

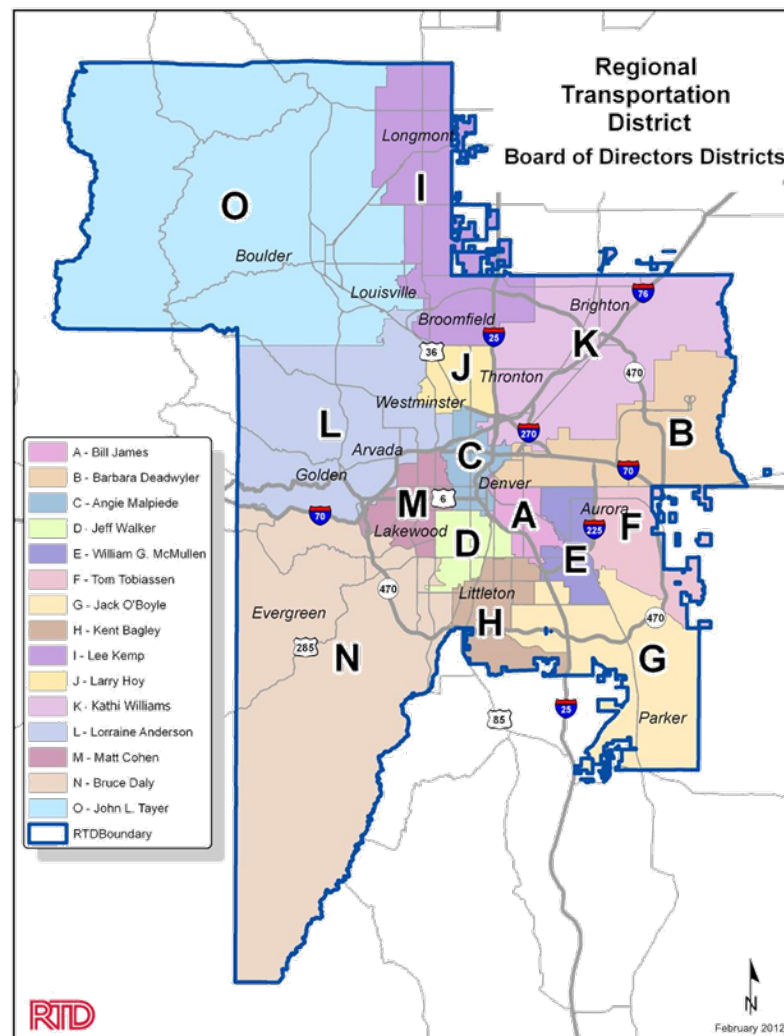
Transforming Denver Through Transit

New Partners for Smart Growth

February 13, 2014

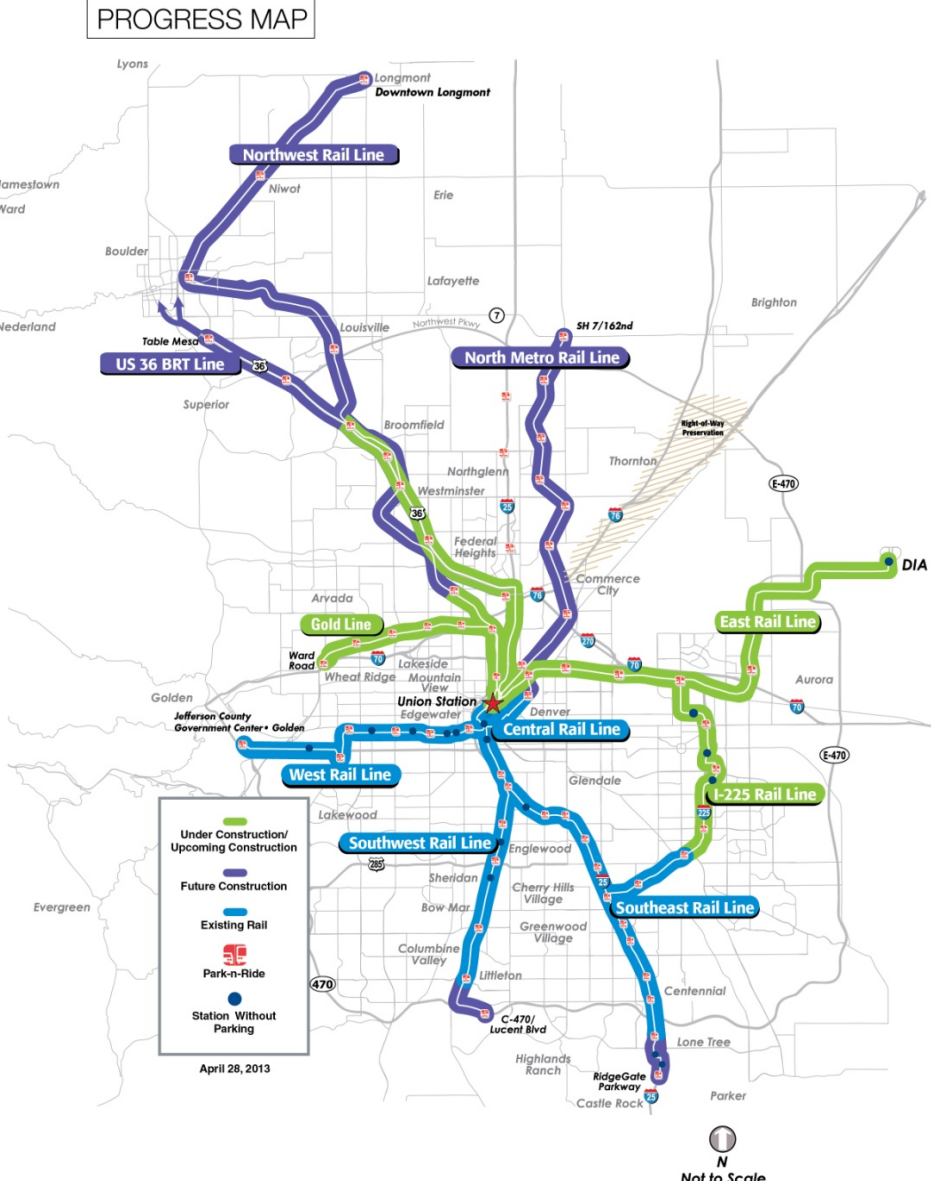
RTD Overview

- 8 counties or portions thereof:
 - Adams
 - Arapahoe
 - Boulder
 - Broomfield
 - Denver
 - Douglas
 - Jefferson
 - Weld
- 40 municipalities
- 2,340 square miles
- 2.8 million people (approximately 57% of Colorado's population)
- 15 elected Board members
- 1 percent sales tax
 - .6 base system
 - .4 FasTracks



RTD FasTracks Plan

- 122 miles of new light rail and commuter rail
- 18 miles of Bus Rapid Transit (BRT) service
- 31 new Park-n-Rides; more than 21,000 new parking spaces
- Redevelopment of Denver Union Station
- 50+ new rail and/or BRT stations for Transit Oriented Communities opportunities

