



2013 Transit-Oriented Development  
Status Report

RTD



# RTD and FasTracks Overview



image courtesy Gensler

Grand Opening / image courtesy RTD

RTD oversees a 47-mile rail transit system that services 46 stations on five corridors including:

- The 5.3-mile Central Corridor and 1.8-mile Central Platte Valley (CPV) Spur in central Denver
- The 8.7-mile Southwest Line to Englewood, Sheridan, and Littleton
- The 19.2-mile Southeast Line to Lone Tree and Aurora
- The 12.1-mile West Line to Lakewood and Golden

The FasTracks program, approved by district voters in a 2004 ballot initiative will:

- add 122 miles of rail service
- 18 miles of Bus Rapid Transit (BRT)
- approximately 60 new stations along six new corridors
- extend three existing light rail lines

Construction cranes dominated the skyline in 2013, as the result of an apartment boom in the metro area. Development in 2013 centered on the hub of the FasTracks program: Denver Union Station which is scheduled to open in spring 2014. Significant development has also occurred around other existing and future stations as construction of FasTracks corridors continues at a rapid pace.

2013 marked a productive year for FasTracks. The W Line was the first line to open in April, successfully shuttling passengers between Denver Union Station and the Jefferson County Government Center. RTD also entered into a contract with Regional Rail Partners to construct the North Metro Rail Line to 124th Avenue Station in Thornton by 2018.

The US 36 Bus Rapid Transit (BRT) line will launch in 2016 with a dedicated lane for buses, new park-n-ride facilities, and stations. The East Line, Gold Line, and Northwest Commuter Rail Line to Westminster are on schedule to open in 2016. The I-225 Light Rail Line connecting the East Line to the Southeast Line through Aurora will also open in 2016. Construction of revitalized Denver Union Station, the nexus of the entire transit system, is wrapping up for a May 2014 opening.

## RTD and TOD

Transit-oriented development is typically higher density and incorporates a mixture of different uses that generate transit ridership. Multiple TODs contribute to creating transit-oriented communities where people can live, work, reduce transportation costs, and improve overall health through increased multi-modal activity. RTD plays a proactive role in facilitating transit-supportive development around transit station and strives to realize the following goals:

- Promote multi-sector, cross-jurisdictional partnerships
- Encourage sustainable development that supports the transit system
- Ensure a hierarchy of multi-modal access
- Protect and enhance RTD's transit assets

RTD achieves these goals by developing transit stations that are accessible to multi-modal commuters; establishing partnerships with public or private sector developers, and by supporting local jurisdictions in developing TOD station area plans. RTD's TOD group conducts research to support transit-oriented development, shares information with both the public and private sector, and provides planning assistance in order to help local jurisdictions connect transit service to economic and community development.

Currently RTD is working with local jurisdictions on both planning and development projects. The following table highlights the Station Area Master Plans scheduled and underway.

STAMPs Underway	STAMPs Kicking Off in 2014
C-470/Lucent Station Area Master Plan	I-25/Broadway Station Area Master Plan
104th Ave. Station TOD Master Planning Study	Fitzsimons Parkway Station Area Master Plan
88th Avenue Station Area Master Plan	Civic Center Station Transit District Master Plan
	Littleton Mineral Light Rail Station Area Study

2013 was an active year for the RTD TOD Pilot Program. RTD along with D4 Urban have continued working on the the development partnership at Alameda Station, which will break ground in 2014 and ultimately provide 275 residential units and updated transit amenities. Also in 2013, RTD, the City of Arvada, and the Arvada Urban Renewal Authority chose Trammell Crow to develop a nine acre site adjacent to the future Olde Town Arvada Station along the Gold Line. This partnership is now working to design a parking garage that will address commuter parking, business parking, and allow for more developable space to be dedicated to TOD. Groundbreaking on the parking structure is also expected in 2014.

Depot Square at Boulder Transit Village broke ground in August of 2013. The Boulder Transit Village development is above an underground RTD bus facility that anchors one end of the US 36 BRT line. This project will rehabilitate the historic Boulder Train Depot and create a mixed-use development that includes a hotel and 71 permanently affordable apartment units.

## Summary of TOD Related Activity

The regional investment in transit has encouraged multiple other TOD projects within the metro area. A summary of TOD activity by corridor is laid out in the following tables. Details regarding specific projects are outlined in the corridor summaries throughout this report.

### Summary of Completed or Under Construction Projects by Type on All Corridors:

Corridor	Residential (Dwelling Units)	Hotel (# of Rooms)	Retail (square feet)	Office (square feet)	Government (square feet)	Cultural (square feet)	Medical (square feet)	Education (square feet)
Central	12,712	5,089	1,023,458	3,539,933	1,986,850	107,000	55,000	641,000
East	205	516	45,000	20,000	216,322	-	-	-
Gold	1,018	-	296,274	55,372	-	-	-	-
I-225	2,080	153	66,793	227,000	-	-	5,644,000	1,379,606
NorthMetro	312	-	-	-	-	-	-	-
Southeast	6,795	471	676,569	2,378,551	-	-	315,000	-
Southwest	1,052	-	678,385	50,000	100,000	40,000	175,000	50,000
US36	2,720	559	2,333,520	275,209	-	17,373	19,900	-
West	278	-	425,186	280,000	-	-	900,000	-
<b>Total</b>	<b>27,172</b>	<b>6,788</b>	<b>5,545,185</b>	<b>6,826,065</b>	<b>2,303,172</b>	<b>164,373</b>	<b>7,108,900</b>	<b>2,070,606</b>

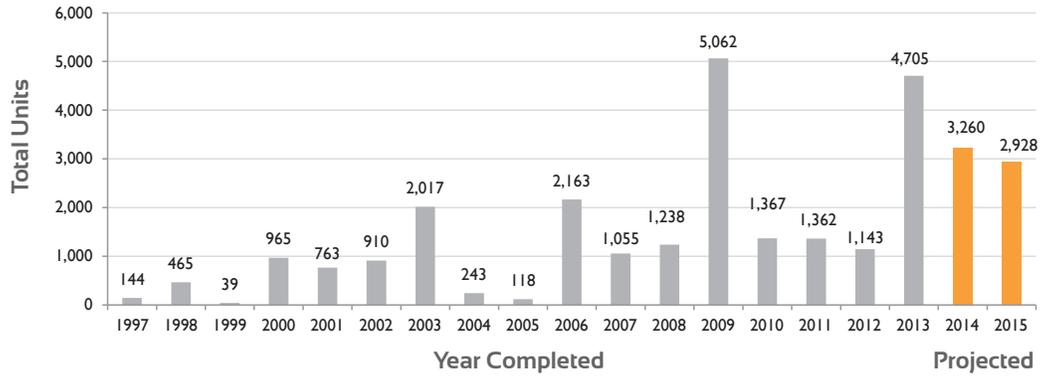
### 2013 Completed or Under Construction

Corridor	Residential (Dwelling Units)	Hotel (# of Rooms)	Retail (square feet)	Office (square feet)	Government (square feet)	Cultural (square feet)	Medical (square feet)	Education (square feet)
Central/CPV	3782	812	143,075	660,000	0	4,000	55,000	271,000
East	205	516	26,000	0	0	0	0	0
Gold	498	0	0	0	0	0	0	0
I-225	0	0	0	0	0	0	1,834,000	0
NorthMetro	36	0	0	0	0	0	0	0
Southeast	1803	0	75,000	467,000	0	0	275,000	0
Southwest	258	0	7,100	0	0	0	175,000	0
US36	888	297	8,112	0	0	0	0	0
West	176	0	0	0	0	0	0	0
<b>Totals</b>	<b>7,614</b>	<b>1,625</b>	<b>259,287</b>	<b>1,127,000</b>	<b>0</b>	<b>4,000</b>	<b>2,339,000</b>	<b>271,000</b>

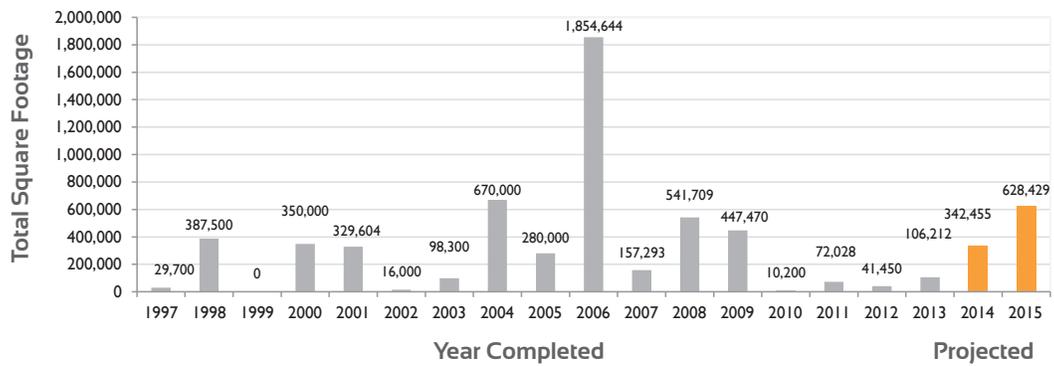
### Proposed Projects by Type as of 2013

Corridor	Residential (Dwelling Units)	Hotel (# of Rooms)	Retail (square feet)	Office (square feet)	Government (square feet)	Cultural (square feet)	Medical (square feet)	Education (square feet)
Central/CPV	759	808	17,000	790,000	-	-	-	-
East	100	-	-	-	-	-	-	-
Gold	1,347	-	258,800	-	-	-	-	-
I-225	100	363	250,580	81,627	-	-	3,440,000	-
Southeast	60	-	32,000	1,182,000	-	-	-	-
Southwest	1,025	-	-	-	-	-	-	-
US36	2,085	805	772,963	553,000	60,000	-	-	-
West	680	-	26,000	-	-	-	-	-
<b>Totals</b>	<b>6,156</b>	<b>1,976</b>	<b>1,357,343</b>	<b>2,606,627</b>	<b>60,000</b>	<b>-</b>	<b>3,440,000</b>	<b>-</b>

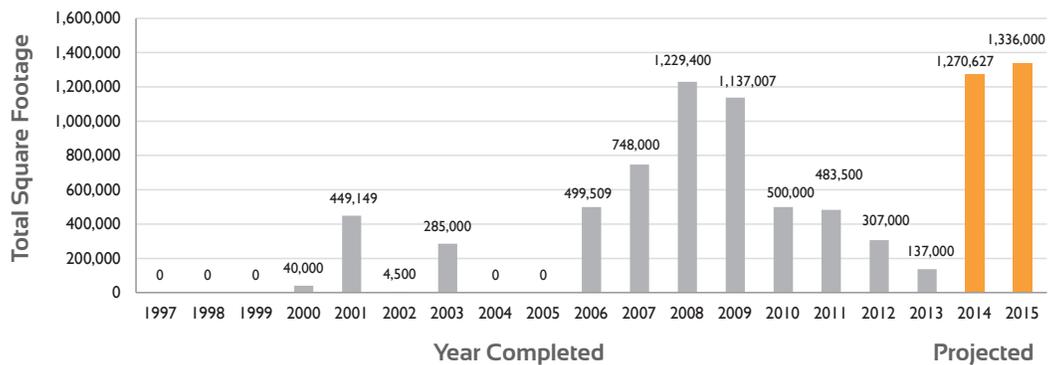
## Total Residential Units Completed and Projected



## Total Retail Development: Completed and Projected



## Total Office Development: Completed and Projected



**RTD FasTracks**  
PROGRESS MAP



**LEGEND**

- Under Construction
- Completed
- Pre-FasTracks
- Future Construction
- Station





The Denver Union Station neighborhood will be a world class transit-oriented community at the heart of Downtown Denver. The region's investment in the station is on track to catalyze millions of square feet of new development.

