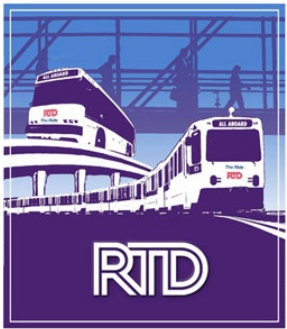




**WEST LINE**  
**CORRIDOR**™

[www.WestLineCorridor.org](http://www.WestLineCorridor.org)



NEWSED



Community Development Corporation





www.WestLineCorridor.org



WEST LINE CORRIDOR COLLABORATIVE

- Home
- West Corridor Stations
- Partners
- CTOD Report



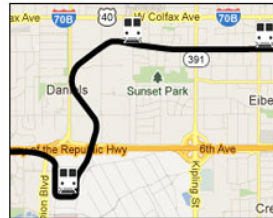
### Mission

Attract investment and support livable communities along the West Line Corridor through advocacy and collaboration.

### Who We Are

The West Line Corridor Collaborative is a multi-jurisdictional and multi-agency partnership of public and private agencies coordinating efforts to attract quality investment and support livable communities along the West Line light rail corridor, located within the Cities of Denver, Lakewood and Golden and unincorporated Jefferson County, Colorado. The West Line Corridor Collaborative has filed for 501(c)(3) non-profit status.

### West Corridor Map

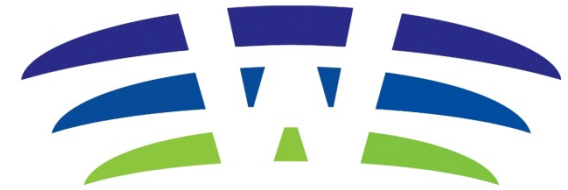


### West Corridor Stations

- [Lakewood](#)
- [Denver](#)
- [Jefferson County](#)

### Quick Links

- [Center for Transit-Oriented Development](#)
- [City and County of Denver](#)
- [City of Lakewood](#)
- [Metro West Housing Solutions](#)



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# A Continuum of Progress

West Corridor  
Working Group  
formed and  
CTOD report  
2009-2011

HUD-DOT Grant  
for Next Step  
Implementation  
2010

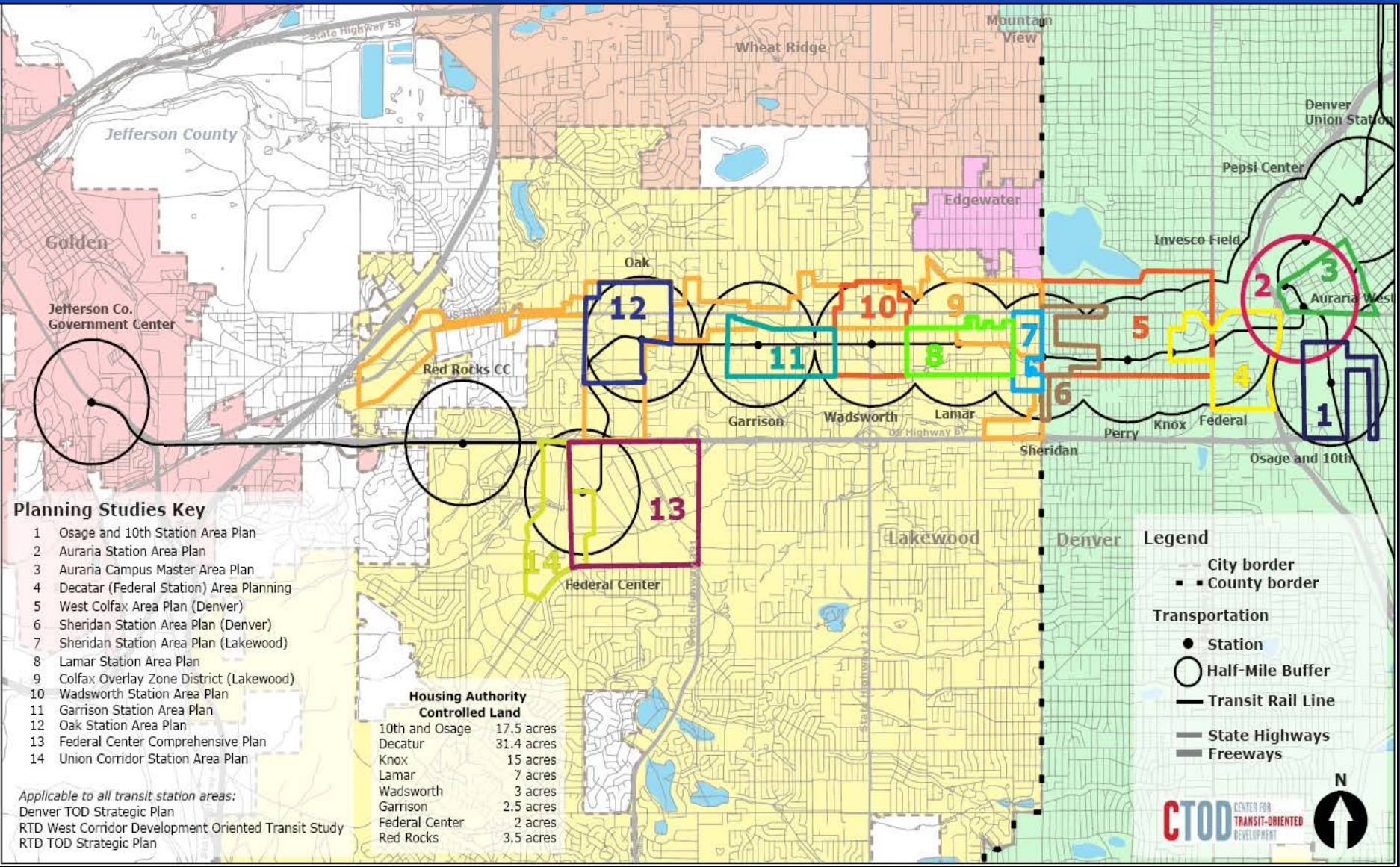
DRCOG  
receives HUD  
Grant for  
Catalytic  
project on  
West Corridor  
2012

