



## **TOD Strategic Plan Update**

Planning for Equitable Development around Transit

February 9, 2013

David A. Gaspers AICP

1. provide more transportation choices.
2. promote equitable, affordable housing.
3. enhance economic competitiveness.
4. support existing communities.
5. coordinate policies and leverage investment.
6. value communities and neighborhoods.



**LIVABILITY PRINCIPLES**



increasing demand for housing  
near transit in metro Denver  
(40% of this demand low income HH)



improved housing stock



better access to transit and jobs



opportunities for active lifestyles  
and access to healthy foods



# denver livability partnership



TRANSIT ALLIANCE





housing  
denver  
livability partnership  
jobs

transportation

# denver livability partnership

Housing Development Assistance Fund



Federal/Decatur Station Area Planning



TOD Strategic Plan



West Side Transit Enhancement Study



City Kitchen



Knox Court Bike Blvd Study



Housing Development Assistance Fund



Federal/Decatur Station Area Planning



TOD Strategic Plan



City Kitchen



West Side Transit Enhancement Study



Knox Court Bike Blvd Study



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Federal/Decatur Station Area Planning



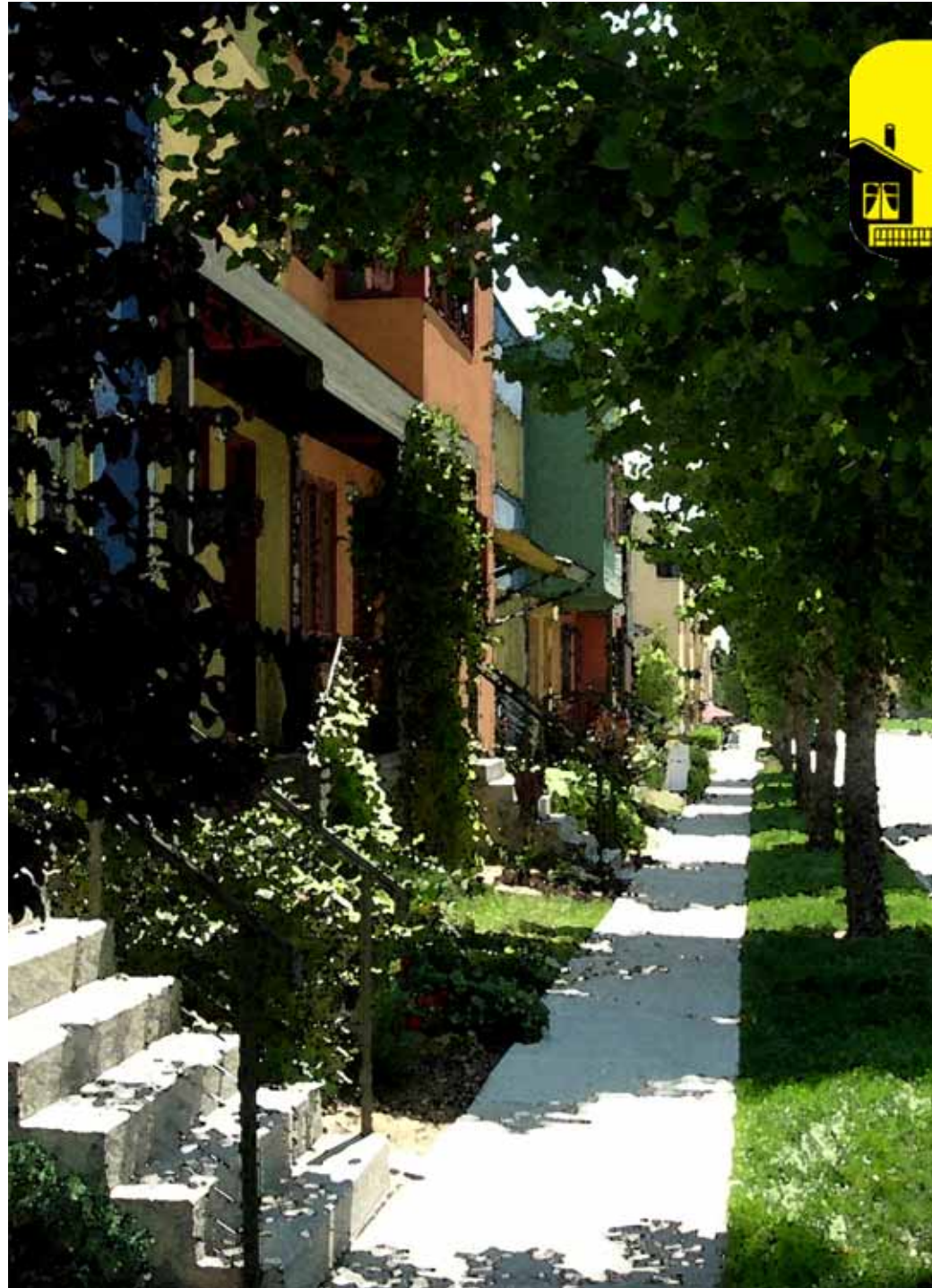
West Side Transit Enhancement Study



City Kitchen



Knox Court Bike Blvd Study



HOUSING



Housing Development Assistance Fund



TOD Strategic Plan



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JOB

Housing Development Assistance Fund



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TRANSPORTATION

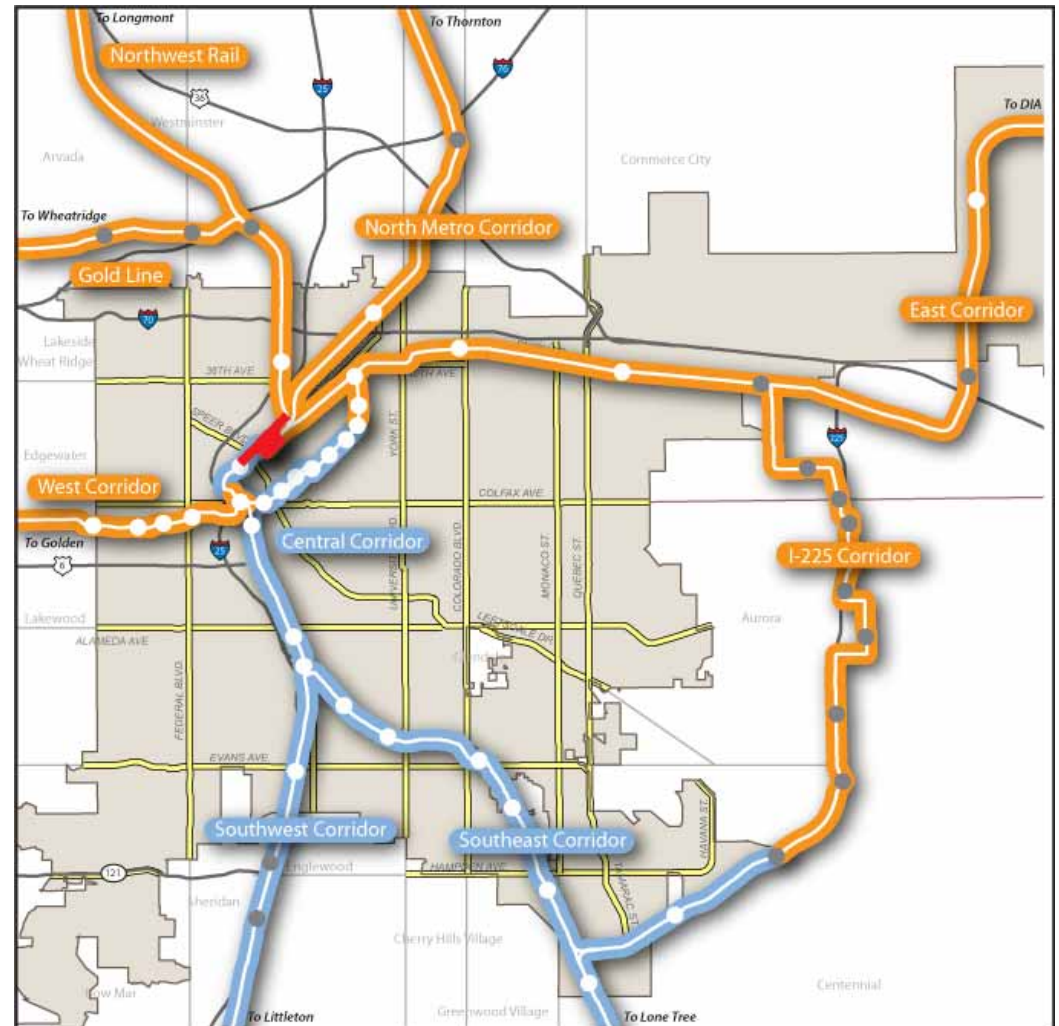


# Denver: A Growing City

## RTD Fastracks

### Rail Expansion:

- 3 existing rail corridors
- 20 existing stations in Denver
- 9 total corridors at build out
- 41 total stations in Denver at build out





# Denver: A Growing City

Population  
(Denver/Metro):  
2011: **620k / 2.9m**  
2035: **762k / 4.2m**



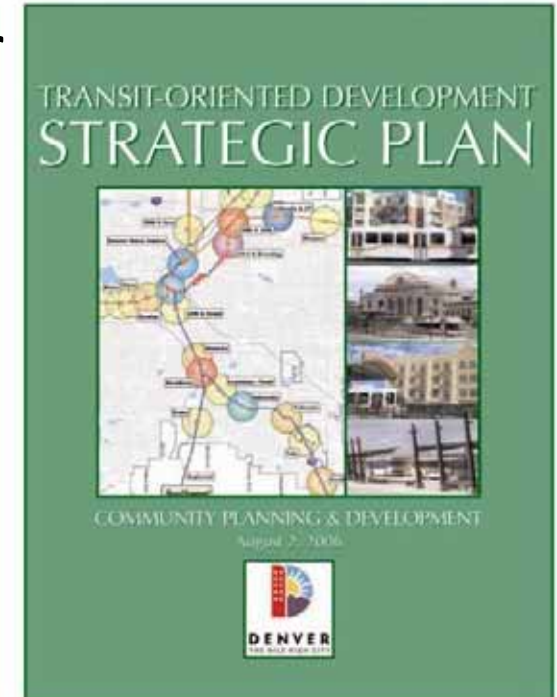
Denver 7th among top moving destinations  
Business Journal  
May, February 9, 2012, 8:42am MST

Denver 3rd in job growth since 2011; Colorado 16th  
Denver Business Journal by Mark Harden, New Media Editor  
August 23, 2012, 1:49pm MDT