# Denver Union Station

Denver Union Station is on schedule to open May 9th, 2014. The redevelopment project includes a \$500 million investment in transit infrastructure, redevelopment of the Historic Union Station Building, and substantial private transit-oriented development adjacent to the station.

The new 22-bay bus concourse will replace the existing Market Street Station in 2014, and commuter rail will arrive with the East Line, Gold Line, and Northwest Rail in 2016. Beginning in 2014, Amtrak service will return and Union Station will serve as one terminus of the Free Metro Ride that provides an additional downtown link with Civic Center Station along 18th and 19th Streets.

The Denver Union Station project was originally laid out in the 2004 Denver Union Station Master Plan. A supplement to the original plan was adopted in 2008 and included more concrete plans for redevelopment. The Denver Union Station Project Authority (DUSPA), City and County of Denver, CDOT, and RTD have actively collaborated on the planning, design and construction of the project.

### Station Area Planning

In addition to the Denver Union Station Master Plan, the immediate station has been zoned Transit-Mixed Use by the City of Denver, allowing for a wide variety of residential, commercial, and civic uses.

DENVER UNION STATION	Total Completed by 2013	Completed in 2013 or Under Construction	Projected as of 2013
Residential (# Units)	3,171	2,733	277
Hotel (# Rooms)	56	112	0
Retail (sf)	199,100	117,825	10,000
Office (sf)	2,158,833	112,000	490,000
Government (sf)	248,000	0	0
Cultural (sf)	27,000	4,000	0
Medical (sf)	0	0	0
Education (sf)	0	0	0

### Development Activity

The 220-unit Cadence apartment highrise completed construction in 2013. The 13-story high-rise is located along Denver Union Station's 17th Avenue Promenade and includes 8,000 square feet of ground floor retail space. Cadence is the first residential project to be completed adjacent Denver Union Station.

The newly constructed North Wing Building of Denver Union Station is the new headquarters for IMA Financial. Completed in 2013, this project added 112,000 square feet of office space to Lower Downtown.

The re-developed Denver Union Station Historic Building will open in July, 2014. The Historic Building will be home to the 112-room Crawford Hotel, named after a key member of the development team and one of Denver's



image courtesy Cadence





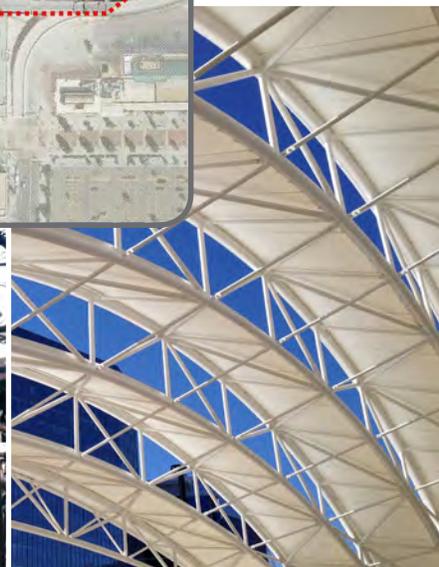
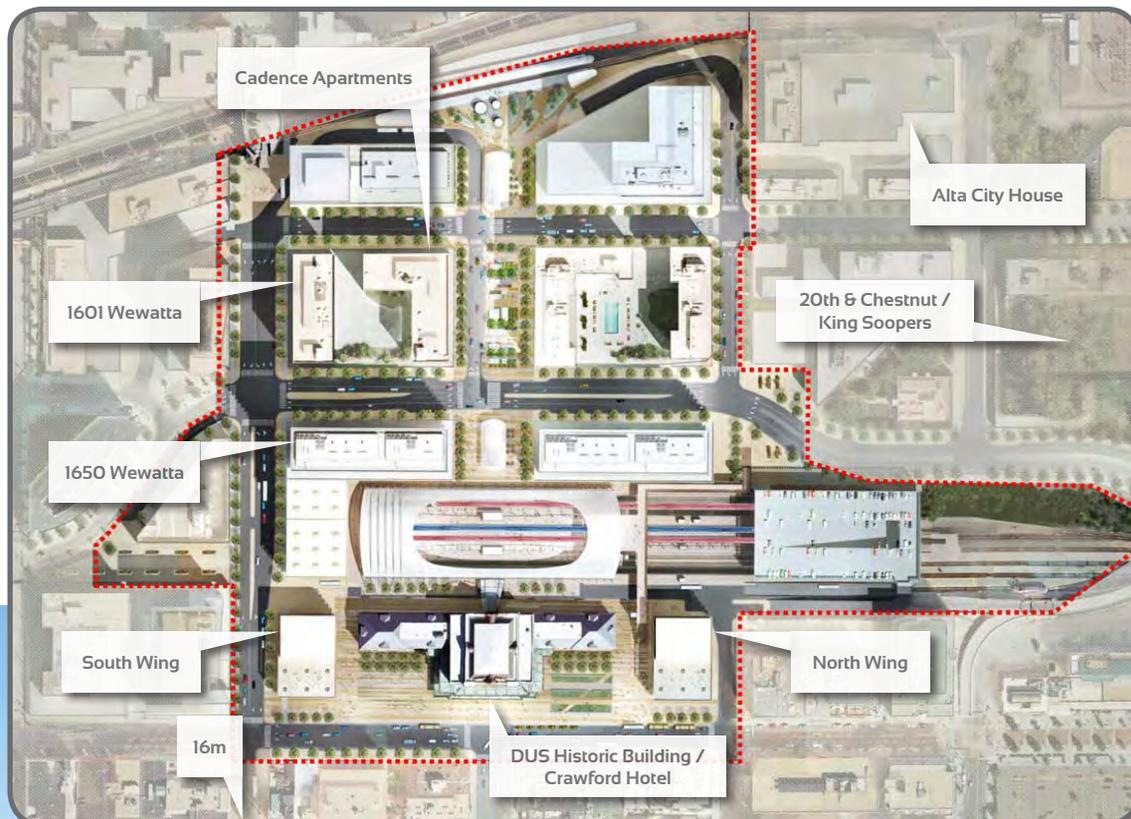
leading preservationists Dana Crawford. The hotel will occupy the upper floors of the station, while the lower floors will be home to a bevy of retail shops and restaurants including:

- Tattered Cover Book Store
- Milkbox Ice Creamery
- Eatmore Burgers & Brats
- Pigtrain Coffee
- The Cooper Lounge
- The Terminal Bar
- Bloom Accessories & Gifts
- Fresh Exchange Grab 'n' Go Food
- Snooze AM Eatery
- The Kitchen Next Door Restaurant
- Mercantile Dining & Provision
- Stoic & Genuine Fish

### Looking Ahead to 2014

- **South Wing Building:** This five-story office building with ground floor retail will open in the summer of 2014.
- **Alta City House:** This five-story apartment complex with 281 market rate apartments will be completed in the summer of 2014.
- **1650 Wewatta:** Will provide 290 market rate apartments with ground floor retail and parking. This luxury apartment building is set to open in December 2014.
- **1601 Wewatta:** Under construction right next to the newly opened Cadence building, 1601 Wewatta will feature nearly 300,000 square feet of office space. 1601 is slated for completion in 2015.

- **A King Soopers grocery store** is set to open at 20th and Chestnut in late 2014. The grocery store will have an urban footprint and occupy the bottom floor of an 5 story project with over 300 for rent apartment units.
- **16m:** This building is located on the 16th Street Mall and Market Street, providing 15,000 square feet of ground floor retail, 130,000 square feet of office space, and 43 market rate apartments. Construction is well under way and on track for completion in 2014.



The Downtown Denver Area Plan emphasizes the importance of the downtown transit network in establishing regional connectivity and catalyzing economic development.



# Central Rail Corridor

The Central Rail Corridor connects Downtown Denver, the Auraria Campus, the Welton Corridor, and the Central Platte Valley Spur with Sports Authority Field at Mile High, Pepsi Center and Elitch Gardens.

The Central Rail Corridor also includes Denver Union Station (DUS), the hub of Denver's metropolitan transit system (DUS development is discussed in a separate section of this report). The future Central Rail Extension will complete the connection from the Central Rail Corridor to the East Rail Line via Downing Street at 38th and Blake Station.



Central Rail Corridor	Total Completed by 2013	Completed in 2013 or Under Construction	Projected as of 2013
Residential (# Units)	9,541	1,049	482
Hotel (# Rooms)	5,033	700	808
Retail (sf)	824,358	25,250	7,000
Office (sf)	1,381,100	635,000	300,000
Government (sf)	1,738,850	0	0
Cultural (sf)	80,000	0	0
Medical (sf)	55,000	0	0
Education (sf)	641,000	271,000	0

## I-25 & Broadway Station:

### Station Area Planning

Blueprint Denver provides a conceptual land use map for the Broadway Station that includes TOD. The City and County of Denver will kick off a station area master plan for I-25 and Broadway Station in 2014.

### Development Activity

1000 South Broadway, a LEED Gold building across from the Broadway Station, began leasing units in 2013. The project added 260 market rate apartments to the area.

Demolition began on the Gates Rubber Plant south of I-25 & Broadway Station in late 2013. Gates started demolition to ease the redevelopment and environmental remediation process. Development plans for the site remain unknown.

