Value Capture for the Rest of US

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Potential and Approach depends on:

1 - Market Context

2 - Market Maturity

2002
45 DUs/Acre

2012
90-120 DUs/Acre
Revenue depends on Net Value Increase - Premium

1 - Residential Development
5% to 20% Rent Premium

2 - Commercial Rents
12% to 15% Premium within ¼ mile

Denver Downtown
Year Built
- 1960 - 1969
- 1970 - 1979
- 1980 - 1989
- 1990 - 1999
- 2000 - Present

Non-TOD
Case Study – Urban Redevelopment

Denver Union Station

- Regional Transit Hub
- Value Capture
  - Downtown Development Authority
  - Metropolitan District
- $734 Million in Real Estate Value
- 1,700,000 commercial sq. ft. is more than twice the 10-year projection
Case Study – Suburban Development

**RidgeGate**

- 3,500-acre master planned community
- Three light rail stations planned
- 15 million SF of office/commercial, 7,000 DUs
- Attracted Charles Schwab (2,500 jobs in 476,000 SF urban office campus)
- Value Capture Tools:
  - Public Improvement Fee (PIF)
  - Sales tax revenue sharing agreement
  - Metropolitan District