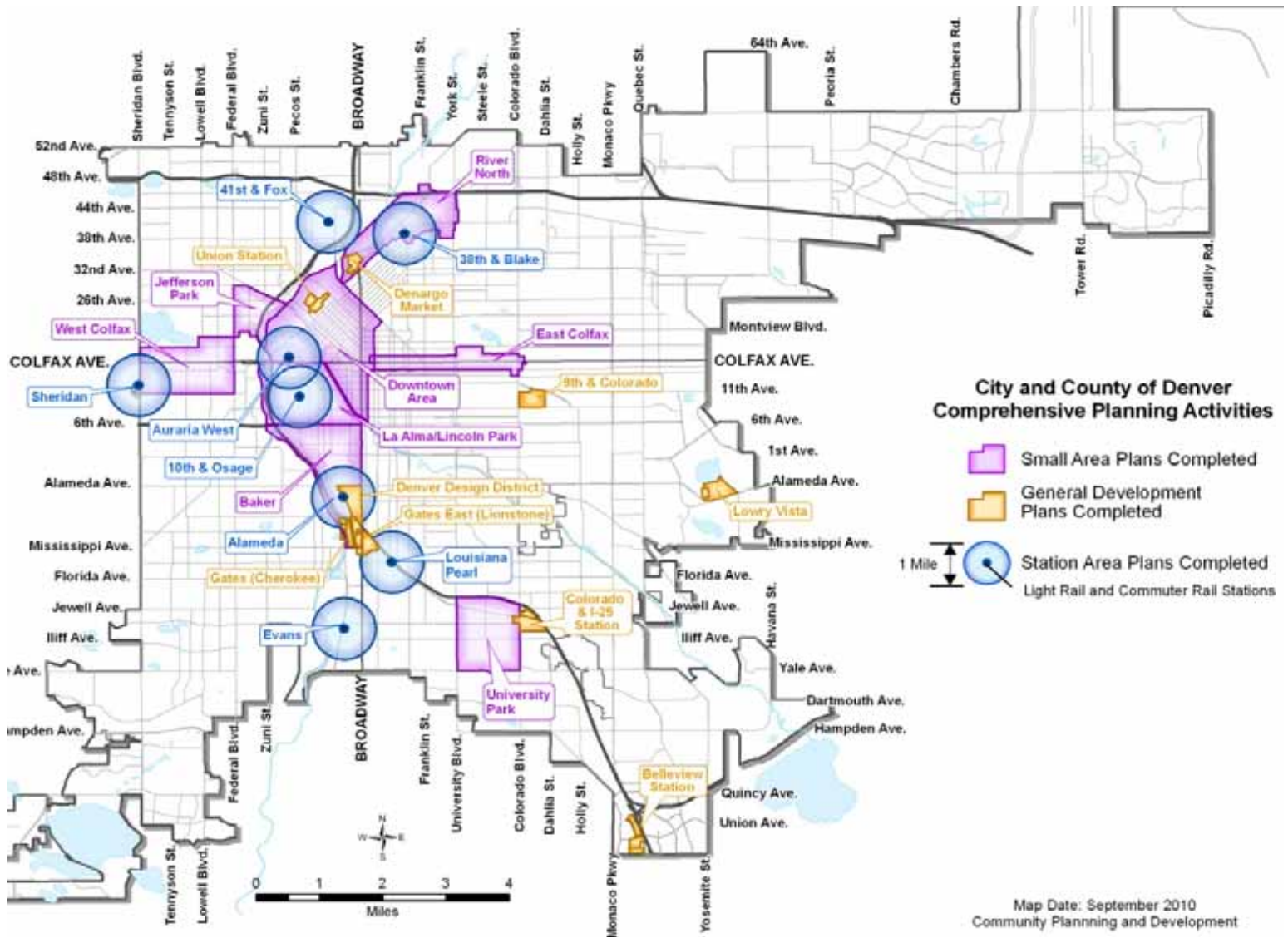
## TOD Strategic Plan – 2006

- Established local vocabulary for TOD
- Established Station Typology
- Set priorities for city resources
- Identify TOD supportive policy development
- Identify implementation tools and strategies for TOD
- Ensure close internal and external coordination





# Station Area Planning





# TOD Strategic Plan

## TOD Principles

- Place-Making
- Rich Mix of Choices
- Location Efficiency
- Value Capture
- Portal to the Region





# Station Typology

## Typology

- Downtown
- Main Street
- Major Urban Center
- Urban Center
- Urban Neighborhood
- Commuter Town Center
- Campus/Special Event

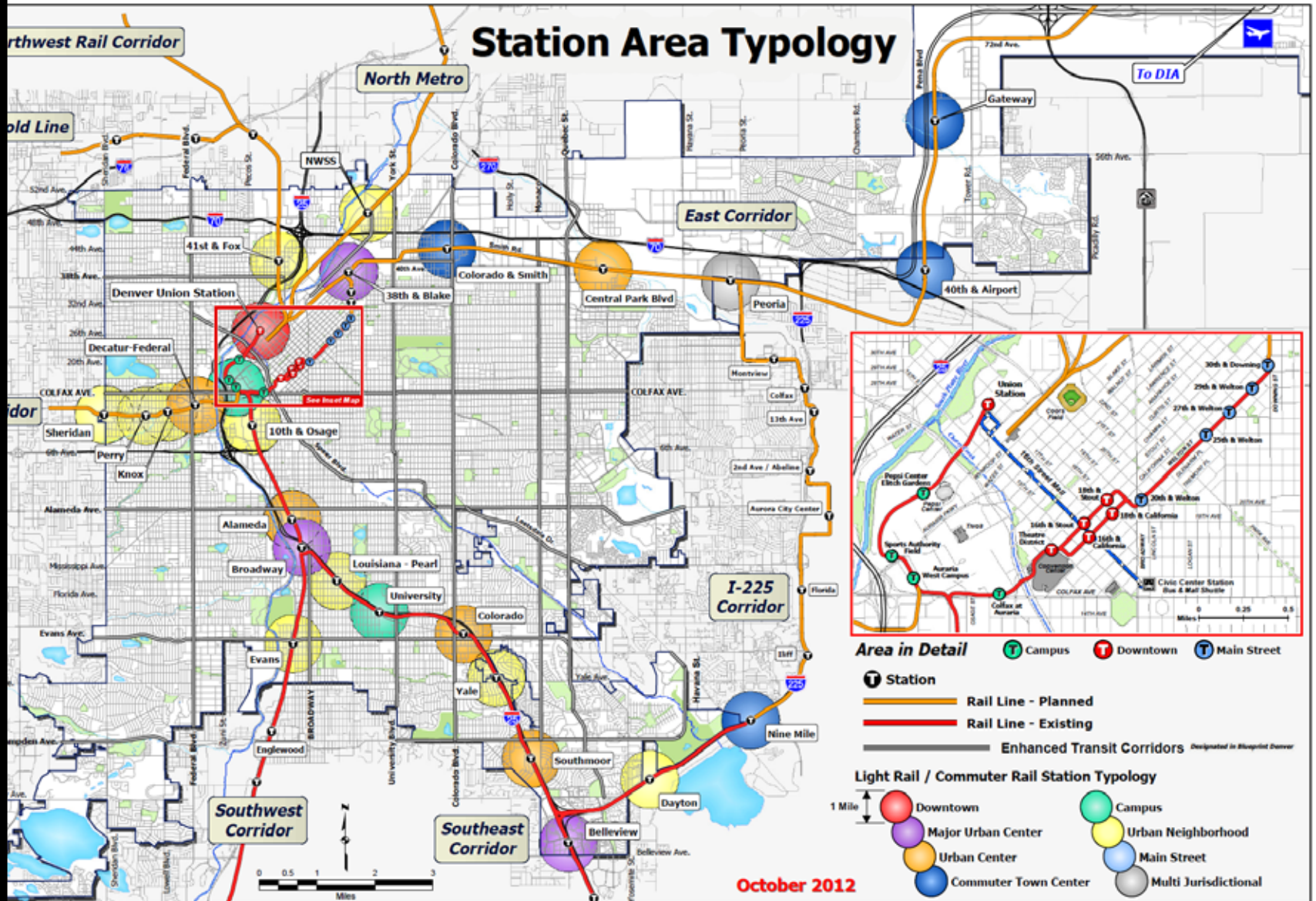
## Desired, Distinguishing Characteristics