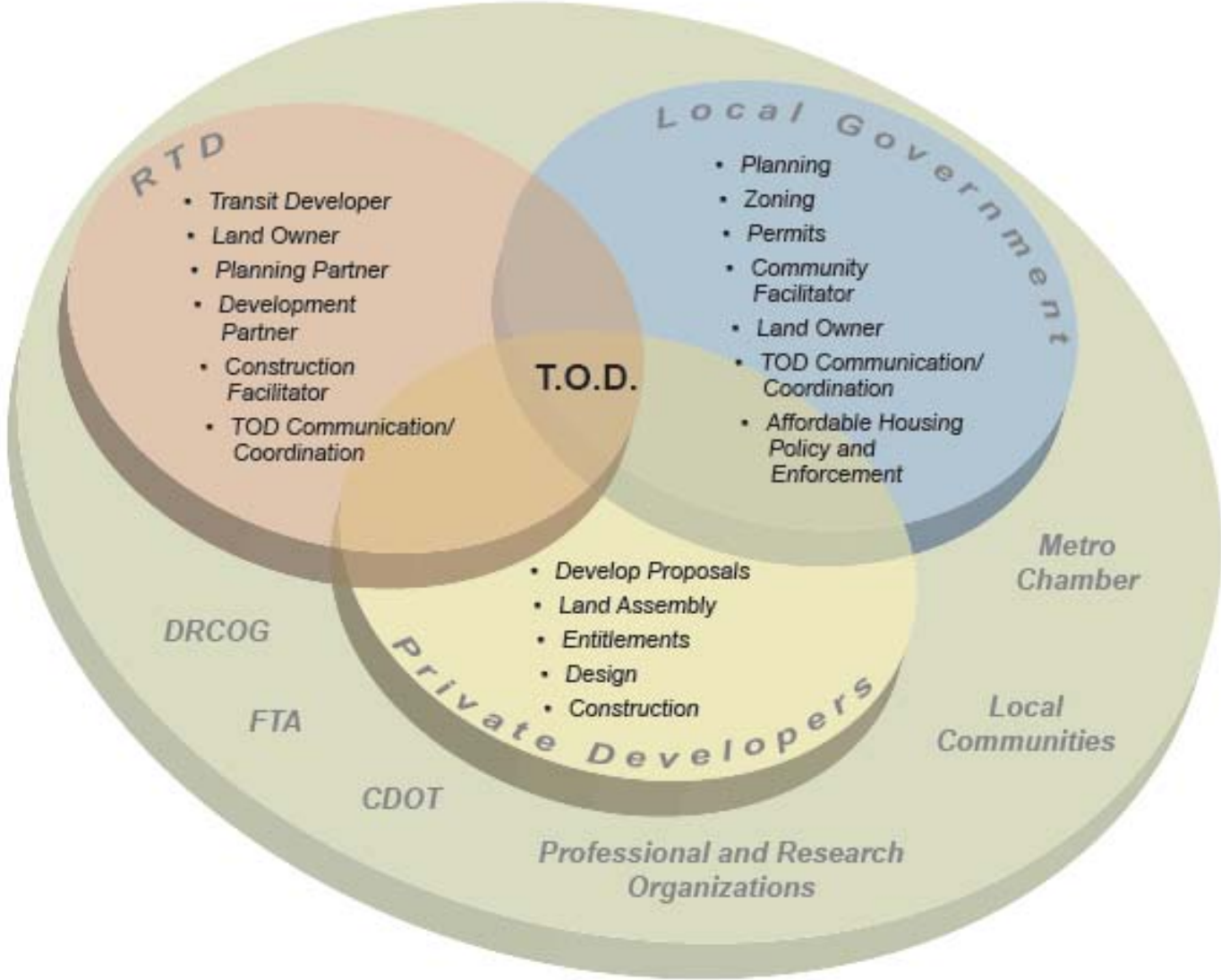


FasTracks Status

- West Rail Line (W Line)—First FasTracks line to open—April 2013, 8 months ahead of schedule
- Denver Union Station—93% complete (Opens May 2014)
- East/Gold/Northwest Rail Lines (EAGLE)—More than 50% complete
- I-225 Line—construction underway
- U.S. 36 BRT—Phase 1 of managed lanes 55% complete
- North Metro Line—Contract awarded—Construction to begin March 2014



Roles in TOD Process



TOD Pilot Program - Overall Goals

- Proactively work on fostering livable communities by testing an expanded role for RTD in facilitating TOD
- Develop “model” TOD projects for the region



TOD Pilot Program - Objectives

- Demonstrate successful TOD
- Test an expanded role for RTD
- Focus on stations with greatest opportunity for success
- Learn from a diversity of projects
- Allow sufficient time for implementation (3 to 5 yrs)
- RTD will continue to work on TOD opportunities outside the Pilot Program



TOD Pilot Program – Project Criteria

- Within existing or funded rail corridor
- Ability for RTD to help “nudge” development
