



Regional Growth Management Initiative

March Work Session Initial Guidance

Presented by:

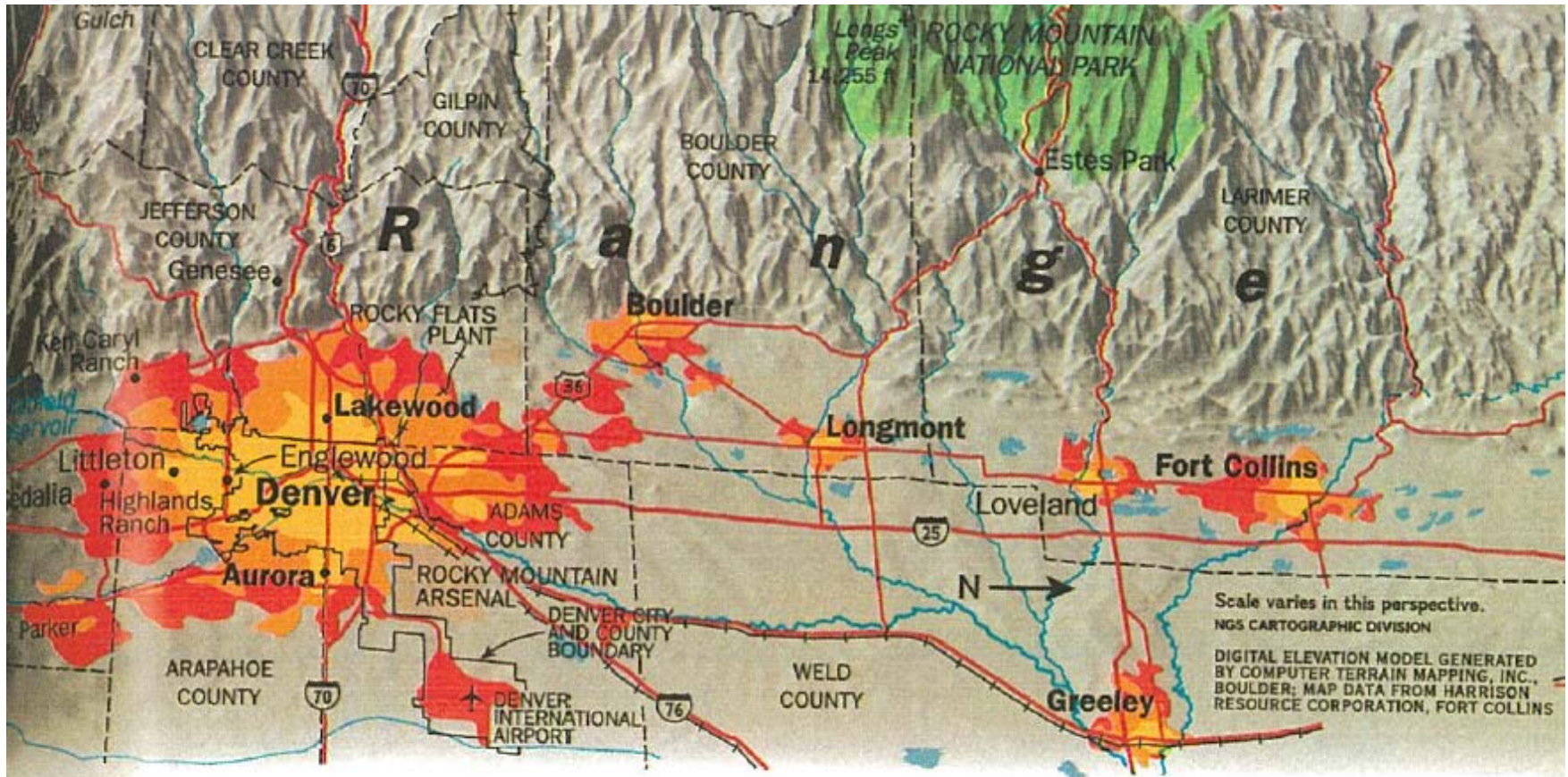
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March 1, 2017

BACKGROUND



UGB/A: Response to growth pressures of the 1990s



Like blots in a geographic Rorschach test, Front Range cities ooze toward one another.