I-25 & Broadway Station Commuter Parking: 1,308

## Alameda Station:

### Station Area Planning

The City of Denver adopted the Alameda Station Area Plan in 2009. The plan encourages rebuilding the original street grid system throughout the area to foster better connections between the station and the surrounding neighborhood. Owners of the Broadway Marketplace shopping center and the Denver Design District worked with the City to develop a general development plan for the area and design criteria for future buildings and infrastructure.

### Development Activity

The first phase of RTD's Alameda Station Pilot Project kicked off in 2013 with the start of construction on the Dakota Outfall. The outfall is a drainage improvement that improves storm water capacity in West Washington Park and the areas immediately surrounding Alameda Station. As part of this project Dakota Avenue was reconstructed as a direct connection

between Broadway and the station. RTD and D4 Urban plan to break ground on the next phase of the Pilot Project later in 2014 with the construction of Alameda Station Village. ASV will include 275 apartment units right at the station, as well as a new transit plaza and a bus loading area for RTD patrons.

Alameda Station Commuter Parking: 240

## 10th & Osage Station:

### Station Area Planning

The City of Denver adopted the La Alma/Lincoln Park neighborhood Plan in 2010. The plan encourages mixed-income TOD as a strategy to revitalize the neighborhood and maintain the existing character and community.



1000 S. Broadway / image courtesy 1000 South Broadway



CU Academic Building / image courtesy of University of Colorado, Denver



**Development Activity**

2013 marked the opening of Phase 2 of the Denver Housing Authority's Mariposa Development. This phase includes 87 apartments, 57 of which are affordable housing units, as well as retail space. Phase 3 is scheduled to be complete in early 2014 and will include 93 mixed-income units, including six townhomes, and 15,000 square feet of activated ground floor commercial space. Phase 4 broke ground in 2013 and will also include mixed-income housing.

10th & Osage Station Commuter Parking: 0

**Colfax at Auraria Station:**

*Station Area Planning*

Both the Downtown Area Plan (2007) and the Auraria Campus Master Plan Update (2012) discuss the role of the station in improving local connectivity and establishing a connection between the Auraria Campus and the Downtown Denver.

**Development Activity**

The Community College of Denver's Confluence Building opened in May 2013. The energy efficient building houses CCD admissions and registration, an academic support and testing center, and an academic advising center.

**Auraria West Station:**

*Station Area Planning*

The City of Denver adopted the Auraria West Station Area Plan in 2009. The Plan outlines the goals for the station area which includes the development of a campus main street along 5th Street, and the development of a mixed-use entertainment district within the station area that also includes student housing.

Auraria West Station Commuter Parking: 0

**Pepsi Center-Elitch Gardens Station:**

*Station Area Planning*

Pepsi Center-Elitch Gardens Station is designated as an "Energize" station in Denver's

TOD Strategic Plan. With its proximity to downtown and public investments already in place, this category of station is in the hands of the private sector to implement future TOD.

Pepsi Center-Elitch Gardens Station Commuter Parking: 0

**Sports Authority Field at Mile High:**

*Station Area Planning*

Like the Pepsi Center- Elitch Gardens Station, the Sport's Authority Field at Mile High is also designated an "Energize" station within the Denver TOD Strategic Plan.

Sports Authority Field at Mile High Commuter Parking: 0

**Theatre District-Convention Center:**

*Station Area Planning*

The 2007 Downtown Denver Area Plan discusses the idea of creating a Theatre and Visitor District along California Street that would encourage appropriate infill development such as hotels and retail amenities. The station will serve as an integral part of the district by improving mobility.

**Development Activity**

Construction began on the University of Colorado Academic Building in early 2013. The new building will be the first building constructed as part of the newly designed University of Colorado Denver Neighborhood within the Auraria Campus. Construction will soon finish and the building will open in August of 2014.

Theatre District-Convention Center Commuter Parking: 0

**16th Street and 18th Street Downtown Stations:**

*Station Area Planning*

The 2007 Downtown Denver Area Plan discussed the importance of the downtown transit network in establishing regional connectivity. A main goal established by the plan is to leverage transit investments to improve the market for downtown development.

The RTD Free Metro Ride, which opens in spring 2014, will further improve connectivity in the downtown area, and help reinvigorate the Central Business District.

**Development Activity**

The Colorado National Bank building, at Champa and 16th Street, is being transformed into a 230-room hotel. The hotel is set to open in April of 2014.

16th Street & 18th Street Downtown Stations Commuter Parking: 0

**Welton Corridor Stations:**

*Station Area Planning*

The Northeast Downtown Neighborhood Plan, adopted in 2011, suggests leveraging transit to enhance the main street character of Welton Street. RTD is currently working on the Central Rail Extension Mobility Study which will identify the most feasible rail transit route and operating plan to provide a direct transit connection to the 38th and Blake Station.

**Development Activity**

RTD has included the Welton Corridor in its TOD Pilot Project program, and is actively exploring options to implement TOD along the corridor in an effort to catalyze economic development and generate transit ridership. In February 2014, the winners of the Welton Street Design/Development Challenge were announced and provided \$475,000 in grant funding. One of the winning companies, Civil Technology Inc. plans to redevelop the historic Rossonian Hotel.

The new Salvation Army Harbor Light Center opened in 2013 at Champa and 21st Street. The new center will serve as a substance abuse treatment facility.

Welton Corridor Stations Commuter Parking: 0



Harbor Light/ image courtesy Studio Complevita



Mariposa / image courtesy Denver Post



Alameda Station Village / image courtesy D4 Urban



Lamar Station Crossing Apartments consists of 110 units, 80% of which are affordable units. This mixed income project is the first TOD to be completed along the West Line.

# West Line

image courtesy Metro West Housing Solutions

The 12.1 mile West Line, with service to Denver, Lakewood, and Golden, opened in April, 2013.

Completed eight months ahead of schedule, in April 2013 the West Line was the first FasTracks project opened. Both the cities of Denver and Lakewood have increased planning activities in order to benefit from the new rail line.

The City of Lakewood will begin the process of updating its Comprehensive Plan in 2014 and is creating its first Sustainability Plan. Lakewood also completed the Downtown Lakewood Connectivity and Urban Design Plan this year. These plans will guide the course of future development in the area in order to utilize and capture the benefits of the newly introduced rail line.

WEST LINE	Total Completed by 2013	Completed in 2013 or Under Construction	Projected as of 2013
Residential (# Units)	278	176	680
Hotel (# Rooms)	0	0	0
Retail (sf)	425,186	0	26,000
Office (sf)	280,000	0	0
Government (sf)	0	0	0
Cultural (sf)	0	0	0
Medical (sf)	900,000	0	0
Education (sf)	0	0	0

**Decatur/Federal Station:**

*Station Area Planning*

The City of Denver adopted the Sun Valley Neighborhood Decatur-Federal Station Area Plan in April of 2013. The plan envisions a future renaissance for the Sun Valley neighborhood, suggests key infrastructure improvements, and recommends a transit-oriented approach to development. A General Development Plan is under review. The GDP provides more detail for property owners about how the area will develop.

Decatur/Federal Station Commuter Parking: 1069

**Knox Station:**

*Station Area Planning*

The Denver City Council adopted the West Colfax Plan in 2006. The plan highlights the opportunity for infill development surrounding light rail stations along the West Line. Current zoning for the area allows for higher density, residential development.

Knox Station Commuter Parking: 0

**Perry Station:**

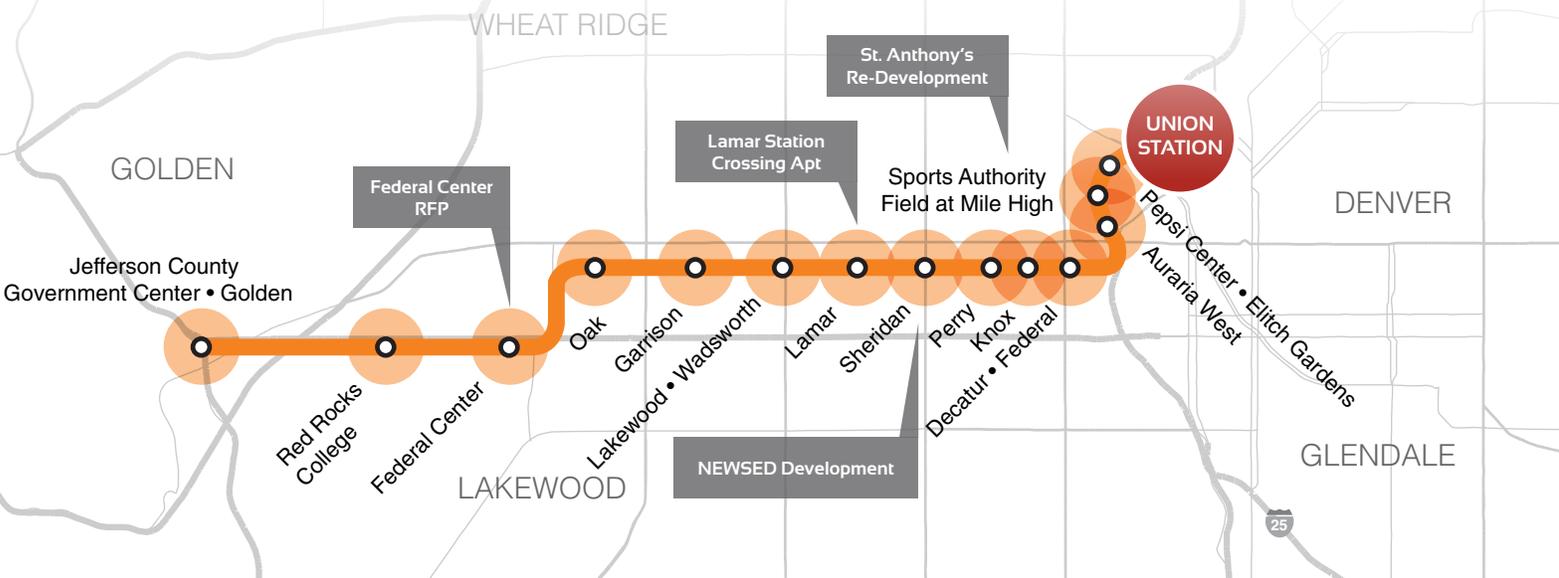
*Station Area Planning*

The West Colfax Plan, adopted in 2006, highlights the Perry Station as an asset that can help catalyze future development.

