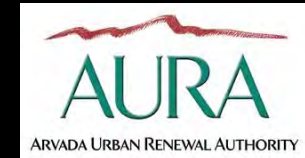


# TOD CASE STUDY: RTD's OLDE TOWN ARVADA PILOT PROJECT



RMLUI ANNUAL CONFERENCE  
MARCH 2, 2012



*Parsons Brinckerhoff | PlaceMaking*

# INTRODUCTIONS

## Moderator

**Laura Aldrete**

Senior Supervising Planner, PB PlaceMaking

## Panel

**Kate Iverson**

Manager of Transit Oriented Development, RTD

**Kevin Nichols**

Senior Planner, City of Arvada

**Maureen Phair**

Executive Director, Arvada Urban Renewal Authority (AURA)

# AGENDA

- RTD TOD Pilot Program
- Arvada Planning Efforts
- AURA - Setting the Stage for Redevelopment
- The Project Approach
- Assumptions
- Work Session
- Moving Towards a Comprehensive Solution

# CONTEXT





- The project is a public-private partnership (P3)
- A Design-Build-Finance-Operate-Maintain (DBFOM) contract is being implemented for the Eagle P3 Project

# EAGLE P3

- The total capital cost is \$2.1 billion, which includes:
  - Design
  - Construction
  - Land acquisition
  - Environmental studies and mitigation
  - Early engineering
  - Planning and project management
- A P3 transfers certain construction and operational risks to the private sector.
  - It allows RTD to spread out large upfront costs and preserve cash in early years
  - RTD will own all assets and make payments to the private partner for a 34-year period

