

# Transforming Denver



NAIOP Presentation  
Laura E. Aldrete – PB PlaceMaking



## PlaceMaking

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- 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



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# How does a transit authority create the opportunity for Transit Oriented Development?



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## 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



*Rio Vista, San Jose*



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# 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



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# 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



Pearl District, Portland

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## 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



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## 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

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## Real-Time

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

*Balance aspirational  
with realism*

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## 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

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## 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

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## 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



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# Olde Town Arvada Pilot



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# Welton Corridor Pilot



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# Federal Center Pilot



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# Questions & comments

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