*Development Activity*

The redevelopment process for the former St. Anthony's Hospital site kicked off in 2013 and will be completed in the next several years. Phase I of the redevelopment will include a boutique hotel, restaurant space, and an apartment complex from Larimer Associates and L.C. Fulenwider; apartments and retail space from Trammell Crow Residential; and office and retail space by Littleton Capital Partners and Weston Capital Corporation. Infrastructure construction began in the spring of 2014.

Perry Station Commuter Parking: 0





Sloans / image courtesy EnviroFinance



St. Anthony's Hospital Redevelopment / image courtesy EnviroFinance Group



Sloans / image courtesy EnviroFinance

**Sheridan Station:**

*Station Area Planning*

The Sheridan station area includes land in Denver and Lakewood. Denver zoning code allows for 8 story mixed-use development within the station area. The City of Lakewood adopted the Sheridan Boulevard Station Area Plan in 2006, and the City of Denver adopted the Sheridan Station Area Plan in 2009. Both plans encourage high density transit-oriented development.

Sheridan Station has been designated as the West Corridor's Catalytic Project Site through DRCOG's Sustainable Communities Initiative. This catalytic status funded the Sheridan Station 20-Minute Neighborhood Plan, which is exploring neighborhood enhancements that will provide residents better access to more places and services within a 20 minute walking or biking distance.

*Development Activity*

The Urban Land Conservancy and New West Side Economic Development (NEWSSED) have been working consistently with RTD on several small property transactions around the station that will enable future phases of development. ULC will begin initial design of the redevelopment in 2014.

*Sheridan Station Commuter Parking: 800 spaces*

**Lamar:**

*Station Area Planning*

The City of Lakewood adopted the Lamar Street Station Area Plan in 2010. The plan calls for neighborhood development and improved connectivity. The station area is the home of Lakewood's 40 West Arts District and is currently home to over a dozen galleries and public art installations.

*Development Activity*

Lamar Station Crossing Apartments, a Metro West Housing Solutions project opened in January of 2014. The project consists of 110 units, 80% of which are affordable units. This mixed income project is the first TOD to be completed along the West Line.

*Lamar Commuter Parking: 0*

**Lakewood/Wadsworth Station:**

*Station Area Planning*

The City of Lakewood adopted the Wadsworth Boulevard Station Area Plan in 2006. The vision for the corridor is to transform the area surrounding the station into an urban village that incorporates mixed-use development, and improved multi-modal connectivity. Transit-oriented development is included in the current zoning.

*Lakewood/Wadsworth Station Commuter Parking: 0*

**Garrison Station:**

*Station Area Planning*

The City of Lakewood adopted the Garrison Street Station Area Plan in 2010. The plan calls for the preservation of the residential character of the station area.

*Garrison Station Commuter Parking: 0*

**Oak Station:**

*Station Area Planning*

The City of Lakewood adopted the Oak Street Station Area Plan in 2006. The plan envisions a mixed-use center with an emphasis on research and development, as well as retail opportunities. The Oak station area also includes transit-oriented development zoning.

*Oak Station Commuter Parking: 200 spaces*

**Federal Center Station:**

*Station Area Planning*

Plans for the Federal Center Station area are incorporated in the Union Corridor Station Area Plan, adopted in 2006. The plan calls for high density residential and office development near the station. Transit-oriented development is included in the zoning of the area.

*Development Activity*

The RTD Board approved a resolution supporting a master developer solicitation for the RTD and the U.S. General Services Administration (GSA's) property at the Federal Center in the fall of 2013. The City of Lakewood is currently negotiating with GSA on the acquisition process for the property. Lakewood anticipates releasing a developer solicitation in 2014 when GSA and Lakewood have reached an agreement on the acquisition process.

*Federal Center Station Commuter Parking: 1,000 spaces*

**Red Rocks Community College Station:**

*Station Area Planning*

The Red Rocks station area includes areas of mixed-use zoning.

*Red Rocks Community College Station: 0*

**Jefferson County Government Center-Golden Station**

*Development Activity*

Construction began on a pedestrian bridge connecting Jefferson County Government Center - Golden Station to the neighborhoods south of 6th Avenue.

*Jefferson County Government Center-Golden Station Commuter Parking: 705 spaces*

Lamar Station Crossing Apartments, a Metro West Housing Solutions project



West Rail Line Grand Opening / image courtesy RTD



Grand Opening / image courtesy RTD



The Urban Land Conservancy is developing 156 affordable to be completed by 2016



# East Line

The East Line is a 22.8 mile commuter rail line that will link Denver Union Station to Denver International Airport. Scheduled for 2016, it will be the first line of the Eagle project to open.

The East line will have connections to the I-225 Light Rail Line at Peoria Station, as well as to the Central Rail Line Extension at the 38th and Blake Station. Upon opening, the line is expected to carry around 27,700 people between Union Station and Denver International Airport.

August 22, 2013 RTD and Denver Transit Partners celebrated the “halfway to opening day” mark for construction. The majority of the civil construction work is expected to be completed in 2014. The East Line will open in 2016.

EAST LINE	Total Completed by 2013	Completed in 2013 or Under Construction	Projected as of 2013
Residential (# Units)	205	205	256
Hotel (# Rooms)	516	516	0
Retail (sf)	45,000	26,000	0
Office (sf)	20,000	0	0
Government (sf)	216,322	0	0
Cultural (sf)	0	0	0
Medical (sf)	0	0	0
Education (sf)	0	0	0

### 38th & Blake: Station Area Planning

The City of Denver has rezoned the area surrounding the station to include mixed-use zoning. A station area master plan was adopted in 2009 and calls for new TOD that preserves the area’s industrial character while enhancing its role as an arts and entertainment district.

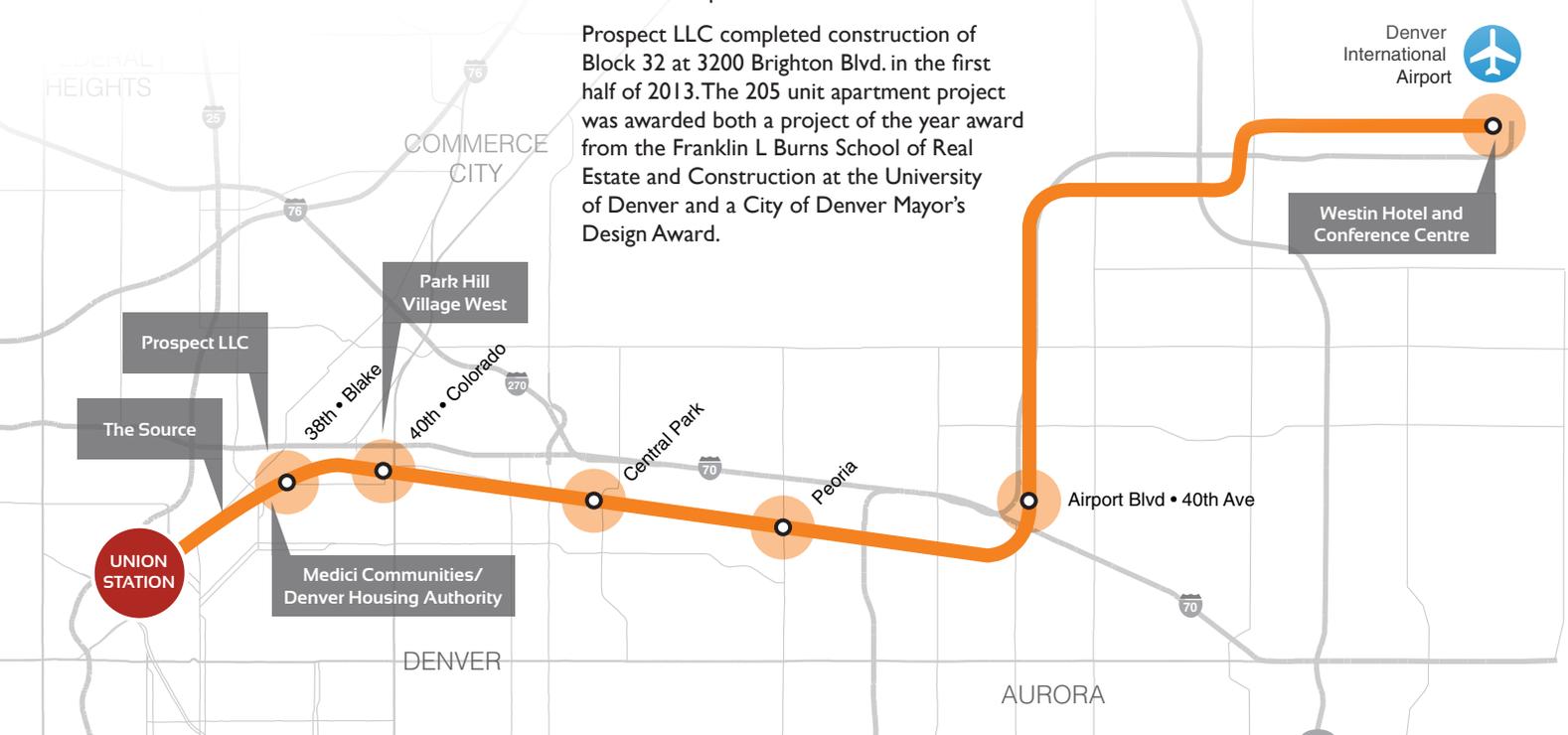
### Development Activity

The Urban Land Conservancy is working with Medici Communities and Denver Housing Authority on the development of a 1.4 acre TOD adjacent to the future 38th and Blake Street Station. The plan calls for a mix of affordable and market rate rental units and commercial space for office and retail.

The Source opened in August 2013 within a former brick foundry building at 3350 Brighton Blvd. The food market and retail space has 15 tenants including restaurants, a butcher, bakery, brewery, and other food markets.

38th & Blake Station Commuter Parking: 200 spaces

Prospect LLC completed construction of Block 32 at 3200 Brighton Blvd. in the first half of 2013. The 205 unit apartment project was awarded both a project of the year award from the Franklin L Burns School of Real Estate and Construction at the University of Denver and a City of Denver Mayor’s Design Award.





38th & Blake Station



38th & Blake Station



Prospect LLC / Bloch 32 / image courtesy Bloch 32



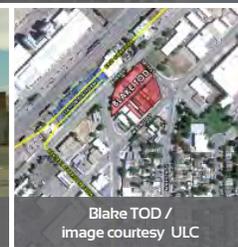
Park Hill Village West / image courtesy Delwest



The Source / image courtesy the Source



Medici Communities / Denver Housing Authority / image courtesy ULC



Blake TOD / image courtesy ULC

**40th & Colorado:**

*Station Area Planning*

The 40th and Colorado Station area includes areas of mixed-use zoning to allow for TOD.

