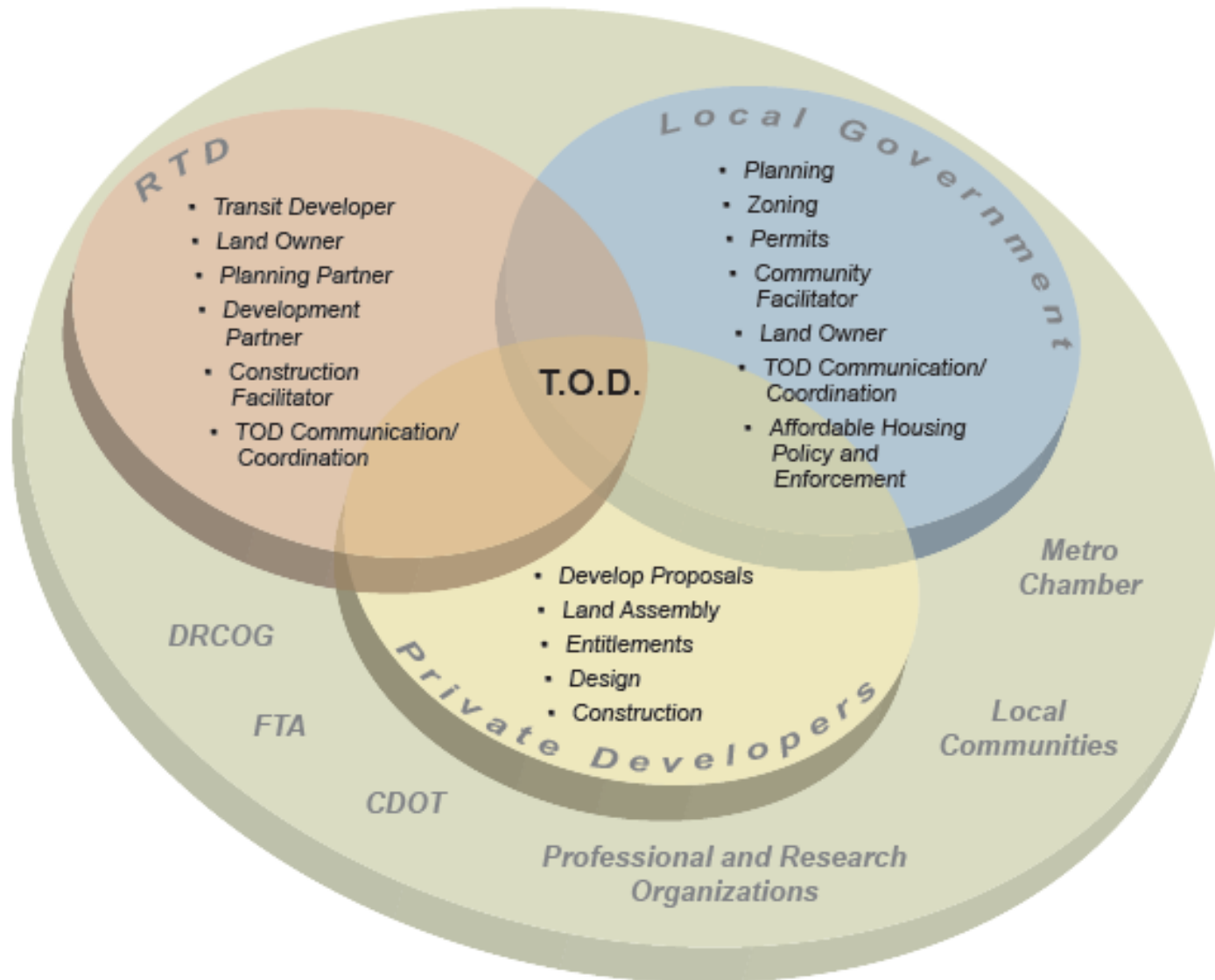


# **RTD Approach to TOD and Parking**

**Denver City Council LUTI Committee  
January 31, 2017**

# Overall Roles in TOD



# RTD TOD Roles – Station Area Planning

- Station area plans are typically led by local jurisdictions who have land use authority
- Over 50 station area plans have been adopted since 2004 regionally
- RTD's role in the process is:
  - Provide regional TOD perspective to the process
  - Help balance station area economic development goals with the transit investment
  - Interface with contractors, developers and communities
  - Administrator of DRCOG grant funds (federal funds flow through RTD)

# RTD TOD Roles – Joint Development

- Joint development is defined as development that occurs on RTD owned land that is integrated with RTD transit operations
- The TOD group plays a lead role in coordinating, negotiating, and implementing joint development opportunities with public and private entities
- Requires RTD Board approval





# RTD TOD Roles – Joint Development

## Goals for joint development:

- Increase RTD transit ridership
- Leverage resources from third parties to improve RTD facilities
- Promote activation of RTD stations in support of local jurisdiction land use goals
- Enhance multimodal access



# RTD TOD Roles – Joint Development

## Constraints for joint development:

- Can't compromise RTD transit operations
- FTA commitments (if federal \$ in station)
- Replacement parking
- Market readiness
- RTD has no capital funds for TOD





# Parking at RTD

How is the level of parking determined at Rail Stations?

- Use Regional Travel Model to project demand during environmental review
- Not an exact science
- Interact w/ local governments during process
- Frequently tied to federal \$



# Parking at RTD

## How is Parking Managed?

- Regulated by state statute
- RTD can only charge for overnight, out of district, and reserved (up to 15%) parking
- Bill passed in 2011 to allow for 3<sup>rd</sup> parties to charge for daily transit users





# Parking at RTD

## Approach to parking replacement

- Consider current parking utilization
- Consider future federal parking obligations
- Typically ask for 1:1 replacement
- RTD has limited capital \$ for parking construction
- Parking Guiding Principles provide Board approved guidance on this and other issues



# Questions?