National Geographic, November 1996

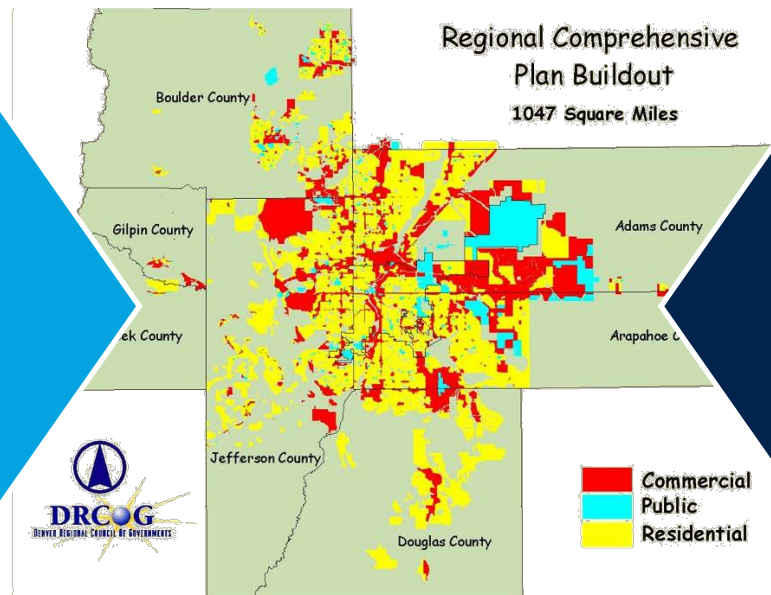


Understanding growth aspirations

Better awareness of local growth plans

Overlapping,
contradictory local
