

# HIGH RETURN ON INVESTMENT

## from Denver's SOUTH PLATTE RIVER

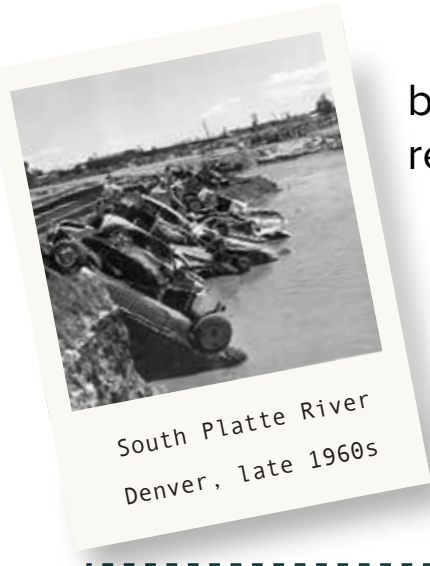
Denver's investments in the South Platte River and the related greenways through Denver led to tangible and proven benefits, as identified by an objective economic study completed in 2025.

1

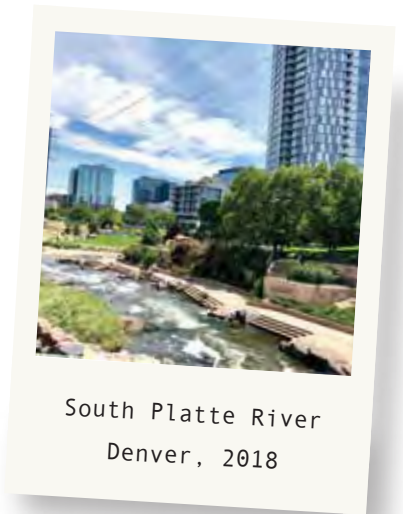
In 1970, the parcels within one-half mile of the water and greenways ("Study Area") was valued, on average,

**45.2% LOWER**

below that of the rest of the city



In 2025, the parcels in the same area are valued **84% HIGHER**



2

**\$11.9 BILLION**

**PROPERTY VALUE**



At least \$11.9 billion in additional property market value would not exist if the conditions of 1965 persisted today. This value accounts for 75% of the total property value found within the Study Area and 6% of total property value found in Denver

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As a result, the City and County of Denver see \$61.3 million in additional property taxes and Denver's schools receive \$40.5 million in additional funding.

### ADDITIONAL FUNDS RECEIVED

**\$61.3 MILLION**

**\$40.5 MILLION**



This money accounts for 9.5% of overall property taxes collected by Denver.

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**OVER \$910 MILLION IN ADDITIONAL ANNUAL BENEFITS RECEIVED FROM**



**ADDITIONAL BENEFITS, NOT QUANTIFIED AS PART OF THE STUDY, INCLUDE:**

- ECONOMIC IMPACTS FROM GREENWAY DEVELOPMENT GRANTS
- ECONOMIC IMPACTS OF DEVELOPMENT ALONG GREENWAY
- EXISTENCE VALUE OF THOSE WHO VALUE THE GREENWAY AND WATERWAY, EVEN IF THEY DO NOT DIRECTLY USE IT

PERFORMING FUNCTIONS THAT WOULD OTHERWISE NEED MAN-MADE SOLUTIONS.