- Form/Urban Design
- Uses
- Mobility/Transit Function





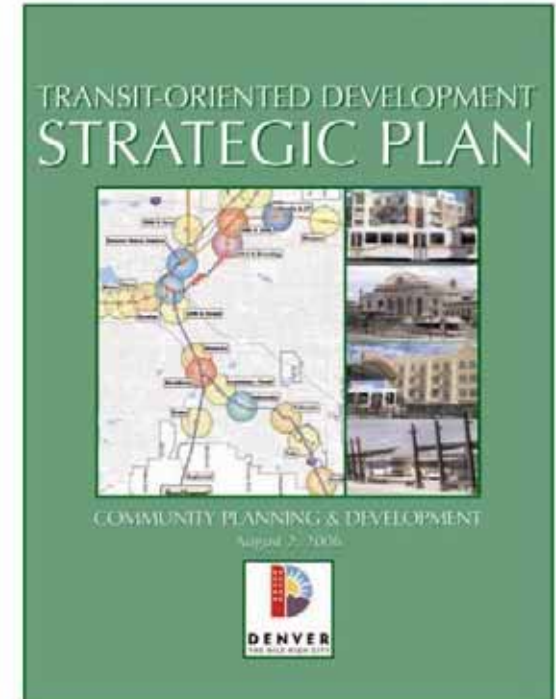
# Station Area Typology





## Why update the TOD Strategic Plan?

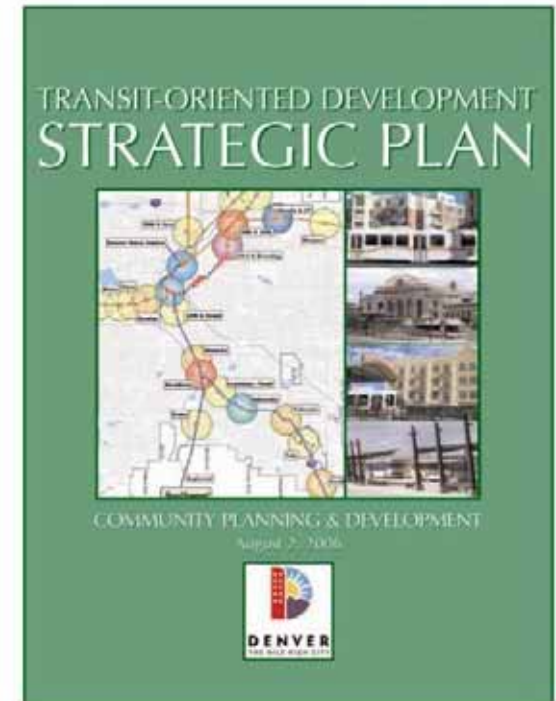
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## Why update the TOD Strategic Plan?

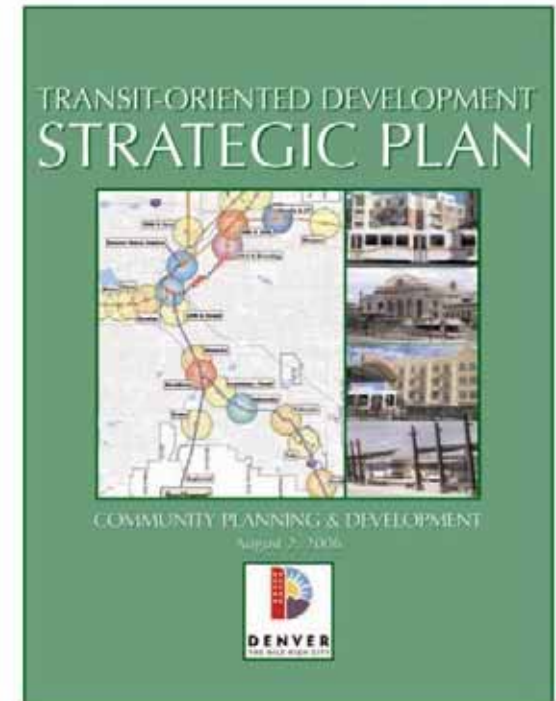
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## Why update the TOD Strategic Plan?

- Established local vocabulary for TOD
- Established Station Typology
- Set priorities for city resources **for all departments**
- Identify **and execute** TOD supportive policy development
- Identify implementation tools, strategies, **and action items** for TOD
- Ensure close **internal** and external





# 2012-13 TOD Strategic Plan Update

## Outcomes

- Identify **Planning** work program
- Refine **Station Typology**
- Assess **Development Readiness**
- Assess **Market Readiness**
- Prioritize **Infrastructure Investment**
- Re-Assess **Policies that Promote TOD**
- Develop system to **Track TOD Success**



# 2012 TOD Strategic Plan Update Station Typology Refinement

## Context

Suburban ← — — — — → Urban

## Character Aspiration

Center • Neighborhood • Entertainment • Main Street

## Predominant Market

Residential • Commercial • Mixed Use • Industrial



# 2012 TOD Strategic Plan Update Readiness Assessment

## Existing Character

Block Size • Sidewalks • Walk Score •  
Intersect Intensity

## Development Readiness

Parcelization • Ownership • Developable Land •

## Market Readiness

HH Growth • Commercial Investment •  
Unimproved Land Value • Property  
Transactions

