

# Transit-Oriented Development and the West Corridor

**Ismael Guerrero**  
**Denver Housing Authority**

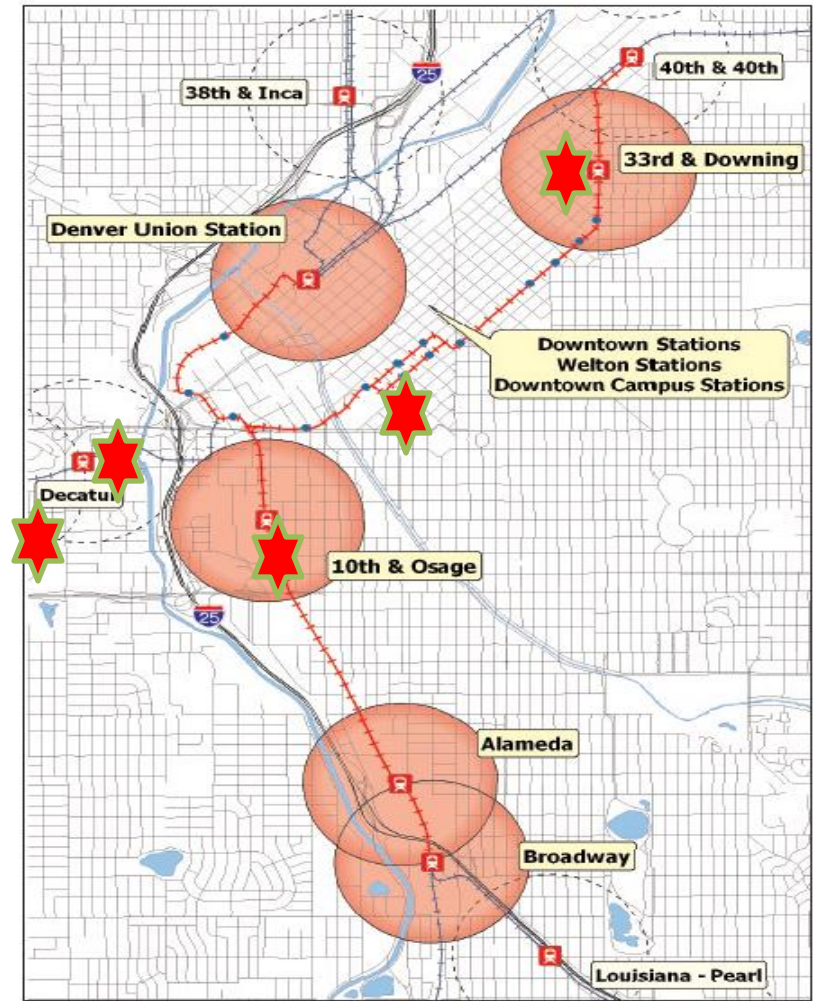
**10<sup>TH</sup> Annual New Partners for Smart Growth**  
**Charlotte, NC**



*Building Sustainable Communities*

# DHA's TOD Communities

- ★ Villages at Curtis Park (400+)  
@ 33<sup>rd</sup> & Downing Station
- ★ Benedict Park Place (600+)  
@ 24<sup>th</sup> & Welton Station
- ★ South Lincoln Homes (800+)  
@ 10<sup>th</sup> & Osage Station
- ★ Sun Valley Homes (future)  
@ 14<sup>th</sup> & Federal Station
- ★ West Ridge Homes (future)  
@ 13<sup>th</sup> & Knox Station



Central Corridor ("C" and "D" Lines)

# DHA Today - Sustainable, Mixed-Income TOD Communities



*Building Sustainable Communities*

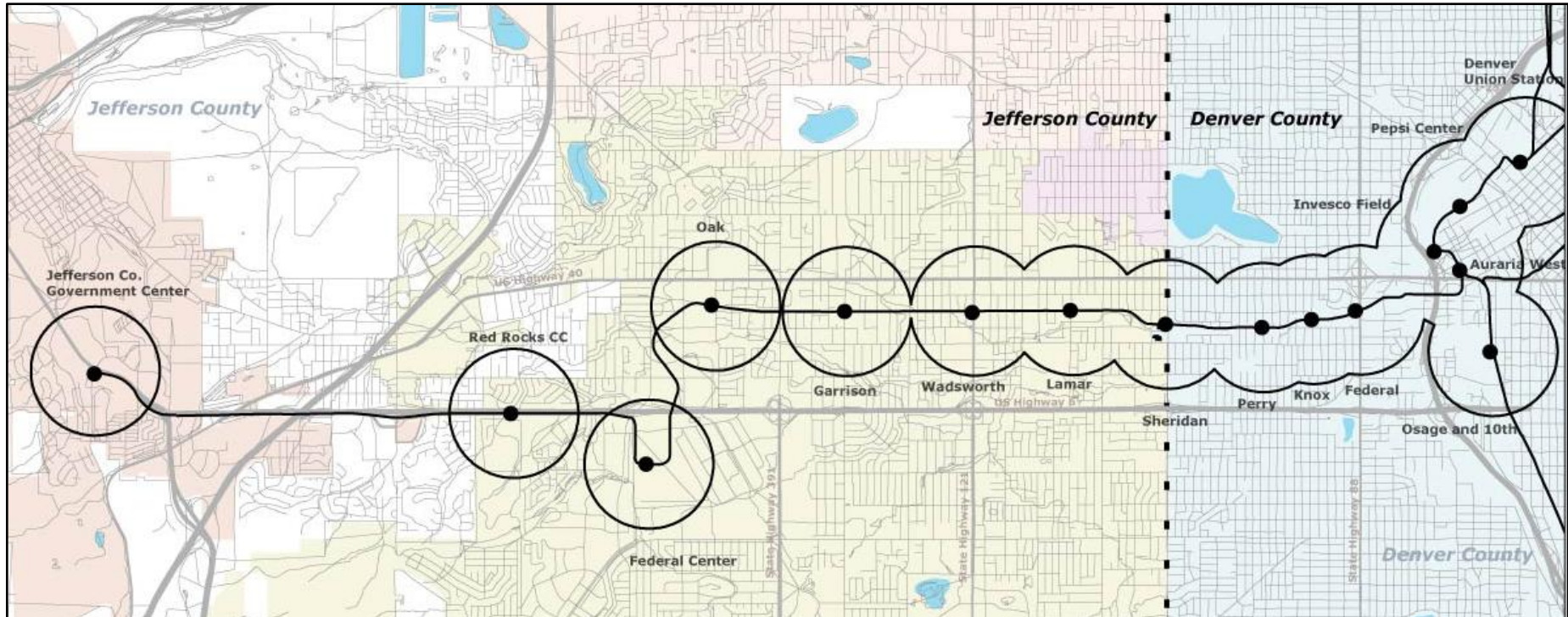
# DHA TOD : Sustainable + Affordable + Connected



*Building Sustainable Communities*

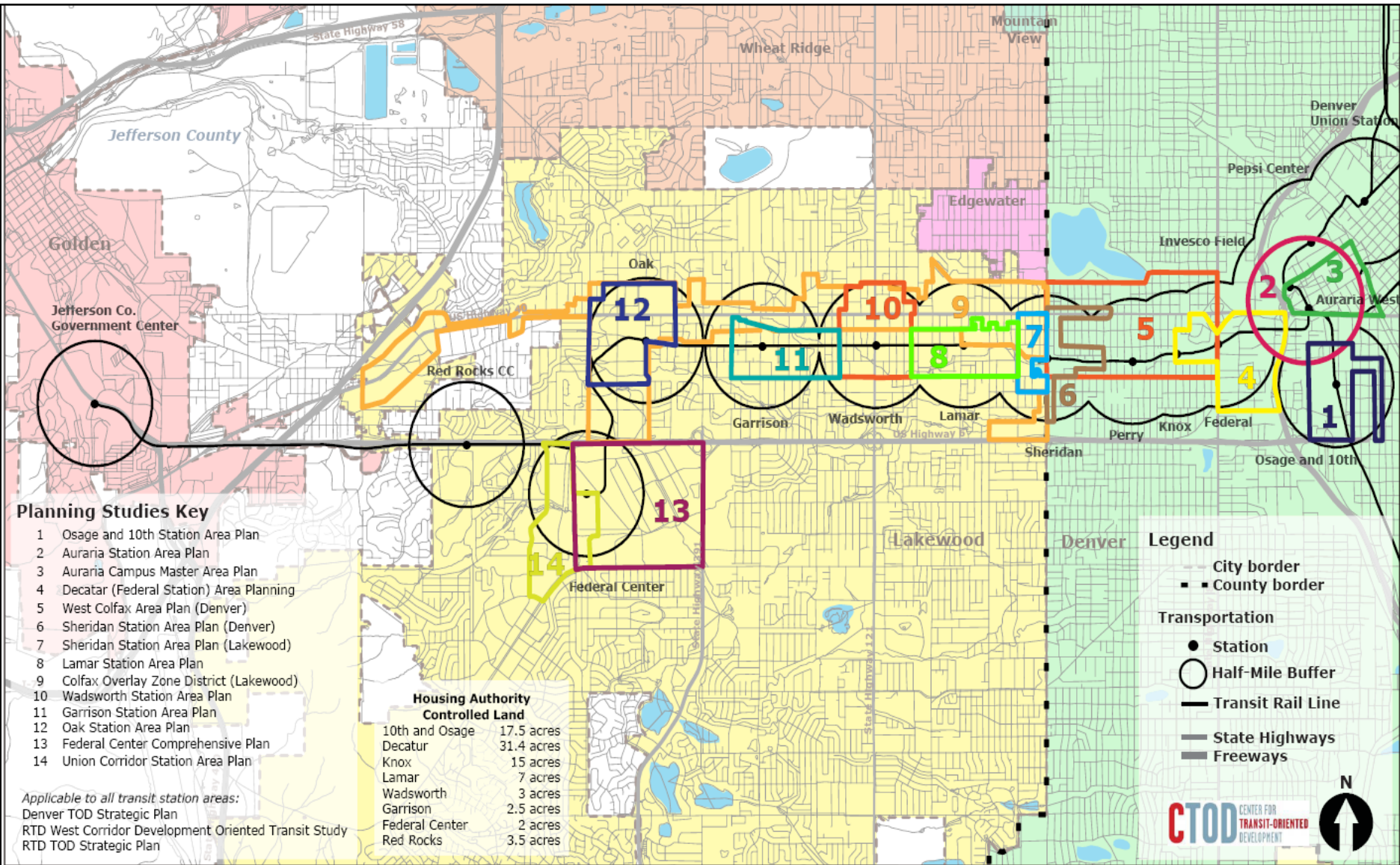


# The West Corridor



- A 12.1-mile new light rail corridor between downtown Denver and the Jefferson County Government Center
- 11 new stations in Denver, Lakewood, and unincorporated Jefferson County
- Projected opening in 2013