*Development Activity*

The Urban Land Conservancy is developing a 9.4 acre area of land adjacent to the 40th and Colorado station. 156 affordable homes, to be completed by 2016, are planned for 2.7 acres of the site. A series of public meetings have begun in order to discuss site planning for the remaining 6.7 acres.

*40th & Colorado Station Commuter Parking: 200 spaces*

**Central Park:**

*Station Area Planning*

The City of Denver adopted the Central Park Station Area Plan in 2012. The plan calls for the station to become a sustainable, active, and accessible station to residents of Stapleton, nearby neighborhoods, and the City of Denver.

*Central Park Station Commuter Parking: 1,500 spaces*

**Peoria:**

*Station Area Planning*

Peoria Station itself will be located in the City of Aurora, however the station area will include portions of both Denver and Aurora. The two cities have been, and will continue to work together to coordinate development and ensure a cohesive station area.

The City of Aurora has zoned the entire station area to support TOD. In 2009 Aurora adopted a station area master plan. The plan calls for the evolution of the station area into an employment center with surrounding land uses that include employment and housing.

*Peoria Station Commuter Parking: 550 spaces*

**Gateway Park:**

*Station Area Planning*

The City of Denver has included part of the station area in the DIA airport overlay district. Land uses and design elements within this overlay are subject to review by the Denver Manager of Aviation. The remainder of the station area includes zoning for mixed-use development. The City of Denver has designated this area an "area of change".

The City of Aurora also completed a plan for the portion of the station area within Aurora city limits. The Gateway Park East Station Area Plan lays out a long term vision of the site that shows how development can best relate to the station, discusses strategies to manage parking, and illustrates how the area can take on a pedestrian-oriented character.

*Gateway Park Commuter Parking: 1,079 spaces*

**Denver International Airport:**

*Station Area Planning*

The City of Denver has created a special overlay district for the airport, and all land use decisions in this area are made by the Denver Manager of Aviation.

*Development Activity*

The Westin Hotel and Conference Centre is under construction and on schedule to open in 2015. The Hotel will include 519 rooms conveniently located adjacent to the new south terminal at Denver International Airport.

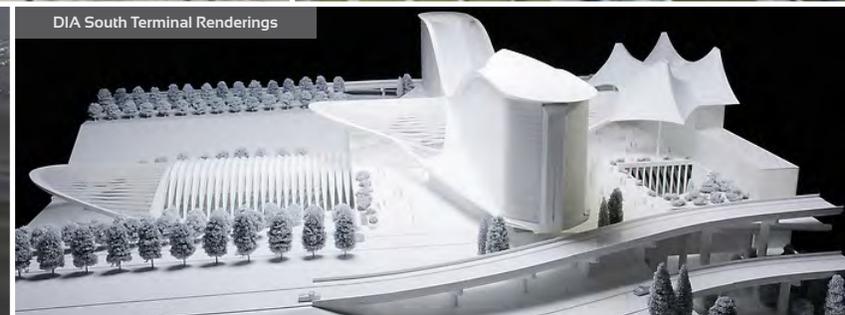
*Denver International Airport Commuter Parking: 0*



DIA South Terminal Renderings



image courtesy Gensler



RTD is actively facilitating TOD around the future Olde Town Arvada station through the TOD Pilot Program.

# Gold Line

The 11.2 mile Gold Line is scheduled to open shortly after the East Line in 2016 as part of the Eagle P3.

The Gold Line will begin at Denver Union Station and pass through northwest Denver, Adams County, and Arvada before terminating in Wheat Ridge. The Gold Line includes the Olde Town Arvada Station, which is the site of one of RTD's TOD Pilot Projects. As a Pilot Project, RTD is partnering with the City of Arvada, the Arvada Urban Renewal Authority, and the private sector to actively facilitate development near the station.

GOLD LINE	Total Completed by 2013	Completed in 2013 or Under Construction	Projected as of 2013
Residential (# Units)	1,018	498	1,347
Hotel (# Rooms)	0	0	0
Retail (sf)	296,274	0	258,800
Office (sf)	55,372	0	0
Government (sf)	0	0	0
Cultural (sf)	0	0	0
Medical (sf)	0	0	0
Education (sf)	0	0	0

### 41st and Fox Station:

#### Station Area Planning

The City of Denver adopted the 41st and Fox Station Area Plan in 2009. The Plan's vision is to create a station area that serves as a diverse, transit supportive, and environmentally sustainable urban center. The Plan encourages the development of a mixed-use node at the station while also enhancing the existing neighborhood's access to downtown. The area is currently zoned to allow for both mixed use and main street development typologies.

### Development Activity

Located near the future 41st-Fox Station, The Villas at Regency is the largest apartment complex in Denver to have been built exclusively for students, most of whom attend CU Denver and Metro State University. The complex, consisting of five buildings and 120 units, opened in the fall of 2013.

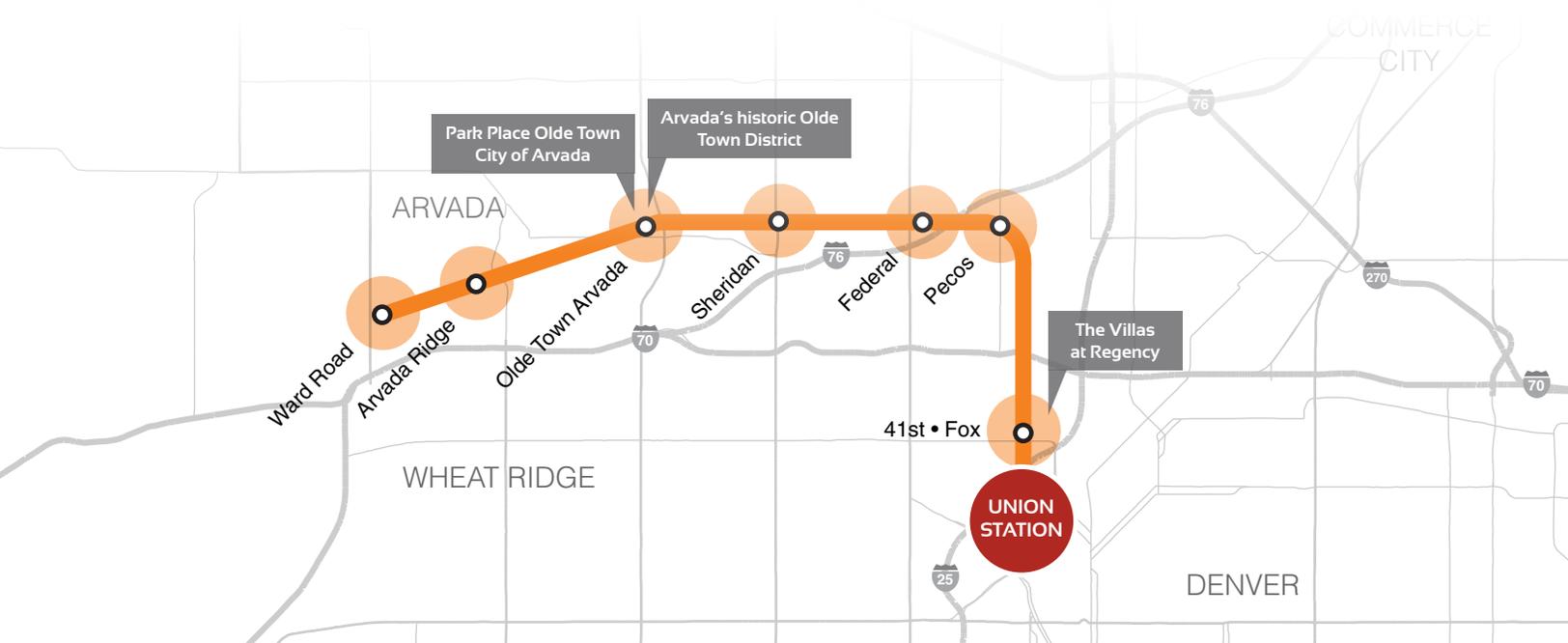
41st and Fox Station Commuter Parking: 500 spaces

### Pecos Station:

#### Station Area Planning

The 2009 Adams County Clear Creek Valley TOD Plan examines prospects for transit-oriented development within the vicinity of the Pecos Station. Goals for the station area include improving regional connectivity and promoting opportunities for commercial development at and near the station.

Pecos Station Commuter Parking: 300 spaces





Olde Town Arvada Station



**Federal Station:**

*Station Area Planning*

The 2009 Adams County Clear Creek Valley TOD Plan outlines goals for the Federal Station. The Plan encourages transit-oriented development as a means to achieve economic revitalization and sustainability in the area. Additionally, Adams County has initiated a Federal Boulevard Framework Plan which provides guidance regarding future transportation and economic investments along the commercial corridor.

*Federal Station Commuter Parking: 300 spaces*

**Sheridan Station:**

*Station Area Planning*

The 2007 Arvada Transit Station Framework Plan envisions the development of a TOD employment center at Sheridan Station. The City of Arvada Comprehensive Plan adopted in 2005 also encourages transit-oriented development near this station.

*Sheridan Station Commuter Parking: 300 spaces*

**Olde Town Arvada Station:**

*Station Area Planning*

The 2007 Arvada Transit Station Framework Plan highlights Olde Town Arvada Station as the most prominent station along the Gold Line. The Station and future TOD will enhance the historic character of the area and encourage economic investment in Arvada's historic Olde Town District.

*Development Activity:*

RTD is working actively with the City of Arvada, Arvada Urban Renewal Authority, and Trammell Crow to create a regional example of high quality TOD. In 2013, RTD and the City of Arvada selected Trammell Crow from a field of 10 competing firms to develop 9 acres of publically owned land near the station. Throughout 2013, the public-private partnership has worked to design a parking garage that will replace the surface parking originally planned for the station during the EIS process. The parking garage will free additional area for TOD while also providing parking for commuters and Olde Town Arvada businesses. Construction on the parking structure should begin in 2014 and planning for TOD will kick off following its construction.

Park Place Olde Town is a proposed 153-unit, five-story apartment building with a projected construction start date in 2014. The pedestrian-oriented housing development is located adjacent to McIlvoy Park, west of Wadsworth Bypass and south of Ralston Road. Park Place Olde Town will be one of the first developments that provides urban living opportunities in Olde Town Arvada.