- TOD plan in place
- Commitment by local jurisdiction
- Commitment by developer/property owner
- Market potential



Alameda Station Pilot

Exhibit E – Unique Elements Provided by D4



Alameda Station Pilot

- Transition from park-n-Ride station to neighborhood station
 - Goal established from station area plan
- Strategically manage parking
- Design in line with current trends and encourages transit ridership
 - 1 parking space/unit
 - Smaller units
 - First example outside CBD
- North parking lot closed on August 17th
- Drainage project initiated first, closing on RTD property in February/March 2014 for apartments



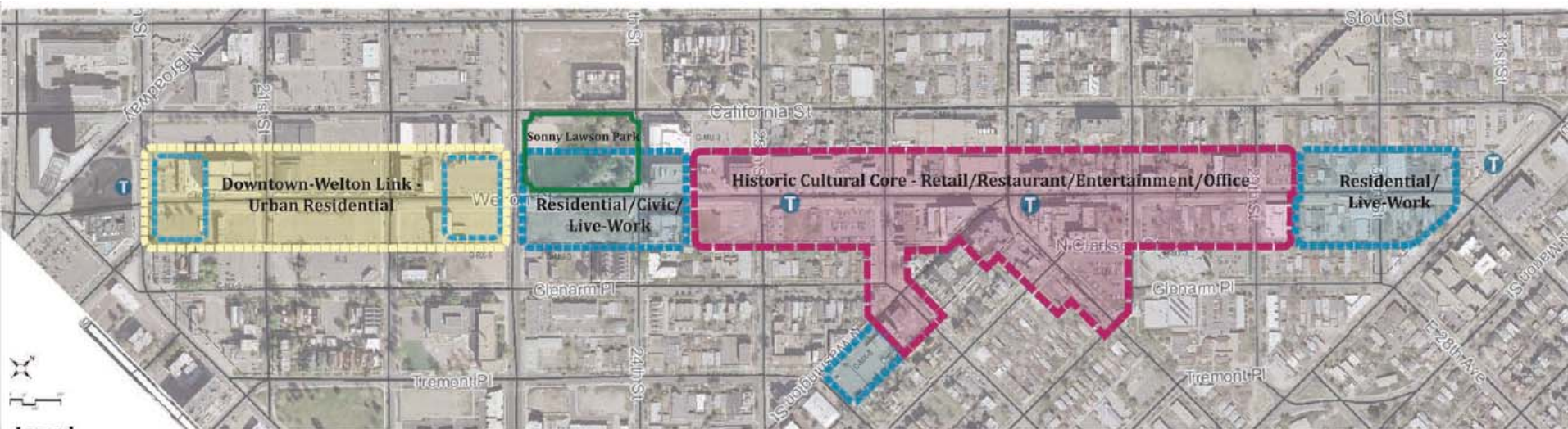
Olde Town Pilot

- RTD and City of Arvada signed an IGA making City responsible for building parking and bus facility by 2016
- City of Arvada and Arvada Urban Renewal (AURA) bought additional land needed for parking (Total of 9 acres in public ownership)
- RTD, City of Arvada and AURA did a joint RFP for a master developer
- Developer selected proposes to build structured parking and bus facility in new location to maximize development