West Rail  
Line OPENS!  
2013

West Line  
Corridor  
Collaborative



# Completed Planning Studies along the Corridor



Applicable to all transit station areas:  
 Denver TOD Strategic Plan  
 RTD West Corridor Development Oriented Transit Study  
 RTD TOD Strategic Plan

# Completed Planning Studies along the Corridor

<i>Station Area Plan</i>	<i>Residential (# units)</i>	<i>Office (s.f.)</i>	<i>Retail (s.f.)</i>
10 <sup>TH</sup> & OSAGE	800 to 900	0	0
AURARIA WEST	1,760 to 2,400	436,000 to 2.4 million	65,400 to 910,000
FEDERAL	3,580	510,000	165,000
KNOX AND PERRY	6,000 to 8,000	215,000	0
SHERIDAN (Denver)	2,550	35,000 to 62,500	206,000
Sheridan (Lakewood)	570 to 1,020	35,000 to 62,500	68,000 to 117,500
Lamar Station	1,100 to 1,500	15,000 to 20,000	35,000 to 50,000
COLFAX CORRIDOR DISTRICT	750 to 1,500	Minimal increase	0
Wadsworth Station	1,800 to 2,750	175,000 to 570,000	926,000 to 1.3 million
Garrison Station	300 to 475	10,000 to 15,000	5,000 to 10,000
Oak Station	1,210 to 2,000	1.5 to 2.0 million	885,000 to 1.2 million
Federal Center / GSA	1,400	3.2 million	212,000
Union Corridor DISTRICT	700 to 1,200	2.3 to 3.5 million	485,000 to 775,000