# Completed Planning Studies along the Corridor



# Completed Planning Studies along the Corridor

<i>Station Area Plan</i>	<i>Residential (# units)</i>	<i>Office (s.f.)</i>	<i>Retail (s.f.)</i>
10 <sup>TH</sup> & OSAGE	800 to 900	0	0
AURARIA WEST	1,760 to 2,400	436,000 to 2.4 million	65,400 to 910,000
FEDERAL	3,580	510,000	165,00
KNOX AND PERRY	6,000 to 8,000	215,000	0
SHERIDAN (Denver)	2,550	35,000 to 62,500	206,000
Sheridan (Lakewood)	570 to 1,020	35,000 to 62,500	68,000 to 117,500
Lamar Station	1,100 to 1,500	15,000 to 20,000	35,000 to 50,000
COLFAX CORRIDOR DISTRICT	750 to 1,500	Minimal increase	0
Wadsworth Station	1,800 to 2,750	175,000 to 570,000	926,000 to 1.3 million
Garrison Station	300 to 475	10,000 to 15,000	5,000 to 10,000
Oak Station	1,210 to 2,000	1.5 to 2.0 million	885,000 to 1.2 million
Federal Center / GSA	1,400	3.2 million	212,000
Union Corridor DISTRICT	700 to 1,200	2.3 to 3.5 million	485,000 to 775,000

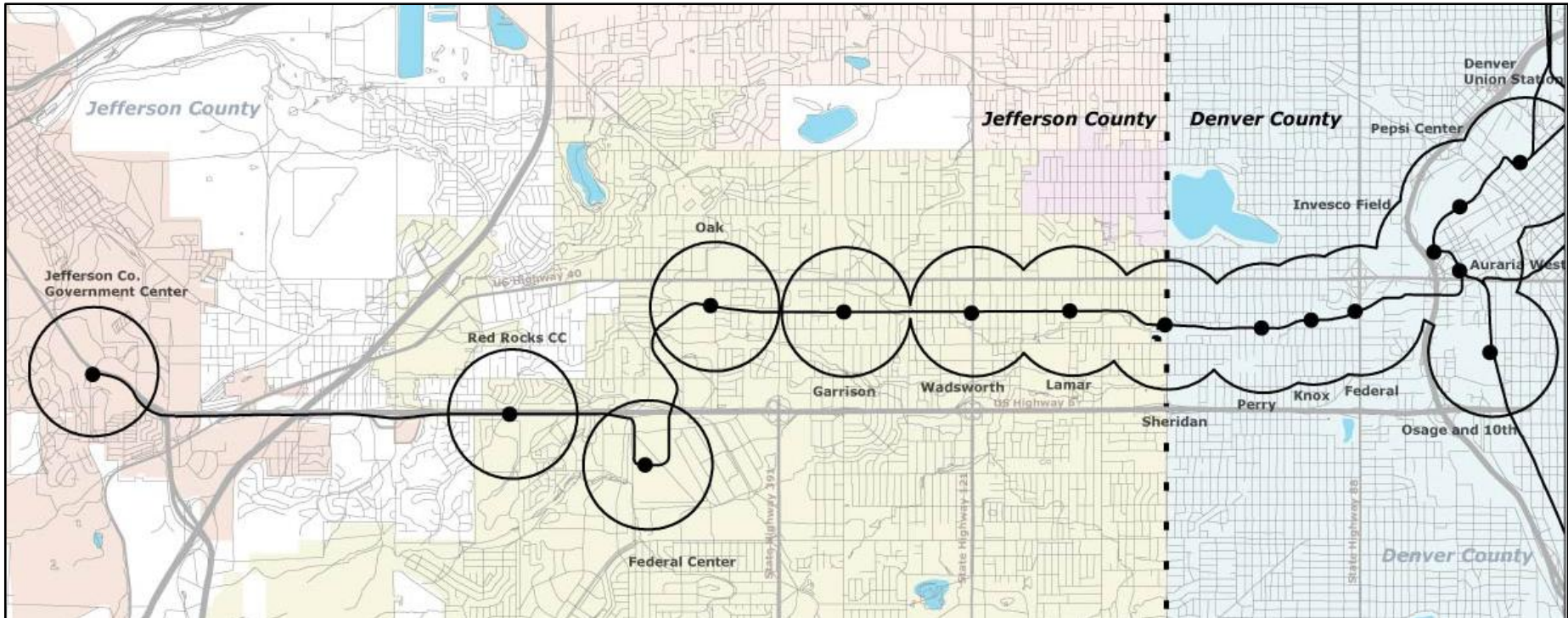
**+29,000 Units**

**+12.5MM SF**

**+4.9MM SF**



# West Corridor TOD Opportunities



## Housing Authority Controlled Land

### Denver Housing Authority

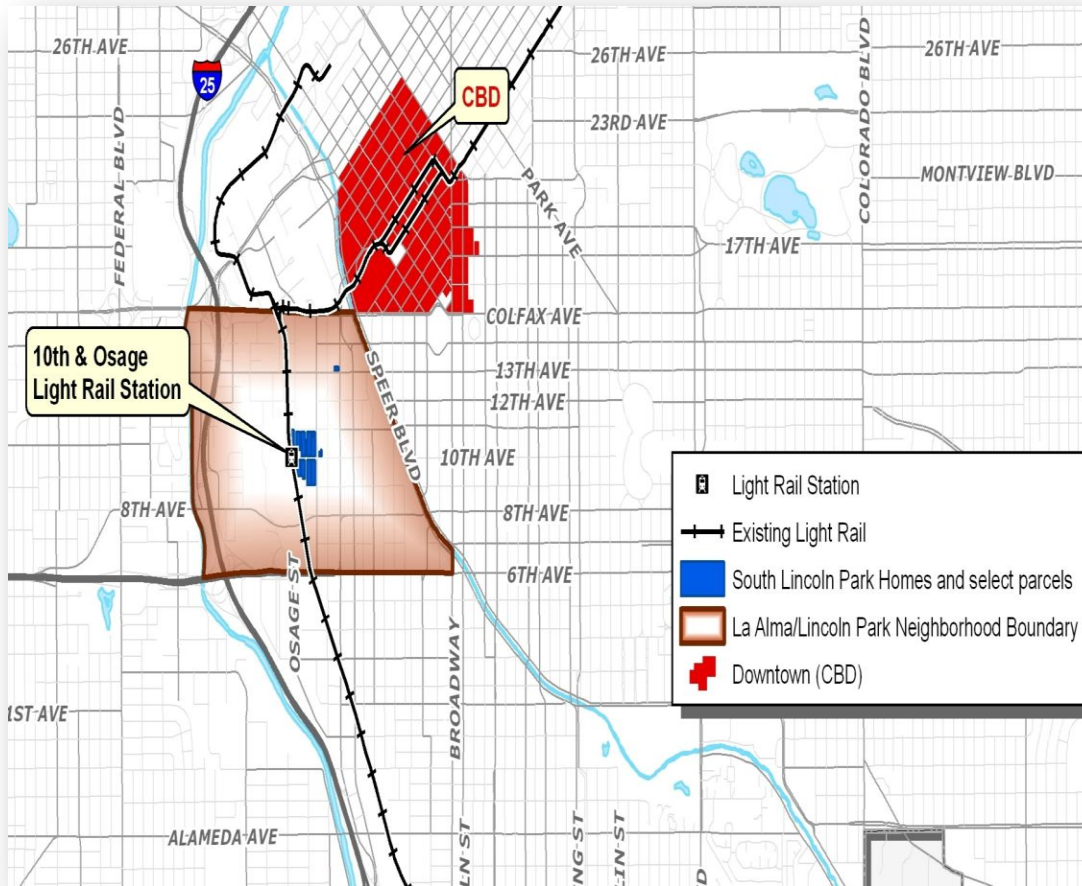
- 10<sup>th</sup> & Osage 17.5 Acres
- 14<sup>th</sup> & Decater 31.5 Acres
- Knox Street 15 Acres

### Metro West Housing Solutions

- Lamar 7 Acres
- Wadsworth 3 Acres
- Garrison 2.5 Acres
- Federal Center 2 Acres
- Red Rocks CC 3.5 Acres

# South Lincoln Redevelopment

La Alma/Lincoln Park Neighborhood, Denver, CO



## Station Area Plan

- 10<sup>th</sup> & Osage Station Area Plan
- DHA and City Planning

## Master Plan

- South Lincoln Preferred Master Plan
- DHA and Mithun

## 10<sup>th</sup> & Osage Building Plan

- 1099 Osage Design and Program
- DHA and BYG

# Healthy Development Measurement Tool (HDMT)

San Francisco Department of Public Health

The HDMT explicitly connects public health to urban development planning in efforts to achieve a higher quality social and physical environment that advances health.



