(RAIL) ROAD TO PROSPERITY

Steve Gordon
City and County of Denver
Regional TOD Activity
Leveraging TOD
From 2013 RTD TOD Status Report
(Other includes Govt., education, & cultural)

<table>
<thead>
<tr>
<th>Housing Units</th>
<th>Hotel rooms</th>
<th>Retail Square feet</th>
<th>Office Square feet</th>
<th>Medical</th>
<th>Other</th>
</tr>
</thead>
<tbody>
<tr>
<td>27,172</td>
<td>6,788</td>
<td>5,545,185</td>
<td>6,826,065</td>
<td>7,108,900</td>
<td>4,538,151</td>
</tr>
</tbody>
</table>
READINESS FOR TOD
Denver’s Stations and Types
from Transit Oriented Denver
The system wide scoring map represents each station's market readiness by a color, and development potential by size. The transit-oriented characteristics of each station is displayed by walkshed on the border.
Station Categorization
The Continuum: Steps to TOD Success

**Strategize**
Stations with low market readiness and low development potential.

**Catalyze**
Stations where the market is strong but development potential is low or development readiness is high but the market hasn’t caught up.

**Energize**
Stations where both the market readiness and development potential are strong.
10th & Osage (Mariposa)
Alameda Station Village
Evans Station
- Used TOD Fund to buy property
Station Evaluation
Walkshed vs Half-mile Circle Analysis

Evans Station
Station Evaluation
Walkshed vs Half-mile Circle Analysis
Evans Station
Station Evaluation
Walkshed vs Half-mile Circle Analysis
61st & Pena
Policy Initiatives/incentives

- Blueprint Denver
- Station Area Planning
- Zoning
- TOD Fund
- Urban Renewal/TIF
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Denver Perspective on Land Use Patterns

- Achieving Complementary Stations
- Creating mixed-use, walkable stations
- Need to provide for households and employers that are flocking to nearly fully developed CPV and LoDo in part by focusing on stations with a few stops of Downtown
- Supporting a variety of lifestyles including families with children
Measures of Denver’s Prosperity

- Denver among top 10 ridesharing cities
- Colorado ranked 9th in January for small-business job gains
- Denver a top ten destination for people relocating
- Denver among top cities using technology to get people out of their cars
- According to CoreLogic, Colorado is No. 1 when it comes to home appreciation
- Denver came in as No. 8 on the list of top ten cities that are getting “wired transportation” right
- Denver is listed No. 6 on a list of the Most Creative Cities
- Denver comes in as No. 5 for best cities in the US for job seekers
- Denver a top 10 city for IT job growth
- New data ranks Denver as the nation’s 6th most active city
- Colorado in top 10 for well-being for 7th year