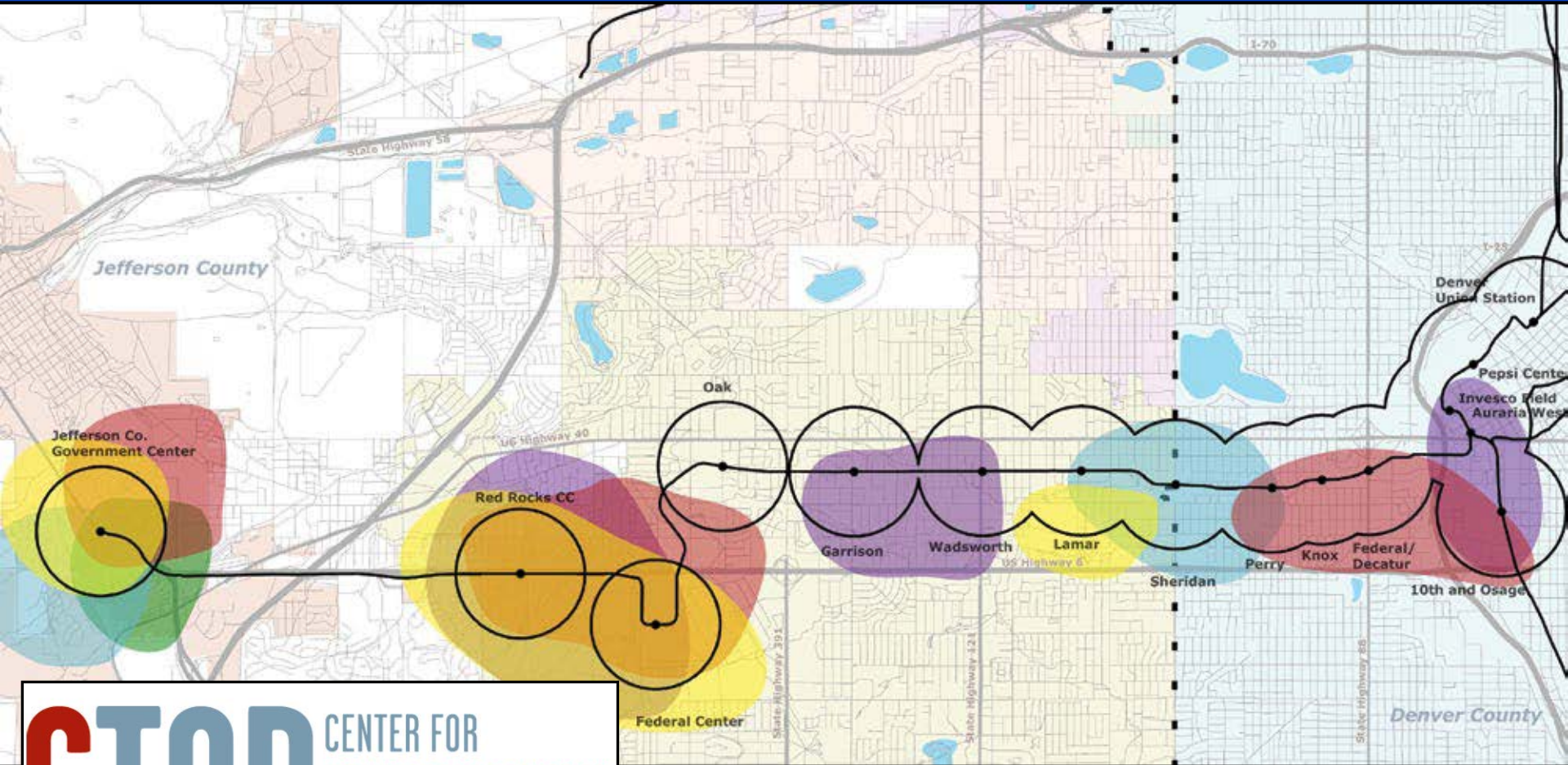
**+29,000 Units**

**+12.5MM SF**

**+4.9MM SF**



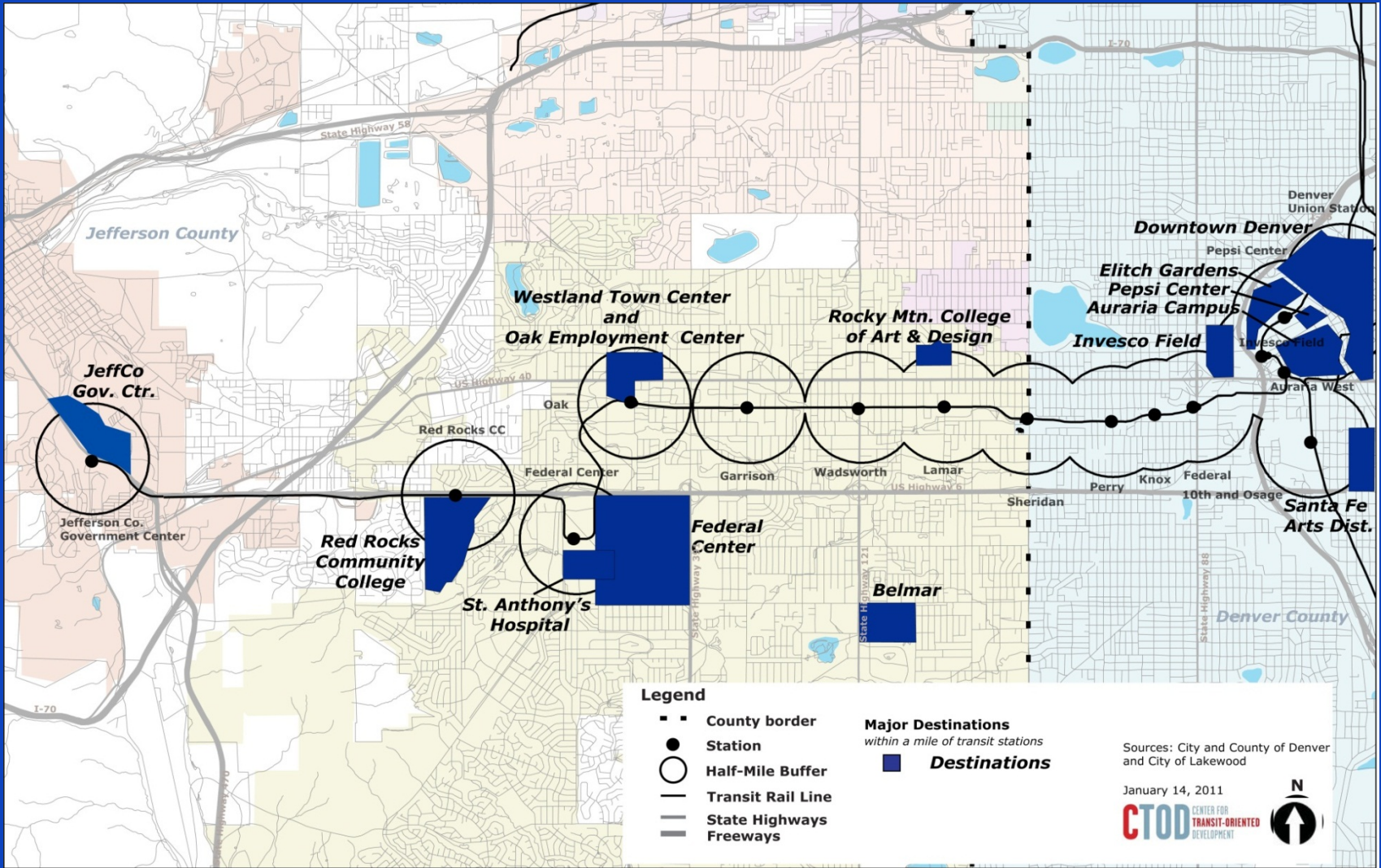
# Connecting the West Corridor Communities: An Implementation Strategy for TOD along the Denver Region's West Corridor





# West Corridor Typology - Destination Connector

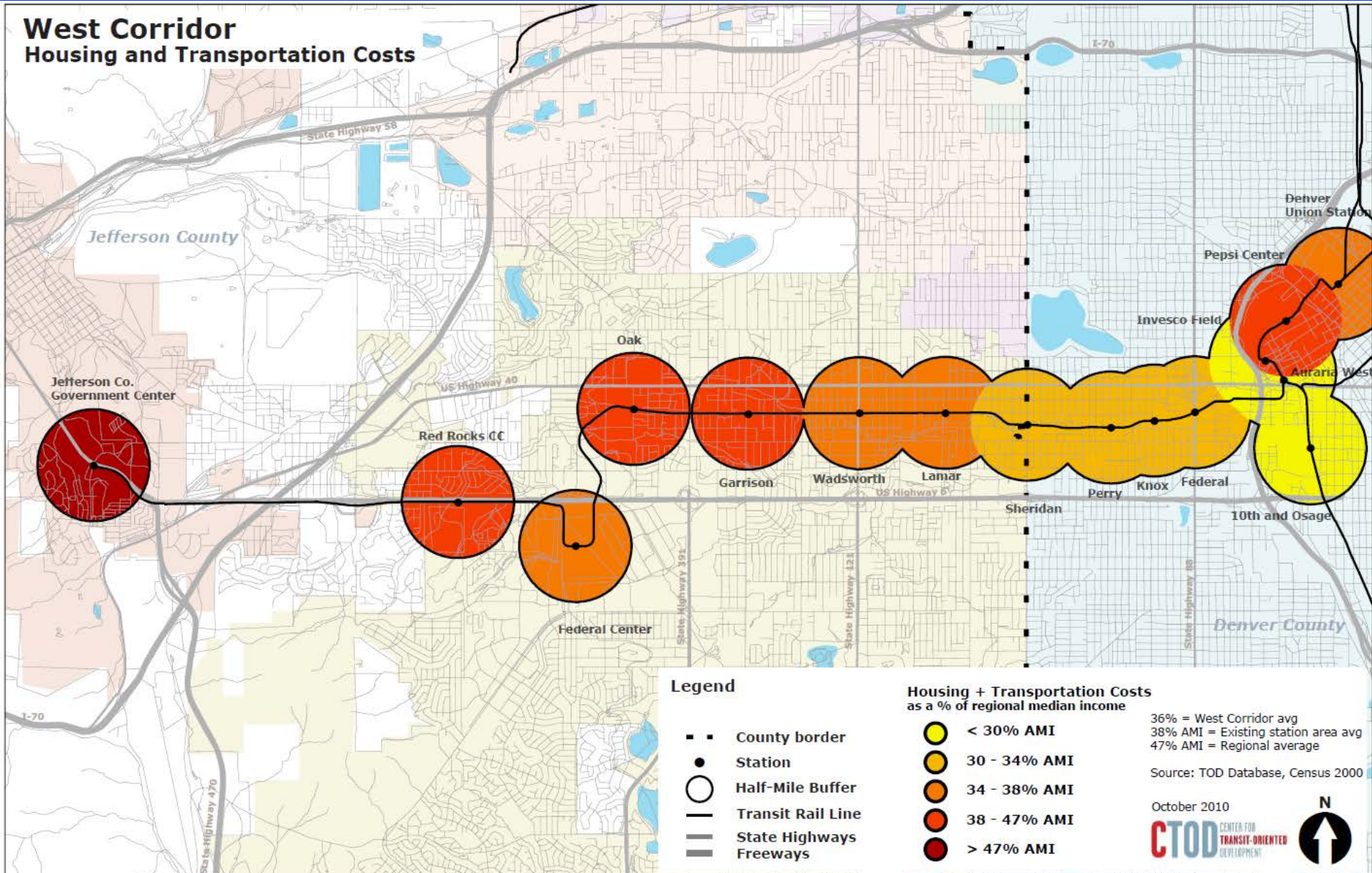
The West Corridor is an example of a "destination connector" corridor. Destination connectors link residential neighborhoods to multiple activity centers, including employment, medical, and commercial centers and academic campuses





