

Within Our Reach: Your World in a Half Mile

The Denver TOD
Initiative

January 10, 2008

Denver TOD Initiative



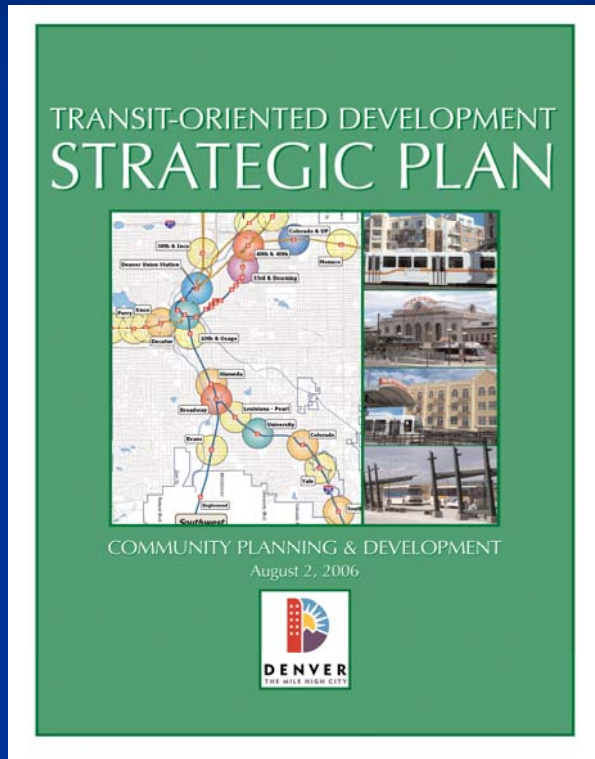
- Guiding Principles
- TOD Strategic Plan
- Station Planning Process
- TOD Supportive Efforts

Guiding Principles



- Comp Plan 2000 & Blueprint Denver
 - Manage growth in a sustainable manner
 - Recognize and embrace the congruency of land use and transportation
 - Create opportunities for housing and transportation choices

TOD Strategic Plan



- Set priorities for allocation of city resources
- Identify creation of TOD supportive policy development
- Identify implementation tools and strategies for TOD
- Ensure close coordination internally and externally

TOD Strategic Plan

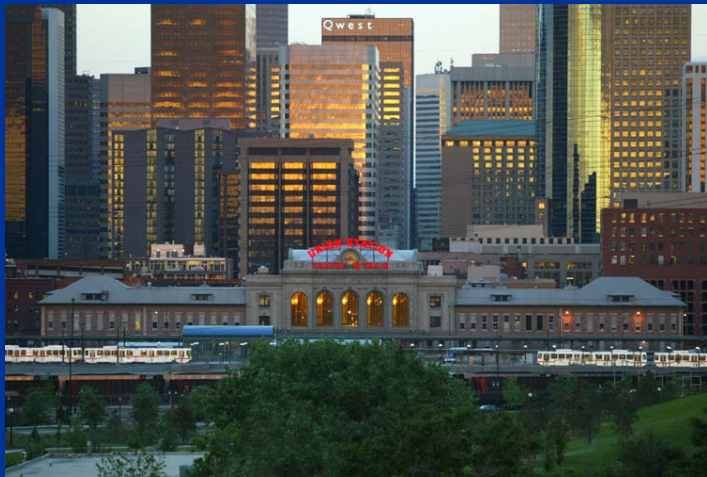
Partners

- City of Denver
 - Planning
 - Public Works
 - Economic Development
 - Parks
 - Environmental Health
 - City Attorney
- Urban Renewal Authority
- Regional Transit District
- Denver Housing Authority
- Community
- Elected Officials



TOD Strategic Plan

Plan Contents



Denver Union Station

- Definition of TOD
- National and local trends of TOD Demand
- A TOD typology for specific stations
- An inventory of policies, plans and activities within the City
- Recommended activities of city-wide significance
- Recommended activities for the specific station areas

TOD Strategic Plan

TOD Defined



- Concentrated development within easy walking distance of transit
- Mix of land uses and densities
- It is the district surrounding the station area – not just a project.
- An active gathering place for all lifestyles
- Convenient transportation choices

TOD Strategic Plan

TOD Goals

- Placemaking
- Mix of Choices
- Location Efficiency
- Value Capture
- Regional Portal

TOD Strategic Plan

Recommended City-wide Activities

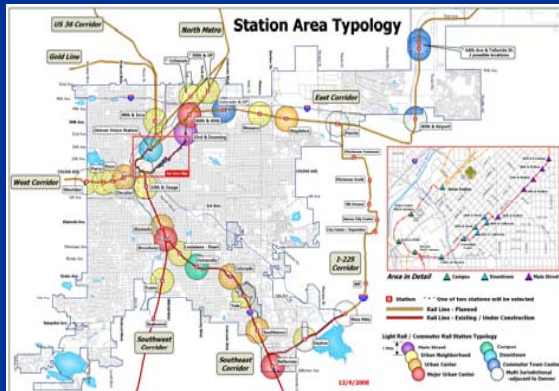


Cherokee Redevelopment
at Broadway Station

- Define roles and responsibilities with partners
- Encourage regional TOD vocabulary
- Create TOD typologies
- Conduct proactive implementation
- Create new funding tools
- Evaluate regional issues like market demand and affordable housing
- Prioritize Station Planning Efforts