plans

**1,000-plus
square mile
buildout**



Need better ability
to understand local
growth priorities

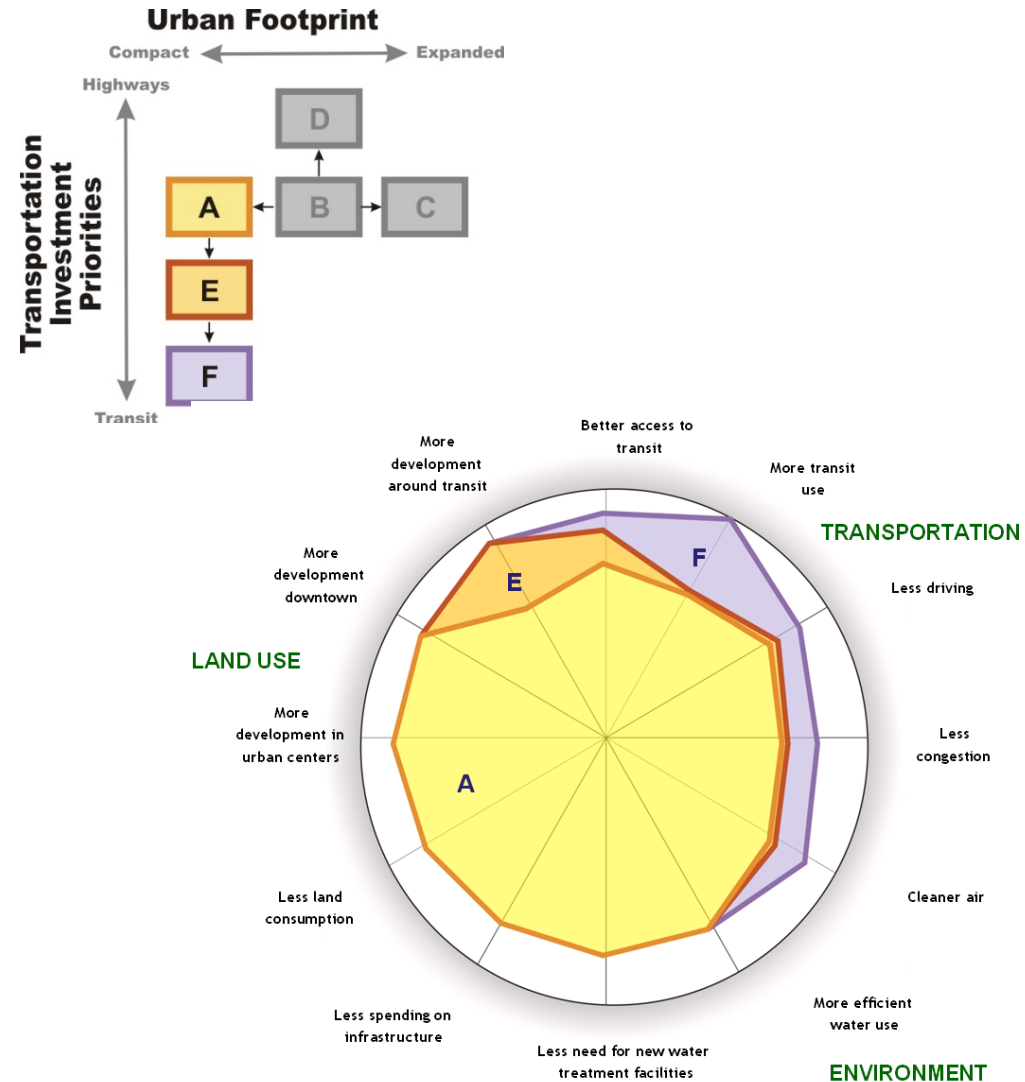
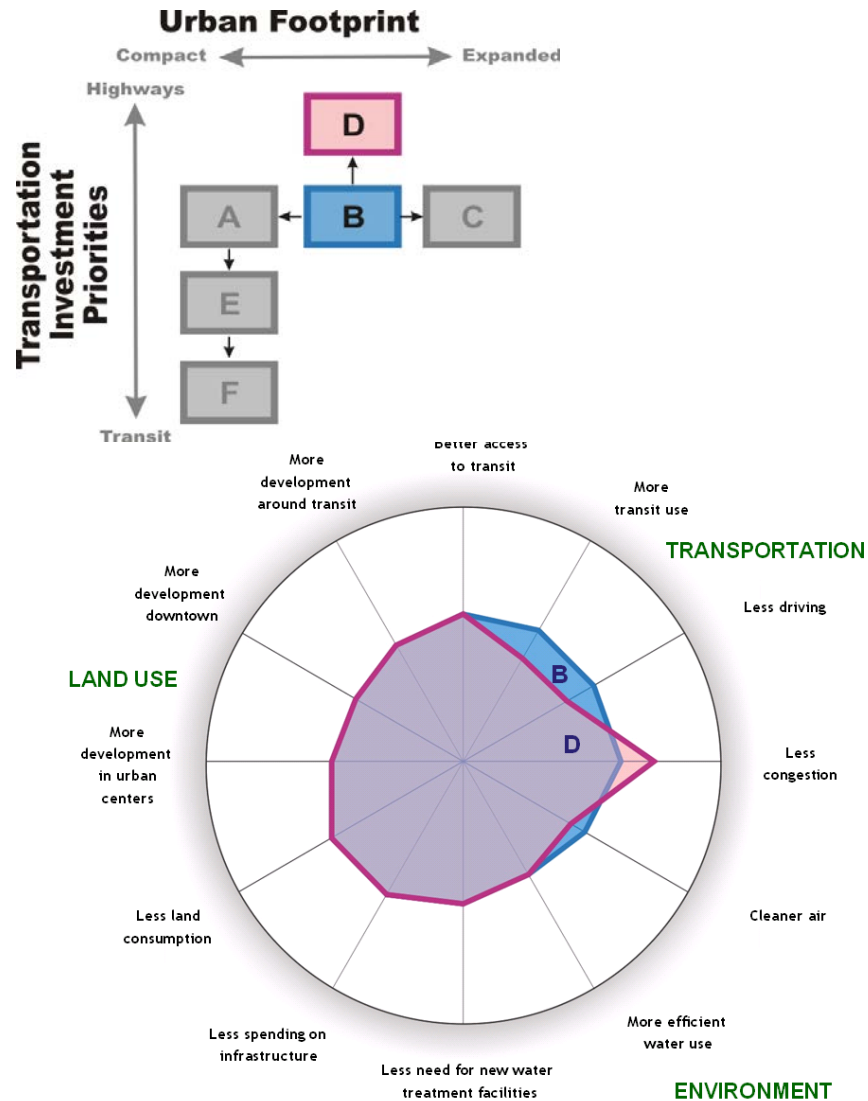