*Olde Town Arvada Commuter Parking: 400 spaces*

**Arvada Ridge Station:**

*Station Area Planning*

The 2007 Arvada Transit Station Framework Plan calls for higher density residential and employment uses within the Arvada Ridge Station area.

*Arvada Ridge Station Commuter Parking: 150 spaces*

**Ward Road Station:**

*Station Area Planning*

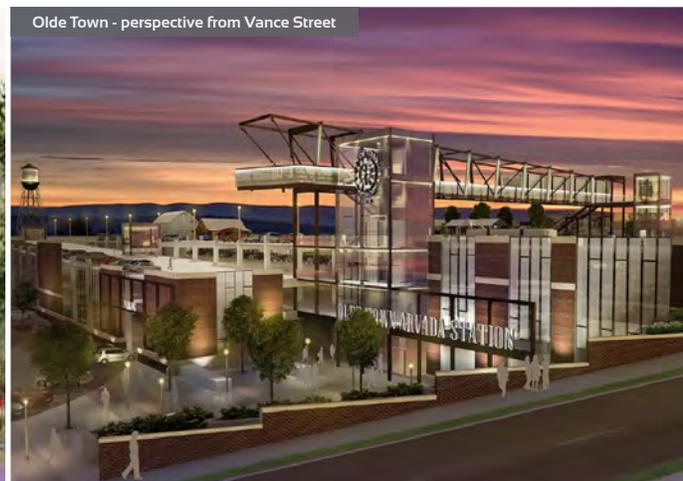
The 2009 Wheat Ridge Comprehensive Plan sees the Gold Line commuter station as a tool to improve regional mobility. In order to ensure quality development in the area the Plan sets a vision that also includes TOD. In 2013 Wheat Ridge updated the 2006 Northwest Subarea Plan, which outlines the development of TOD zoning districts around the Ward Road Station. The Plan envisions a mixed-use village focused around the commuter rail transit stop.

*Ward Road Station Commuter Parking: 200 spaces*

Park Place Olde Town / image courtesy City of Arvada



Olde Town - perspective from Vance Street



University Station Apartments consists of 60 affordable units for seniors. A portion of resident parking is provided in the adjacent RTD parking structure.



# Southeast Line

The existing 19.1 mile Southeast Rail Line runs parallel to I-25, connecting Denver to Lincoln Station in Douglas County.

The planned Southeast Rail Extension will add 2.3 miles and 3 new stations: Sky Ridge, Lone Tree City Center, and RidgeGate.

### Louisiana-Pearl Station:

#### Station Area Planning

The 2007 Louisiana-Pearl Station Area Plan envisions a station area that includes active retail to support an existing vibrant neighborhood. The Louisiana-Pearl Station provides no parking, and the station primarily serves the neighborhoods of Platt Park and West Washington Park.

#### Development Activity

Washington Park Station at Louisiana Avenue and Washington Street, began construction in 2013. When completed the 5-story complex will add 32 apartment units and 2,800 square feet of retail space to the area.

Louisiana-Pearl Station Commuter Parking: 0

made in the area, as well as encouraging development that enhances the character of the neighborhood and responds to the proximity of the University of Denver.

#### Development Activity

The University Station Apartment project is scheduled for completion in early 2014. A Mile High Development Project, University Station Apartments will consist of 60 affordable units for seniors. The building will have 20 parking spaces on site, and will lease an additional 40 from RTD in the adjacent station parking structure. Mile High Development is purchasing RTD Neighborhood EcoPasses for all building residents.

University Station Commuter Parking: 540 spaces

### Colorado Station:

#### Station Area Planning

The Colorado Station area is categorized in Blueprint Denver as an "Area of Change" with an emphasis on transit-oriented development

SOUTHEAST LINE	Total Completed by 2013	Completed in 2013 or Under Construction	Projected as of 2013
Residential (# Units)	6,795	1,803	249
Hotel (# Rooms)	471	0	0
Retail (sf)	676,569	77,800	43,290
Office (sf)	2,378,551	467,000	1,387,000
Government (sf)	0	0	0
Cultural (sf)	0	0	0
Medical (sf)	315,000	275,000	0
Education (sf)	0	0	0





University Station



Kaiser Permanente / Lone Tree / image courtesy Kaiser Permanente



Washington Park Station / image courtesy Zakhem & Company

**Development Activity**

The next phase of development at Colorado Center will integrate with the station and is designed to be pedestrian friendly. Phase 3 will include 205,000 square feet of office space, 11,290 square feet of retail space, and 189 residential units configured to support a new retail main street.

Construction on the Colorado Center Bicycle/Pedestrian Bridge will begin in the spring of 2014. The \$8 million bridge will cross I-25 and connect neighborhoods to the north to Colorado Station.

Colorado Station Commuter Parking: 363 spaces

**Yale:**

**Station Area Planning**

The immediate area surrounding Yale Station is designated in Blueprint Denver as an “Area of Change”. Urban Land Conservancy and Koelbel & Co. are nearby landowners that have collaborated on a phased redevelopment plan.

Yale Station Commuter Parking: 129 spaces

**Southmoor Station:**

**Station Area Planning**

Blueprint Denver categorizes Southmoor Station area as an “Area of Change”.

**Development Activity**

The Veranda HighPointe, a Forum Real Estate Group project was completed in 2013. The development provides 362 apartments and

41,000 square feet of ground floor retail across Hampden Ave from the Southmoor Station.

Southmoor Station Commuter Parking: 788 spaces

**Bellevue Station:**

Station Area Planning: The Bellevue Station primarily serves the Denver Tech Center. Blueprint Denver categorizes the area west of the station as an “Area of Change” while the area to the east is categorized as “stable”.

**Development Activity**

Construction is still underway on a mixed-use 352 unit apartment building with 34,000 square feet of ground floor retail. Under development by Holland Partners, this project is scheduled to be complete in the fall of 2014.

The 16-story, 325,000 square foot One Bellevue Station office building is slated to begin construction in 2014, north of Union Ave and adjacent to the Light Rail Platform.

Bellevue Station Commuter Parking: 59 spaces

**Orchard Station:**

**Station Area Planning**

The Orchard Station area is located in Greenwood Village and is zoned as a town center.

**Arapahoe at Village Center Station:**

**Station Area Planning**

Greenwood Village has zoned the area around the station for mixed-use development.

Orchard Station Commuter Parking: 817 spaces

**Dry Creek Station:**

**Station Area Planning**

The Dry Creek Station zoning allows for mixed-use development. Jones Corporation is currently planning to develop property adjacent to the station into a 42 acre mixed-use neighborhood.

Dry Creek Station Commuter Parking: 235 spaces

**County Line Station:**

**Development Activity**

The Wolff Company began construction on Capstone at Vallagio, a 272-unit apartment community located south of Vallagio’s first phase. Connected by a privately funded pedestrian bridge built several years ago, Capstone should be complete later in 2014.

County Line Station Commuter Parking: 388 spaces

**Lincoln Station:**

**Development Activity**

Kaiser Permanente completed construction of its new multi-specialty center in Lone Tree near Lincoln Station in December. This project is one phase of a larger project that will ultimately encompass 20 acres.

Lincoln Station Commuter Parking: 1,734 spaces



Lincoln Station



Lincoln Station



University Station



The Evans Station Lofts opened in 2013, bringing 50 new affordable housing units to the station area.

# Southwest Line

The 8.7 mile Southwest Rail Line connects Denver to the City of Littleton.

The line consists of 5 stations with an additional station planned at C-470 and Lucent Boulevard as part of the Southwest Extension.



Southwest Line	Total Completed by 2013	Completed in 2013 or Under Construction	Projected as of 2013
Residential (# Units)	1,052	258	1,025
Hotel (# Rooms)	0	0	0
Retail (sf)	678,385	7,100	0
Office (sf)	50,000	467,000	0
Government (sf)	100,000	00	0
Cultural (sf)	40,000	00	0
Medical (sf)	175,000	175,000	0
Education (sf)	50,000	0	0

**Evans Station:**  
*Station Area Planning*  
 The 2009 City of Denver Evans Station Area Plan calls for the use of transit-oriented development to help enhance the character of the existing station area.

*Development Activity*  
 The Evans Station Lofts opened in 2013 bringing 50 new affordable housing units to the station area. The project was a joint venture between the Urban Land Conservancy and Medici Communities LLC. Evans Station Lofts won a Mayor's Design Award in 2013.

*Evans Station Commuter Parking: 99 spaces*

**Englewood Station:**  
*Station Area Planning*  
 The City of Englewood adopted the Englewood Light Rail Corridor Plan in 2013. This plan outlines a series of mobility enhancements and development scenarios around the Oxford, Englewood, and proposed Bates Station. Englewood will follow up on this plan with a next steps study in 2014 which will determine the financial and technical feasibility of these planning scenarios.

*Englewood Station Commuter Parking: 910 spaces*



Evans Station Lofts / image courtesy Urban Land Conservancy



**Oxford-City of Sheridan Station:**

*Station Area Planning*

Plans for the Oxford-City of Sheridan Station are included in the Englewood Light Rail Corridor Plan. The plan calls for higher density residential development within the station area with improved connectivity to the station platform from south of Oxford Ave.

*Development Activity*

Eley Partners has plans to construct a new 146 unit apartment building at the intersection of Navajo and Princeton. A PUD for the project was approved by City Council in fall of 2013.

*Oxford-City of Sheridan Station Commuter Parking: 0*

**Littleton-Downtown Station:**

*Station Area Planning*

Littleton's 2011 Downtown Neighborhood Plan highlights the importance of the downtown station in connecting Littleton to the metropolitan region. The area around the station has been designated as a Transit Impact Zone, which allows for more flexible, transit appropriate development. A station area plan for Littleton-Downtown will kick off in 2015.

*Littleton-Downtown Station Commuter Parking: 361 spaces*

**Littleton-Mineral Station:**

*Station Area Planning*

The first station area plan for Littleton-Mineral Station will kick-off in 2014 or 2015. The plan will focus on mobility improvements between the station, the Aspen Grove Shopping Center, and surrounding areas, as well as development opportunities on surrounding underutilized parcels.

*Development Activity*

Colorado's first Alamo Drafthouse Cinema opened in the Aspen Grove shopping center adjacent to Littleton-Mineral Station in 2013. The movie theater/restaurant/bar is 33,000 square feet and holds seven theater screens.