# Station Prioritization

development readiness

It's all good

Still could use  
some help

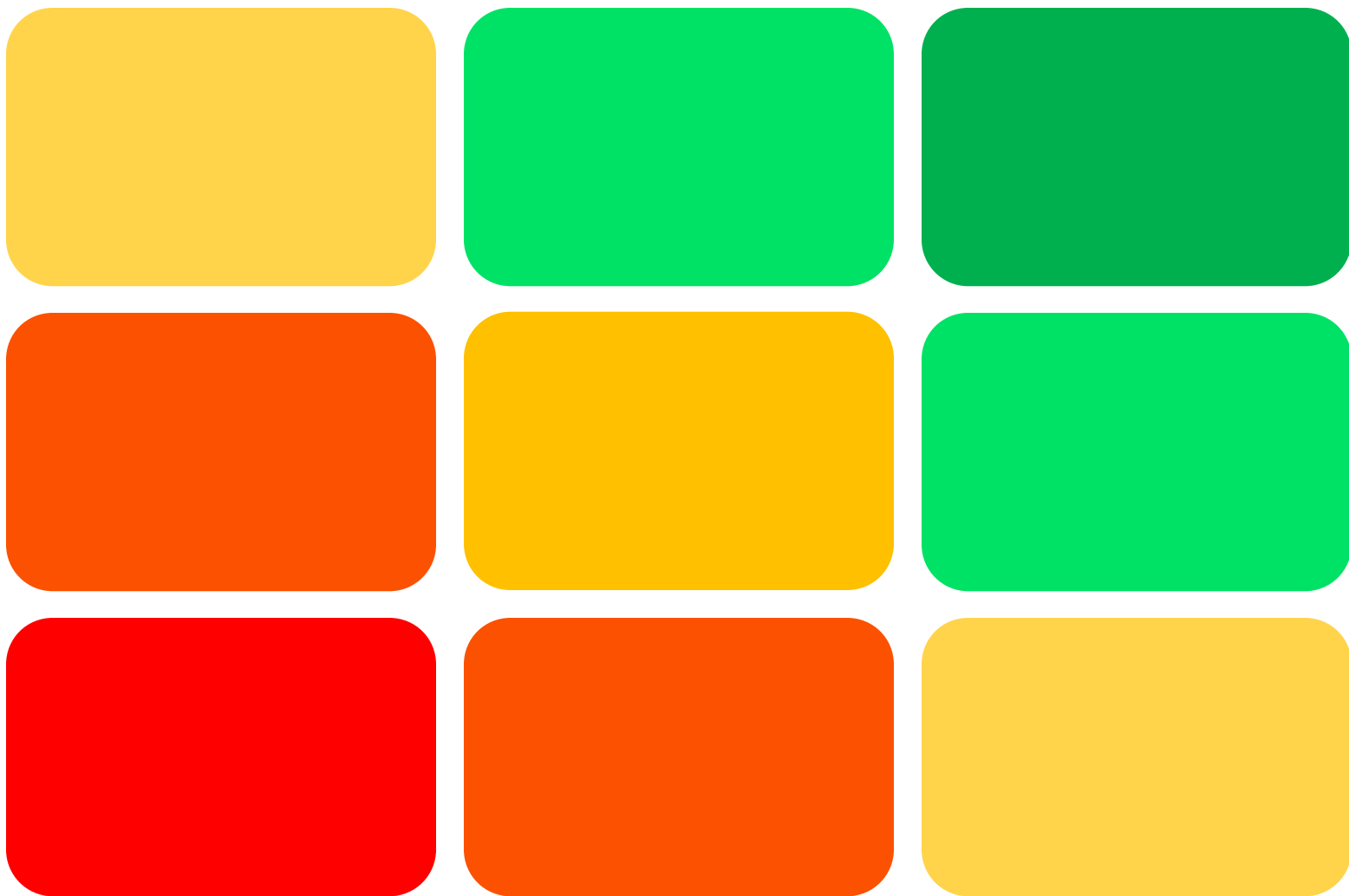
Too much to  
count

No  
buzz

Getting Better

Taking off

market readiness





# Station Prioritization

development readiness



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Still could use some help

Too much to count

No buzz

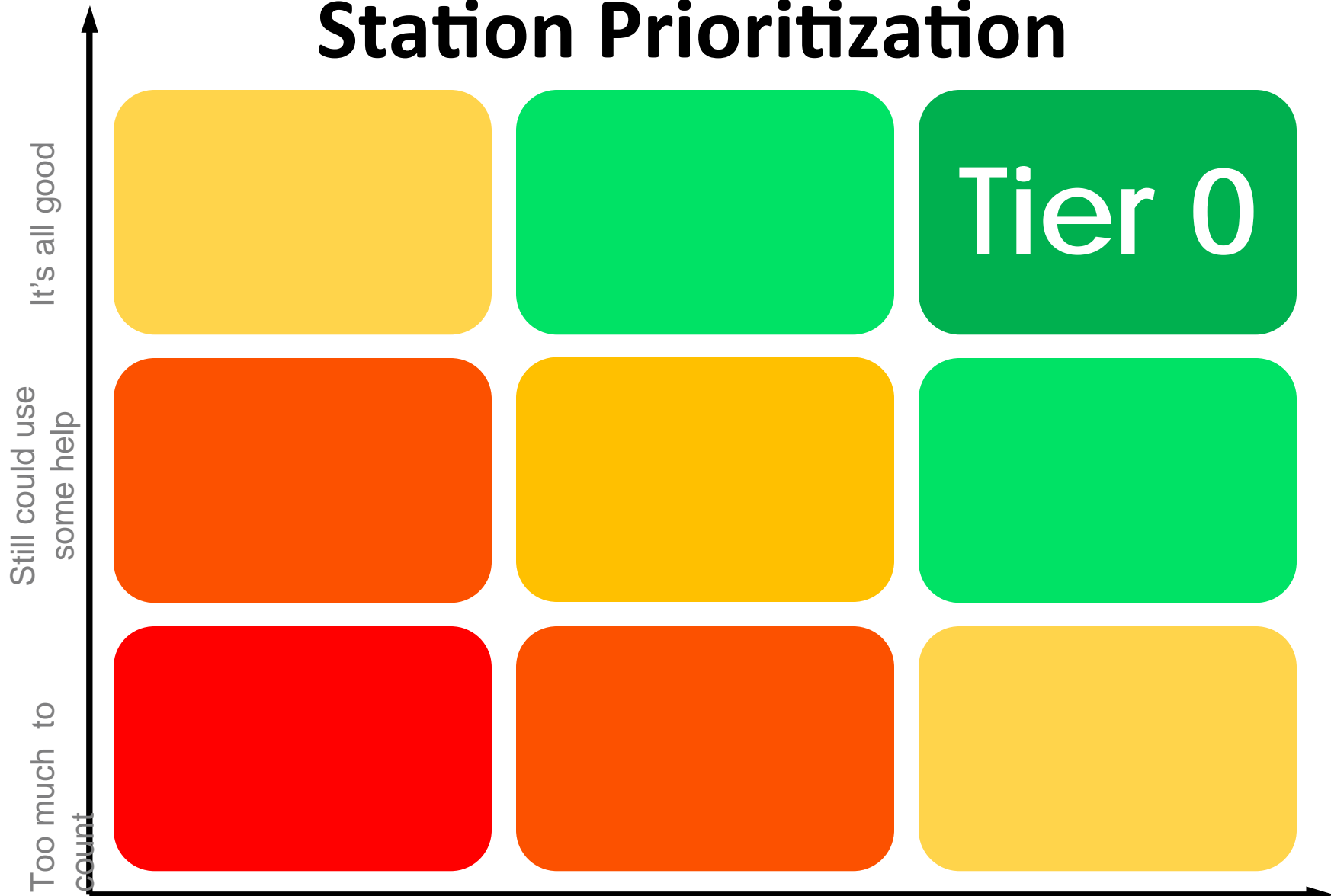
Getting Better

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# Station Prioritization

development readiness



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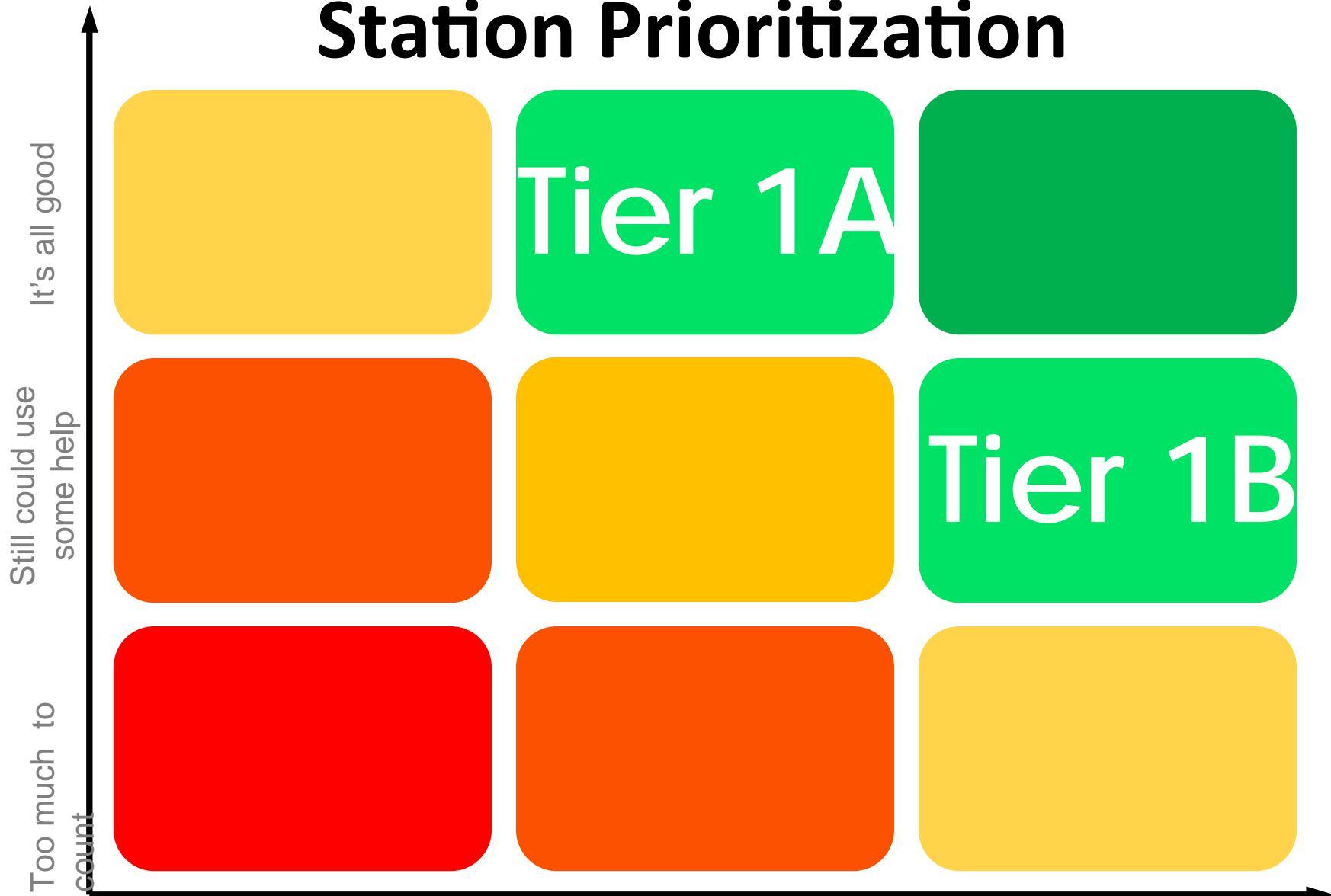
# Priority Stations: Tier 0

## Denver Union Station



# Station Prioritization

development readiness



It's all good

Still could use some help

Too much to count

No buzz

Getting Better

Taking off

market readiness



# Priority Stations: 1A Central Park Station



[DY](#)
[COMMUNITY](#)
[FIND YOUR HOME](#)
[STAPLETON DIRECTORY](#)


Stapleton **BUSINESS** Ready



### CENTRAL PARK STATION

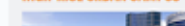
<b>PARCEL 1</b> 0 Acres Office / Mixed Use Mike Walker 303.288.4242 Alan Prosser 303.288.4247 Tim Harrington 303.288.4245	<b>PARCEL 2</b> 0 Acres Office / Mixed Use Mike Walker 303.288.4242 Alan Prosser 303.288.4247 Tim Harrington 303.288.4245	<b>PARCEL 3</b> 0 Acres Office / Mixed Use Mike Walker 303.288.4242 Alan Prosser 303.288.4247 Tim Harrington 303.288.4245
<b>PARCEL 4</b> 0 Acres Office / Mixed Use Mike Walker 303.288.4242	<b>PARCEL 5</b> 0 Acres Office / Mixed Use Mike Walker 303.288.4242	



