

(RAIL) ROAD TO PROSPERITY

Steve Gordon

City and County of Denver

Regional TOD Activity

Leveraging TOD

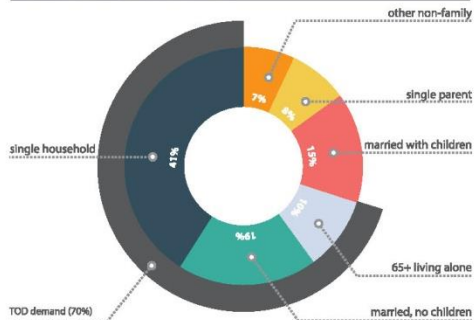
From 2013 RTD TOD Status Report

(other includes Govt., education, & cultural)

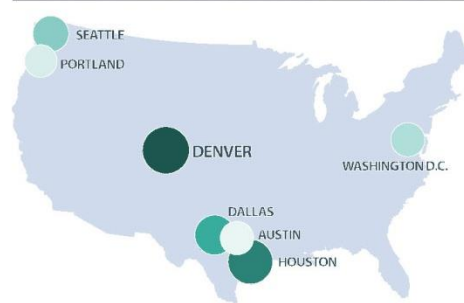
| Housing Units | Hotel rooms | Retail Square feet | Office Square feet | Medical | Other |
|---------------|-------------|--------------------|--------------------|-----------|-----------|
| 27,172 | 6,788 | 5,545,185 | 6,826,065 | 7,108,900 | 4,538,151 |

READINESS FOR TOD

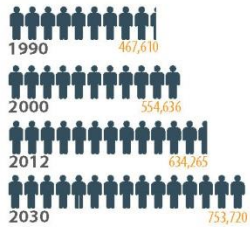
70% OF HOUSEHOLDS = MARKET FOR TOD
DENVER HOUSEHOLDS BY TYPE



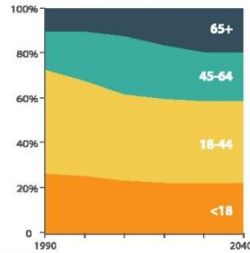
DENVER IS THE #1 CITY FOR MILLENNIALS
TOP 7 GAINERS OF POPULATION AGED 25-34 FROM 2000-2010



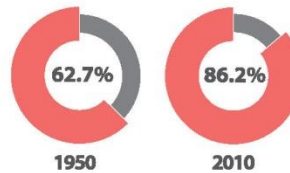
DENVER IS GROWING
TOTAL POPULATION



THE POPULATION IS AGING
COLORADO HOUSEHOLDS BY TYPE



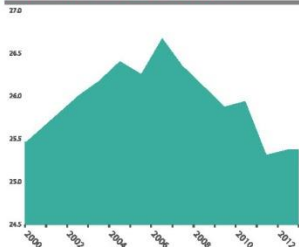
COLORADO IS DENSIFYING
COLORADO URBAN POPULATION



