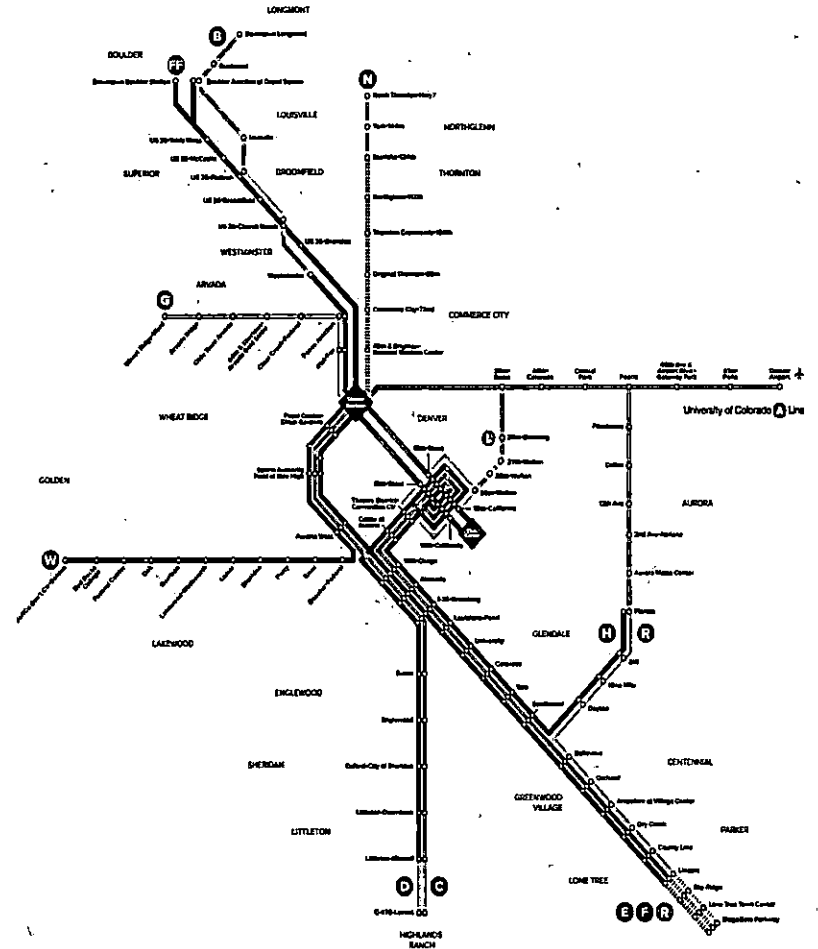


Transit-Oriented Development at RTD Stations

2018

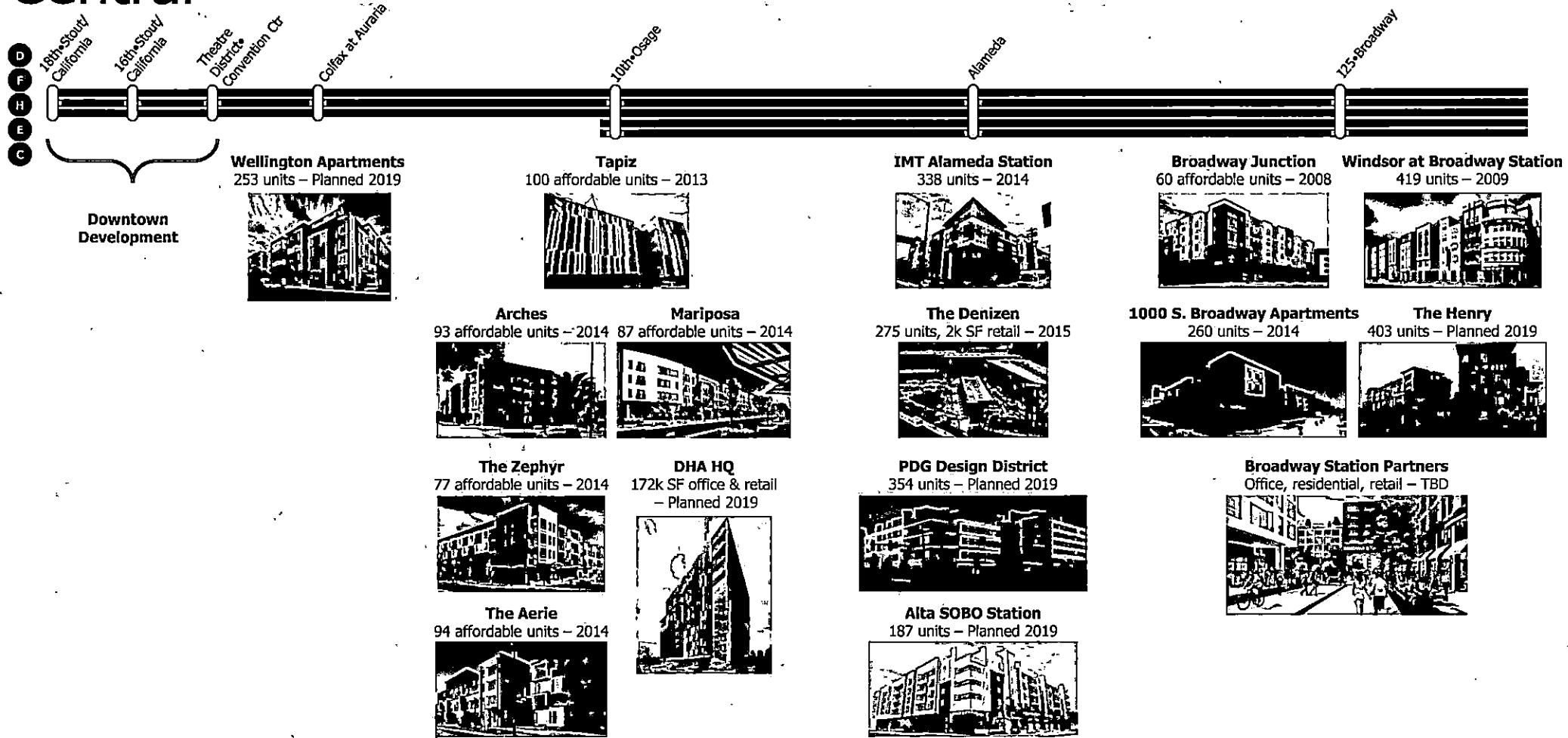


Overview

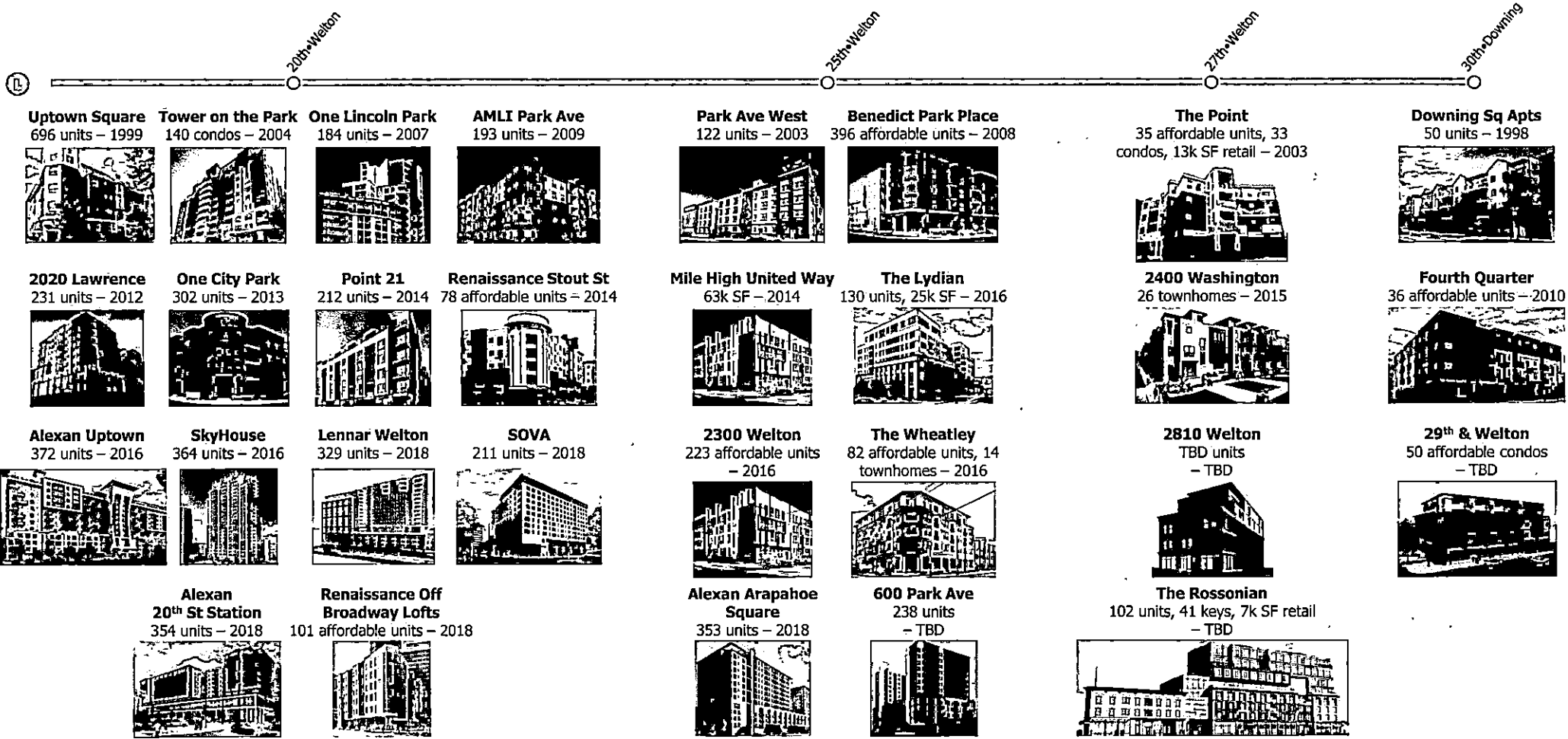
The following pages depict the high density development that has occurred within a half-mile walk of rail and Flatiron Flyer stations, both shortly before and following the opening of the transit lines.