Simplified regional growth strategy





Scenarios: Managing Urban Extent





Scenarios: Urban Intensification

Regional Impact of Urban Center Development

Vehicle miles
traveled (VMT) per
capita

25.7
to
24.7

Congestion (Vehicle
Hours of Delay)

673K
to
472K

Share of trips to work
by single-occupancy
vehicle (SOV)

75.9%
to
74.1%

Share of non-SOV
for all trips

24.1%
to
25.9%

Population with
good transit access

39.1%
to
52.1%

Greenhouse gas (GHG)
emissions per capita

21.7
to
21.0



Summary: Purpose and origin of UGB/A

- ☒ To maintain and improve quality of life
- ☒ To understand 20-year growth aspirations
- ☒ To maintain local control (vs. state)



REGIONAL PLANNING TOOLS

UNDERSTANDING GROWTH PATTERNS



Modeling Future Growth – Past and Present

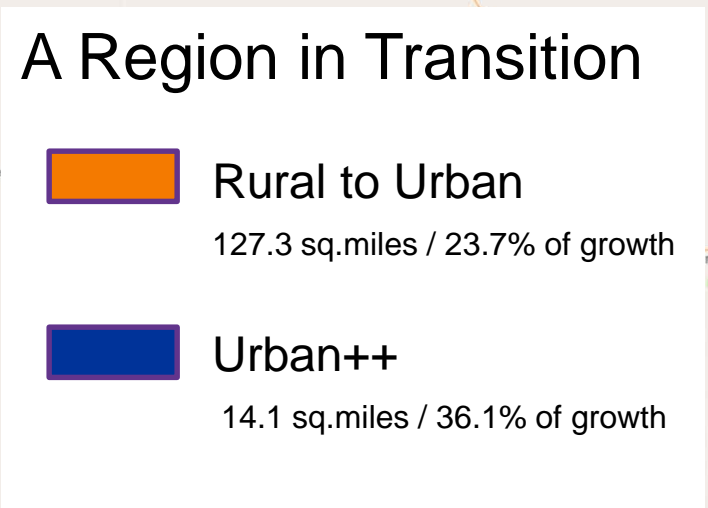
Long-term growth patterns are key inputs for DRCOG's travel modeling and transportation planning.

Back in the day...

- Growth capacities provided by jurisdictions
- Policy-driven through attractiveness factors
- Limited constraints based on market, regulatory environmental conditions
- Better at greenfield

Today...

- Primary constraint is regulatory environment
- Profitability determines what is built and where
- Local input needed where zoning is expected to change
- Better at infill/overlooked sites





Setting the course: Initial questions

- Q:** From your perspective, what are the region's key growth and development challenges?
- Q:** Are there key differences between yesterday's challenges (mid-90s to 2008) and today's challenges (post-recession, current, foreseeable future)?
- Q:** How might designated growth areas address today's challenges and ensure desired local and regional outcomes?



Setting the course: Initial questions (cont.)

Q: How might the Board evaluate initiative proposals?

For discussion purposes:

- *Does initiative advance Metro Vision outcomes?*
- *Does initiative preserve local control?*
- *Does initiative appropriately apply a regional perspective and identify effective role for DRCOG?*
- *Does initiative support coordinated efforts to improve forecasting future growth?*
- *Does initiative assist with local and regional infrastructure investment decisions?*
- *Does level of effort (local and regional) match anticipated value?*



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