Welton Corridor Pilot

- RTD owns 2 parking lots along the corridor that it has made available for development
- Corridor has struggled since RTD built LRT in 1994 to gain any momentum for revitalization until recently
- Waiting to see if upward trending market will generate interest in RTD sites (challenge for RTD sites to be catalytic by themselves)



Legend

- Land use Subareas
- Existing Transit Stop

Federal Center Pilot

- RTD working with City of Lakewood on a Master Developer RFP (RTD owns 15 acres and City plans to purchase 40+ acres from GSA)
- Goal is to leverage each others property to have a larger catalytic development



TOD Impacts – Planning/Zoning

Alameda

Station Area Plan



- Nearly 50 STAMPs completed in the metro region since 2004
- Several cities have adopted transit supportive zoning as next step to completing station area plans



DENVER

Community
Planning &
Development

April 20, 2009

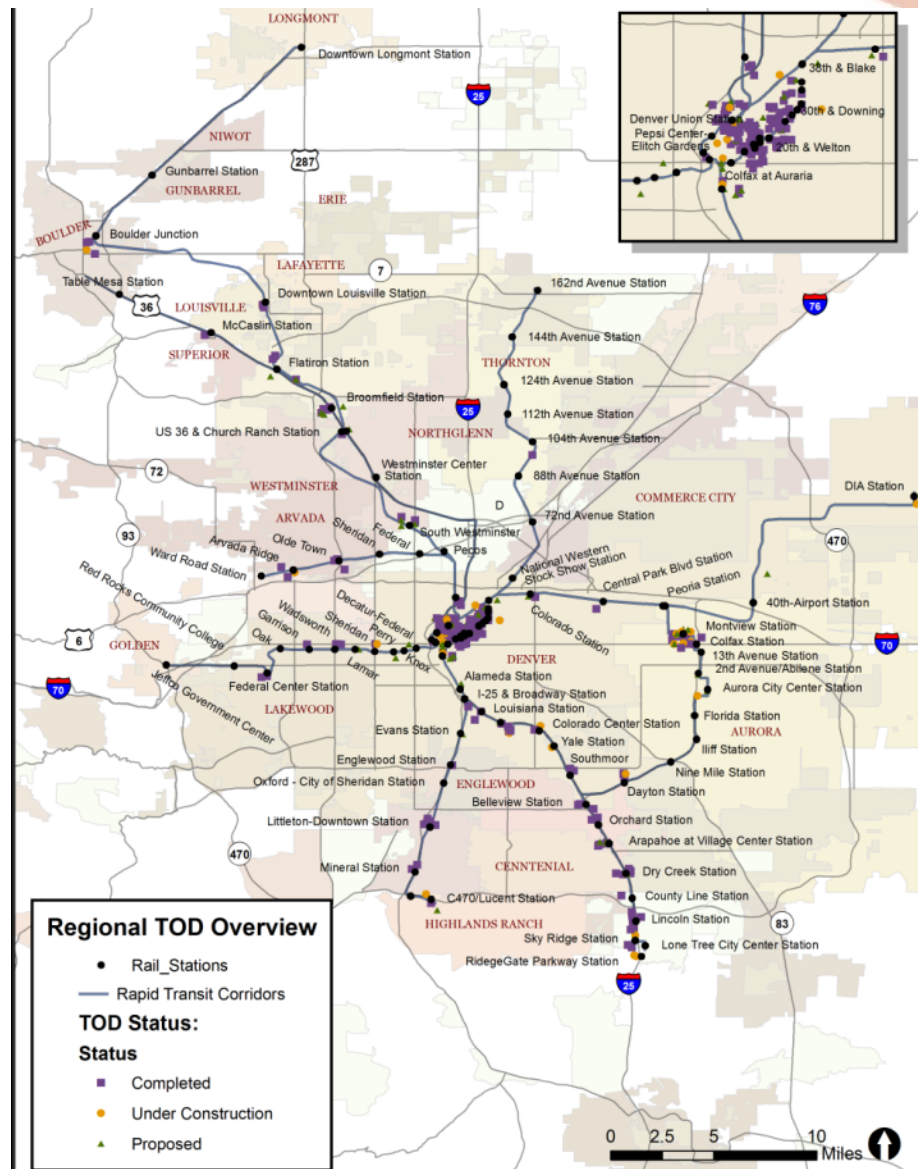
Regional TOD Development

Complete or Under Construction

- 27,172 residential units
- 6,788 hotel rooms
- 5.5 million SF retail
- 6.8 million SF office
- 2.3 million SF civic
- 164,373 SF cultural
- 7 million SF medical
- 2 million SF education