P. 3	Central
P. 4	L Line
P. 5	Central Platte Valley
P. 6	Southwest
P. 7	Southeast, Part I
P. 8	Southeast, Part II
P. 9	W Line
P. 10	CU A Line
P. 11	Northwest
P. 12	G Line
P. 13	Flatiron Flyer
P. 14	R Line
P. 15	Denver Union Station
P. 16	Summary

Central



L Line



Central Platte Valley

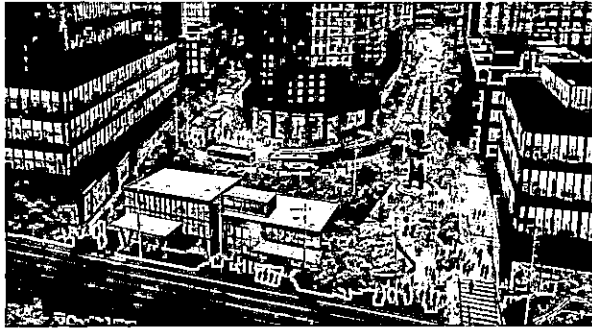
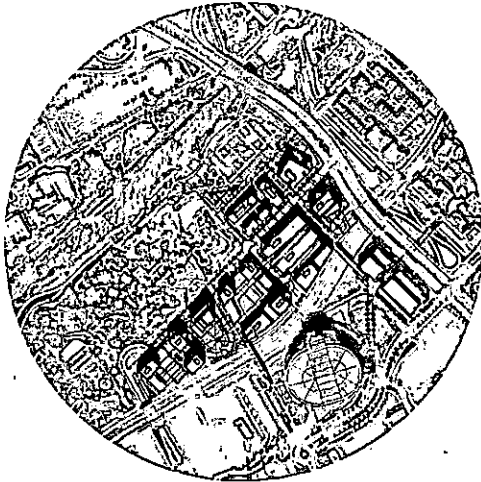
Pepsi Center
Elitch Gardens