# \$1.03 BILLION FFGA

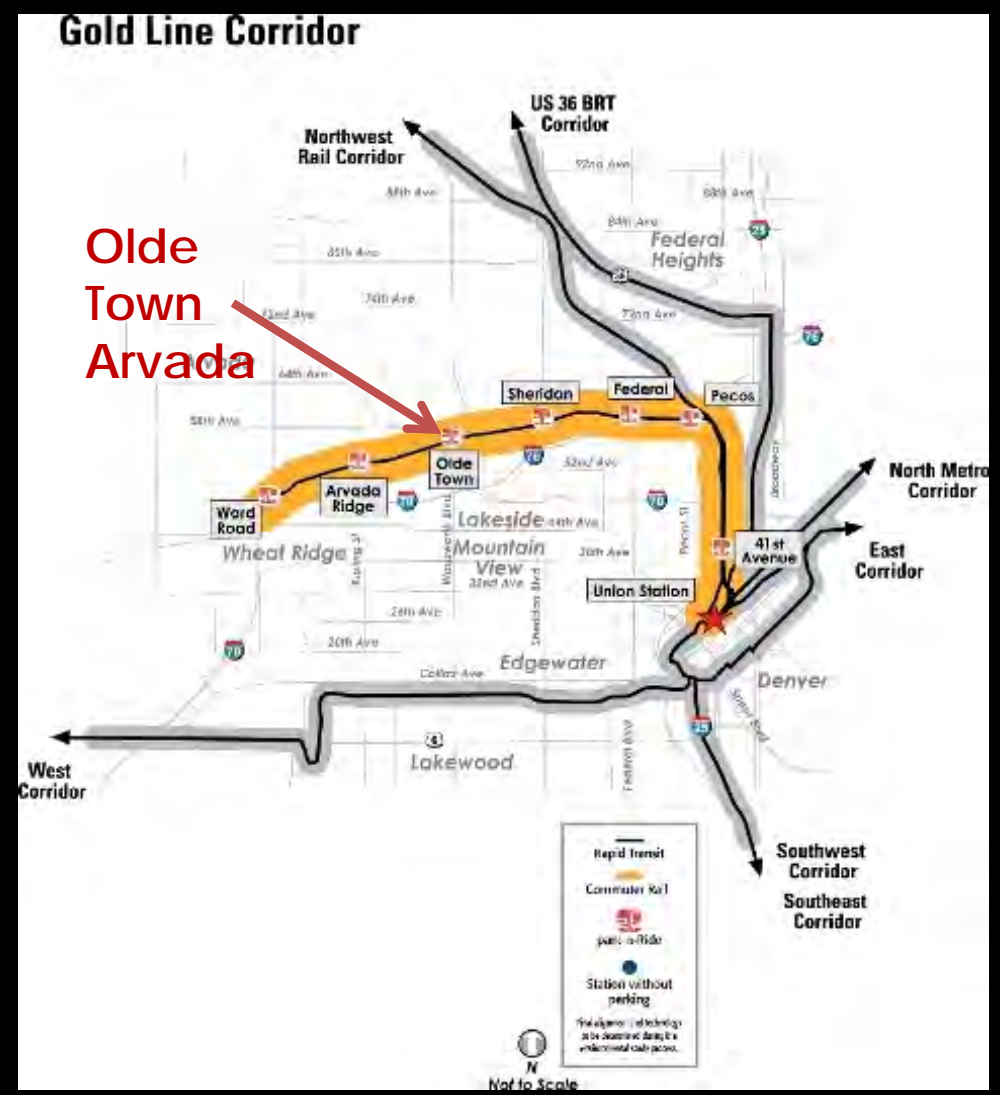
August 31, 2011

- \$1.03 billion Full Funding Grant Agreement (FFGA)
- Notice to Proceed to full construction



# FASTTRACKS GOLD LINE

- 11.2-mile electric commuter rail transit corridor that will connect Denver Union Station to Wheat Ridge
- Seven stations
- Construction on the Gold Line is scheduled to begin in 2012, with the line opening to the public in 2016





# RTD TOD PILOT PROGRAM

## Intent

- TOD can create “communities” for RTD riders
  - Mixed income communities
  - Station/development integrated within community setting
  - Jobs: creation as well as improved access
- Leverage public/private partnerships
- Be poised to take advantage of a market rebound
- Increase RTD market share for all trips, not just commuting



# RTD TOD PILOT PROGRAM

## Possible New Tools and Approaches

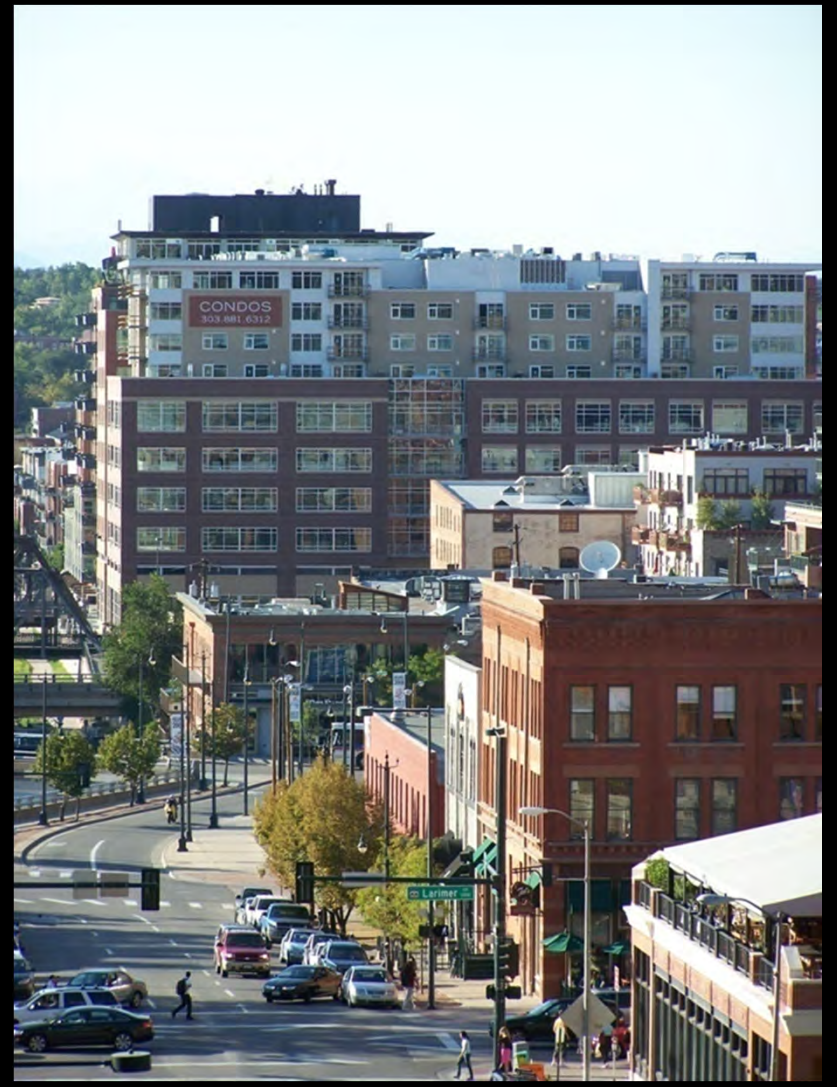
- Strategic management of parking at appropriate stations
- Flexibility when forming development partnerships
- Seek grant funding for TODs with an emphasis on livability
- Joint venture with other government agencies on development offerings