## Neighborhood Indicator Profiles

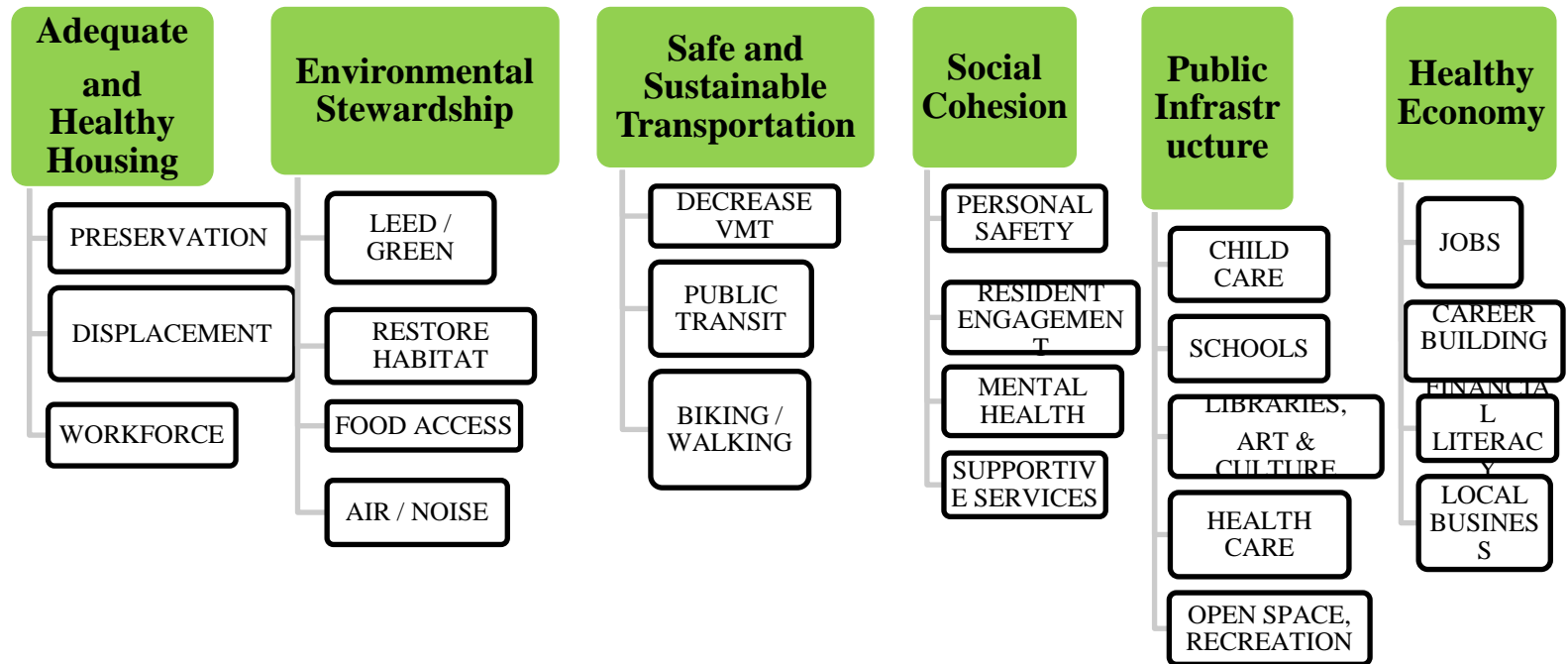
The HDMT Neighborhood Profiles provides a summary of HDMT indicators by neighborhood. Rather than view the HDMT indicator by indicator, this view allows one to get an idea of how each neighborhood fares across indicators and assesses the data for a particular neighborhood in comparison to other neighborhoods and the City as a whole.

It is important to note that the neighborhood profiles only displays primary indicators in the Tool. Secondary indicator data can be accessed through the HDMT objectives pages. In addition, data sources and explanations/limitations of the data are not included in the profiles. If you want to use data related to an indicator, we strongly encourage you to click on the indicator to obtain additional information describing data sources, and the indicators' explanations and limitations. We also provide additional [demographic and health outcomes data](#) that may be helpful to you. Finally, as HDMT indicator data is updated periodically, SFDPH maintains an electronic archive of indicators. If you are interested in accessing this archived data, please contact us.

Click on any neighborhood name below to see how it fares or select one or more neighborhoods and click "Compare". Each neighborhood page includes a map of the neighborhood, demographic data and HDMT indicator data. Once on the profile page, you may view more detailed information by clicking on the indicator title to be directed to the indicator page. Not all indicators have data at the neighborhood level--sometimes because the data has not yet been collected by SFDPH or because no data source has been identified.