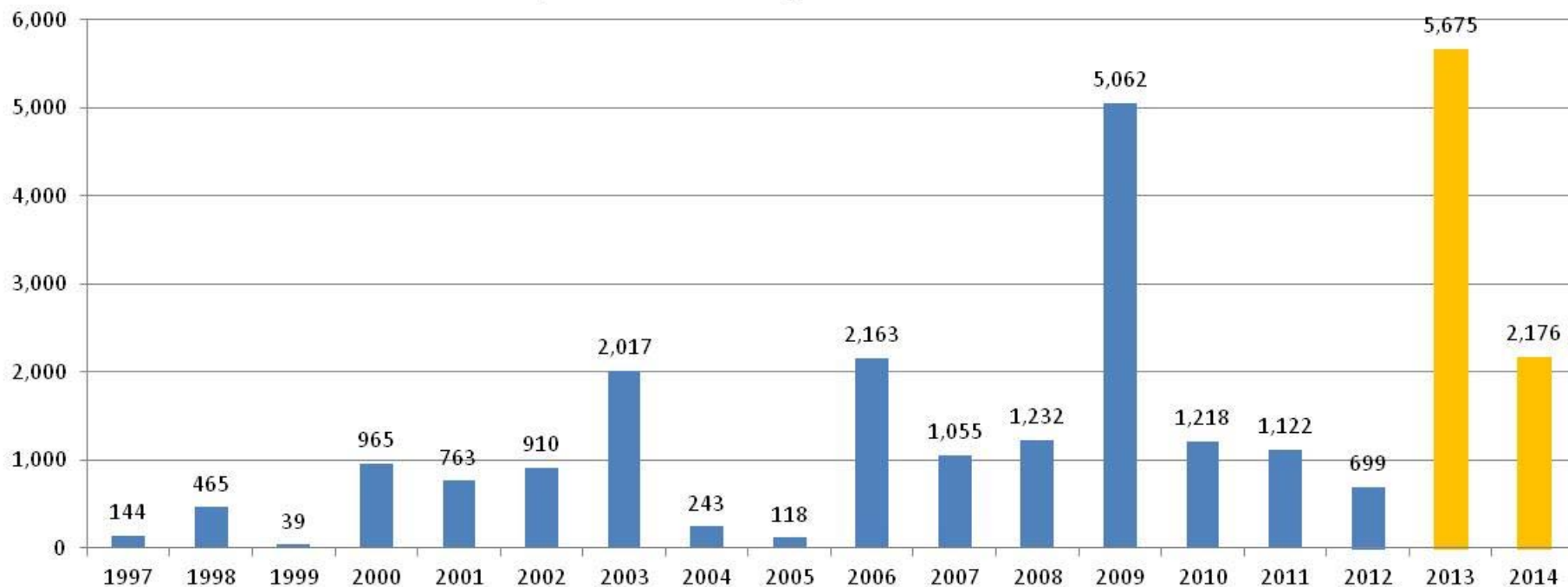
Proposed

- 6,156 residential units
- 1,976 hotel rooms
- 1.3 million DF retail
- 2.6 million SF office
- 3.4 million SF medical



TOD Residential Market Trends

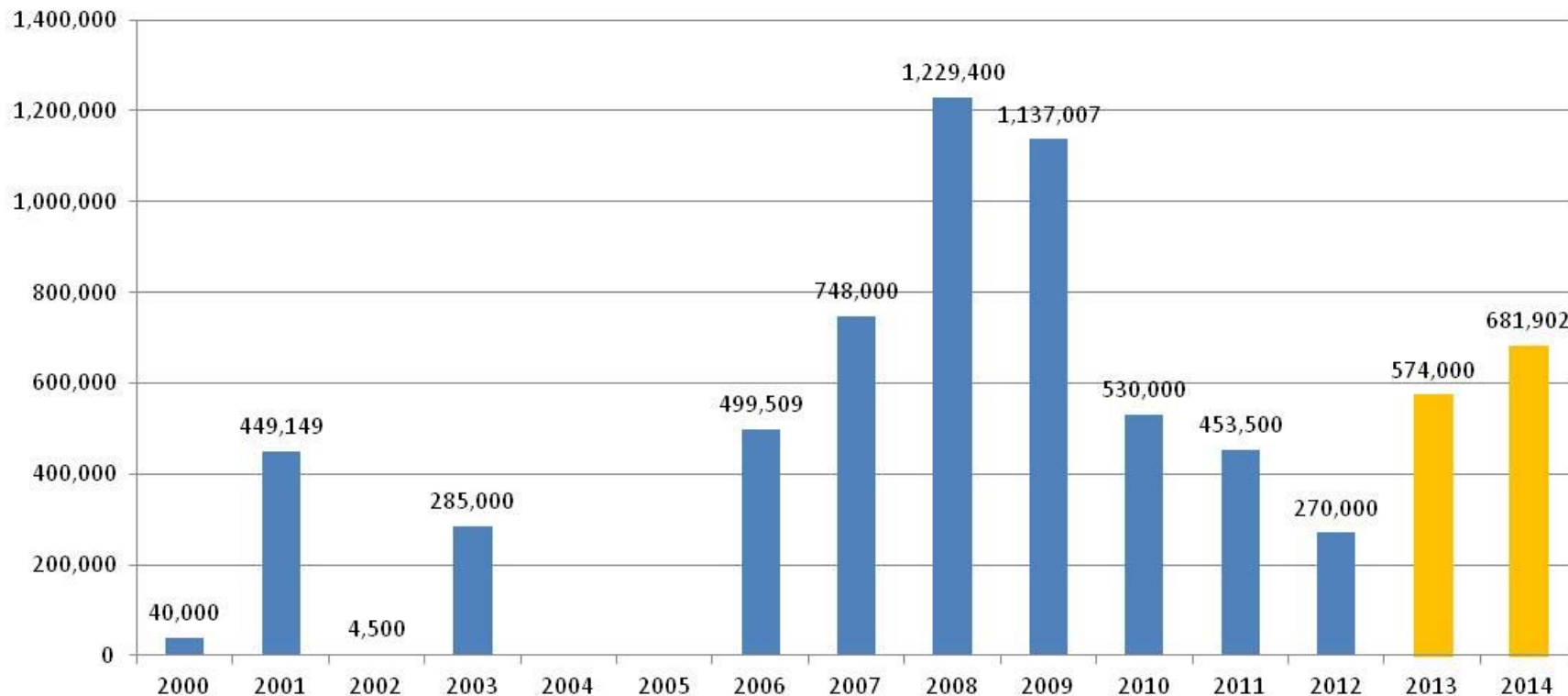
Completed and Projected Residential Units