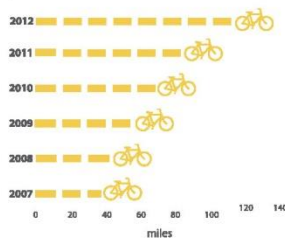
REGIONAL RAIL TRANSIT IS EXPANDING
REGIONAL RAIL TRANSIT SYSTEM SIZE



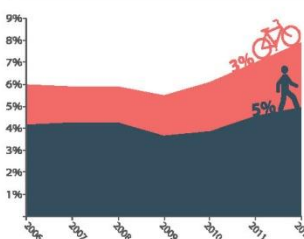
PEOPLE ARE DRIVING LESS
DENVER REGION PER CAPITA VMT



BIKE INFRASTRUCTURE IS GROWING
MILES OF BIKE LANES IN DENVER



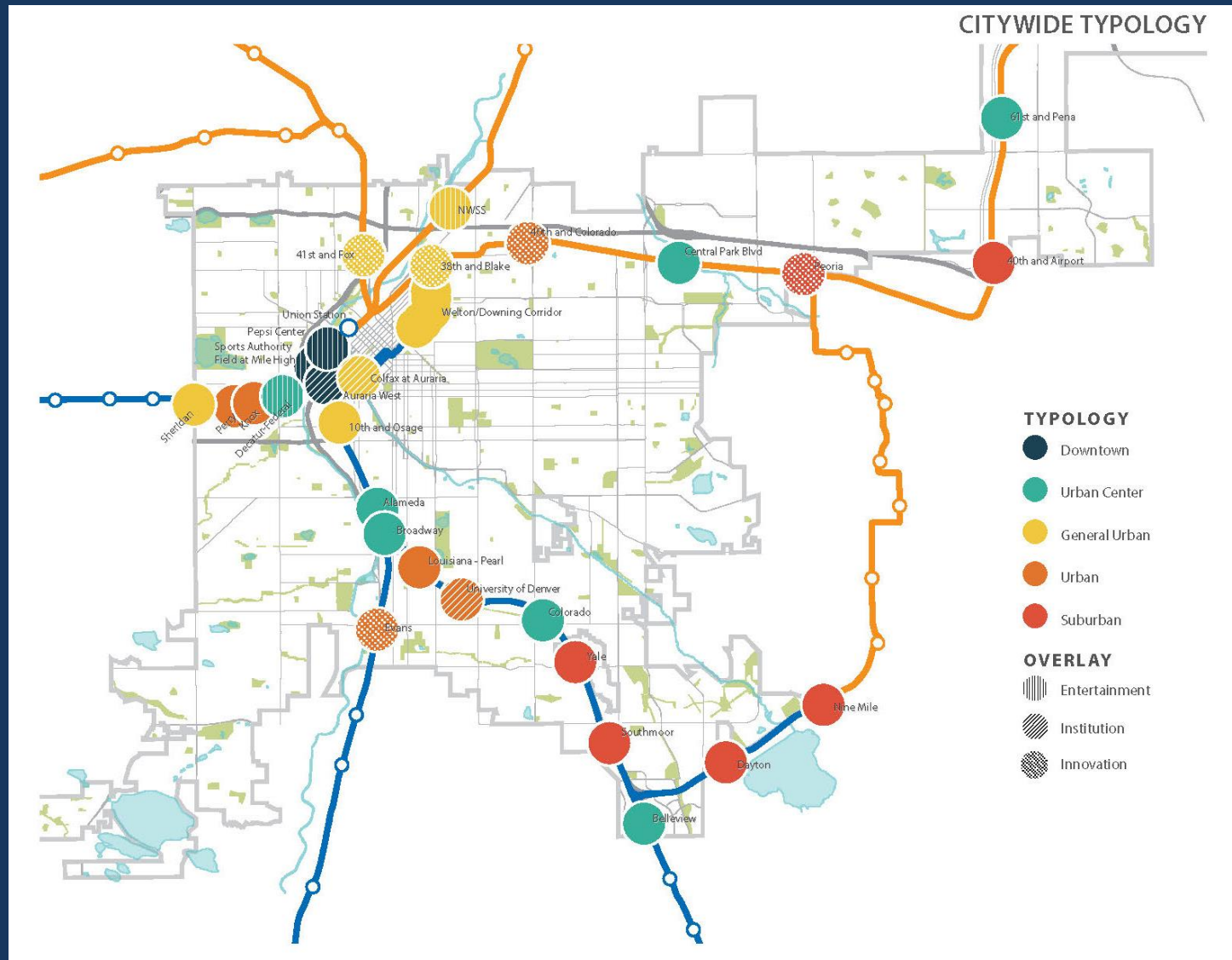
BIKING & WALKING IS INCREASING
DENVER MODE SHARE