TOD Strategic Plan

TOD Typologies



TOD Typology

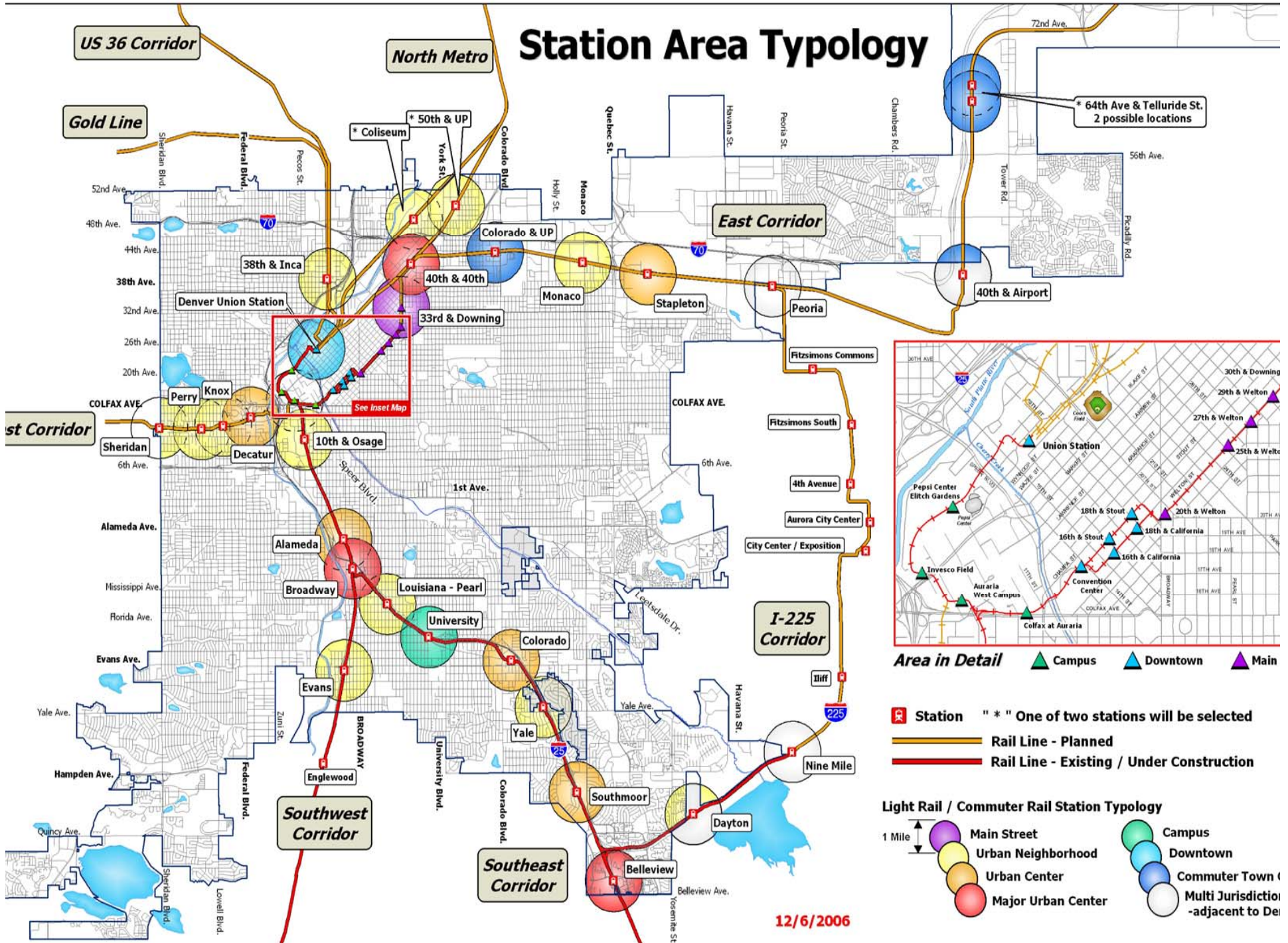
- Establishes a vision for changes around stations
- Identifies performance and description benchmarks
- Establishes foundation for station plans
- Framework for evaluating developments

TOD Strategic Plan

TOD Typologies

Downtown	Office, residential, retail, entertainment, and civic uses	Major regional destination with high quality feeder bus/streetcar connections
Major Urban Center	Office, retail, residential and entertainment	Some Park-n-ride. Linked with district circulator transit and express feeder bus
Urban Center	Residential, retail and office	Some Park-n-ride. Linked with district circulator transit and express feeder bus
Urban Neighborhood	Residential, neighborhood retail	Neighborhood walk-up station. Local and express bus connections
Commuter Town Center	Office, retail, residential	Capture station for in-bound commuters. Large park-n-ride
Main Street	Residential, neighborhood retail	Bus or streetcar corridors. District circulator or feeder transit service. Walk-up stops. No transit parking
Campus/ Special Events Station	University Campus, Sports Facilities	Large Commuter destination