*Littleton-Mineral Station Commuter Parking: 1,227 spaces*

**Lucent/C-470 Station:**

*Station Area Planning*

The C-470/Lucent Station Area Master Plan is underway and on track for completion in 2014. This plan will establish guidelines for development near the station and make recommendations that look to improve connections between neighboring Highlands Ranch and the station.

*Lucent/C-470 Station Commuter Parking: 1,000*

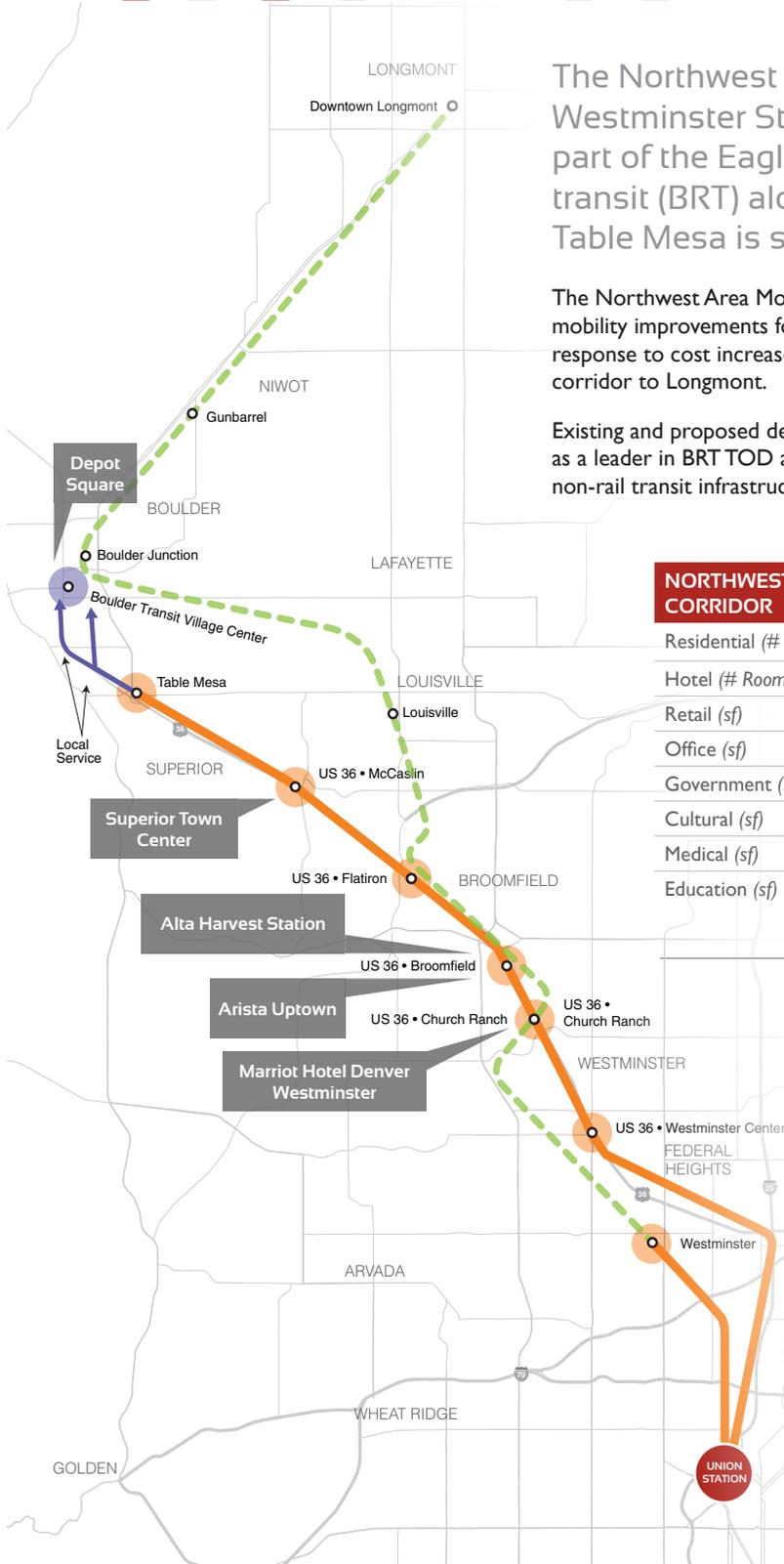


Navajo Apartments / image courtesy Prime Design



The proliferation of development along this corridor suggests that TOD can be successful along BRT corridors.

# Northwest Corridor



The Northwest Corridor includes the Northwest Rail Line to Westminster Station and is scheduled to open in 2016 as part of the Eagle P3 project. Additionally, 18 miles of bus rapid transit (BRT) along US-36 between Denver Union Station and Table Mesa is scheduled to open in 2016.

The Northwest Area Mobility Study was launched in 2013 and is developing a prioritized list of mobility improvements for the northwest area of RTD's service area. RTD initiated the study in response to cost increases associated with building and operating commuter rail along the 41-mile corridor to Longmont.

Existing and proposed development along the Northwest Corridor establishes the Denver region as a leader in BRT TOD and capitalizes on the economic benefits associated with non-rail transit infrastructure.

NORTHWEST CORRIDOR	Total Completed by 2013	Completed in 2013 or Under Construction	Projected as of 2013
Residential (# Units)	2,720	176	680
Hotel (# Rooms)	559	0	0
Retail (sf)	2,333,520	0	26,000
Office (sf)	275,209	0	0
Government (sf)	0	0	0
Cultural (sf)	17,373	0	0
Medical (sf)	19,900	0	0
Education (sf)	0	0	0

### Westminster Commuter Rail Station:

#### Station Area Planning

The 2013 Westminster Comprehensive Plan encourages higher intensity development around the future rail station.

#### Development Activity

The City of Westminster released an RFP in late 2013 asking for a master developer to construct a parking garage at Westminster Station by opening day. This RFP also asks for future transit-oriented development concepts at the station. Proposals will be under review for the first portion of 2014. Additional station development details will be released following a developer selection.

Westminster Commuter Rail Station Parking: 925 spaces



Former Depot



Arista Uptown / image courtesy Arista Uptown Apartments

**Westminster Center Station:**

*Station Area Planning*

The 2013 Westminster Comprehensive Plan highlights BRT and recommends high intensity, mixed-use development around all transit nodes. Westminster began a master plan of the former Westminster Mall site in 2013 and approved a preliminary development plan for the site in the fall. Visions for the 105 acre site include a rebuilt urban street grid and higher density, mixed uses.

*Westminster Station Commuter Parking: 500 spaces*

**Church Ranch Station:**

*Development Activity*

Marriott Hotel Denver Westminster is currently under construction and expected to open in April of 2014. The hotel will include 297 rooms with easy access to the Church Ranch BRT Station.

*Church Ranch Station Commuter Parking: 396 spaces*

**Broomfield Station:**

*Development Activity*

Alta Harvest Station Apartments in Broomfield is scheduled to open in early 2014. The development consists of 297 market rate rental units conveniently located near the US-36 BRT Line.

Arista Uptown opened in 2013. This new development added 272 market rate apartments to the Broomfield station area.

*Broomfield Station Commuter Parking: 870 spaces*

**Flatiron Station:**

*Flatiron Station Commuter Parking: 265 spaces*

**McCaslin Station:**

*Development Activity*

After years of planning and discussion, Superior Town Center will begin construction in 2014. The large-scale project will ultimately include 1,400 homes, a 1.2 acre town square with restaurants and shops, a hotel, 500,000 square feet of commercial space, a sports complex, and a medical services building. Early 2014 will be spent on grading before sidewalk, street and infrastructure construction begins.

*McCaslin Station Commuter Parking: 188 spaces*

**Table Mesa Station:**

*Table Mesa Station Commuter Parking: 824 spaces*

**Boulder Transit Village Station:**

*Station Area Planning*

The 2007 Transit Village Area Plan outlines the City of Boulder's vision for the 160 acre transit village area. The vision includes plans for mixed-use development in order to facilitate the establishment of a transit-oriented neighborhood.

*Development Activity*

Construction of Depot Square, the end of the line TOD for the US36 BRT project began in the summer of 2013. Depot Square includes 71 permanently affordable apartment units, a 140 room Hyatt Place hotel, and a restored historic Boulder train depot building. This private development will be above an underground RTD bus facility and adjacent to a shared parking structure for residents, visitors, and transit patrons.

*Boulder Transit Village Station Commuter Parking: 290 spaces*



Depot Square at Boulder Transit Village



Alta Harvest Station / image courtesy Alta Harvest Station



A boom of medical construction has occurred along the I-225 Line. Near the future Fitzsimons and Colfax Stations, the University of Colorado completed a portion of its hospital expansion, including a new 12-story inpatient tower.

# I-225 Line

The 10.5 mile I-225 Light Rail Line will connect the East Commuter Rail Line through Aurora to the Southeast Corridor Light Rail.

I-225 Line	Total Completed by 2013	Completed in 2013 or Under Construction	Projected as of 2013
Residential (# Units)	2,080	0	100
Hotel (# Rooms)	153	0	363
Retail (sf)	66,793	0	250,580
Office (sf)	227,000	0	81,627
Government (sf)	0	0	0
Cultural (sf)	0	0	0
Medical (sf)	5,644,000	1,834,000	3,440,000
Education (sf)	1,379,606	0	0

Located entirely within the City of Aurora, the I-225 Light Rail Line will serve as a link between the Anschutz Medical Campus, DIA, the Denver Tech Center, and Downtown Denver. The I-225 Line is currently under construction and expected to open in 2016.

The City of Aurora has been actively planning around the line's eight stations and rezoning adjacent property in anticipation of future transit oriented development.

The City of Aurora recently completed a development viability analysis and branding exercise for the I-225 Line. The analysis used interviews with land owners and practiced TOD developers to help develop a marketing strategy for TOD around Aurora's stations. A brand, logo and message were developed to prime future development opportunities.

### Fitzsimons Parkway Station: Station Area Planning

The Montview Boulevard Station was removed from the I-225 Line in 2013 at the request of the University of Colorado and the Anschutz Medical Campus due to concerns about the potential impacts light rail infrastructure may have on sensitive medical equipment. The main campus station is now located on Fitzsimons Parkway, a half mile north of the current campus. The station's new location provides access to Denver's Stapleton Neighborhood, Aurora's Morris Heights Neighborhood and future Bio-science facilities planned for the medial campus. In 2014 the City of Aurora will begin a station area master plan for the Fitzsimons Parkway Station.