Sports Authority
Field at Mile High

Auraria West

W
E
C

River Mile
Mixed use redevelopment
Planning ongoing



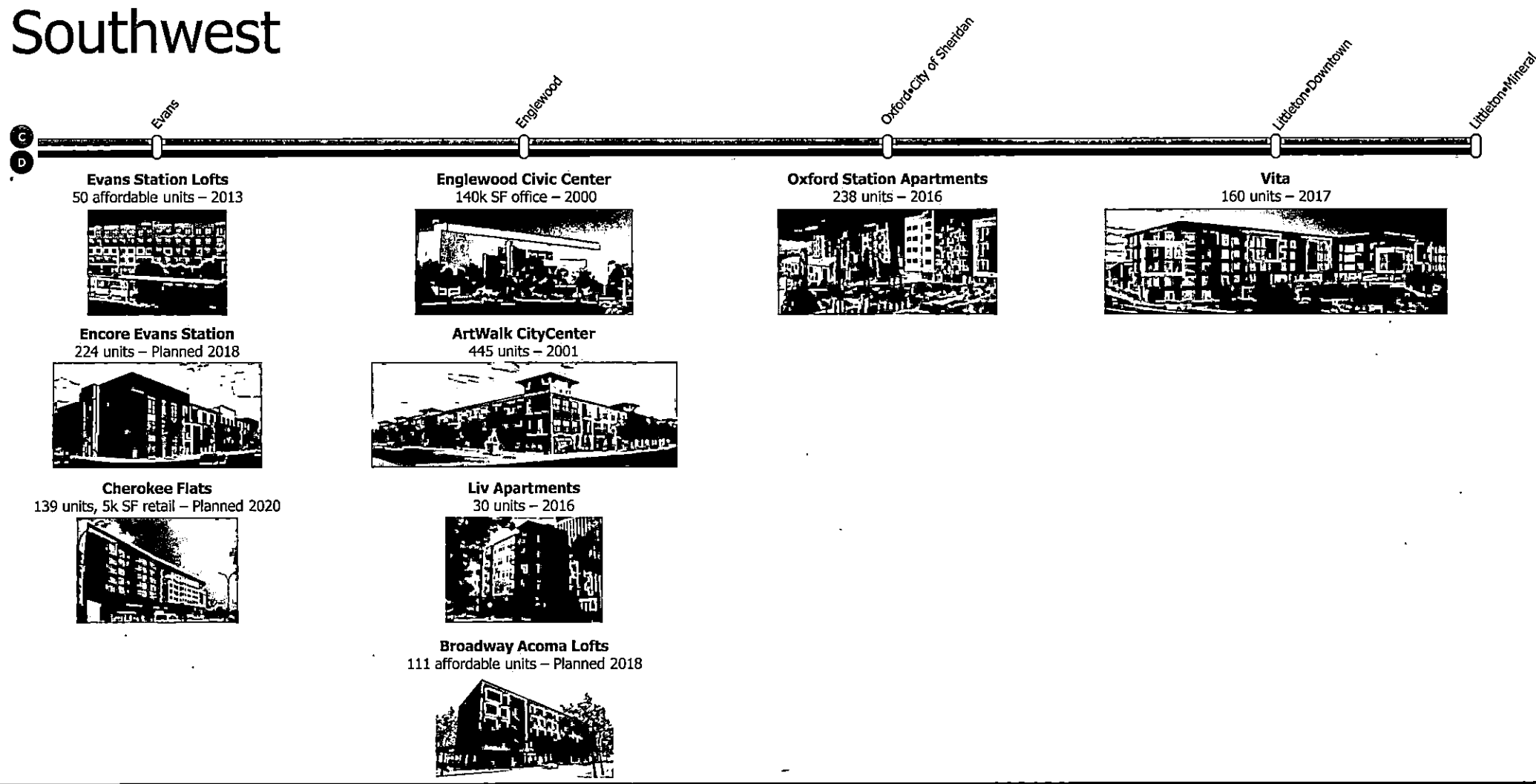
Campus Village at Auraria
119 units, 695 beds
- 2005