### SITE BENEFITS

This site used to be one of the busiest airports in the country. Now it's one of the most attractive commercial opportunities

**HIGH-RISE URBAN CAMPUS**





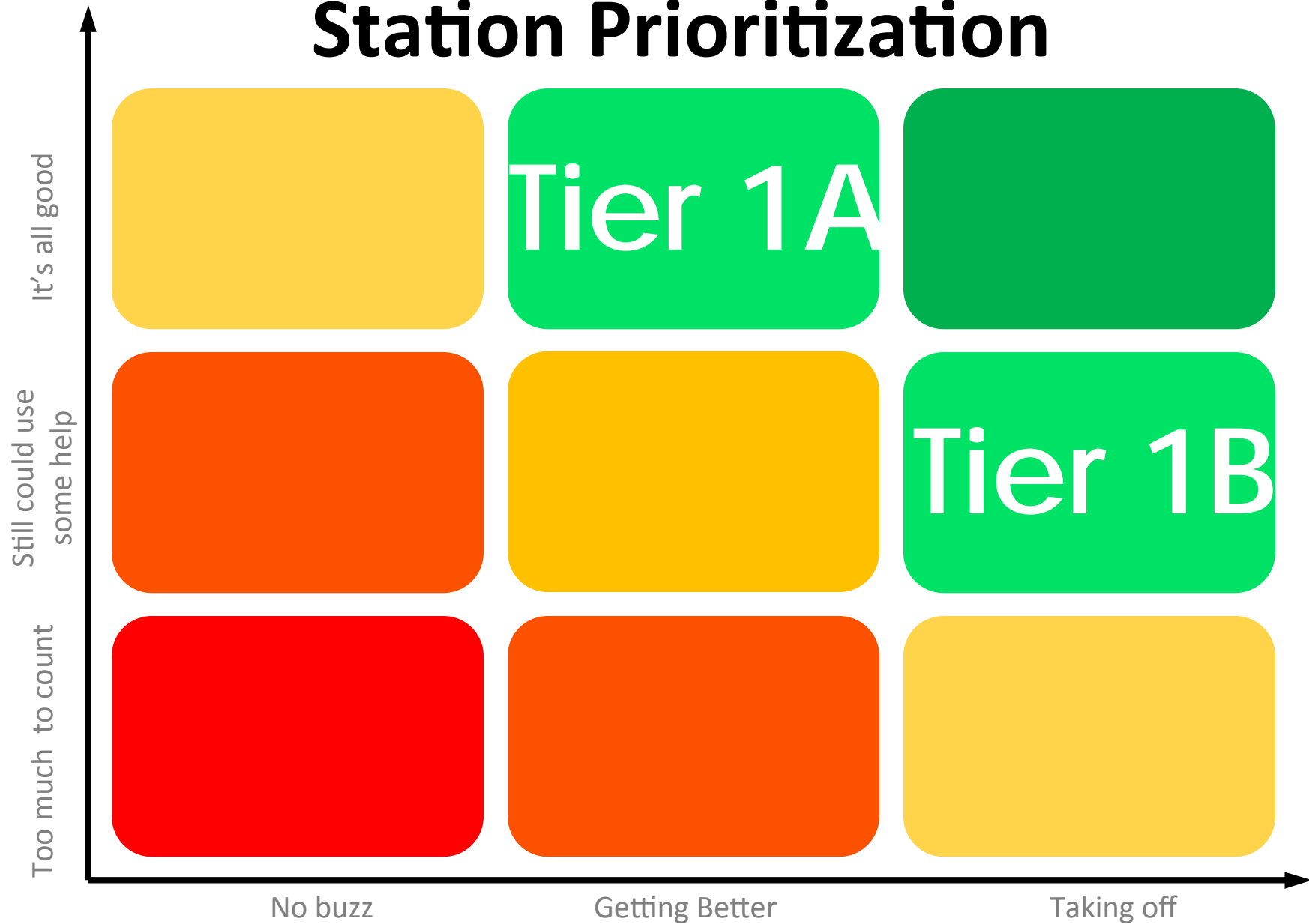
TOD STRATEGIC PLAN

# Priority Stations: Tier Colorado Station



# Station Prioritization

development readiness



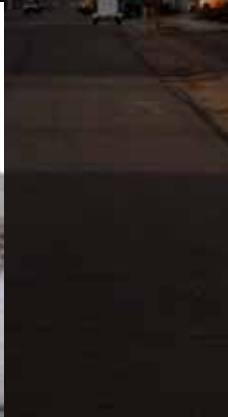
market readiness



TOD STRATEGIC PLAN

# Priority Stations: Tier 1B

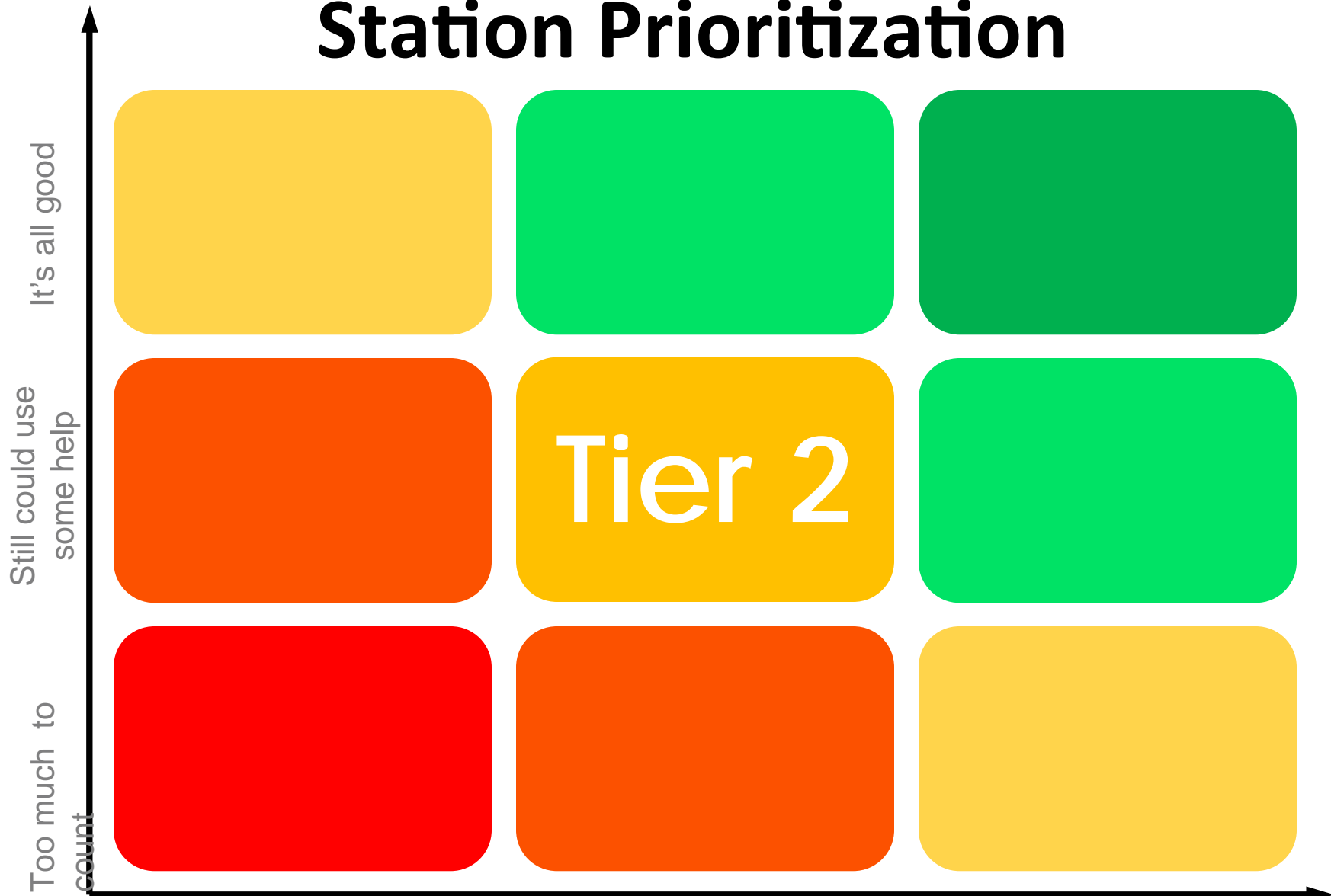
## 38<sup>th</sup> and Blake





# Station Prioritization

development readiness



It's all good

Still could use some help

Too much to count

No buzz

Getting Better

Taking off

market readiness

Tier 2



# Priority Stations: Tier Evans Station





## What does it mean to be a Priority Station?

- Recommended **Action Items specific** to each station may include:
  - Planning and Entitlement needs
