Equitable Transit-Oriented Development

Leveraging Housing & Transportation Investment

Rocky Mountain Land Use Institute
Western Places / Western Spaces
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Welcome!

• eTOD FUN-damentals

• eTOD Examples

• Panelist Introductions

• Panelist Discussion

• Audience Q & A
eTOD Fundamentals: 101

• Equitable
  - Socially inclusive by age, gender, family status, income, etc.
  - Access to housing, education, employment, services, transit

• Transit-Oriented
  - Area within a 10-minute walk of high-frequency transit
  - Design that elevates walking and biking over driving

• Development
  - High-density housing that supports walking, mix of uses
  - High-density office that supports range of jobs, transit use
eTOD Fundamentals: Mission

• Affordable housing is difficult to achieve
  - Financial constraints
  - Community opposition

• Transit-oriented development is relatively costly
  - Environmental remediation
  - Tenuous market

• eTOD is damn near impossible – but it’s worth it!
  - Stable financial returns and broad economic gains
  - Clean and cost-efficient mobility at a regional scale
  - Ladders of opportunity for low-income households
eTOD Fundamentals: Terminology

- AMI – Area Median Income
- BRT – Bus Rapid Transit
- LIHTC – Low-Income Housing Tax Credit
- H+T – Housing & Transportation Affordability Index
- IZ – Incentive Zoning
- TDM – Transportation Demand Management
eTOD Fundamentals: Terminology

- BSP – Broadway Station Partners
- CCD – City and County of Denver
- D4 Urban (Alameda Station developer)
- MHD – Mile High Development
- RTD – Regional Transportation District
- ULC – Urban Land Conservancy
eTOD Examples in Metro Denver

• Ashley Union Station, Union Sta
• Broadway Station, Broadway Sta
• Eaton Street Apts, US36/Sheridan Sta
• Sheridan Station Apts, Sheridan Sta
• Walnut St Lofts, 38th & Blake Sta
• Yale Station Apts, Yale Sta
eTOD Examples across the US

• Seattle
  - Sound Transit eTOD program & ST3 transit expansion program
  - Regional Equitable Development Initiative (REDI)
  - Othello Plaza, (Sound Transit and Mercy Housing NW)

• Bay Area
  - BART eTOD program
  - TOAH Fund; Metro. Transp. Comm. $ laundering; CA cap & trade
  - Fruitvale Transit Village (Oakland Housing Authority & East Bay Asian Local Development Corp.)

• Los Angeles
  - LA Metro eTOD program & Measure M expansion program
  - 1st/Soto (Metro, Bridge Housing, East LA Comm. Corp.)
Panelist Introductions

• Chris Nevitt, City and County of Denver

• Sarah Nurmela, City of Westminster

• Sarah Rockwell, Kaplan Kirsch Rockwell

• George Thorn, Mile High Development
eTOD Panel Topics

• Coordination: eTOD takes a village; how do we all plug in?
  - Political leadership and comprehensive planning for transit-supportive/supported mixed uses

• Regulation: What rules help or hurt eTOD implementation?
  - Parking, TDM, green roofs, etc.

• Finance: What funding mechanisms do we have, and what more do we need?
  - H+T impact vis-à-vis housing finance >> transportation funding

• Audience Questions
Thank You!

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