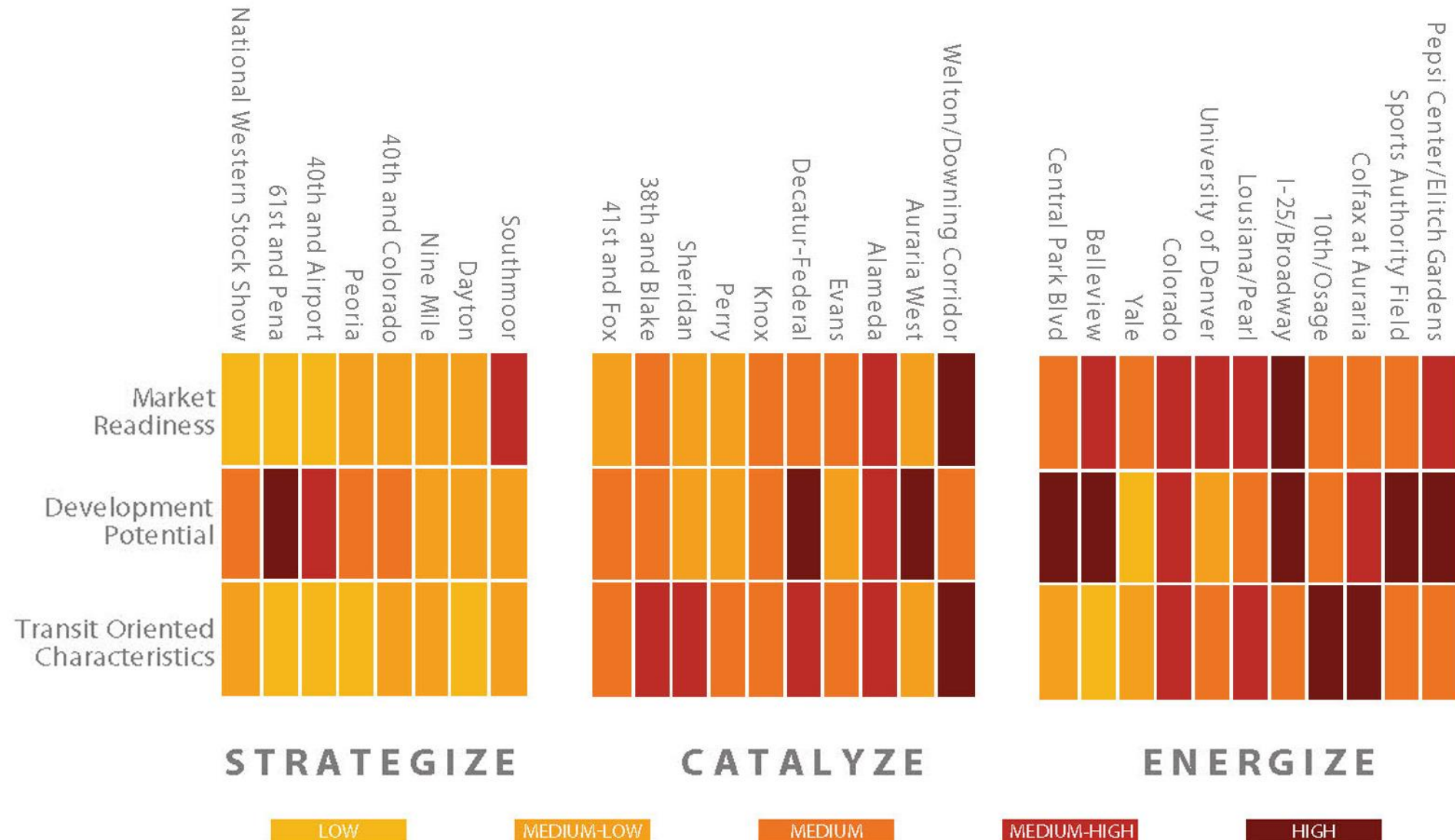
Sources: US Census, DRCOG, RTD, City and County of Denver