# HDMT - Implementation of Federal LIVABILITY PRINCIPLES



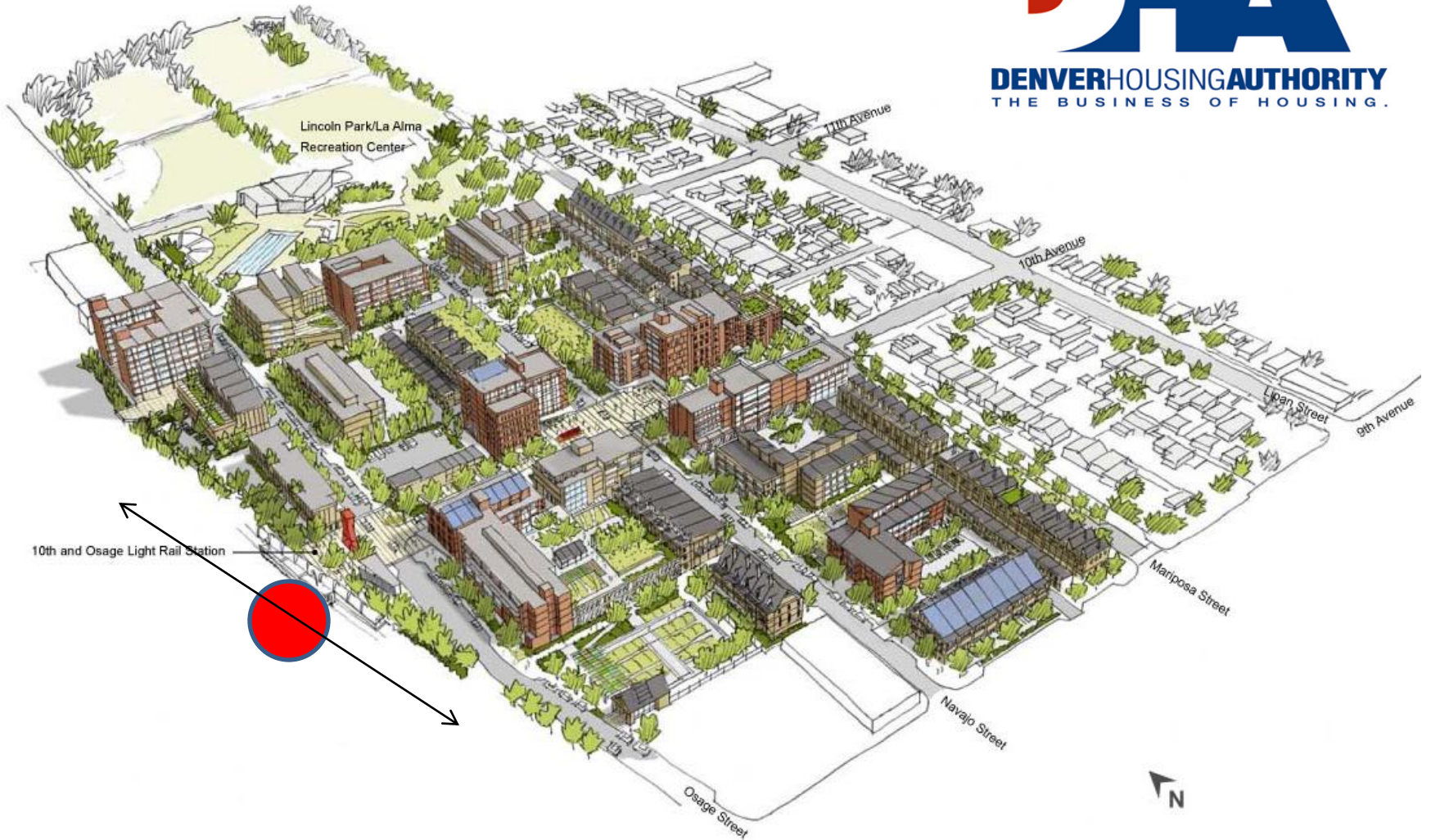
**SOUTH LINCOLN HDMT**

# South Lincoln

## STATION AREA PLAN

MASTER PLAN

FINAL PREFERRED PLAN: BIRDSEYE VIEW



# Lamar

## STATION AREA PLAN



***Site used to contain Asbestos-laden buildings that were demolished in 2007***



***Preliminary plan shows relationship of site to light rail station and Two Creeks neighborhood***

### North-South Bicycle Path

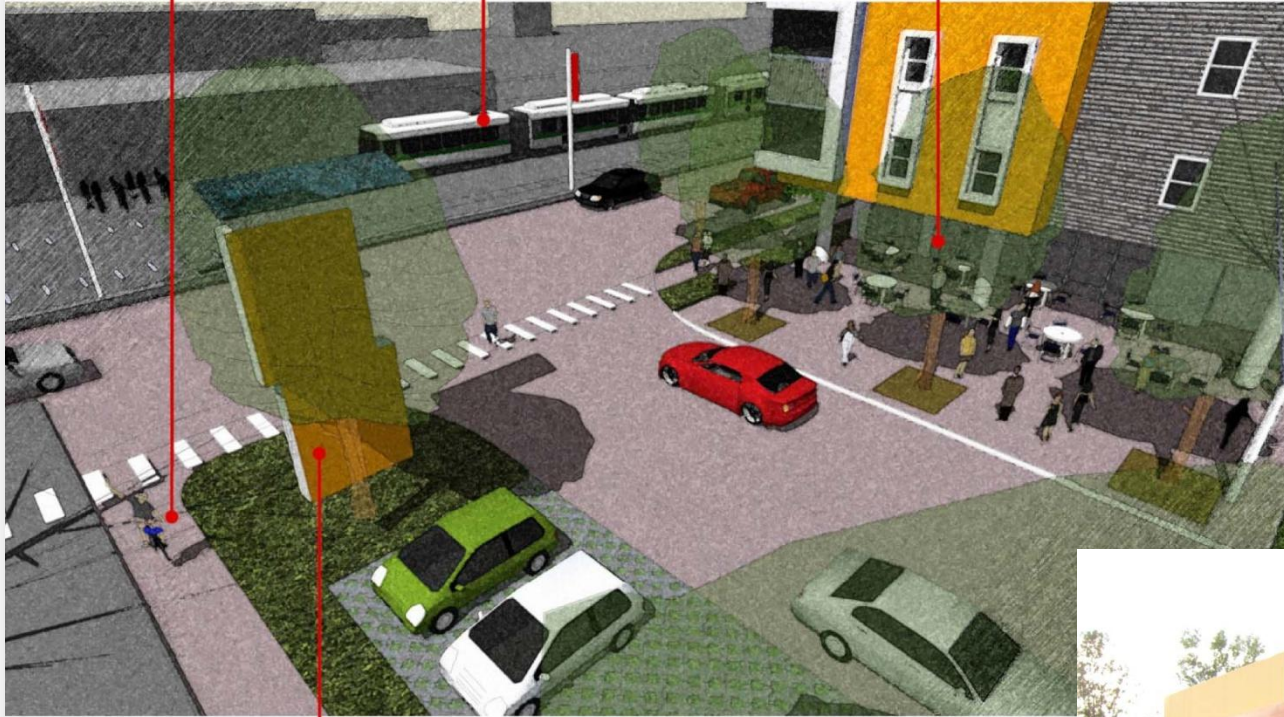
Adjacency to the Lamar Train Station and the Lakewood bicycle path system will make a bike share program viable

### Light Rail Transportation

Situated less than 500 feet from the Lamar Train Station, access to the light rail transportation is convenient and easy

### Live / Work / Retail

- Designated first floor units along 13th Avenue and the entry drive allow for future retail / restaurant flexibility
- Uses such as: artist studios, coffee shops, architecture offices, classrooms, and clothing boutiques will be allowed



### Vibrant Community

Location, use, and purposeful design will make this community a vibrant and well populated place.

### Entry Monument

Visible from the train, street, and bicycle path, passersby will recognize this community as a destination point



***MWHS donated 1/2-acre to the City to build a new Head Start adjacent to the site***



# The West Corridor Working Group

## What Is It?

- A partnership between:
  - City & County of Denver
  - City of Lakewood
  - Denver Housing Authority
  - MetroWest Housing Solutions
- With assistance from the Center for Transit-Oriented Development

## Goals:

- Corridor-wide TOD implementation strategy
- Employment, education, housing and services through the new transit
- Balance the preservation of affordable housing with reinvestment
- Identify catalytic redevelopment sites
- Serve as a regional model for livable communities



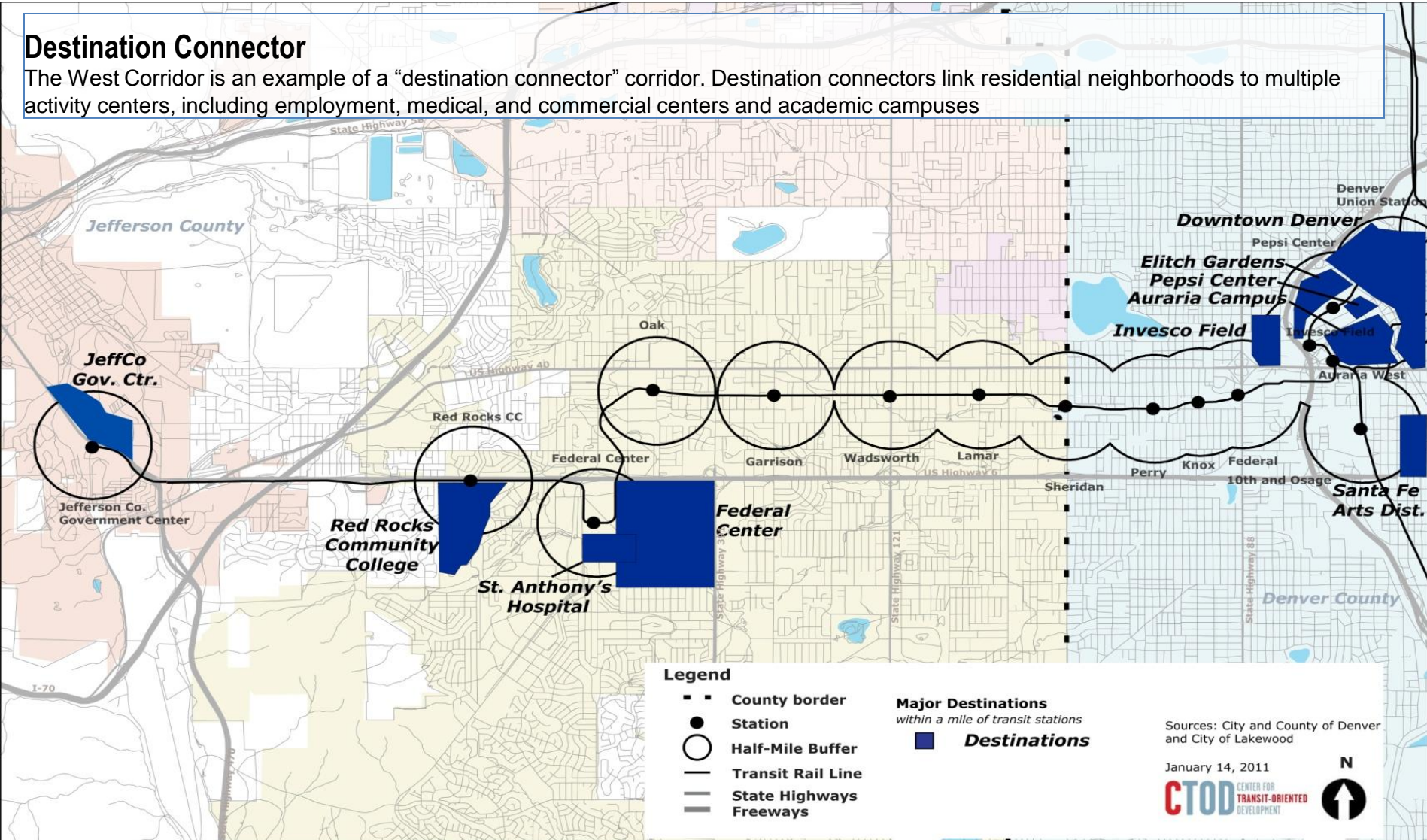
# West Corridor Working Group Progress: The Positives of Work Done So Far

- Adopted station area plans
- Zoning changes to facilitate TOD.
- Market Opportunities: i.e. Proximity to employment centers
- Increased visibility leading to increased market interest
- MHWS and DHA success developing mixed-income TOD.
- Existing IGA's between Denver and Lakewood for transit development
- Many public sector investments count for local match for new federal grants.

# The West Corridor Working Group

## Destination Connector

The West Corridor is an example of a “destination connector” corridor. Destination connectors link residential neighborhoods to multiple activity centers, including employment, medical, and commercial centers and academic campuses



### Legend

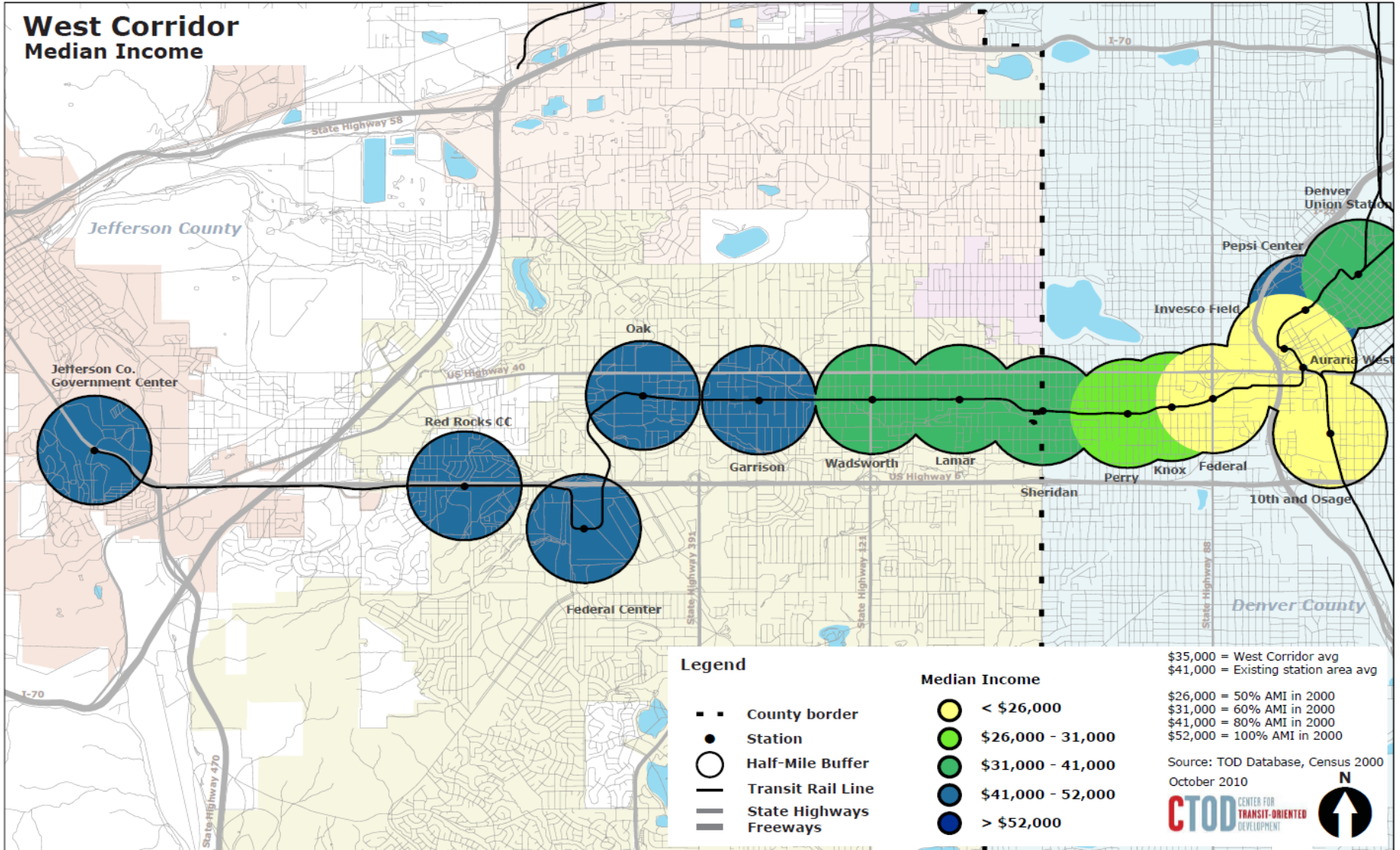
- County border
- Station
- Half-Mile Buffer
- Transit Rail Line
- State Highways
- Freeways