# Goal: Create a balance of Housing Options, reducing Housing and Transportation Costs and VMTs'

## West Corridor Housing and Transportation Costs



Jefferson Co. Government Center

Red Rocks CC

Oak

Garrison

Wadsworth

Lamar

Sheridan

Perry

Knox

Federal

10th and Osage

Invesco Field

Denver County

Denver Union Station

Pepsi Center

Arvada West

State Highway 58

US Highway 40

US Highway 5

State Highway 39

State Highway 121

State Highway 88

I-70

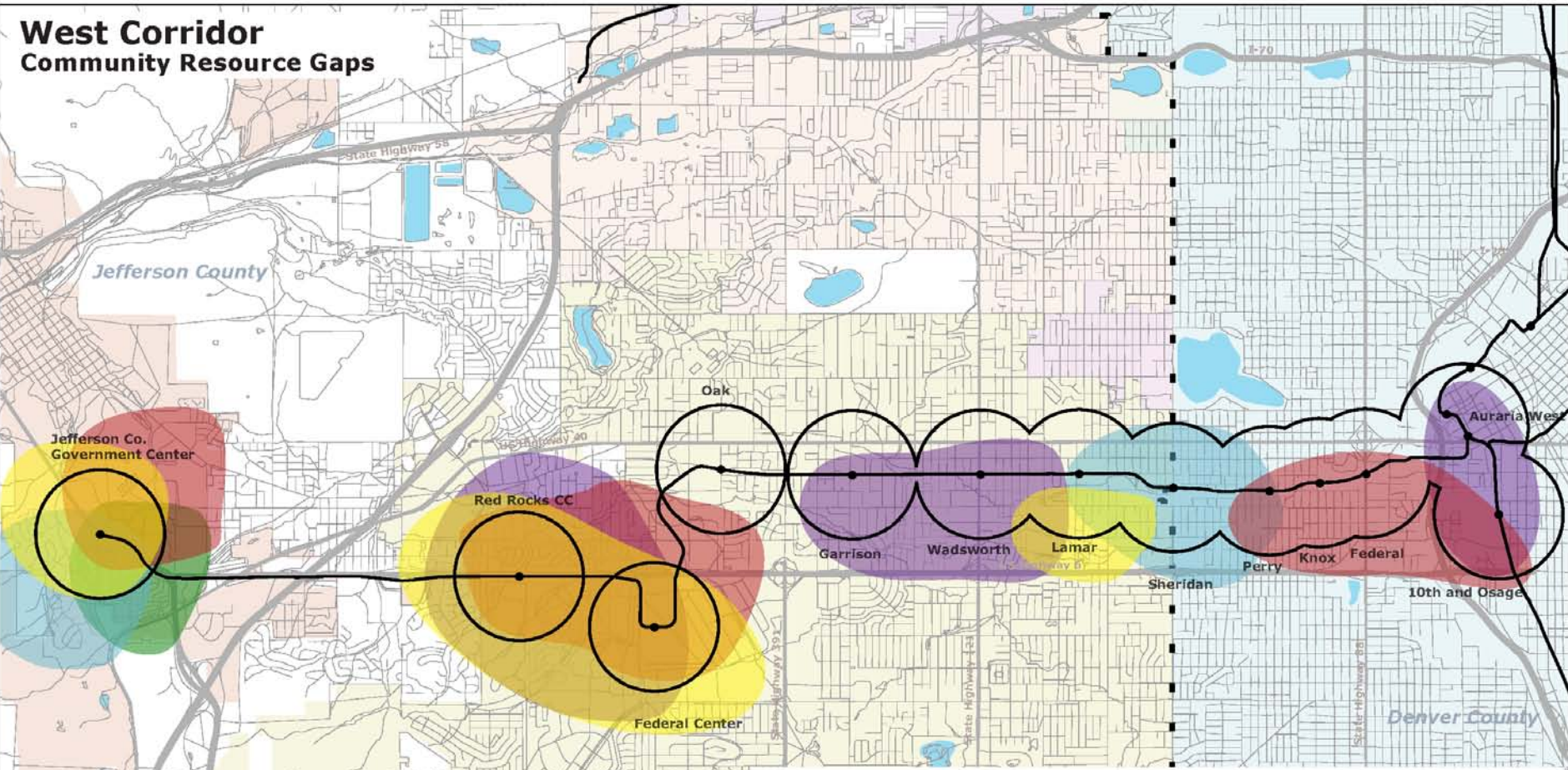
State Highway 470

I-70



# Goal: Provide Community Services and Amenities that promote healthy and sustainable lifestyles.

## West Corridor Community Resource Gaps



### Legend

- County border
- Station
- Half-Mile Buffer
- Transit Rail Line
- State Highways
- Freeways