READINESS FOR TOD

Denver's Stations and Types from Transit Oriented Denver



TOD Readiness

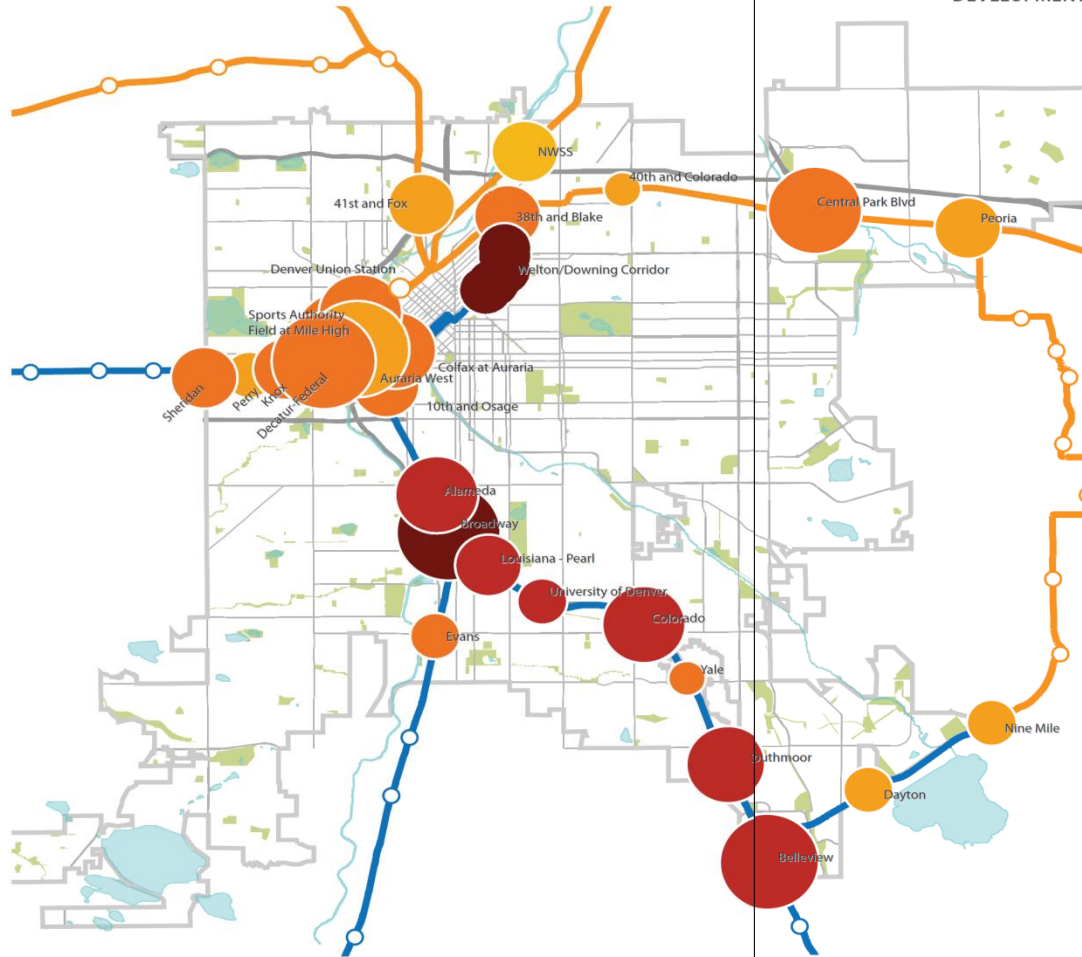


TOD Readiness

SYSTEM WIDE SCORING

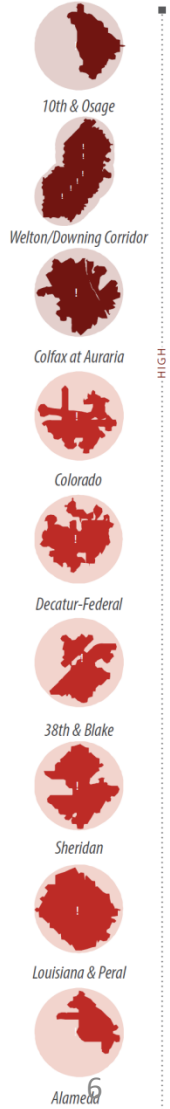
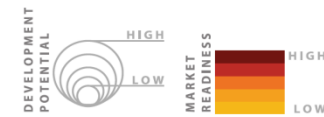
TRANSIT ORIENTED
CHARACTERISTICS- BY WALKSHED

LOW
MEDIUM-LOW
MEDIUM
MEDIUM-HIGH
HIGH



DEVELOPMENT POTENTIAL AND MARKET READINESS

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.