**Major Destinations**  
within a mile of transit stations

**Destinations**

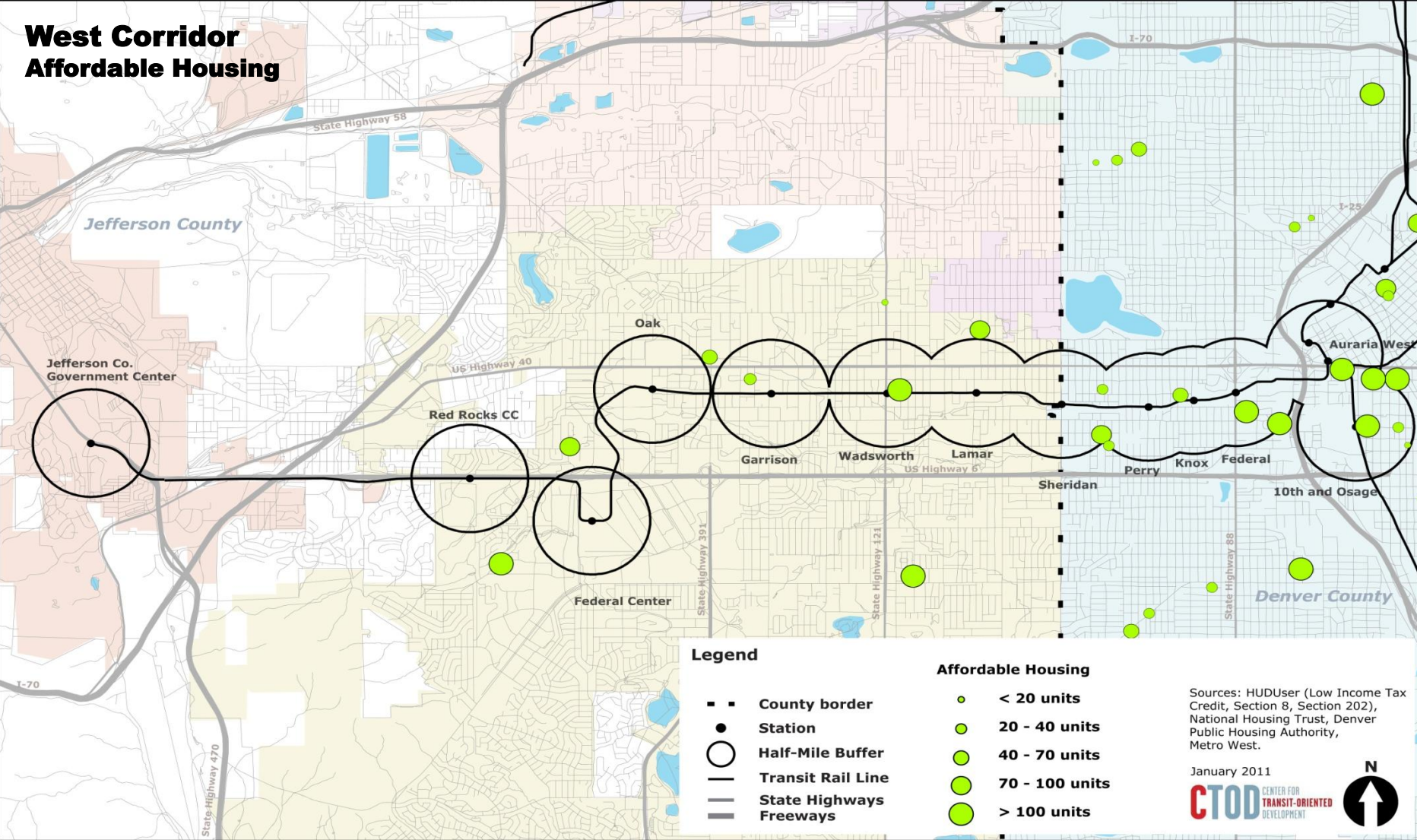
Sources: City and County of Denver and City of Lakewood

# The West Corridor Working Group



# The West Corridor Working Group

## West Corridor Affordable Housing



### Legend

- County border
- Station
- Half-Mile Buffer
- Transit Rail Line
- == State Highways
- == Freeways

### Affordable Housing

- < 20 units
- 20 - 40 units
- 40 - 70 units
- 70 - 100 units
- > 100 units

Sources: HUDUser (Low Income Tax Credit, Section 8, Section 202), National Housing Trust, Denver Public Housing Authority, Metro West.