# RTD TOD PILOT PROGRAM

## Pilot Program Project Criteria

- Within existing or funded rail corridor
- Ability for RTD to help “nudge” development
- TOD plan in place
- Commitment by local jurisdiction
- Commitment by developer/property owner
- Market potential





# RTD TOD PILOT PROGRAM

## RTD TOD Pilot Projects

- Alameda Station
- Federal Center
- Welton Corridor
- Olde Town Arvada





# WHY OLDE TOWN ARVADA?

## Responsiveness to RTD TOD Criteria

- Station area plan & zoning
- Arvada's #1 priority
- Extensive work done by city to prepare for next steps
- Healthy infill market

## Potential New TOD Tools

- Flexible land option
- Strategic Parking Management





# Olde Town Arvada



# RTD CHALLENGES TO IMPLEMENTING TOD IN OLDE TOWN ARVADA

- State statute regulating RTD commuter parking management
- Limitations imposed by use of federal funding:
  - National Environmental Policy Act (NEPA) compliance
  - Federal Transit Authority (FTA) joint development regulations



Uptown Square, Denver  
Attached Residential



## C.R.S. 32-9-119.9 LIMITED AUTHORITY TO CHARGE FEES FOR PARKING-RESERVED PARKING SPACES-PENALTIES-DEFINITIONS

- “(6) As used in this section, unless the context otherwise requires “district parking facility” or “facility” means a park-n-ride lot or any other parking lot or structure *owned, leased, or used* by the district.”
- Can not charge for parking (except per the strict statutory limitations)
- Creates ownership, management, and financing challenges when commuter parking is integrated with other public or private parking.



# NEPA COMPLIANCE



- Draft Gold Line EIS was completed in July 2008 prior to the establishment of the TOD Pilot Program
- 400 surface spaces included in Denver Transit Partners as part of Eagle P3

# FTA Joint Development Regulations – Final Agency

Guidance on the Eligibility of Joint Development Improvements  
under Federal Transit Law  
(72 FR 5788 published on February 7, 2007)

Joint development projects receiving federal funding must fulfill four major requirements:

1. Economic Link
2. Public Transportation Benefit
3. Revenue for Public Transportation
4. Reasonable Share of Costs

# JOINT DEVELOPMENT...

- Satisfactory Continuing Control :  
“whether the project sponsor has the right and power to direct that such project shall be used for activities eligible for funding under Federal transit law.”
- Implications for TOD and shared or mixed-use projects:
  - Ownership
  - Financing
  - Maintenance

# CITY OF ARVADA

## INTEREST IN GOLD LINE/TOD



- Invigorate Olde Town business community
- Place more employment and housing near transit
- Reduce VMT
- Provide mobility choices