- Quiet before the storm – 700 units completed in 2012
- Over **5,000** units opened in 2013. Expected dip in 2014 construction.
- Multi-family, for-rent sector continues to be strong in Denver, but some worry about over building
- Rents pushing over \$2.50/SF in certain submarkets

TOD Office Market Trends

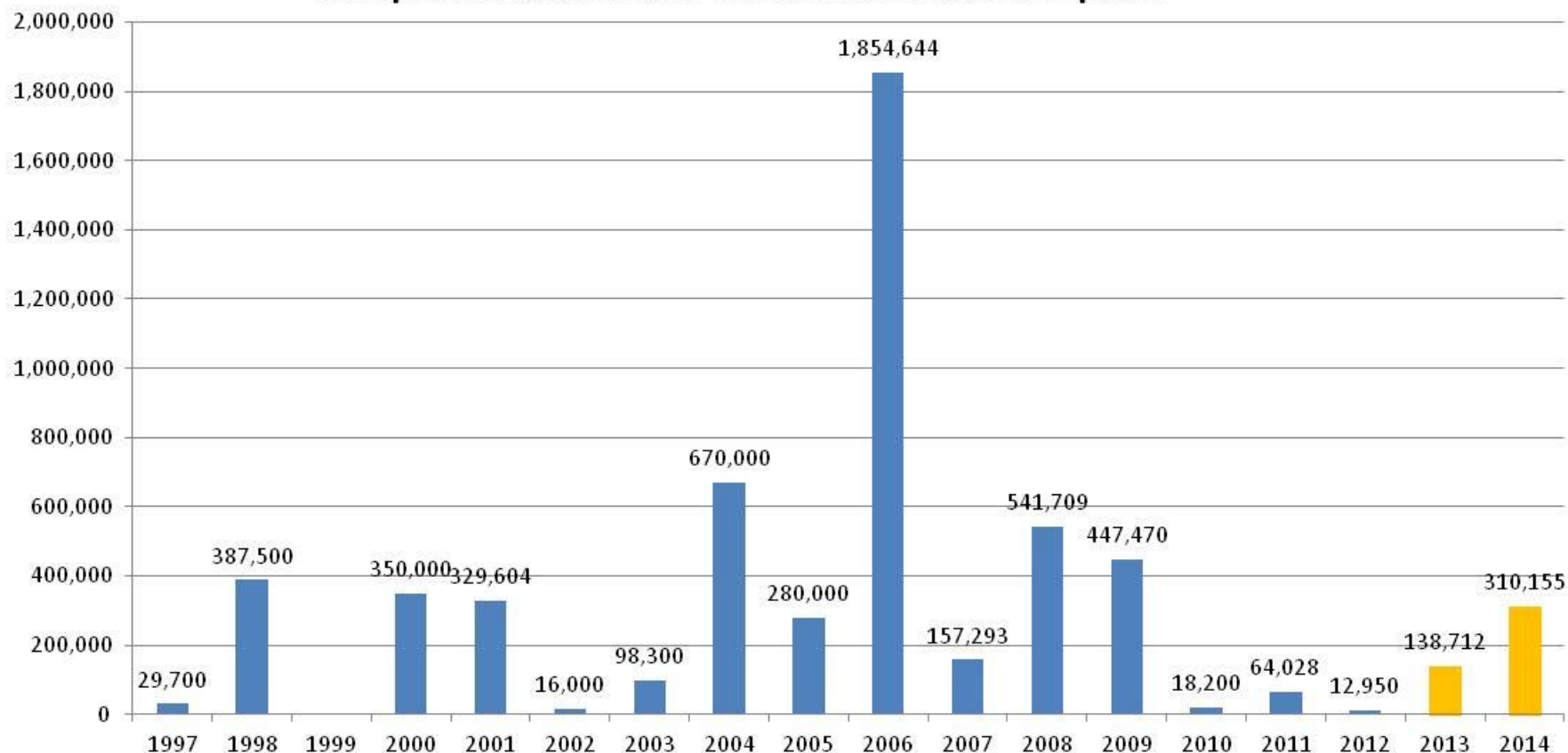
Completed and Under Construction Office Space



- Office construction declined over the past few years due to the recession and an increase in vacancies throughout the region
- Development now picking up again with single tenant buildings and a few new mixed tenant buildings. DUS is the main driver.