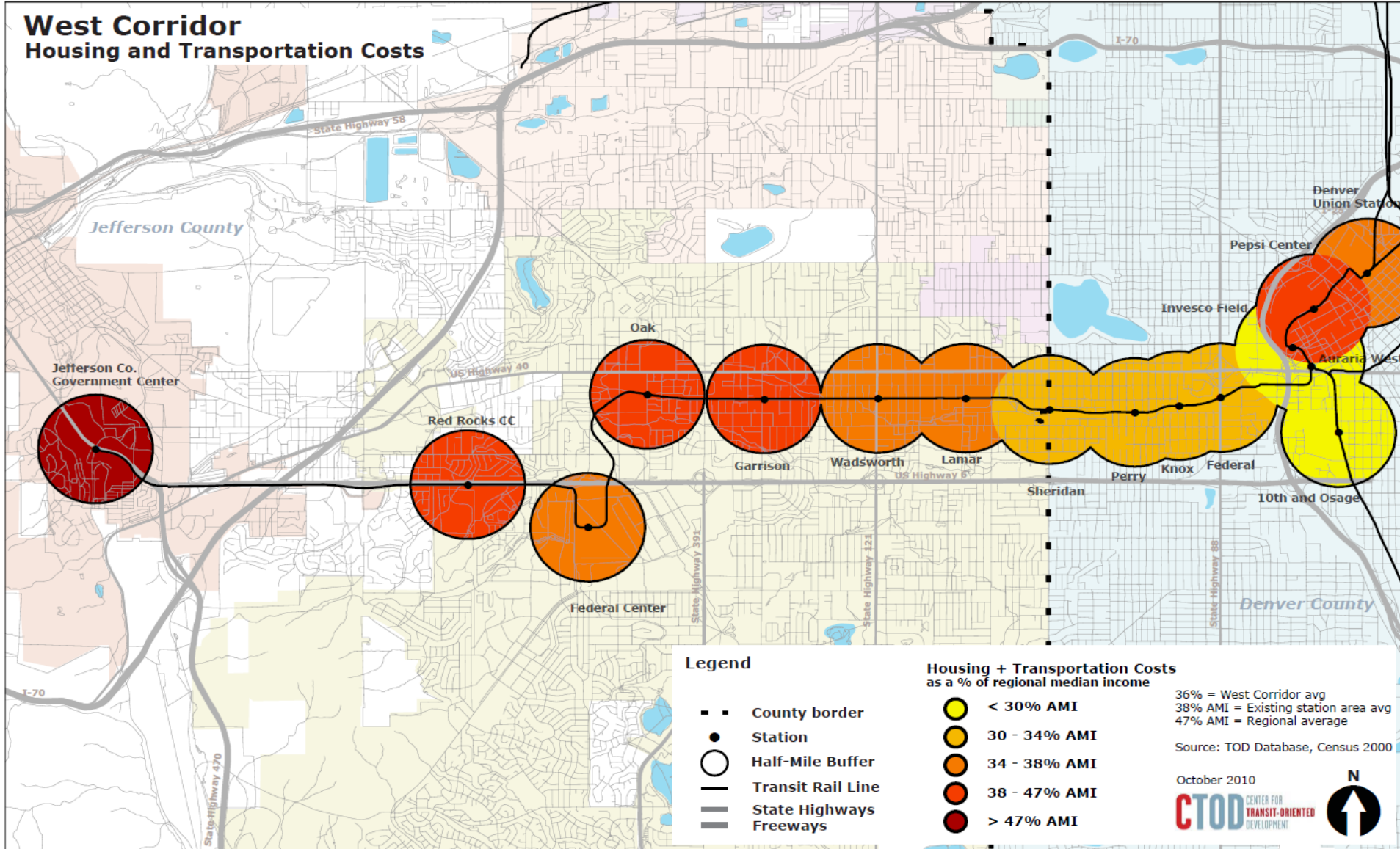
January 2011

CTOD CENTER FOR TRANSIT-ORIENTED DEVELOPMENT



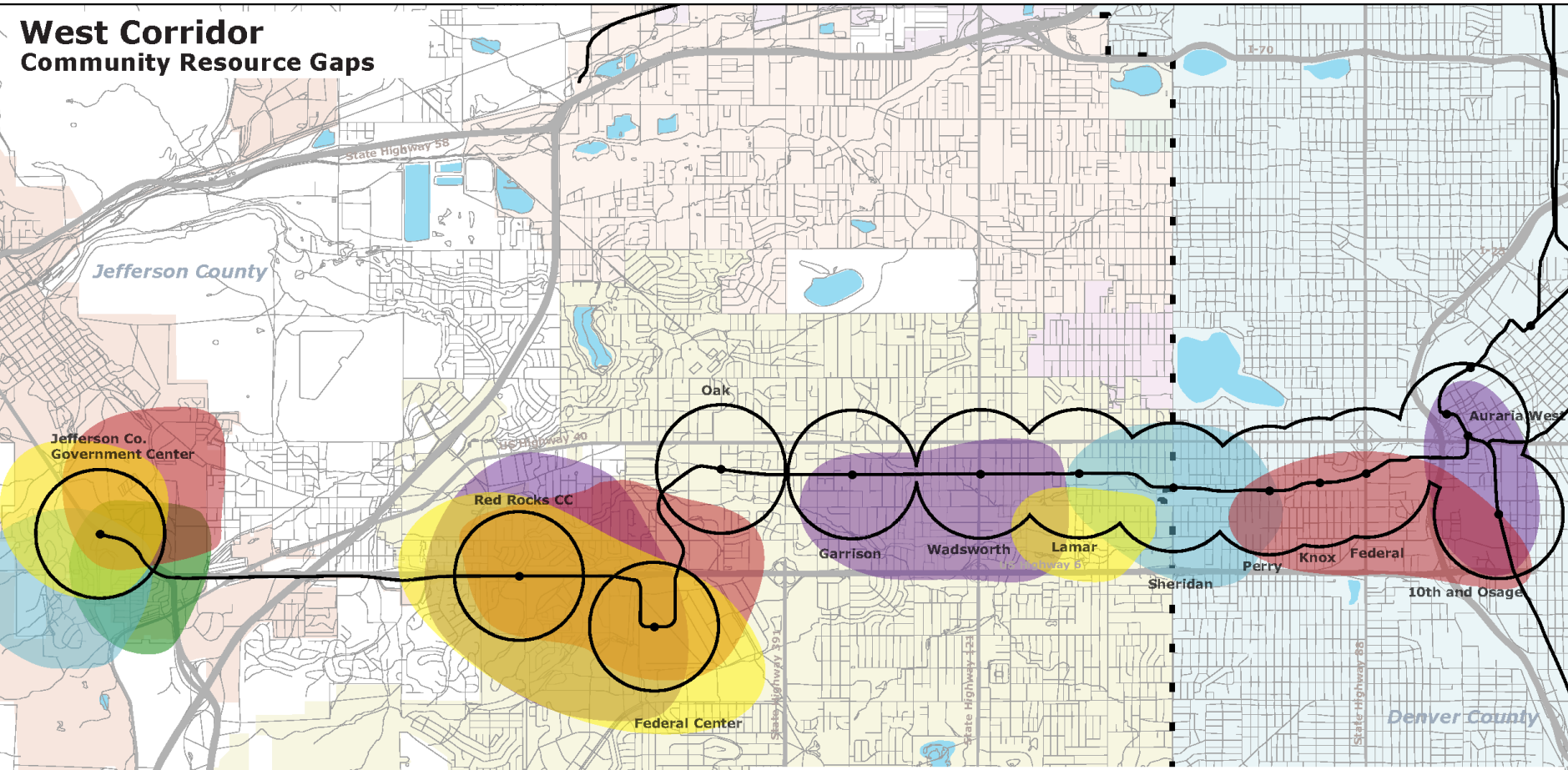
# The West Corridor Working Group

## West Corridor Housing and Transportation Costs



# The West Corridor Working Group

## West Corridor Community Resource Gaps



### Legend

- County border
- Station
- Half-Mile Buffer
- Transit Rail Line
- State Highways
- Freeways

### Community Resource Gaps within a mile of transit stations

- Pre-schools/Daycares
- Grocery Stores
- Hospitals and Health
- Community Centers
- Parks

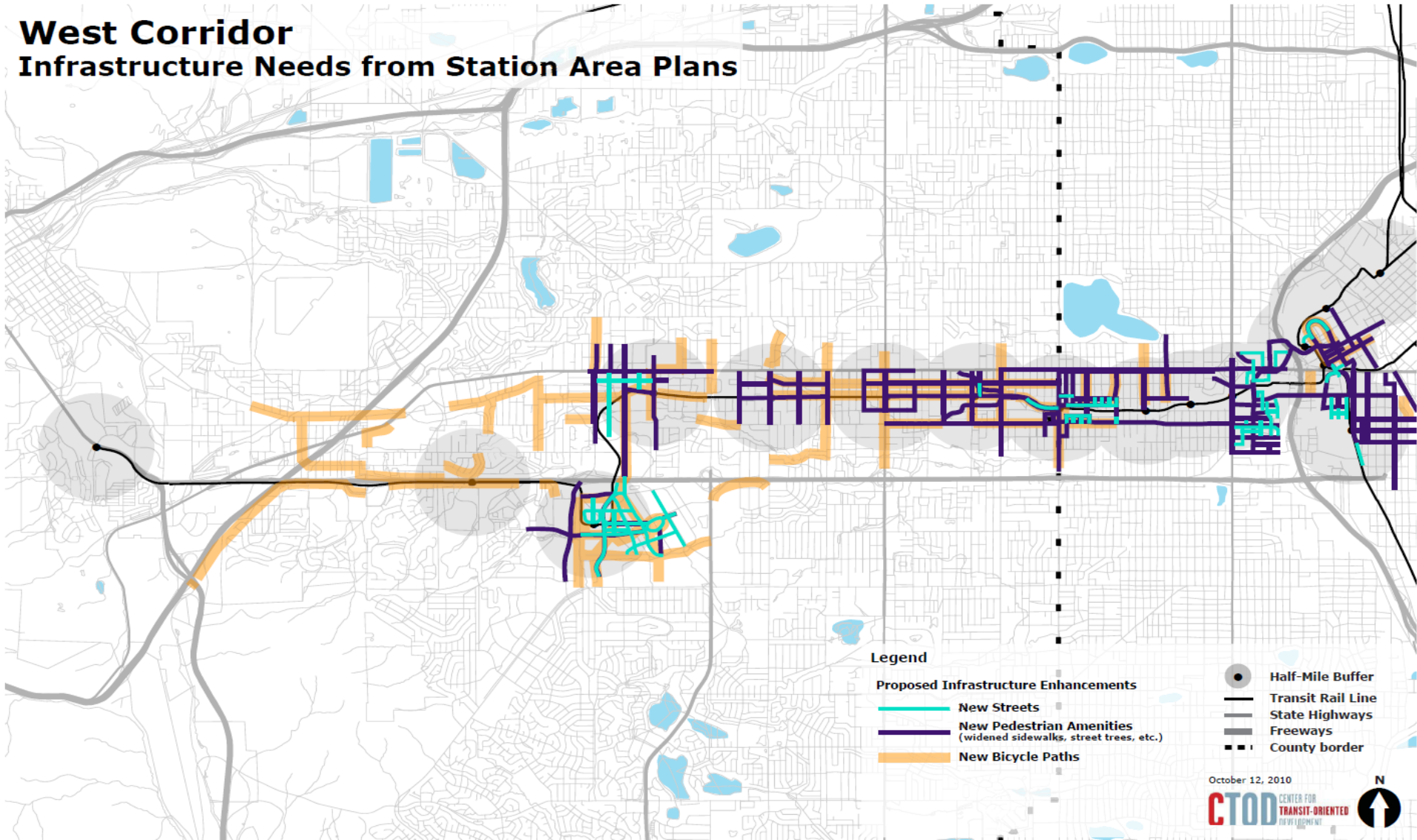
Sources: City and County of Denver and City of Lakewood