HIGH

Station Categorization

The Continuum: Steps to TOD Success

Strategize

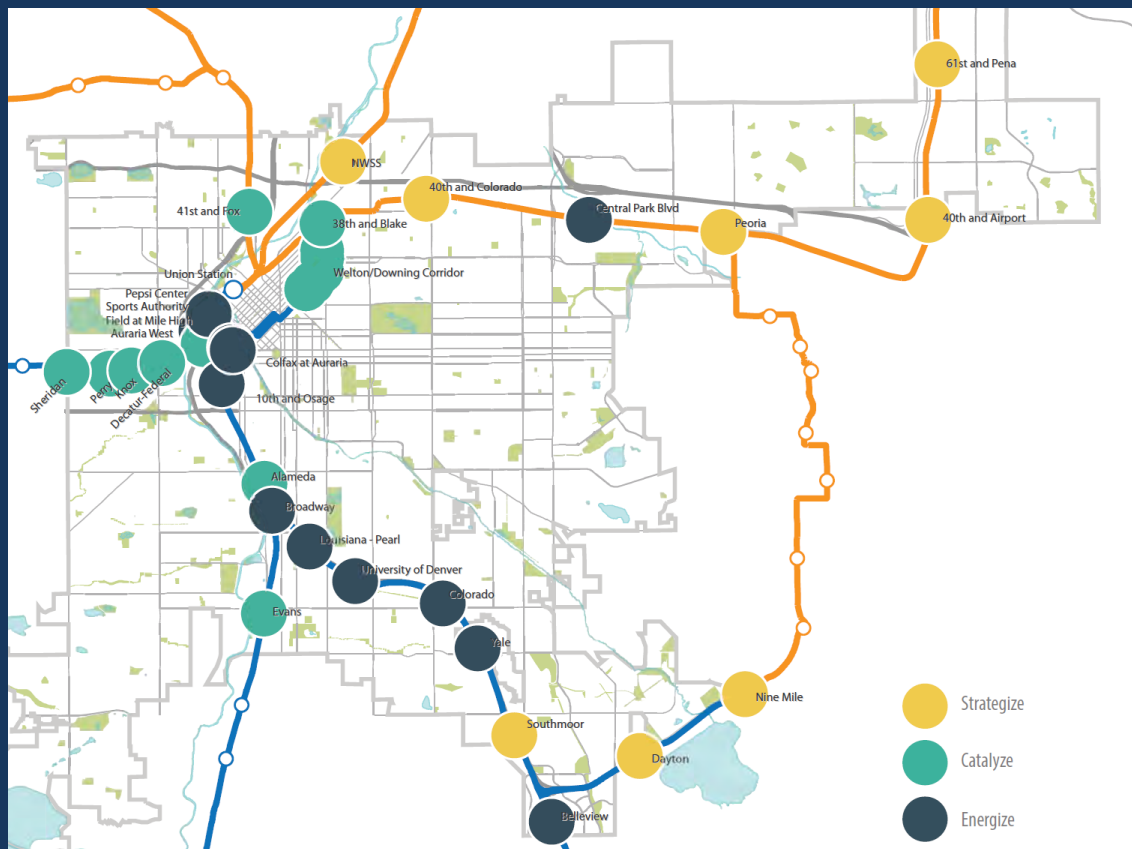
Stations with low market readiness and low development potential.

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.



