Transit-Oriented Development and the West Corridor

NAIOP Breakfast
April 10th, 2012

The 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; over 21,000 new spaces
- Enhanced Bus Network & Transit Hubs (FastConnects)
- Redevelopment of Denver Union Station
- 50+ new rail and/or BRT stations for Transit Oriented Communities Opportunities
**FasTracks Status**

- 50 miles of new rail line currently under construction or under contract to begin construction
- West Rail Line – 90% complete
- Denver Union Station – 55% complete
- East Rail Line – property acquisitions continue; construction around Coors Field nearing completion
- Gold Line – Utility relocations underway; property acquisitions have begun

**West Rail Line**

- 12.1 miles of light rail
- 12 Stations
- 5,605 parking spaces
- Daily Ridership
  - 19,300 – 2013
  - 29,700 – 2030
- Train Frequency
  - Auraria – Fed Center
    - 5 min (peak)
    - 15 min (off peak)
  - Fed Center to Jeffco
    - 15 min
- Project Budget-$707M
- Opening May 2013
West Rail Line

- 12.1 miles of light rail
- All track installed
- First light rail car pulled along corridor for clearance testing March 22
- Operations testing begins by end of year
- Open to public – May 2013

TOD Planning
TOD Opportunities

- West Rail Line is unique among current light rail corridors
  - Built in abandoned rail right-of-way that is well integrated with existing neighborhoods
  - Stations within ¼ mile from West Colfax for about 5.5 miles of the line

- Wide range of TOD typologies – from small scale infill to large developments

Decatur-Federal Station

- Current Station Area Master Plan in process
- Federally funded plan through HUD and DOT
- Unique opportunity with station proximity to DHA’s Sun Valley Homes
  - DHA’s next priority after South Lincoln
Decatur-Federal Station

- Border of Lakewood and Denver

- Adjacent to Urban Land Conservancy/NEWSED Jody Apartments project

Sheridan Station
Sheridan Station

• Very integrated into the surrounding neighborhood

Lamar Station

• Very integrated into the surrounding neighborhood
• Lamar Station Area Plan in place
• Metro West Housing Solution’s Lamar Station Apartments
  • 110 affordable units
  • Currently under consideration for LIHTC
Federal Center Station

- RTD TOD Pilot Program
- Current Status
  - Completed ULI TAP panel w/ Lakewood and GSA
  - Developing a process for how GSA land and RTD land can be integrated w/ future development w/ GSA and City of Lakewood

Federal Center Station

- Next Steps
  - Determine schedule for GSA land disposal process
  - Determine the relationship of RTD land to GSA's property
  - Potential for a joint RFQ/RFP process
QUESTIONS?

Bill Sirois
Senior Manager, TOD and Planning Coordination
RTD FasTracks Team
303.299.2417
William.Sirois@RTD-Denver.com