December 2010



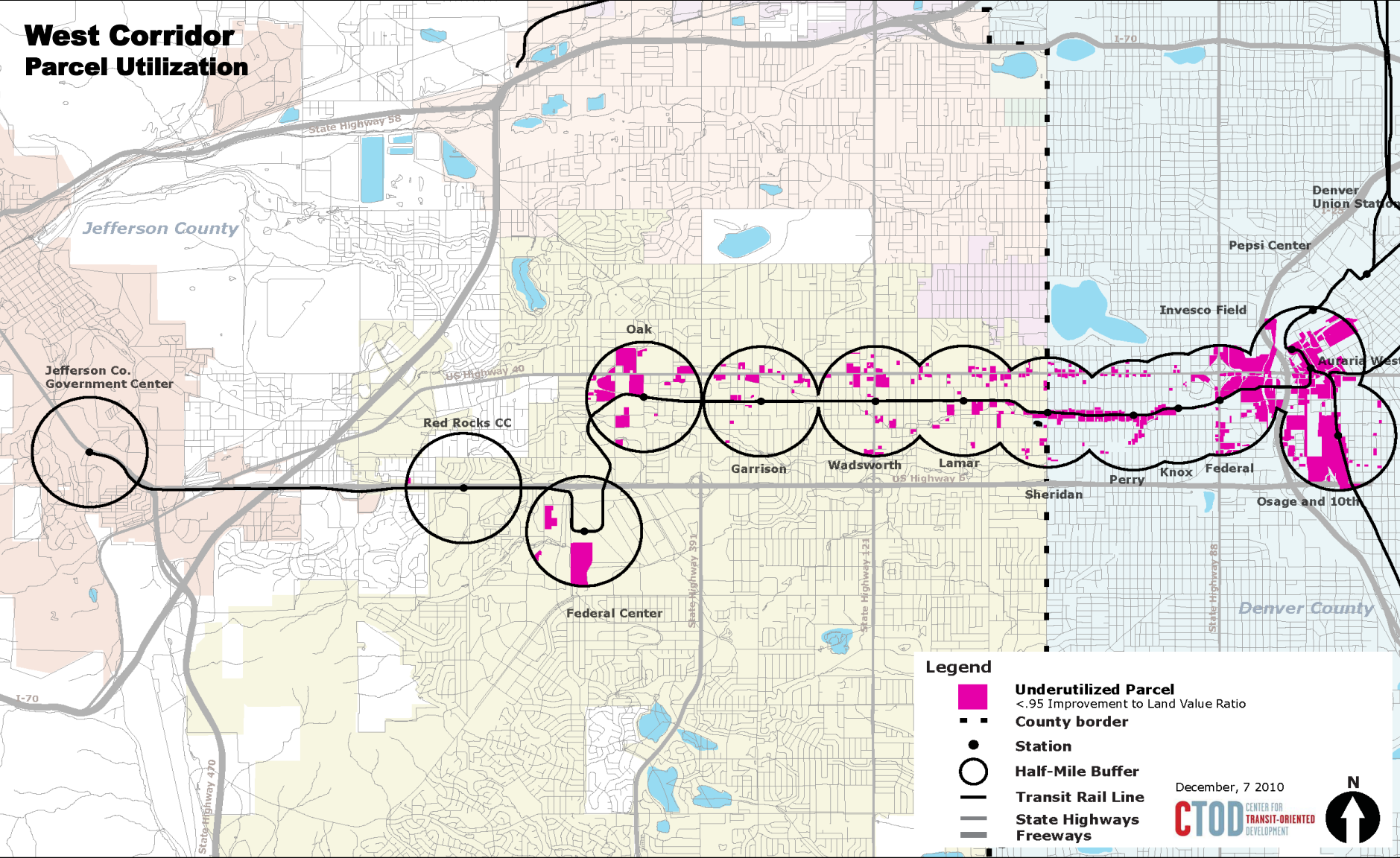
# The West Corridor Working Group

## West Corridor Infrastructure Needs from Station Area Plans



# The West Corridor Working Group

## West Corridor Parcel Utilization



### Legend

- Underutilized Parcel  
<math>< 0.95</math> Improvement to Land Value Ratio
- County border
- Station
- Half-Mile Buffer
- Transit Rail Line
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- Freeways

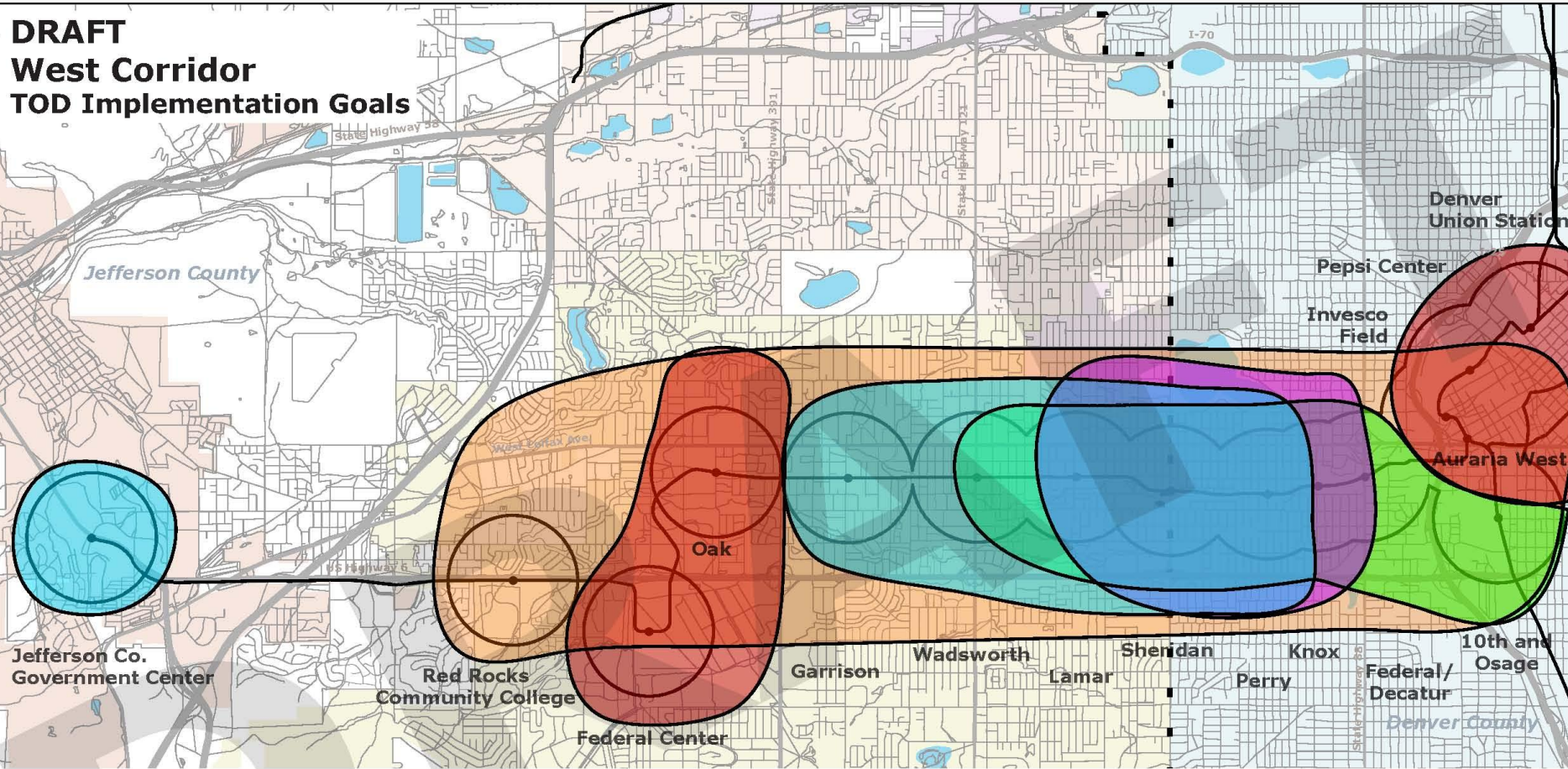
December, 7 2010





# TOD Implementation Goals

## DRAFT West Corridor TOD Implementation Goals



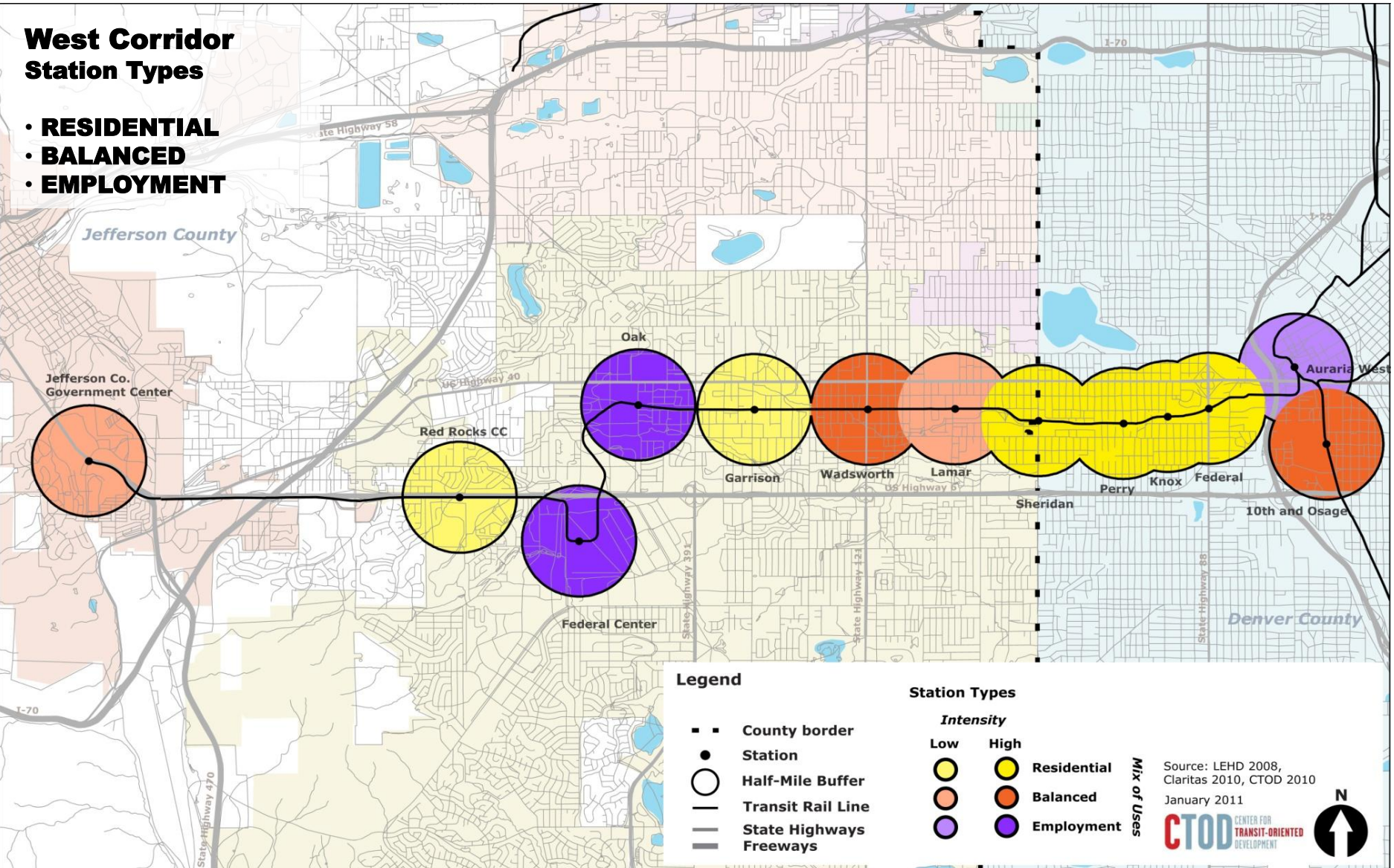
		Goals				
		Generate and Leverage Market Momentum	Strengthen Neighborhoods and Existing Retail Corridors	Preserve Neighborhood Character and Affordability	Increase Access to Jobs	Enhance Access and Connectivity
Neighborhood Characteristics	Resident Income	Higher	Mid to low	Mid to low	Mid to low	All
	Market Potential	Strong	Weak	Moderate	Weak	All
	Housing Tenure	Owners	Mix	Renters	Renters	All
	Existing Housing Stock	Newer	Older; quality varies	Mix	Older	All
	Proximity To Employment Centers	High	Low	Low	Low	All
	Resident Desire for Change	High	Moderate	Low	Moderate	All