### Community Resource Gaps within a mile of transit stations

- Pre-schools/Daycares
- Grocery Stores
- Hospitals and Health
- Community Centers
- Parks

Sources: City and County of Denver and City of Lakewood

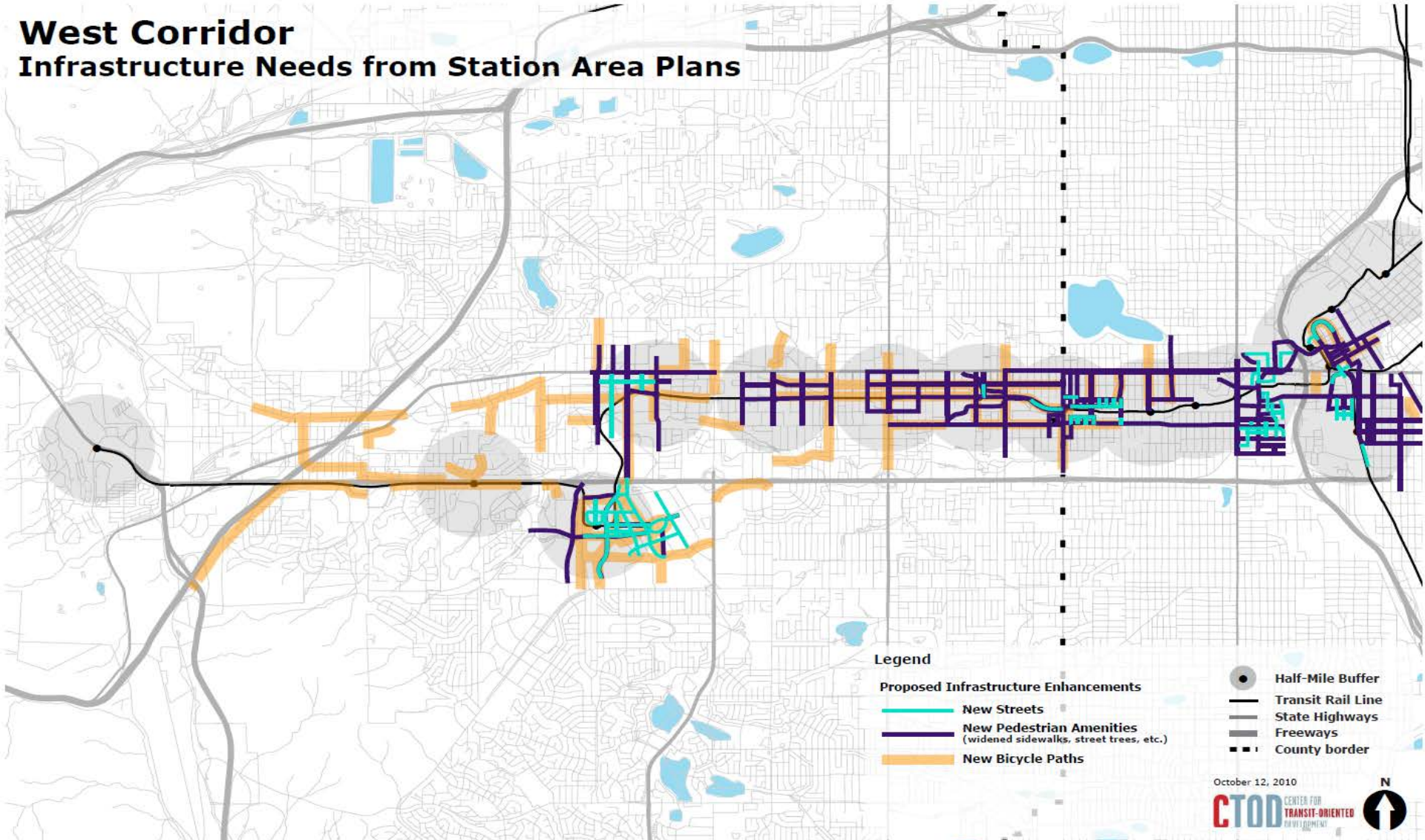
December 2010





Goal: Invest in public infrastructure that promotes bike and pedestrian connections and enhances station access.