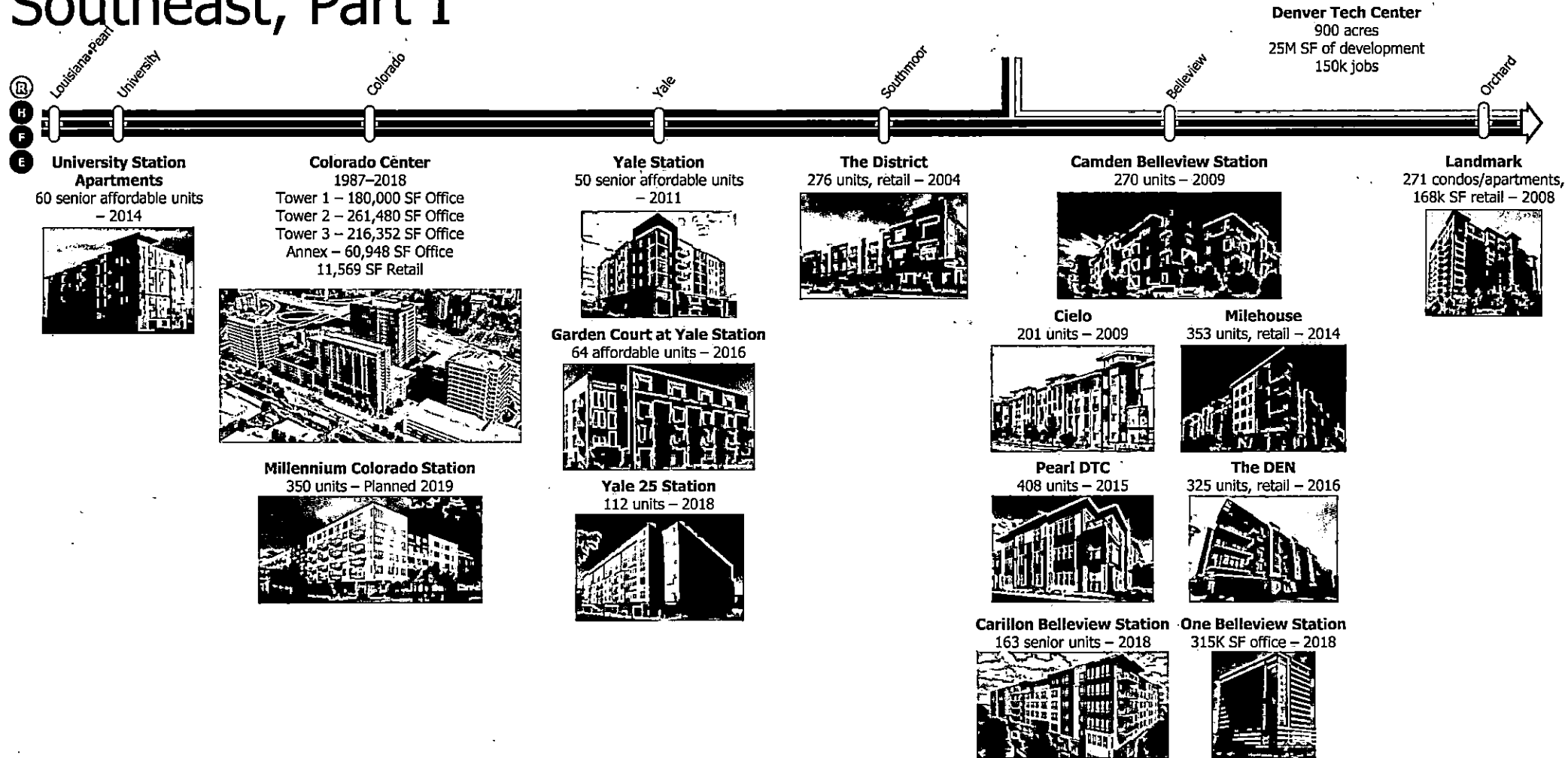
SpringHill Suites
150 keys
- 2012



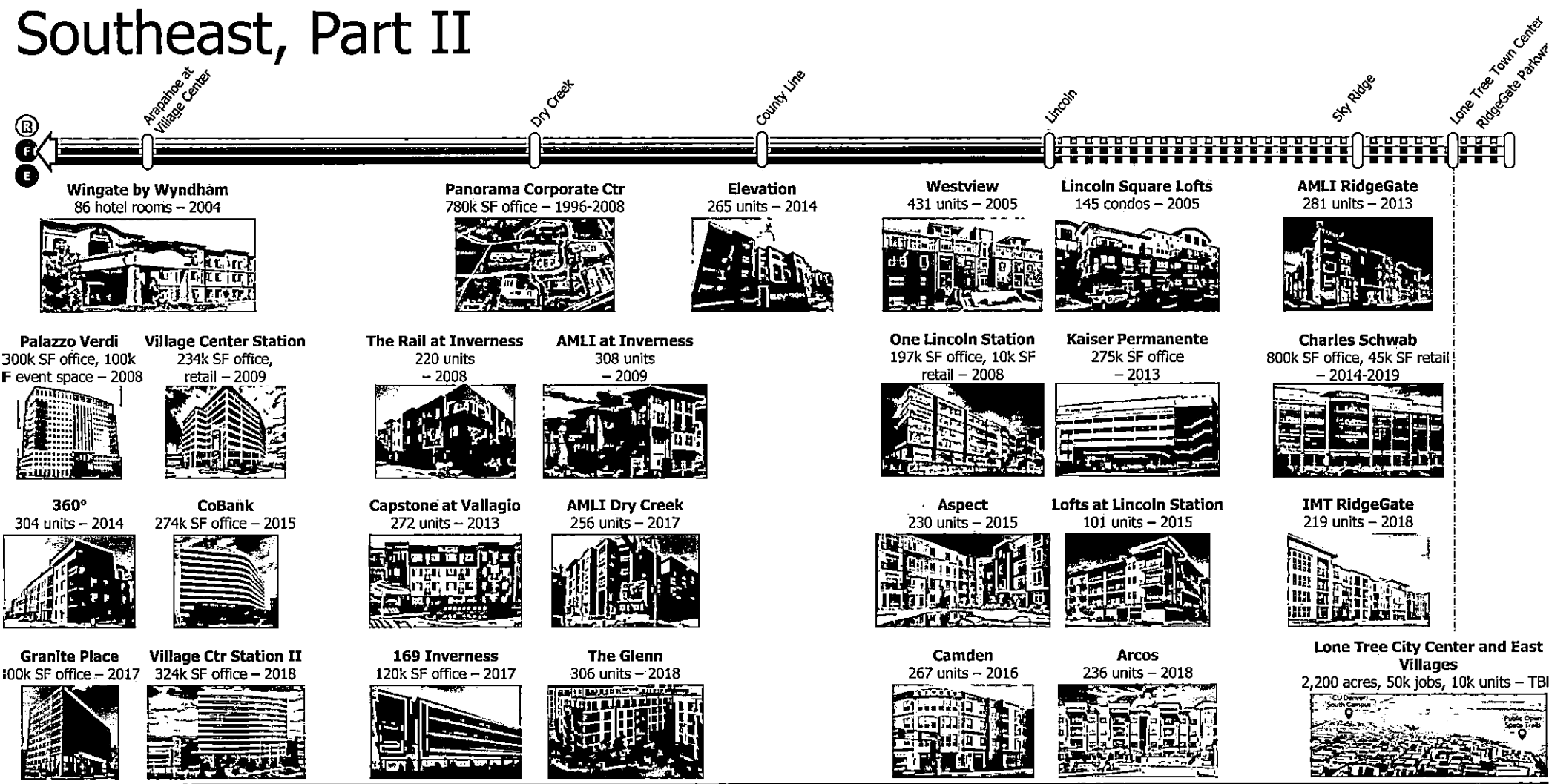
Southwest



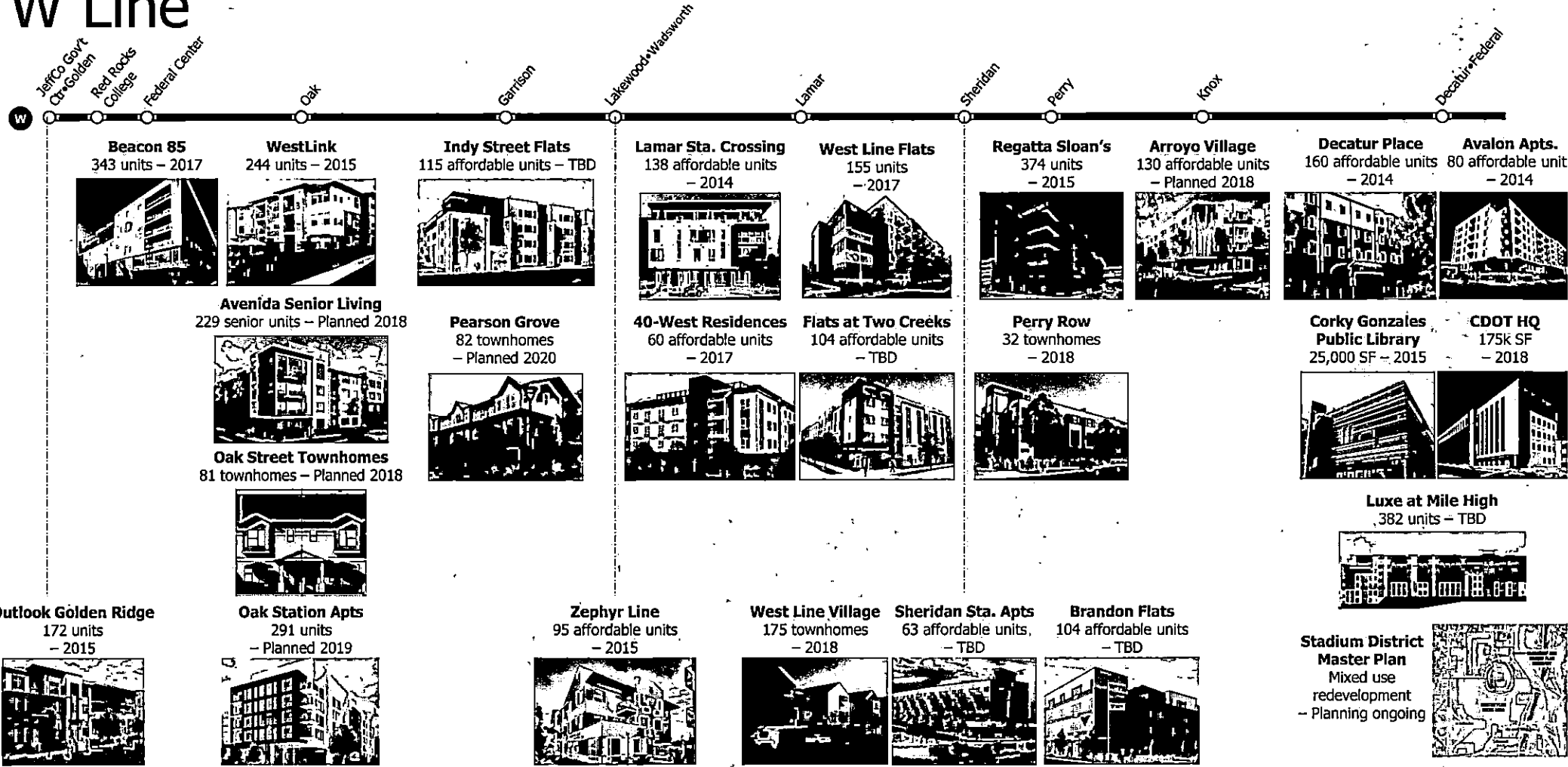