- Half-Mile Buffer
- Transit Rail Line
- State Highways
- Freeways
- County border

# The West Corridor Working Group

## West Corridor Station Types

- RESIDENTIAL
- BALANCED
- EMPLOYMENT



### Legend

- — County border
- Station
- Half-Mile Buffer
- — Transit Rail Line
- State Highways
- Freeways

### Station Types

- | Intensity |      |
|-----------|------|
| Low       | High |
|           |      |
|           |      |
|           |      |
- Mix of Uses
- Residential
  - Balanced
  - Employment

Source: LEHD 2008, Claritas 2010, CTOD 2010  
 January 2011



# The West Corridor Working Group

## Moving from Existing Conditions to Implementation

**Existing Condition:**  
*Residential and Employment Concentrations*



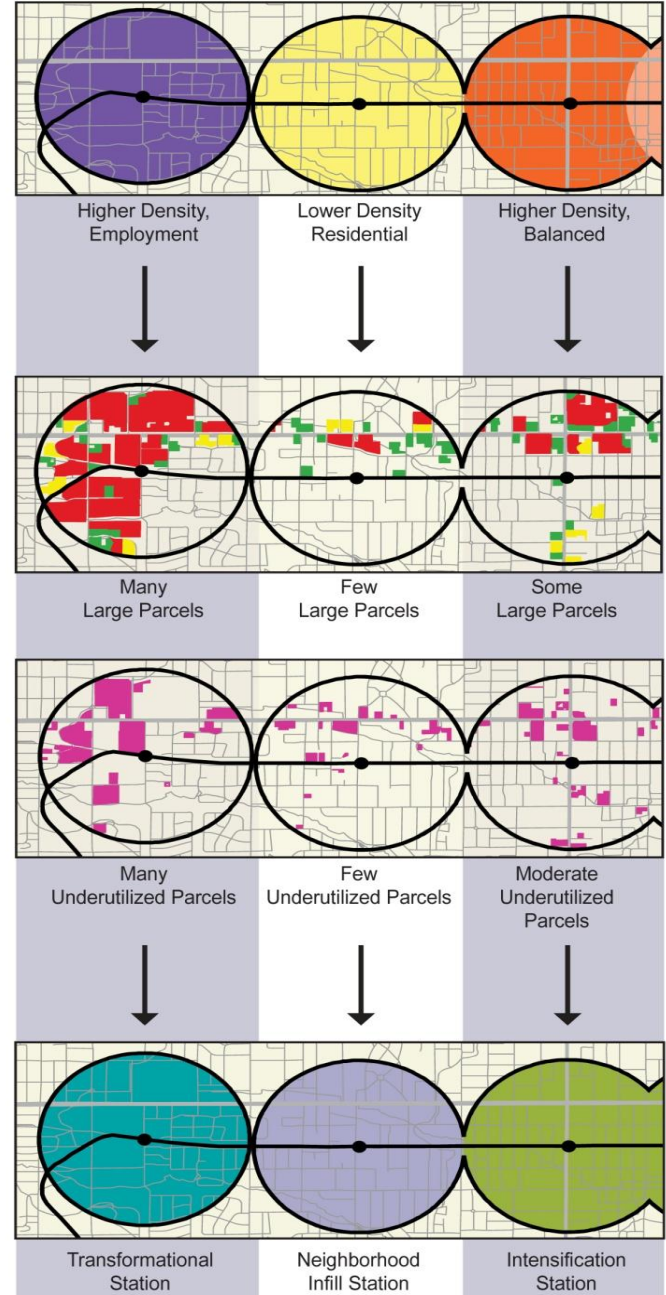
*Parcel Sizes*

**Existing Condition:**  
*Development Potential*

*Underutilized Land*



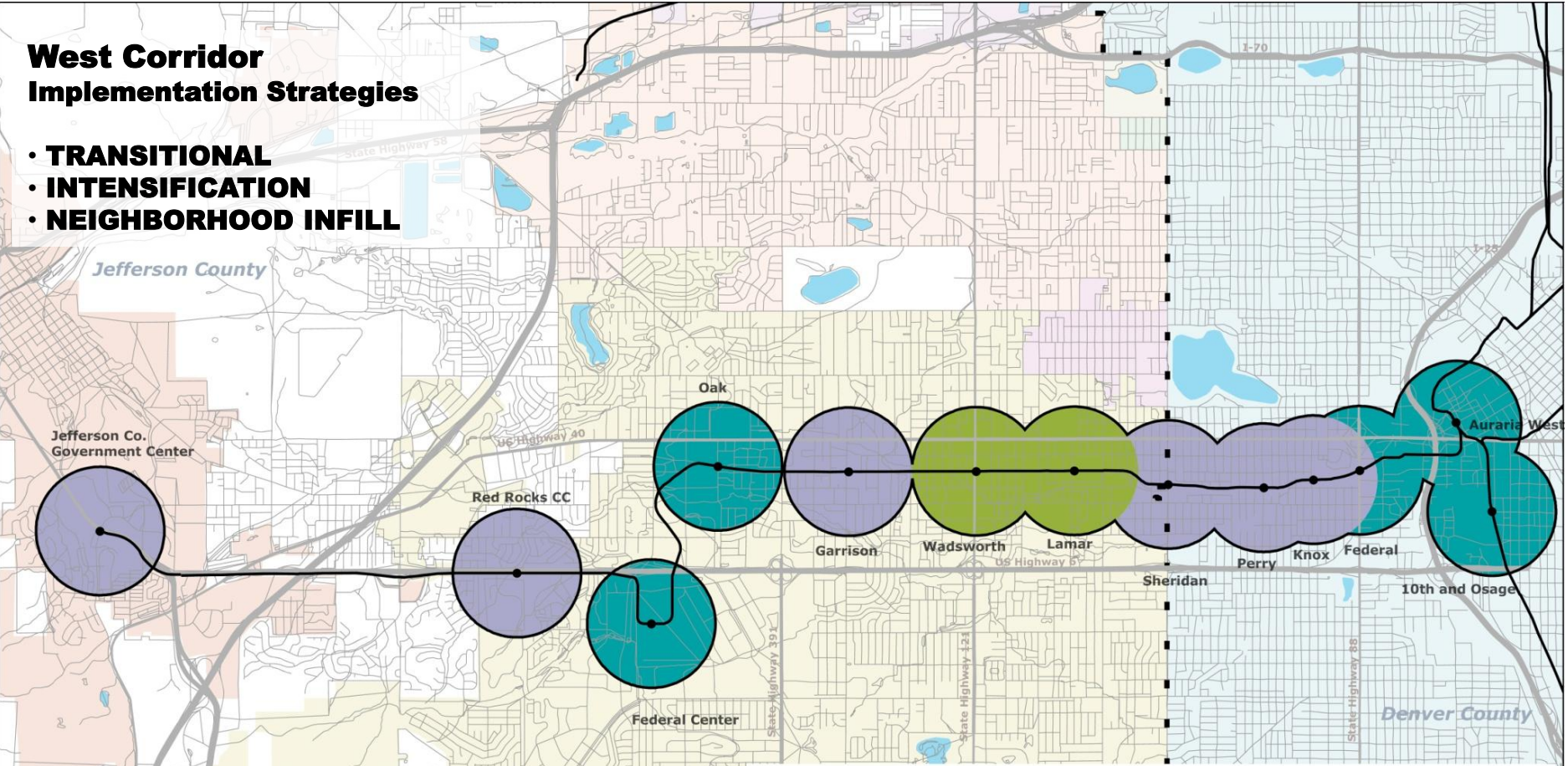
**Implementation Strategies:**  
*Transformational,  
 Intensification,  
 and Neighborhood Infill*



# The West Corridor Working Group

## West Corridor Implementation Strategies

- TRANSITIONAL
- INTENSIFICATION
- NEIGHBORHOOD INFILL



### Legend

- — County border
- Station
- Half-Mile Buffer
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- Freeways

### Implementation Types

- Transitional
- Intensification
- Neighborhood Infill

Source: LEHD 2008, Claritas 2010, CTOD 2010  
 January 2011

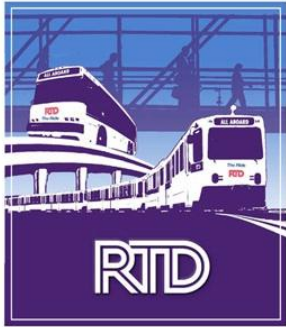
# West Corridor Working Group IMPLEMENTATION STRATEGIES

- **FACILITATE MARKET RATE DEVELOPMENT**
  - Create Master Development Plans
  - Zoning
  - Incentives
  - Site Assembly
- **CREATE MIXED-USE / PLACE MAKING STRATEGIES**
  - Housing Strategy (Affordable and Market Rate)
  - Commercial / Retail Strategy
  - Place making / Station Identify
- **TOD INFRASTRUCTURE NEEDS**
  - Basic Infrastructure Deficiencies
  - Appropriate Community Services / Amenities
  - Increased / Improved Bike and Pedestrian Connectivity

# Interagency Collaboration



**DENVER**  
THE MILE HIGH CITY



**Lakewood**



**RE**CONNECTING  
AMERICA