## West Corridor Infrastructure Needs from Station Area Plans

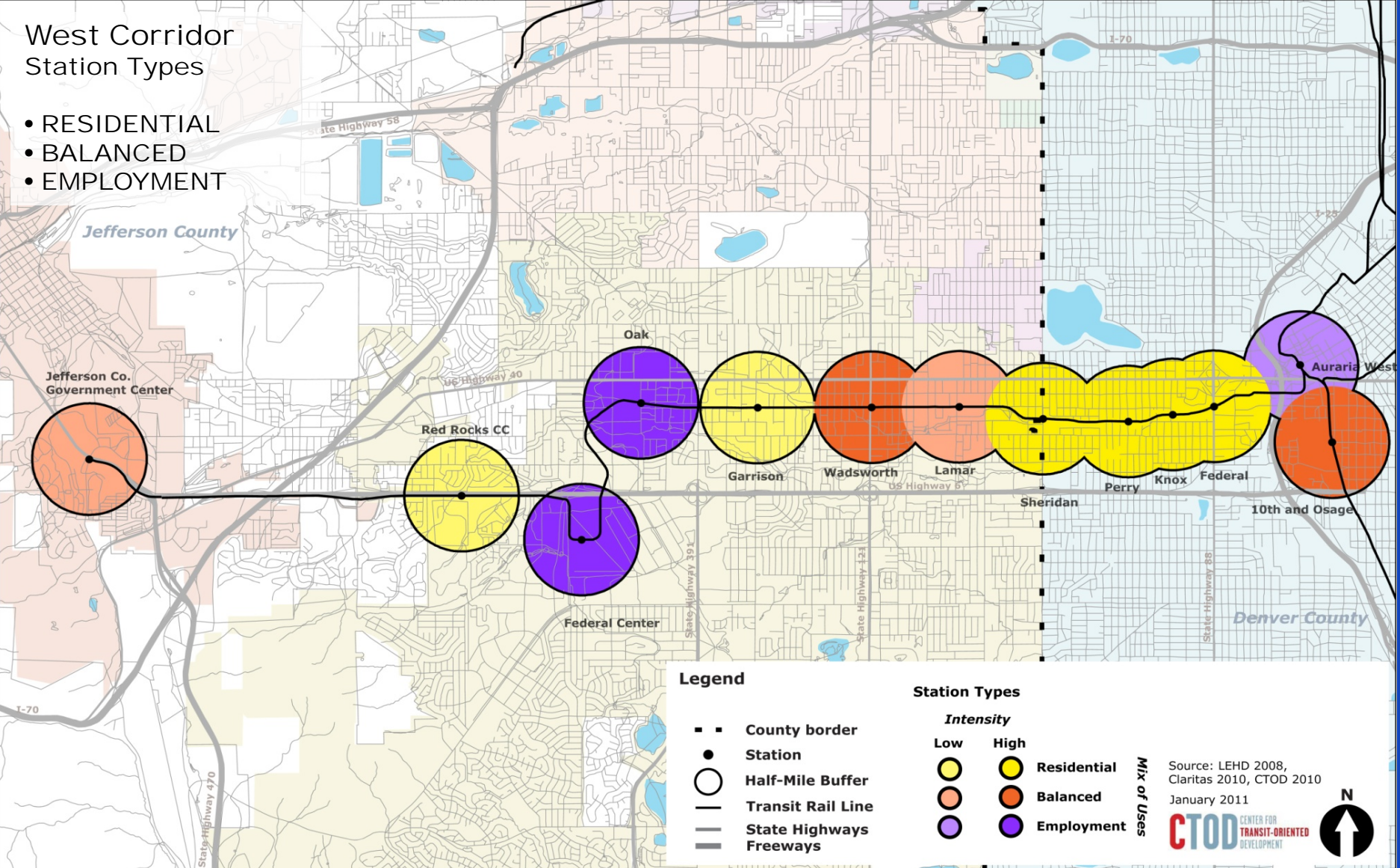




# Goal: Recognize diversity of existing neighborhoods and build on community strengths.

## West Corridor Station Types

- RESIDENTIAL
- BALANCED
- EMPLOYMENT



### Legend

- County border
- Station
- Half-Mile Buffer
- Transit Rail Line
- State Highways
- Freeways

### Station Types

- Intensity**
- Low
  - High
- Residential
  - Balanced
  - Employment

Mix of Uses

Source: LEHD 2008, Claritas 2010, CTOD 2010  
January 2011





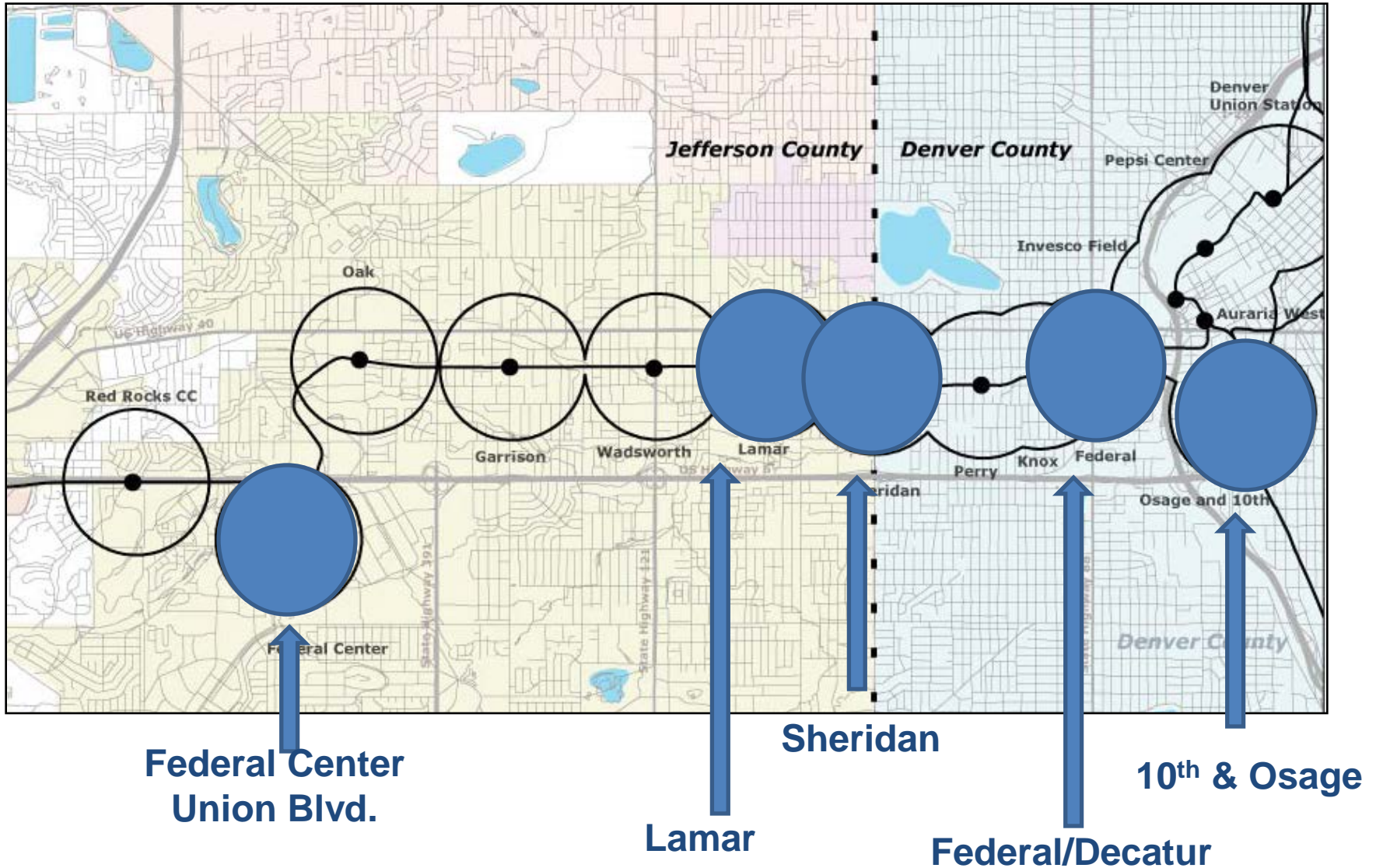


# Key Recommendations

- ◆ Create a permanent West Corridor Collaborative
- ◆ Engage new partners in the implementation activities of the West Corridor
- ◆ Develop a marketing and branding plan to promote the West Corridor
- ◆ Coordinate funding sources and development activities to promote TOD implementation within each city



