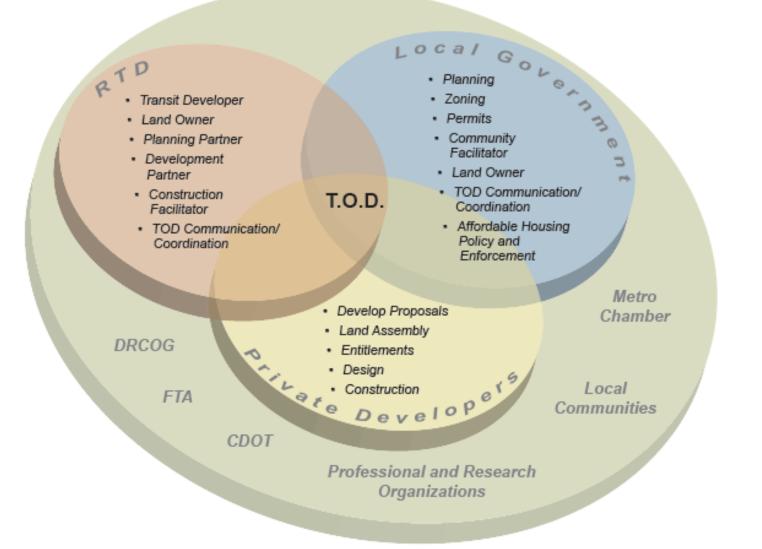


RTD Approach to TOD and Parking

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 ⁴ 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 3rd 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?

OLDE TOWN ARVADA