Southeast, Part I



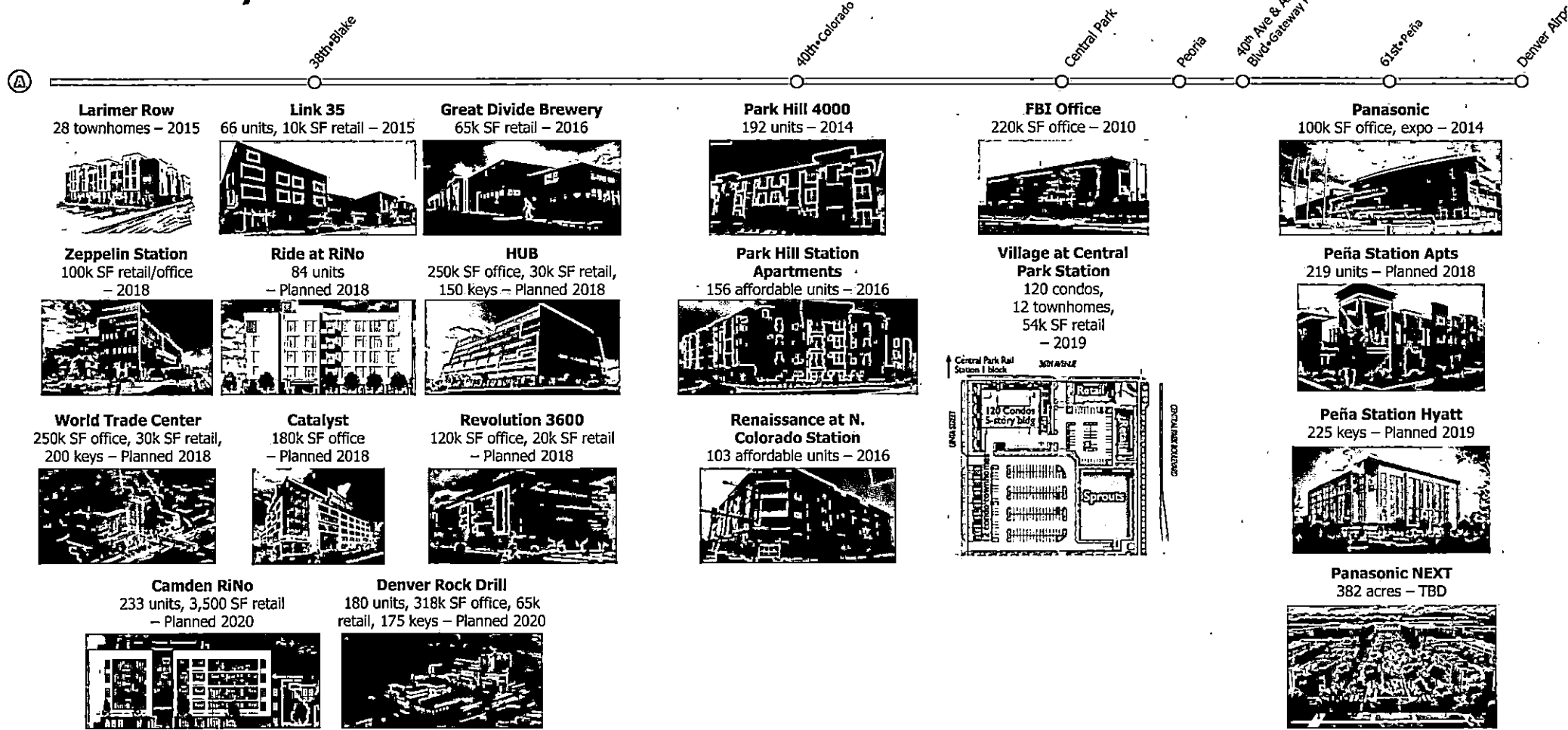
Southeast, Part II



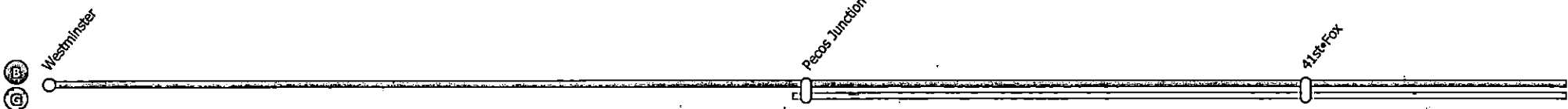
W Line



University of Colorado A Line



Northwest