# Catalytic Projects at Transformative Stations





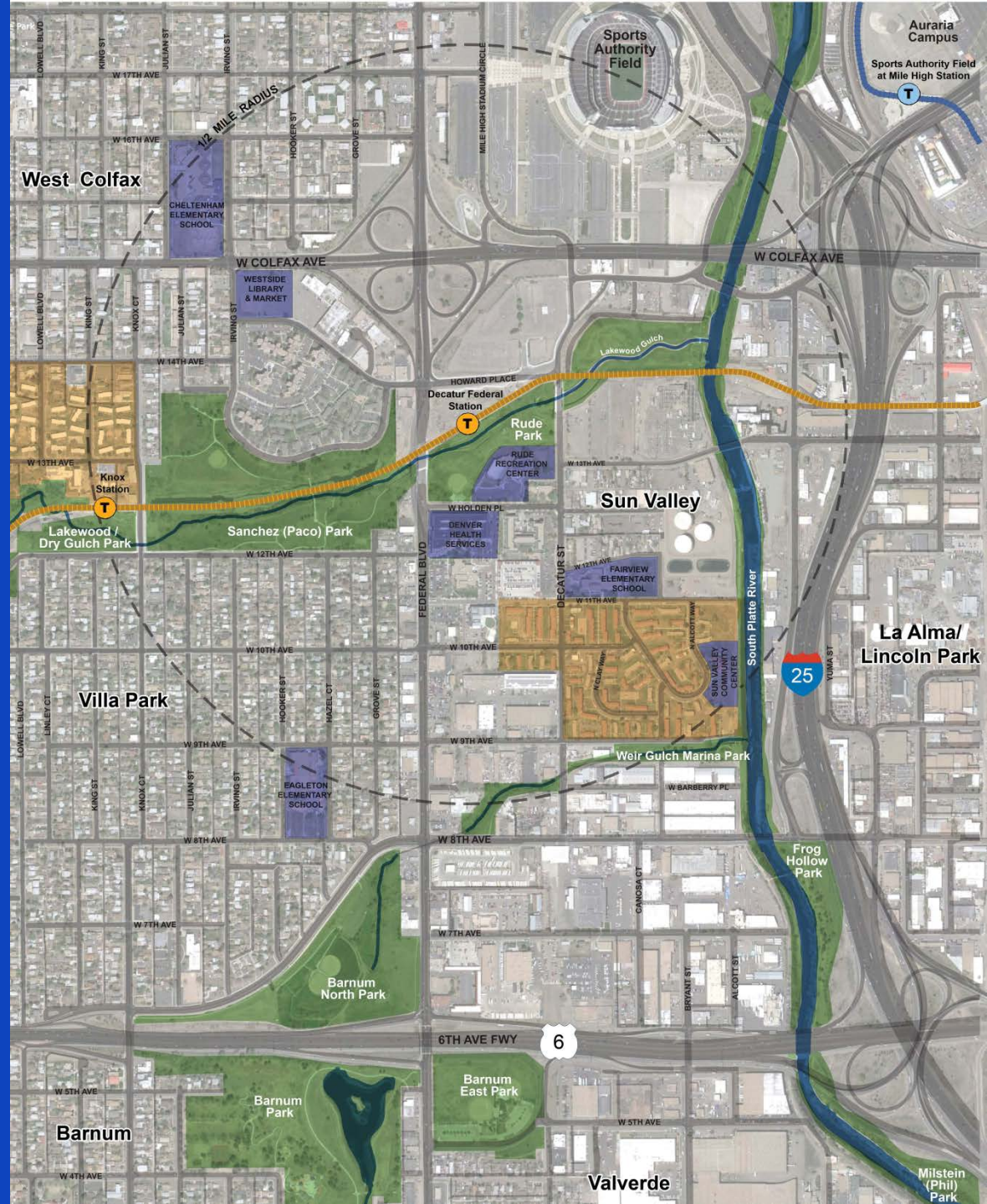
# 10<sup>th</sup> & Osage The MARIPOSA DISTRICT





# Decatur/Federal STATION AREA PLAN

- 80 Acre Station Area Plan.
- \$2.9M Tiger II / HUD Challenge Grant (HUD/DOT/EPA)
- \$500,000 HUD Choice Neighborhoods Initiative Planning Grant





## Housing Developed by Del Norte



## Mile High Vista

### Project Costs:

- Land Purchase & Holding costs: \$2.75 million
- Design & Planning: \$500,000
- Remediation & Infrastructure: \$2 million
- Total: \$5.25 million

### Development Costs:

- Library: \$10 million
- Housing: \$15 million
- Commercial: \$2 million
- Total: \$27 million