### Development Activity

In 2013 medical development boomed along the I-225 Line. Near the future Fitzsimons Parkway Station, the University of Colorado completed a portion of its hospital expansion, including a 734,000 square foot, 12-story inpatient tower.

*Fitzsimons Parkway Station Commuter Parking: 0*





Denver VA Medical Center / image courtesy Denver VA

**Colfax Station:**

*Station Area Planning*

The Fitzsimons-Colfax and 13th Avenue Station Area Plan was approved by the City of Aurora in 2009 as an amendment to the Comprehensive Plan. The plan characterizes the Colfax Station as an employment center with medical offices and ground floor retail. The station will also serve as a bus transfer facility for commuters.

*Colfax Station Commuter Parking: 0*

*Development Activity*

A new Denver VA Medical Center is under construction just north of the future Colfax Station and expected to open in October 2015.

**13th Avenue Station:**

*Station Area Planning*

The 2009 Fitzsimons-Colfax and 13th Avenue Station Area Plan characterizes the station as a medium-density residential area with some office use.

*13th Avenue Station Commuter Parking: 250 spaces*

**2nd & Abilene Station:**

*Station Area Planning*

The City of Aurora adopted the Abilene Station Area Plan in 2009 as a supplement to the Comprehensive Plan. The Plan calls for mixed-use development, the preservation of public parks, and the construction of a public plaza adjacent to the station. The City of Aurora has zoned the station area to accommodate future transit-oriented development.

*2nd & Abilene Station Commuter Parking: 200 spaces*

**Aurora City Center Station:**

*Station Area Planning*

The Aurora City Center Station has been zoned for transit-oriented development, allowing for mixed use, higher density development.

**Florida Station:**

*Station Area Planning*

The City of Aurora adopted the Florida Station Area Plan in 2011 as an amendment to the Comprehensive Plan. The plan highlights areas where TOD can develop in response to the light rail station.

*Florida Station Commuter Parking: 0*

**Iliff Station:**

*Station Area Planning*

The City of Aurora is in the process of preparing and adopting an Iliff Station Urban Renewal Plan. The City also adopted the Iliff Station Area Plan in 2009 as a supplement to the Comprehensive Plan.

*Development Activity*

The City of Aurora issued an RFQ in 2013 for the construction of a 600 space commuter parking garage at Iliff Station. Aurora is contributing approximately \$6 million to the effort, and encouraging proposers to include plans for TOD that can share the parking facility. Aurora expects to issue an RFP and choose a winning proposal in 2014.

*Iliff Station Commuter Parking: 600 spaces*

**Nine Mile Station (existing):**

*Station Area Planning*

The City of Aurora is in the process of developing and adopting the Nine Mile Station Urban Renewal Plan. The City has also developed the Nine Mile Station Area Plan, which identified TOD opportunity areas near the station.

*Nine Mile Station Commuter Parking: 1225 spaces*

**Dayton Station (existing):**

*Dayton Station Commuter Parking: 250 spaces*



University of Colorado Hospital / image courtesy University of Colorado Hospital



Denver VA



In 2013 RTD awarded a contract to Regional Rail Partners for the construction of the North Metro Rail Line.

# North Metro Line

In 2013 RTD awarded a contract to Regional Rail Partners for the construction of the North Metro Rail Line.

Regional Rail partners is set to design and build the first 13 miles of the line, starting at Union Station and ending at 124th Avenue; with a 2018 scheduled opening. RTD expects to see more development activity in the coming years with the kick-off of construction. Station area planning has begun for several of the stations that are included in the contract with Regional Rail Partners.

Groundbreaking on the North Metro line will occur early spring 2014.

NORTH METRO LINE	Total Completed by 2013	Completed in 2013 or Under Construction	Projected as of 2013
Residential (# Units)	312	36	0
Hotel (# Rooms)	0	0	0
Retail (sf)	0	0	0
Office (sf)	0	0	0
Government (sf)	0	0	0
Cultural (sf)	0	0	0
Medical (sf)	0	0	0
Education (sf)	0	0	0

### National Western Stock Show Station

#### Station Area Planning

The City and County of Denver is currently working on the Elyria Swansea Neighborhood Plan, which includes the National Western Stock Show Station.

A subarea plan for the station area will be included as part of the overall Elyria Swansea Neighborhood Plan. As a parallel process, the City is also working on a National Western Stock Show Master Plan. This plan will consider the station but will focus primarily on how the National Western Complex will grow and evolve in the future.

*National Western Stock Show Station Commuter Parking: 210 spaces*

### 72nd Avenue Station

#### Station Area Planning

The Commerce City Station Area Master Plan at East 72nd Avenue and Colorado Boulevard was completed in 2013 and outlines the potential for TOD to improve connectivity, strengthen existing neighborhoods, and spur economic development within the station area.

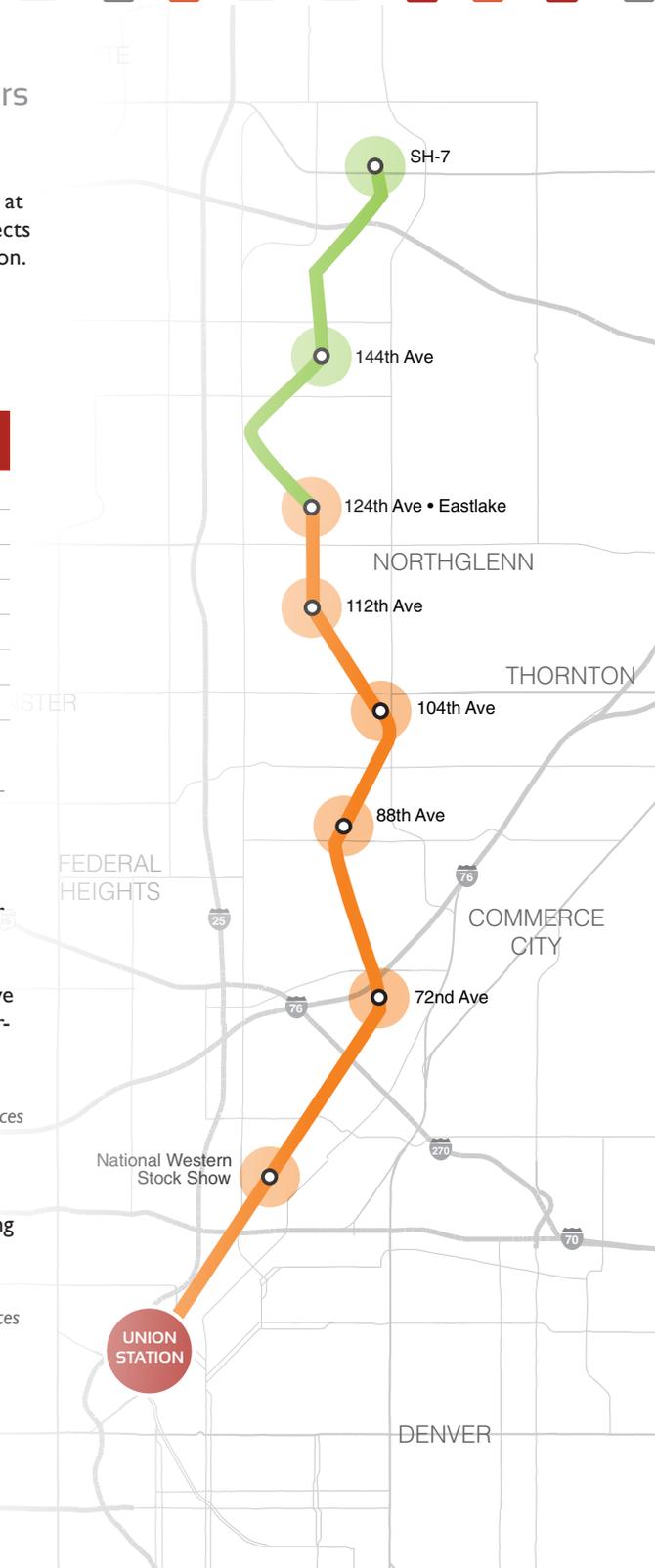
*72nd Avenue Station Commuter Parking: 330 spaces*

### 88th Avenue Station

#### Station Area Planning

The City of Thornton is currently working on the 88th Avenue Station Area Master Plan. The plan will be complete in 2014.

*88th Avenue Station Commuter Parking: 550 spaces*





Commerce City Station 4



88th Electric Multiple Unit

**104th Avenue Station**

*Station Area Planning*

The City of Thornton is currently working on the 104th Avenue Station Area Master Plan. The plan will be complete in 2014.

*104th Avenue Station Commuter Parking: 880 spaces*

**112th Avenue Station**

*Station Area Planning*

The City of Northglenn will lead a station area master planning process for 112th Avenue Station in the second half of 2014.

*112th Avenue Station Commuter Parking: 210 spaces*

**124th Avenue Station**

*Station Area Planning*

The City of Thornton adopted the Eastlake Station Transit-Oriented Development Master Plan Report in 2009. The plan highlights the ability of TOD to maximize the benefits of the the North Metro Rail Line by creating more compact, mixed-use development near the station that is well integrated with the undeveloped land west of the tracks.

*124th Avenue Station Commuter Parking: 410 spaces*

**144th Avenue Station**

*Station Area Planning*

The City of Thornton will begin a Station Area Master Plan for 144th Avenue in the second half of 2014.

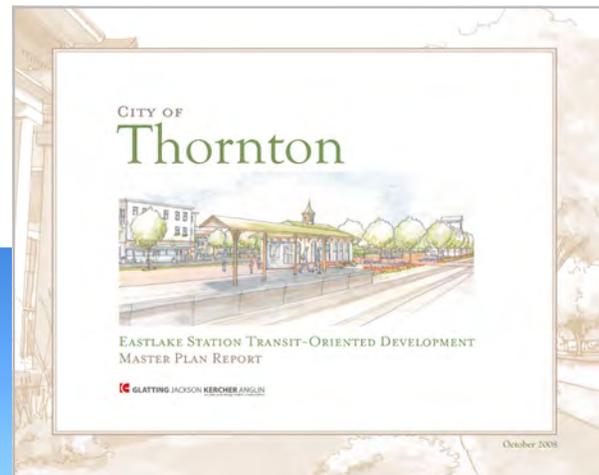
*144th Avenue Station Commuter Parking: 370*

**162nd Avenue Station**

*162nd Avenue Station Commuter Parking: 940*



Globeville-Swansea Station 10



Eastlake 12