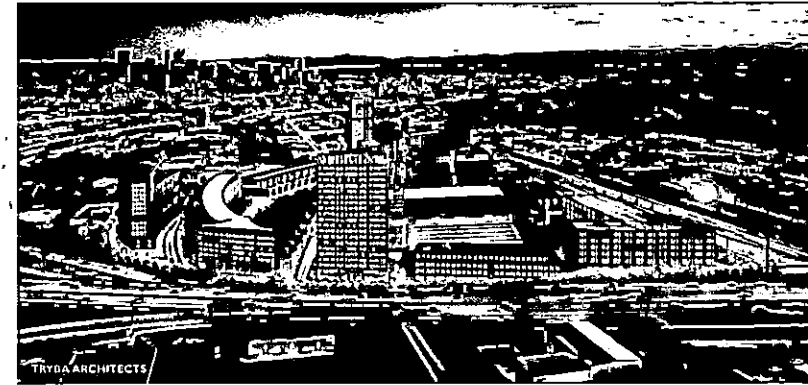
Alto Apts
70 affordable units – 2018



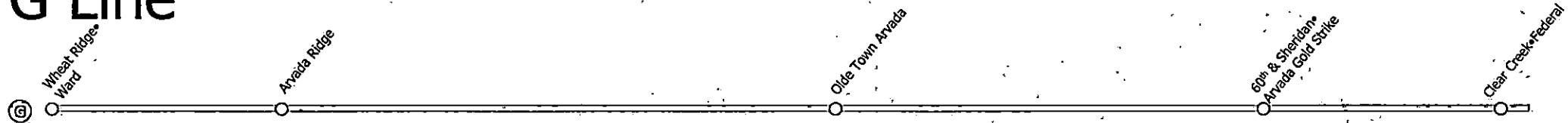
Zia
312 units, 119 condos, 7.5k SF retail – Planned 2018