### Jobs Created:

- 125 temporary (construction)
- 65 permanent

**Total Cost: \$32.25 million**

## Denver Public Library





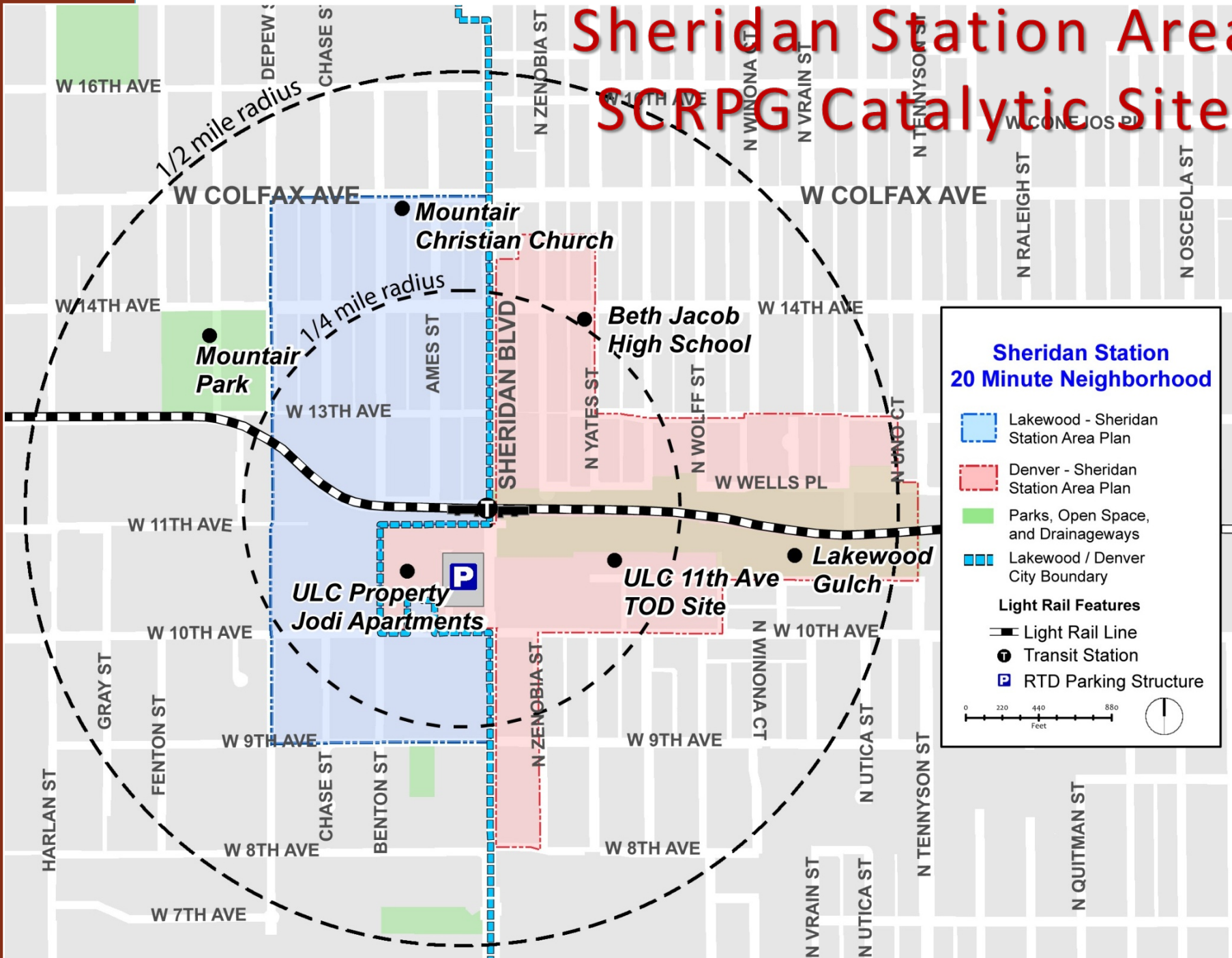
# Lamar

STATION AREA PLAN





# Sheridan Station Area SCRPG Catalytic Site



**Sheridan Station  
20 Minute Neighborhood**

- Lakewood - Sheridan Station Area Plan
- Denver - Sheridan Station Area Plan
- Parks, Open Space, and Drainageways
- Lakewood / Denver City Boundary

**Light Rail Features**

- Light Rail Line
- Transit Station
- RTD Parking Structure

0 220 440 880  
Feet

# Sheridan Catalytic Site: “The 20 Minute Neighborhood”

## *Mobility*





# Sheridan Catalytic Site: *“The 20 Minute Neighborhood”*

## *Housing*



# Sheridan Catalytic Site: “The 20 Minute Neighborhood”

*Employment / Access to Jobs*





# Sheridan Catalytic Site: *“The 20 Minute Neighborhood”*

## *Healthy Food Access*

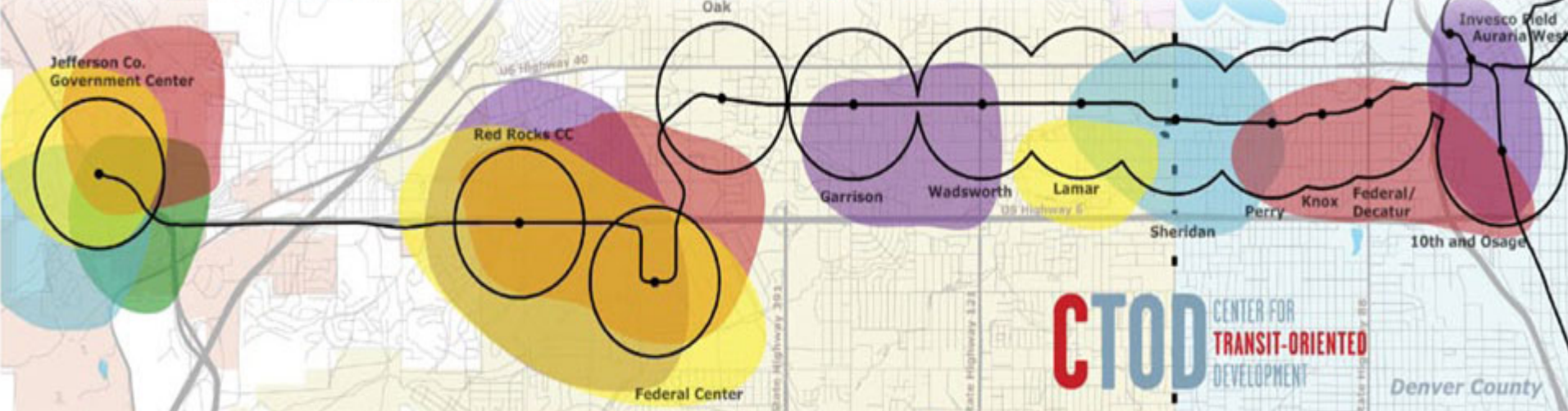






# Connecting the West Corridor Communities:

*An Implementation Strategy for TOD along the Denver Region's West Corridor*



Ismael Guerrero

Denver Housing Authority and West Line Corridor Collaborative

[iguerr@denverhousing.org](mailto:iguerr@denverhousing.org)

Full document available at:

[www.westlinecorridor.org](http://www.westlinecorridor.org)