Station Area Typology



US 36 Corridor

North Metro

Gold Line

East Corridor

West Corridor

I-225 Corridor

Southwest Corridor

Southeast Corridor

* 64th Ave & Telluride St.
2 possible locations



Area in Detail

- Station
- Rail Line - Planned
- Rail Line - Existing / Under Construction
- * * One of two stations will be selected

- Light Rail / Commuter Rail Station Typology
- Main Street
 - Urban Neighborhood
 - Urban Center
 - Major Urban Center
 - Campus
 - Downtown
 - Commuter Town
 - Multi Jurisdiction-adjacent to Denver

12/6/2006

Station Planning Process

Station Planning Criteria



The Point

- Existing Land Use Patterns
- Corridor Real Estate Trends
- Property Ownership/Land Availability
- Station Connectivity
- Market Momentum around Station
- Major Attractors or Assets
- Significant Public Investment
- Community and Political Interest

Station Planning Process

Scope of Work

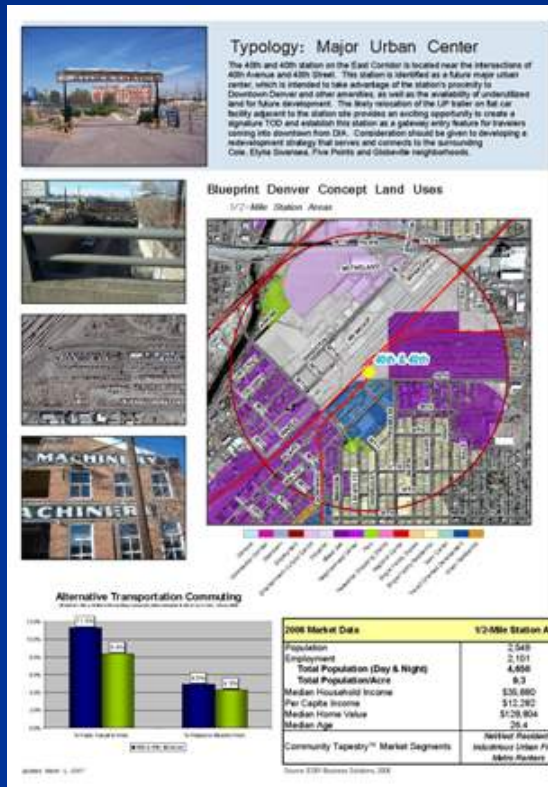


- Cover a ½ mile area from the station
- Create vision
- Identify issues and opportunities
- Market study
- Design different land use and transportation alternatives
- Develop access and design standards
- Implementation strategy

Station Planning Process

Market Study

- Scope
 - Regional analysis (Top Down)
 - Station analysis (Bottom Up)
 - Implementation and Phasing
 - Document available 8-10 weeks
- Transit Induced Demand – 2% of Future Regional Growth
 - Fast growing region
 - Improved access, quality of life
 - Progressive region
 - Ridership success
- Station Area capture of regional growth between 13-38%



Station Planning Process

Community Engagement

**Buổi Hội Thảo #2,
10th và Osage, Decatur và Auraria**

Ủy Ban Hoạch Định và Phát Triển Cộng Đồng Denver kính mời quý vị đến tham dự Buổi Hội Thảo #2 và đóng góp trong các nhóm thảo luận Hoạch Định Khu Vực 10th và Osage, Decatur và Auraria. Quý vị đã đưa ra nhiều ý tưởng sáng tạo và những quan tâm trong Buổi Hội Thảo #1. Các nhóm thảo luận đã có được những ý niệm về việc sử dụng đất đai cho từng khu vực nằm trong kế hoạch phát triển, chúng ta sẽ cùng nhau xem qua, thảo luận và đưa ra câu trả lời cho những ý niệm này.

Xin hãy đến và cùng chia sẻ quan điểm của quý vị trong các nhóm thảo luận nói trên!

**Thứ Tư, ngày 9 tháng 5, 2007
TỪ 5:30 chiều đến 8:30 tối
Greenlee Elementary School
1150 Lipan Street, Denver 80204**

Se có người trông coi trẻ em tại địa điểm họp mặt

Để biết thêm chi tiết, xin vào trang lưới www.denvergov.org/TOD
hoặc liên lạc Project Manager Karen Good, qua email: karen.good@ci.denver.co.us
hoặc điện thoại: 720.865.2942



- Focus Group Meetings
 - Property owners
 - Neighborhoods
- Public Workshops
 - Provide childcare, food and translation
- Website
- Extensive Database
- Work with Schools
- Work with Community Based Organizations



TOD Supportive Efforts

- Community Stabilization Strategies
- Mixed Income Public Housing Plan
- Implementation Tools
- Zoning Code Update
- Strategic Parking Plan
- 2007 Bond Initiative

Thank You



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