Denver Post Redevelopment
3k units, 661k SF office, 85k SF retail – TBD



G Line



Arvada Station Apartments
378 units – 2012



Water Tower Flats
327 units – 2007



Park Place
153 units – 2015



Gateway at Arvada Ridge
296 units – Planned 2019



Solana
352 units – 2017



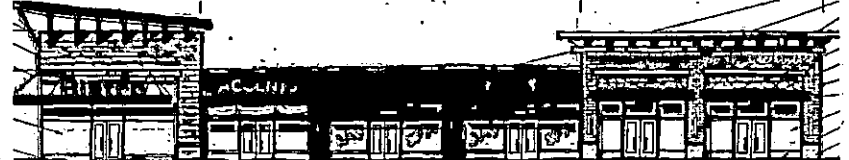
Hilton Garden Inn
136 keys – 2017



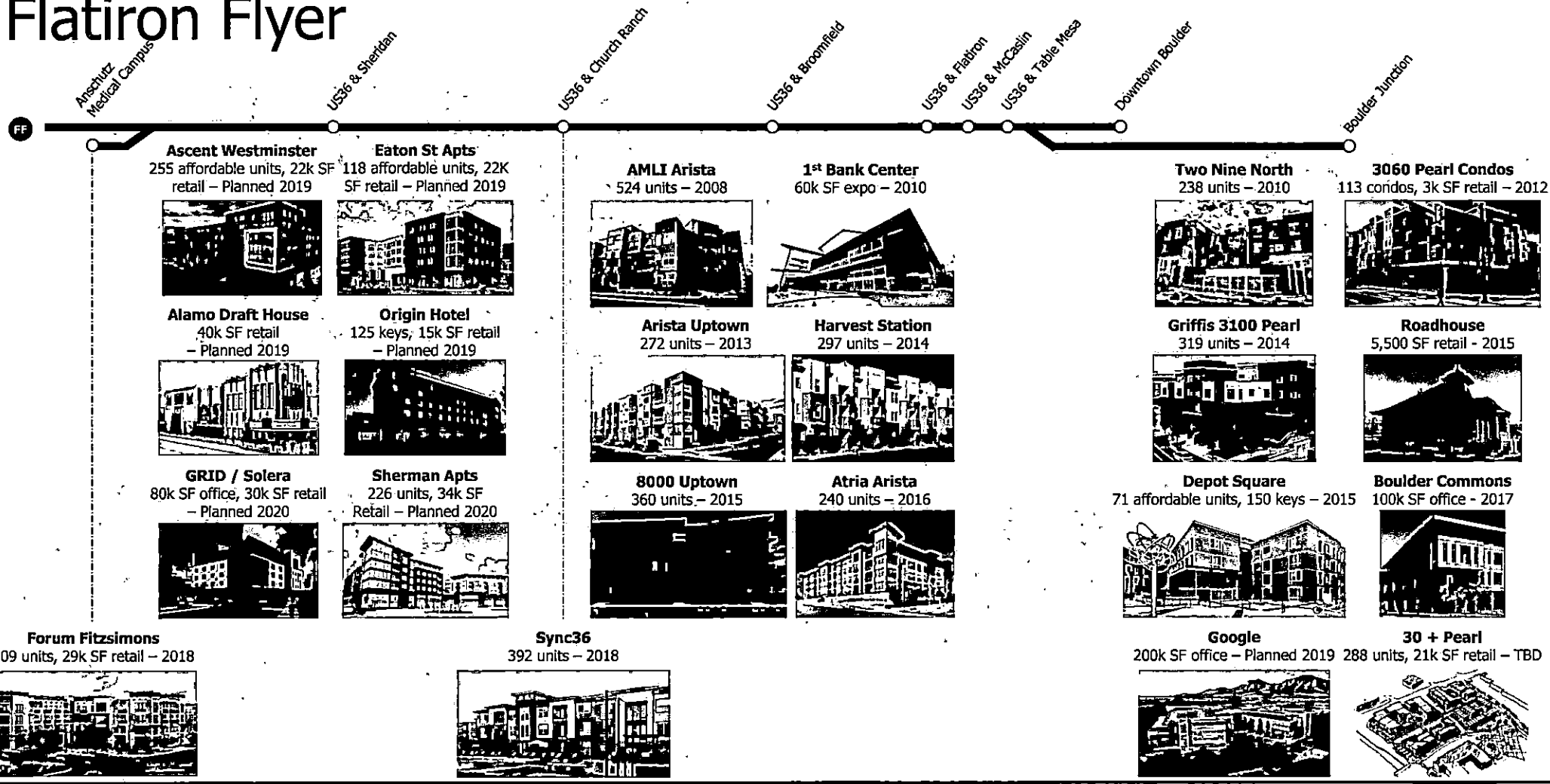
Trammell Crow Phase I
252 units – 2020



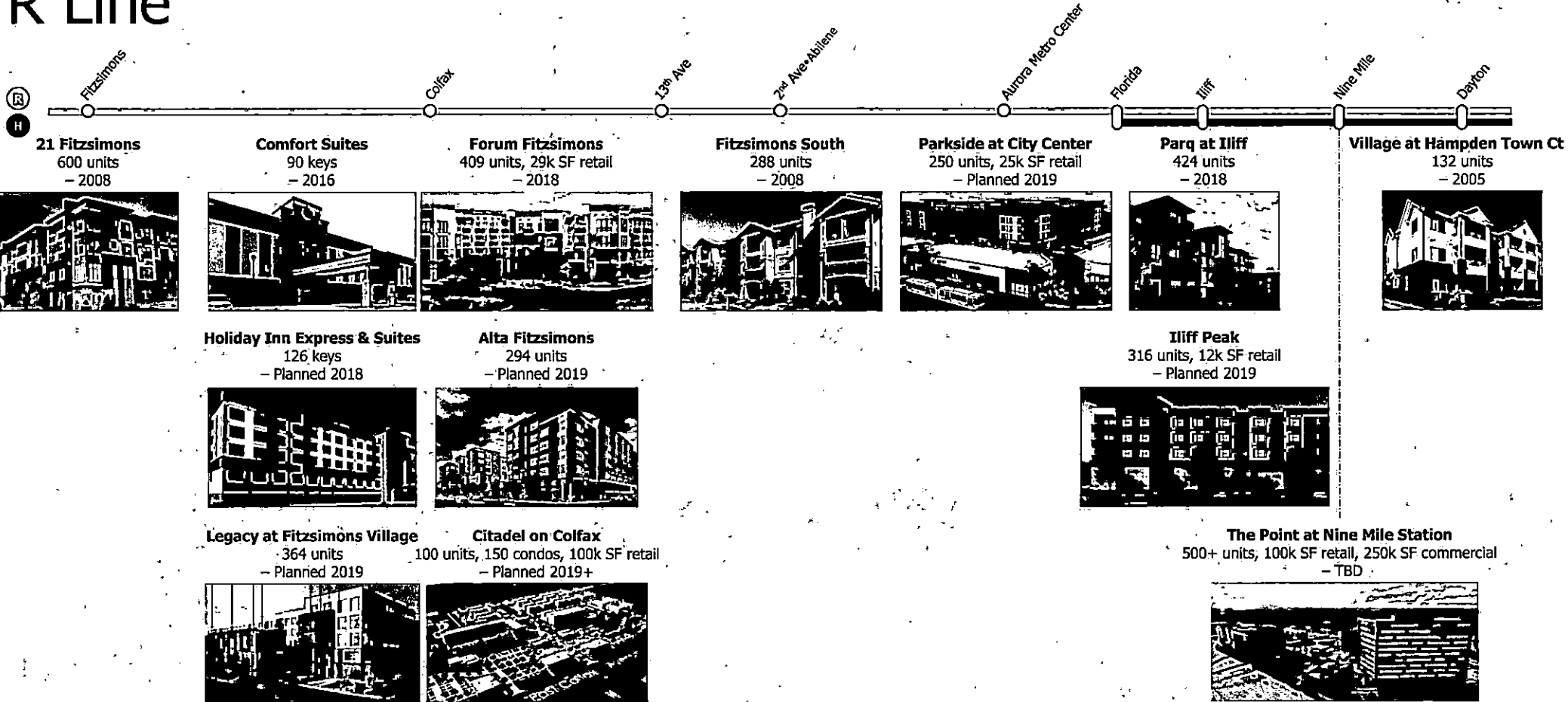
Trammell Crow Phase II
Retail – TBD



Flatiron Flyer



R Line



Denver Union Station

1900 16th STREET
(2009)
17 Story Office,
Retail & Living Space



DAVITA WORLD HEADQUARTERS
(2012)
14 Story Office



N. WING BUILDING
(2013)
5 Story Office, Retail,
Restaurants & Parking



S. WING BUILDING
ONE UNION STATION
(2014)
5 Story Office, Retail



CADENCE APARTMENTS
(2013)
13 Story, 219 Apartments,
Retail & Parking



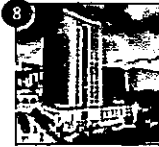
UNION STATION
(2014)
112 Room Crawford Hotel
& Retail