  - Infrastructure projects and funding strategy
  - Marketing/Branding
- Alignment of **city policies** to promote TOD
- Focus of **city resources** to implement TOD



# TOD Strategic Plan Update

- Communicate what we want:
  - **Station Typology**
- Found out what needs to be done:
  - **Development and Market Readiness**
- Know what others are doing:
  - **Align City TOD Policies across departments**
- Prioritize Stations for city resources:
  - **Focused Implementation**
- What gets measured gets prioritized:
  - **Track progress of TOD implementation**



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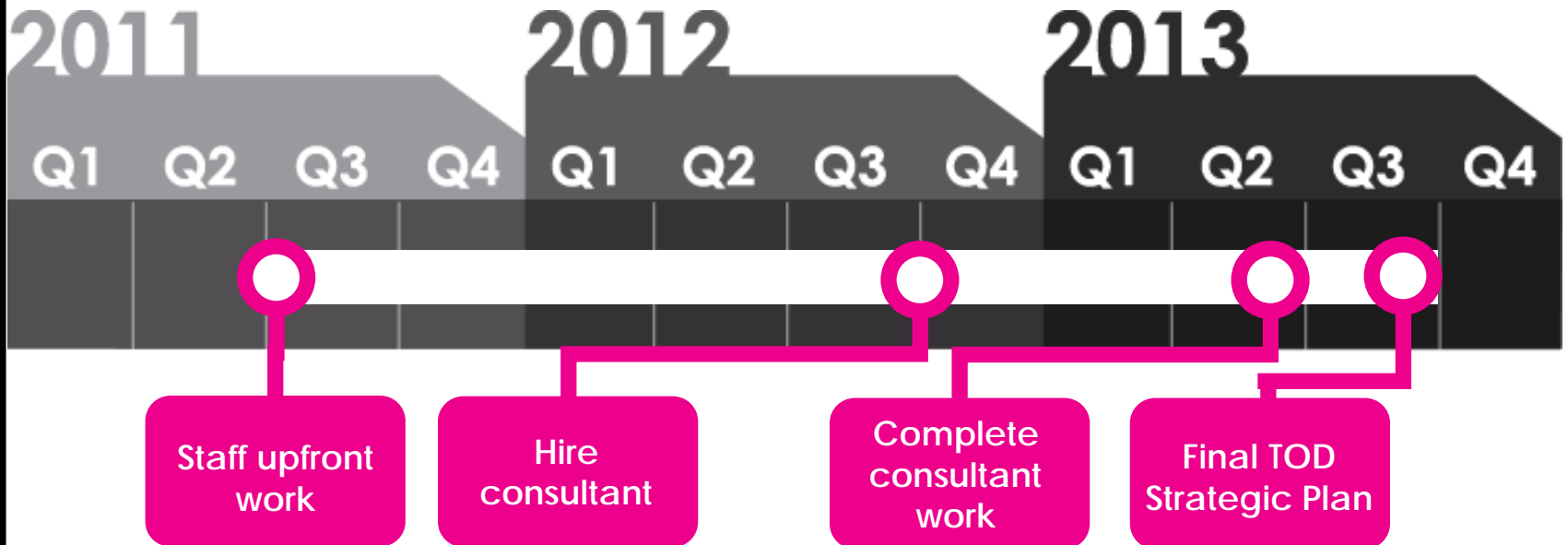
**vibrant transit oriented communities**



## Project Managers:

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Caryn Wenzara, CPD [caryn.wenzara@denvergov.org](mailto:caryn.wenzara@denvergov.org)



# TOD STRATEGIC PLAN