TOD Retail Market Trends

Completed and Under Construction Retail Space



- Retail has been struggling since the recession started
- Gains are due in large part to ground floor activation requirements of TOD-friendly zoning

Denver Union Station (DUS)



Denver Union Station (DUS)

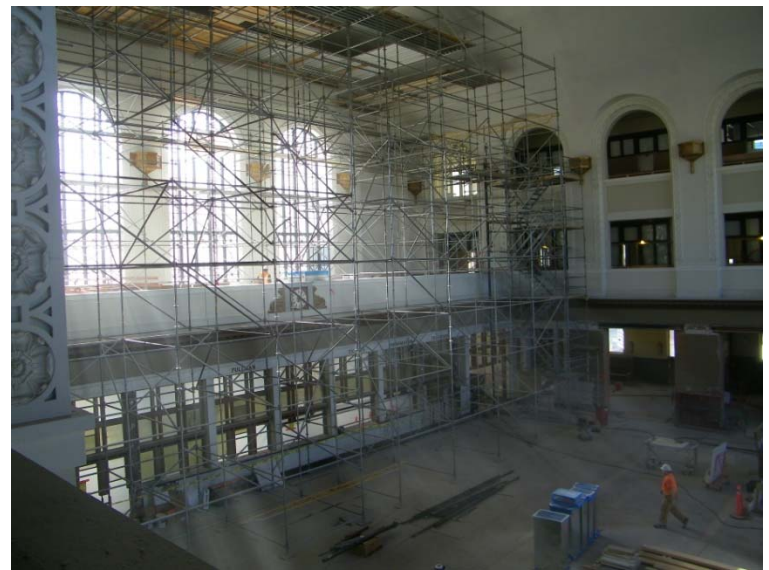
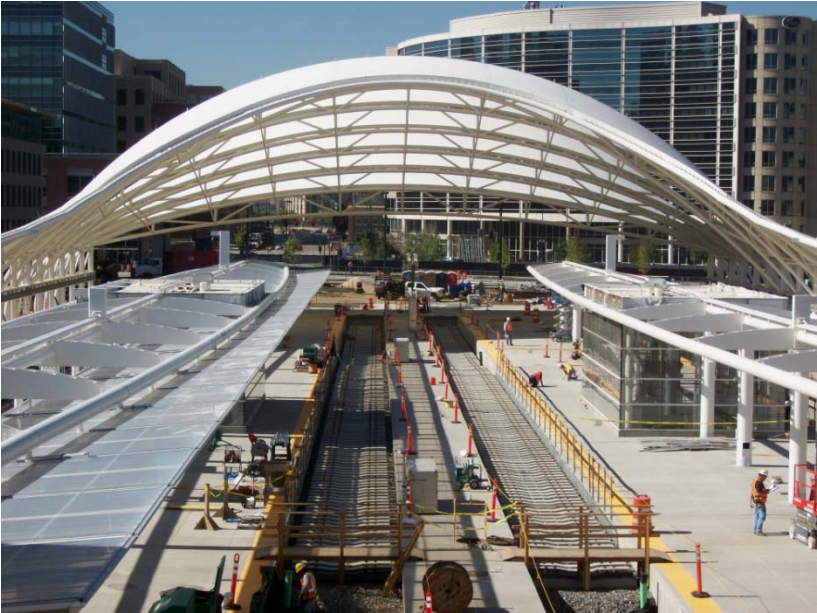
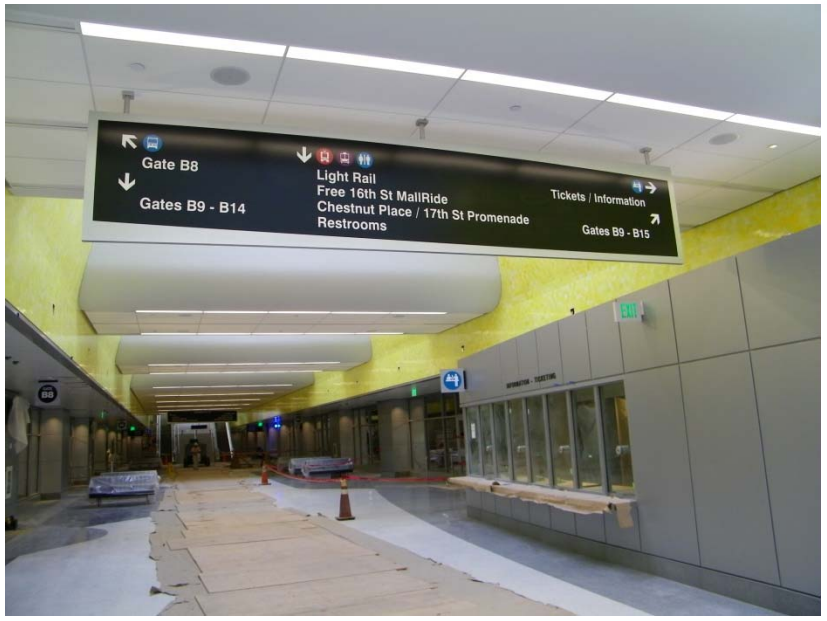