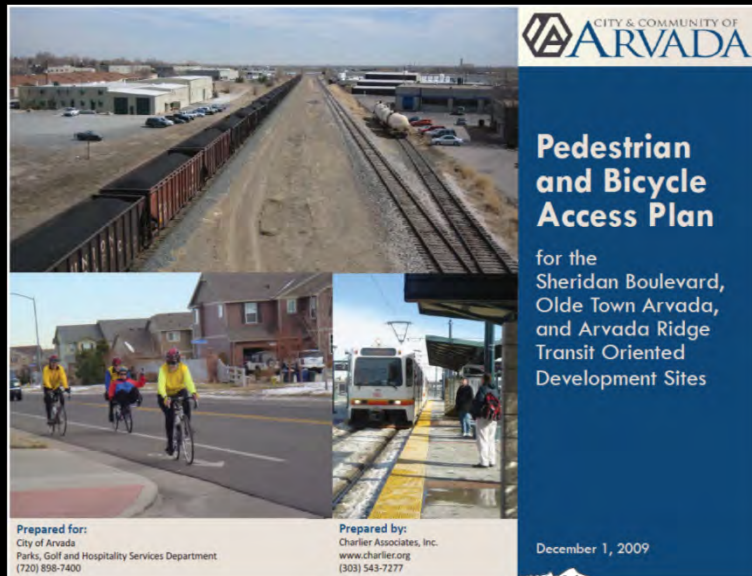


Orenco Station, Hillsboro, OR



# CITY OF ARVADA PLANNING SETTING THE STAGE

- Transit Station Framework Plan
- Pedestrian and Bicycle Access Plan
- Olde Town Design Guidelines Revisions
- Olde Town Parking/Transportation Demand Plan
- Major Infrastructure Plan
- Mixed-Use Zoning