Denver Union Station



10th & Osage (Mariposa) Alameda Station Village



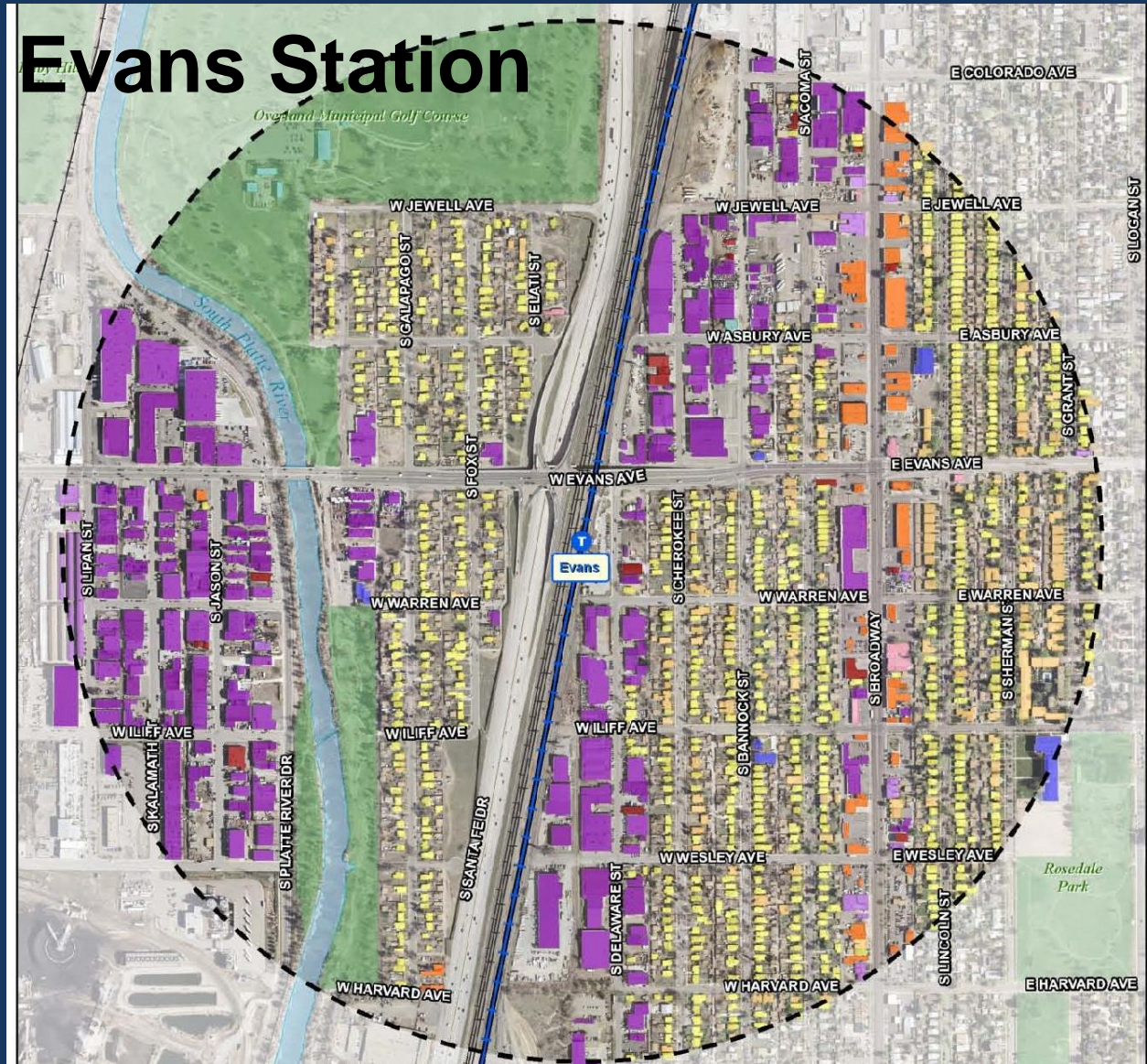
Evans Station

-Used TOD Fund to buy property



Station Evaluation

Walkshed vs Half-mile Circle Analysis



Station Evaluation