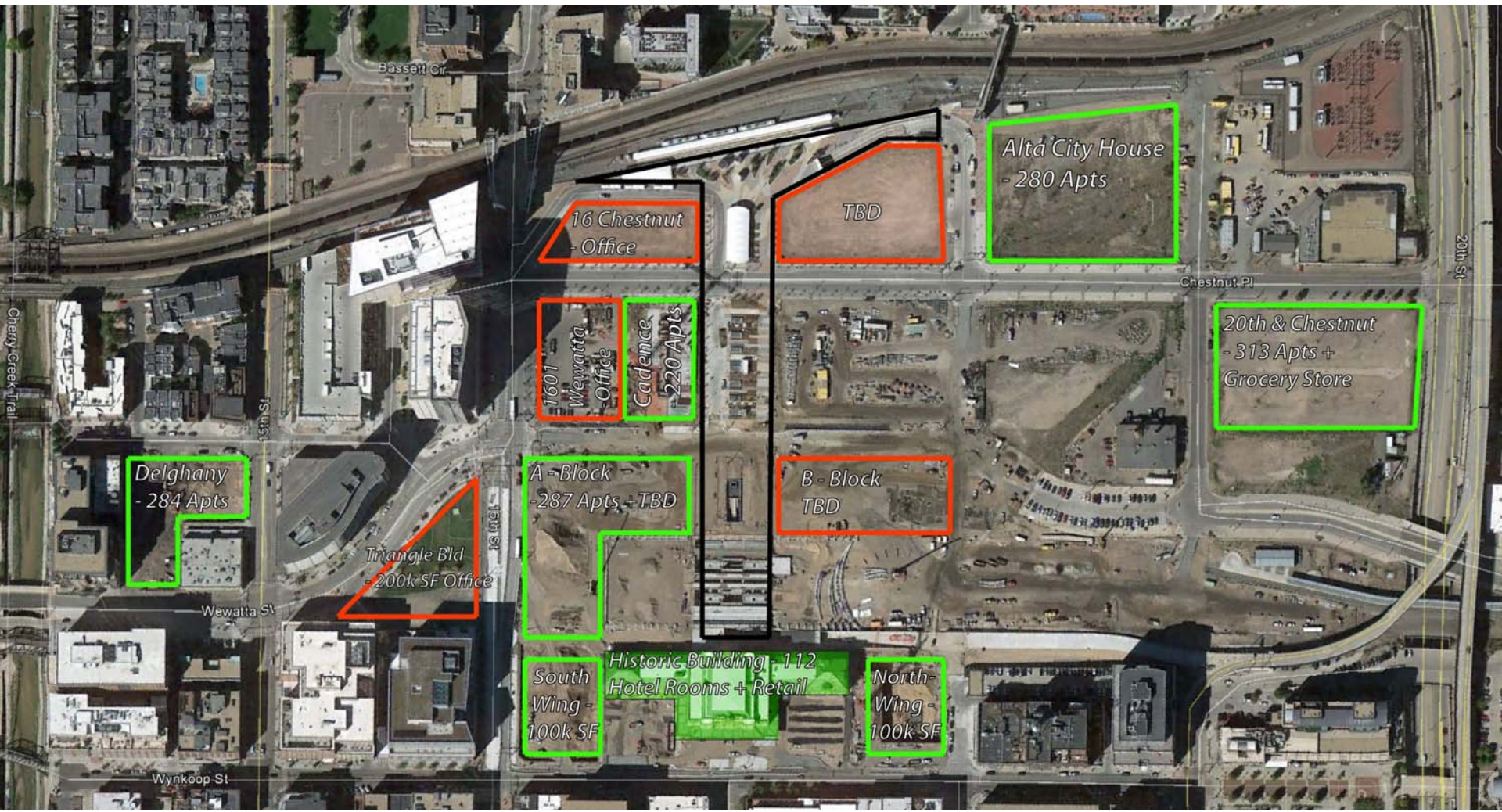
Denver Union Station (DUS)



DUS Construction Progress



DUS and Private Development



Delghany
- 284 Apts

Triangle Bld
- 200k SF Office

South
Wing -
100k SF

Historic Building - 112
Hotel Rooms + Retail

North-
Wing -
100k SF

A-Block
- 287 Apts + TBD

B-Block
TBD

1601
Wewatta
Office

Cadence
- 220 Apts

16 Chestnut
- Office

TBD

Alta City House
- 280 Apts

20th & Chestnut
- 313 Apts +
Grocery Store

Challenges of Transit Oriented Communities

- Managing expectations of local jurisdictions
- Lack of Understanding of TOC
- Funding for transit supportive infrastructure
- True impact of transit on land use will take 30 to 50 years



QUESTIONS?

Bill Sirois

Senior Manager, TOD and Planning
Coordination

RTD FasTracks Team

303.299.2417

William.Sirois@RTD-Denver.com