**Arvada Transit Station**

## Framework Plan

August 20, 2007

Prepared For: **CITY & COMMUNITY OF ARVADA**

Prepared By: **7PE Place Making**

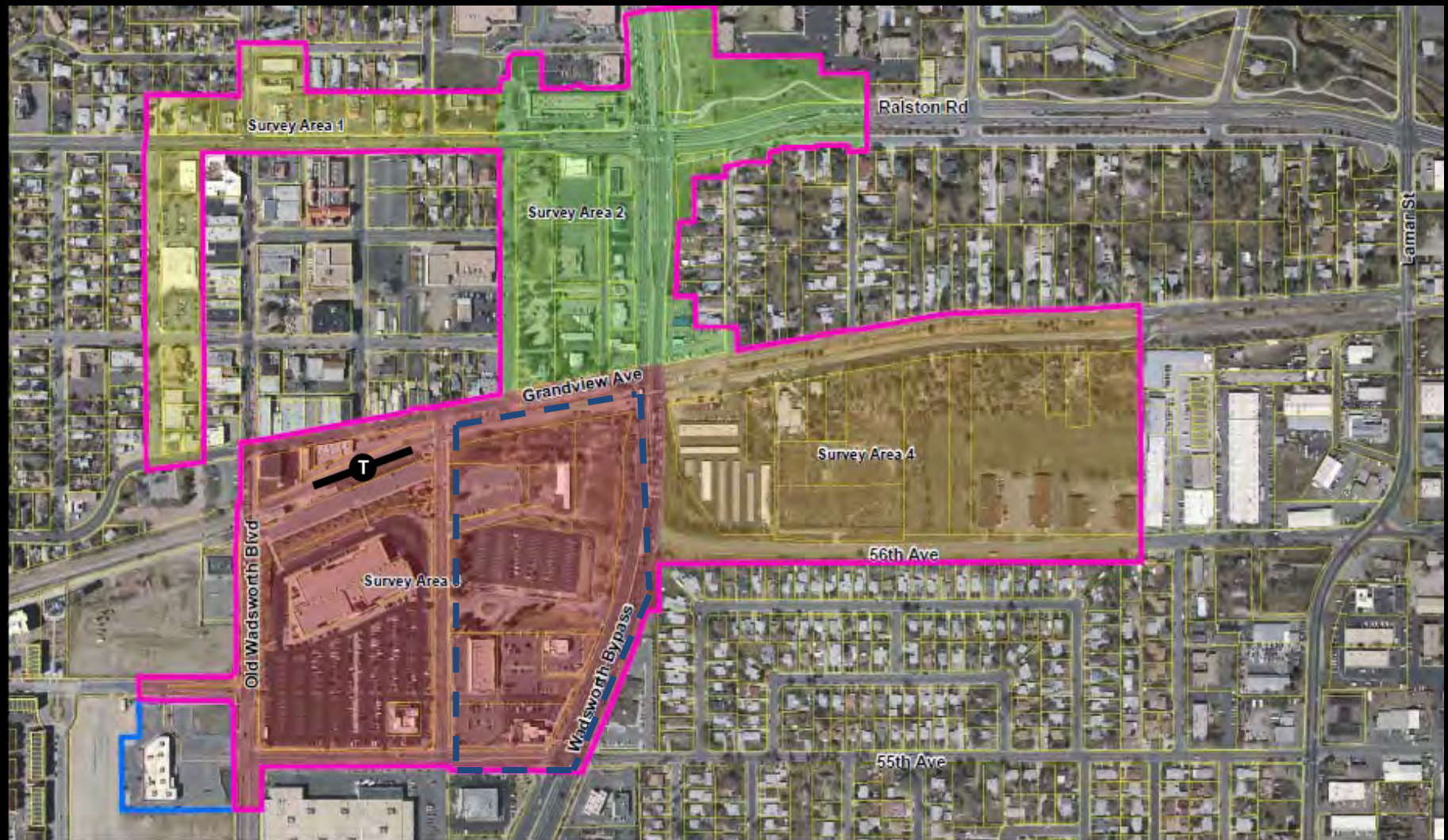
# SETTING THE STAGE FOR REDEVELOPMENT



- Preserve Olde Town
- Selective intensification of Olde Town
- Transform New Town



# AURA – OLDE TOWN URBAN RENEWAL AREA



# AURA - SETTING THE STAGE FOR REDEVELOPMENT

## New Town Development

- Water Tower Lofts
- Water Tower Row Houses
- Water Tower Apartments

## Olde Town Support

- Olde Town Merchants Association
- Streetscape Investments
- Façade Grants
- Olde Town Square





# AURA - SETTING THE STAGE FOR REDEVELOPMENT

## Tools to Attract Development

- Tax Increment Financing
- Construction of key infrastructure
- Developer solicitation
- Gap financing

# THE PROJECT APPROACH

- Develop Assumptions
- Roll Up the Sleeves
- Be Willing to Come up with a Totally Different Answer
- Message
- Be Clear on Next Steps / Schedule

# ASSUMPTIONS

## RTD

- 400 parking spaces on opening day – May 2016
- Solve for parking structure first, then 8 bus bays
- Project must be cost and schedule neutral to RTD and Eagle P3
- Adherence to all Federal funding regulations





# ASSUMPTIONS

## City of Arvada and AURA

- Locate parking structure to maximize economic development (TOD)
- Olde Town is the flagship station and the merchants of Olde Town matter
- Quality pedestrian environment a priority
- Vertical circulation is a component of the solution
- Need a comprehensive parking solution



# WORK SESSION

- Checked vision, desired outcomes & assumptions
- Brought in developer with Mixed-Use experience
- Walked the site
  - Grade
  - Trolley bed/road alternatives
  - Olde Town
- Alternative locations for parking structure
  - 600, 400 and 200 x 2
  - Wrapping structure with Mixed Use
  - Phasing of parking



# MOVING FORWARD TOWARDS A SOLUTION

## Develop a comprehensive solution

- Olde Town parking strategy: structure on Elks lot, restriping, management
- Relocation of bus transfer to 'Tiller' lot
  - could be phased when existing RTD site is redeveloped
  - Parking south of the tracks in some alternatives
- Leverage opportunity for joint development with private sector
  - Break commuter parking mass into separate solutions
  - Allow for shared parking with non-RTD users in Olde Town & New Town
    - Phase the structured parking
    - Involve developer via RFQ



# NEXT STEPS

- Locate a realistic parking structure footprint and/or determine the surface parking yield
- Estimate a private development program on the remaining land between the tracks and 55<sup>th</sup>
- Reach out to multiple stakeholders:
  - Arvada Senior Management & Council
  - RTD Board
  - Business and employees in Olde Town

# THE PANEL

Kate Iverson - RTD

Kate.Iverson@RTD-Denver.com

(303) 299- 2343

Kevin Nichols – Arvada Community Development

KNICHOLS@arvada.org

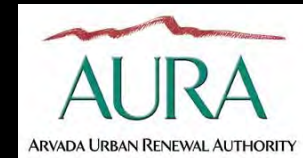
(720) 898-7435

Maureen Phair – Arvada Urban Renewal Authority

MPHAIR@arvada.org

(720) 898-7060

# QUESTIONS?



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