Transforming Denver

NAIOP Presentation
Laura E. Aldrete – PB PlaceMaking

PlaceMaking +

- PlaceMaking Group
  - Technical Excellence Center
  - National presence
  - Link transportation and land use
    - TOD
    - Regional Growth Management
    - Civic infrastructure
    - Sustainable Development

- Denver PB Office
- Parsons Brinckerhoff Global
- Balfour Beatty
How does a transit authority create the opportunity for Transit Oriented Development?

TOD

Use the station to help define important places

- Greater density than community average
- Quality pedestrian environment
- Each node is unique
- A mix of uses & prices
- Community vision
RTD TOD Policy

- The Early Years...
  - Supported station area planning
  - Coordinated corridor workshops
  - Minimal joint development

- 2010 Updated TOD Strategic Plan
  - Success now includes ridership, revenue, and fostering livable communities
  - Mixed-income housing policy

Goals for RTD’s TOD Program

- RTD benefits
  - Increased ridership
  - Enhanced transit infrastructure
  - Help create livable communities
  - Potential revenue from real estate transaction in unique circumstances

NAIOP Transit. Development. Denver.  PB PlaceMaking

Pearl District, Portland
Unique Opportunity

• Moving away from a commuter system
  – A balanced system
  – New culture at RTD

• New Tactic: Transit Oriented Communities
  – Most station area plans are complete
  – Shift in development

Innovative Approach

• TOD Pilot Program
  – Demonstrate good TOD
  – Test out new tools to allow RTD to foster livable communities
  – Strategic use of parking replacement, new land valuation strategies, partnerships, and grant funding

• 4 Stations
• Criteria
• Process
Real-Time

- What are we working on now:
  - Define value
  - Urban design criteria
  - Phasing
  - Process

*Balance aspirational with realism*

RTD TOD Urban Design Criteria

**Principles:**
- Organize & orient the site toward the station
- Ensure compact and vertical mixed-use development
- Create a high quality pedestrian-oriented environment
- Utilize the street grid to connect and provide access
RTD TOD Urban Design Criteria

Principles:
- Manage and incent reduced parking
- Support jurisdictional policies for mixed income housing
- Demonstrate successful TOD at all development phases
- Exhibit jurisdictional support and partnerships

Alameda Pilot

RTD Parcel
- 3.2 acres
- Approx 200 parking spaces
- Approx 200 leased spaces

DDD
60 acres
Active auto-oriented uses
Zoning + GDP + UDSG
Olde Town Arvada Pilot

Welton Corridor Pilot
Federal Center Pilot

Questions & comments

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