RTD Transit-Oriented Development

Rail-Volution
Bending the Market:
Joint Development as a Catalyst

October 19, 2011
FasTracks Overview

- 122 miles of new light rail and commuter rail
- 18 miles of Bus Rapid Transit (BRT) service
- 31 new park-n-Rides; over 21,000 new spaces
- Enhanced Bus Network & Transit Hubs (FastConnects)
- Redevelopment of Denver Union Station
The TOD Program

• Four dedicated staff members within the 20 person Planning Division
  - Up from one within the past two years

• Early program focus on simply providing transit agency perspective on station area planning process and developing refined TOD policy
  - 40 station area plans in 6 years

• Transitioning now from planning to implementation
Policies

• 2010 Strategic Plan for TOD
  - Goals for TOD shifted from increasing ridership and revenue to also including livable communities

• TOD Pilot Program
  - On a limited basis, explore ways RTD can spark development with increased flexibility regarding transit parking and financial structures involving RTD-owned land

• Mixed-Income Housing Policy
  - When issuing RFQ/RFP for joint development, incorporate affordable housing in concert with local jurisdiction goals
Highlights: Depot Square

- Funding via $7.7 million CMAQ grant
- End of line BRT station in Boulder, CO
- Underground 6 bay bus facility w/ 71 units of affordable housing, plus 140 room hotel
- Shared 390 space parking garage (90 spaces to RTD)
Highlights: Pilot Sites

• Olde Town Arvada Station
  - Under construction on the Gold Line (P3)
  - Integrate into historic downtown
  - Building a structure opening day instead of surface parking
  - Mixture of federal and private funds, RTD land, public/private contract

• Alameda Station
  - Existing station
  - Existing surface parking relatively close to Downtown Denver
  - Opportunity to reduce parking for TOD
  - Questionable market – does the transit agency want to be the first to catalyze development?
Patrick McLaughlin  
Associate  
Transit-Oriented Development

patrick.mclaughlin@RTD-Denver.com

303.299.2057