ALTA CITY HOUSE
(2015)
5 Story, 281
Apartments



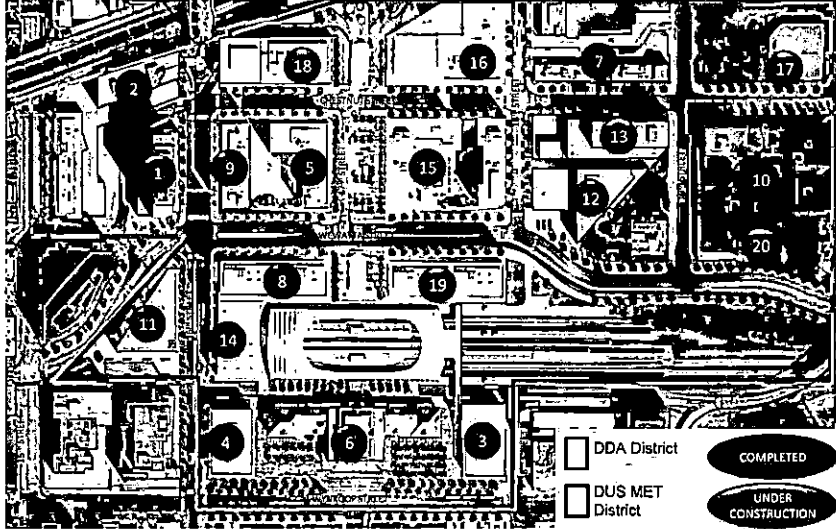
PLATFORM
(2015)
21 Story,
290 Apartments



1601 WEWATTA
(2015)
10 Story Office
Building, Retail, Parking



ELAN
(2015)
312 Apartments,
King Soopers Grocer



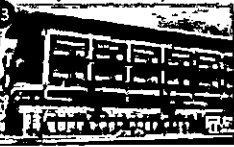
TRIANGLE BUILDING
(2015)
11 Story Office,
Parking, Retail



UNION TOWER WEST
(2017)
180 keys, 100K Office,
10K Retail



1975 18th STREET
(2017)
4 Story, 104
Apartments
(Affordable)



HOTEL BORN & 1881 OFFICE
(2017)
200 keys, 5 Story
Office & Retail



**UNION SQUARE/
PIVOT DENVER**
(2017)
600 Apartments,
Whole Foods Market



16 CHESTNUT
(2018)
19 Story Office,
Parking, Retail



HILTON GARDEN INN
(2019)
233 keys



THE GRAND 1709 CHESTNUT PL.
(2018)
12 & 24 stories, 510
Apartments, Retail, Parking



COLORADAN
(2018)
345 Condos,
30K Retail



ASCENT UNION STATION
(2018)
14 Stories, 4K Retail,
142 Apartments



TOD Summary

RTD's transit investment has had a significant impact on development in the region.

Transit-oriented development within ~1/2 mile walk of a high frequency station*:

- 38,000 Residential Units
- 10,000,000 Square Feet Office
- 1,400,000 Square Feet Retail
- 2,400 Hotel Rooms

*Downtown Denver excluded

Lines	Residential Units	Office S.F.	Retail S.F.	Hotel Keys	Other S.F.
Central	3,000	172,000	2,000	-	-
Existing TOD	1,803	-	2,000	-	-
Planned TOD	1,197	172,000	-	-	-
Central Platte Valley	119	-	-	150	-
Existing TOD	119	-	-	150	-
Planned TOD	-	-	-	-	-
CUA Line	1,393	1,468,000	277,500	750	70,000
Existing TOD	545	350,000	75,000	-	70,000
Planned TOD	848	1,118,000	202,500	750	-
Fatiron Flyer	3,713	380,000	192,500	275	60,000
Existing TOD	2,826	100,000	8,500	150	60,000
Planned TOD	887	280,000	184,000	125	-
G Line	1,758	-	-	136	-
Existing TOD	1,210	-	-	136	-
Planned TOD	548	-	-	-	-
R Line	3,827	250,000	266,000	216	-
Existing TOD	1,853	-	29,000	216	-
Planned TOD	1,974	250,000	237,000	-	-
Northwest	3,501	661,000	92,500	-	-
Existing TOD	70	-	-	-	-
Planned TOD	3,431	661,000	92,500	-	-
Southeast	6,744	4,637,780	234,569	86	100,000
Existing TOD	6,394	4,637,780	234,569	86	100,000
Planned TOD	350	-	-	-	-
Southwest	1,397	145,000	-	-	-
Existing TOD	923	140,000	-	-	-
Planned TOD	474	5,000	-	-	-
L Line	5,659	108,000	-	41	-
Existing TOD	3,921	101,000	-	-	-
Planned TOD	1,738	7,000	-	41	-
W Line	3,609	175,000	-	-	25,000
Existing TOD	2,468	175,000	-	-	25,000
Planned TOD	1,141	-	-	-	-
Denver Union Station	2,997	2,019,559	375,870	725	-
Existing TOD	1,788	1,929,559	260,370	492	-
Planned TOD	1,209	90,000	115,500	233	-
Grand Total	37,717	10,016,339	1,440,939	2,379	255,000
Existing TOD	23,920	7,433,339	609,439	1,230	255,000
Planned TOD	13,797	2,583,000	831,500	1,149	-