Walkshed vs Half-mile Circle Analysis

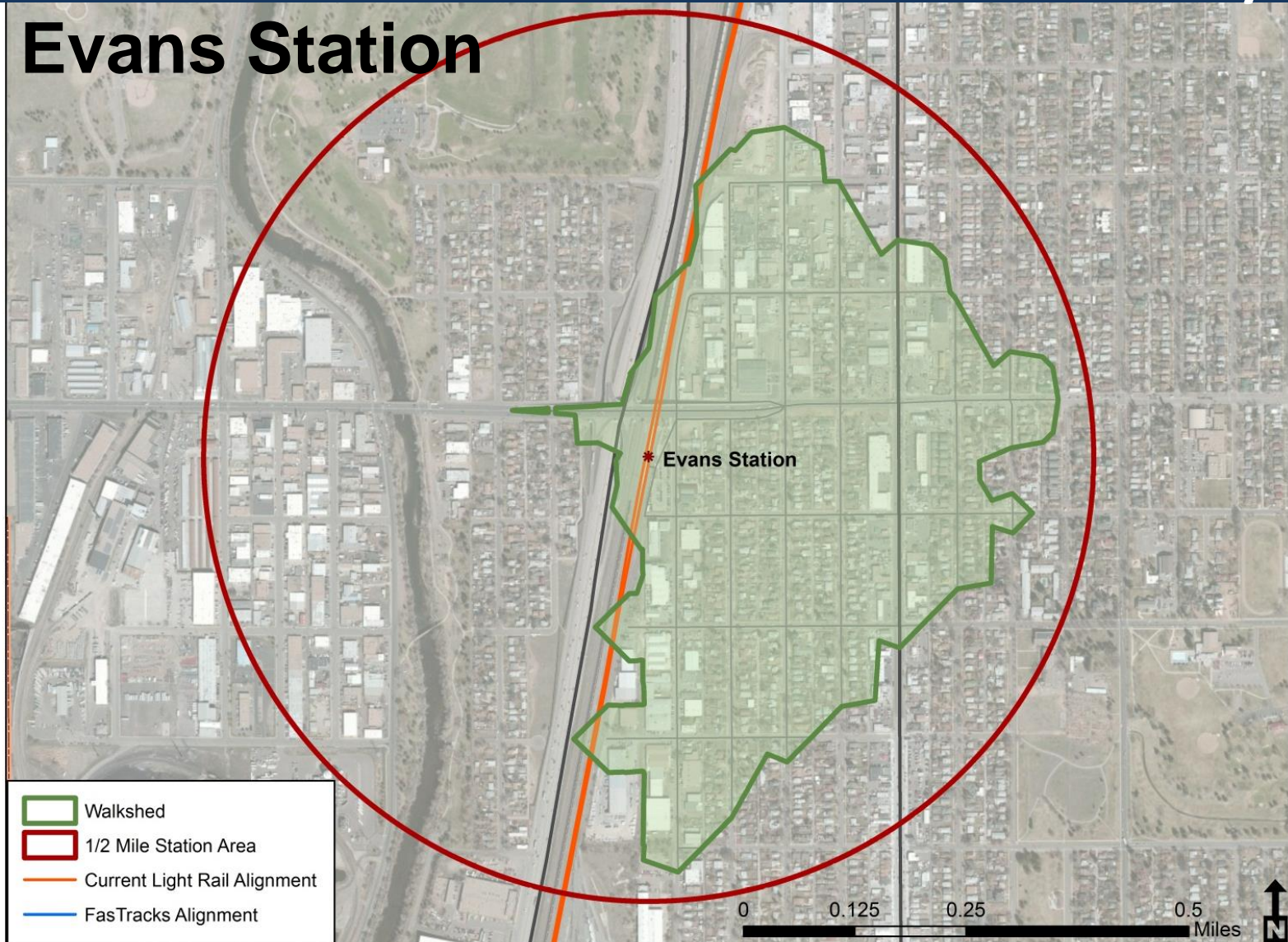
Evans Station



Station Evaluation

Walkshed vs Half-mile Circle Analysis

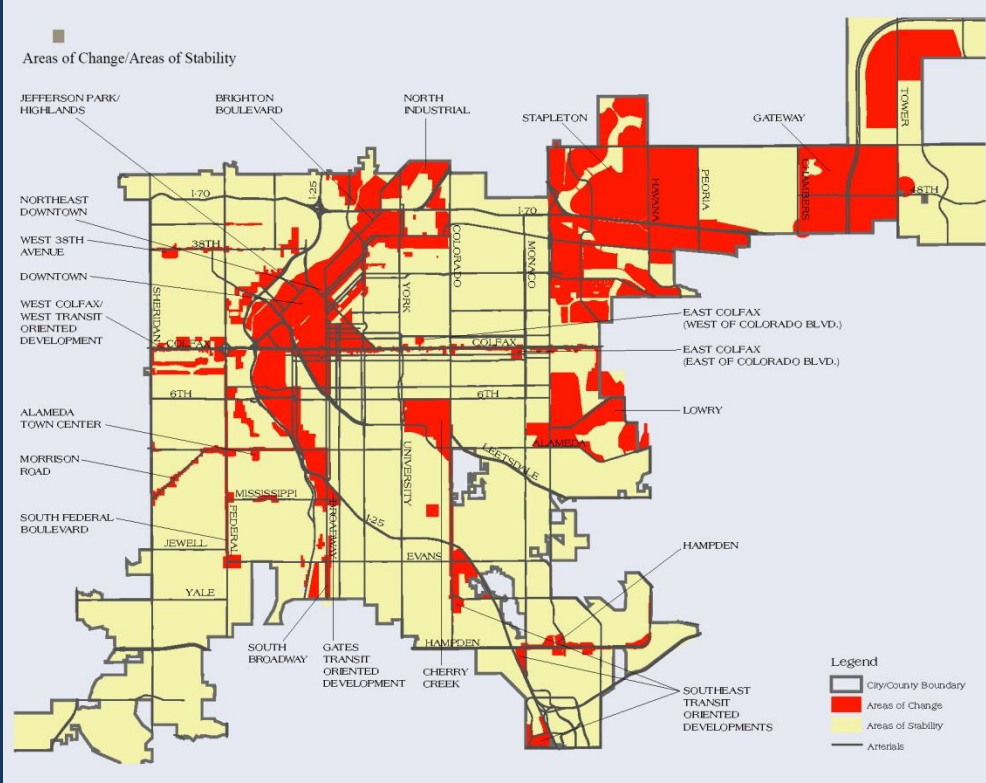
Evans Station



61st & Pena



- 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