



# 40th & 40th Station Area Planning



# Why are you here?

- Look at future change around your future transit station
- Develop land use plans
  - ▶ What is your vision for the future?
  - ▶ How can your neighborhood transit station help make that possible?





# You are the Experts

- This is your community
- Asking you to think about the future
- Be Denver Planning Director for the day





# Focus Group

- Opportunities:
  - ▶ Culturally diverse history
  - ▶ Gateway to downtown
  - ▶ South Platte River Trail connection
- Concerns
  - ▶ Poor access into neighborhood / no retail
  - ▶ Limited local employment opportunities
- Success if:
  - ▶ Create jobs and affordable housing
  - ▶ Better neighborhood connections
  - ▶ Revitalize Brighton and 38<sup>th</sup>



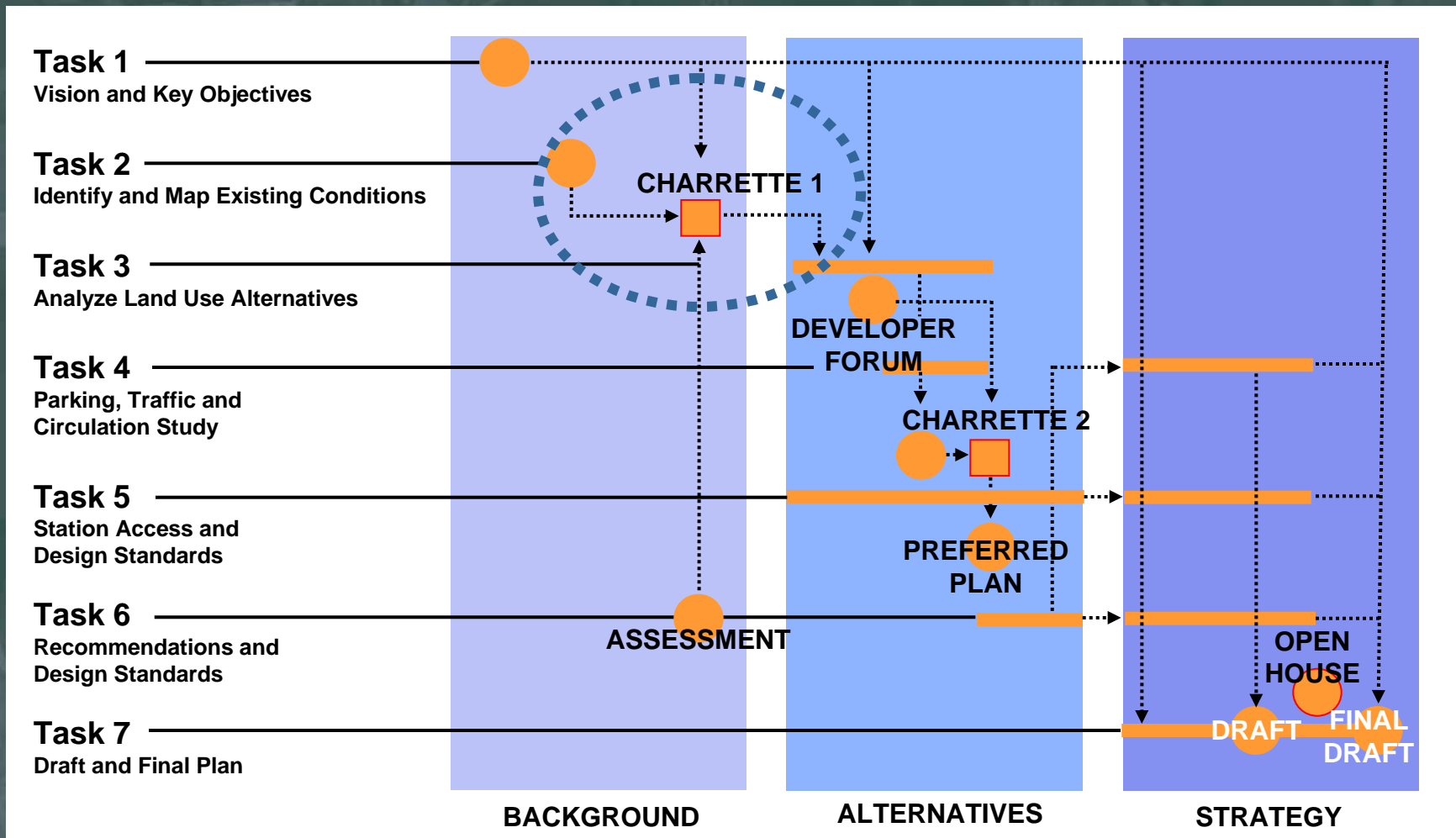
# Planning in Small Groups

- Each table will have
  - ▶ An urban designer
  - ▶ A notetaker
- Your ideas will be used to develop land use plans for the areas around the stations
- You will present your group's ideas





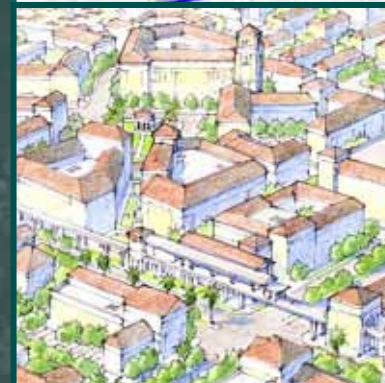
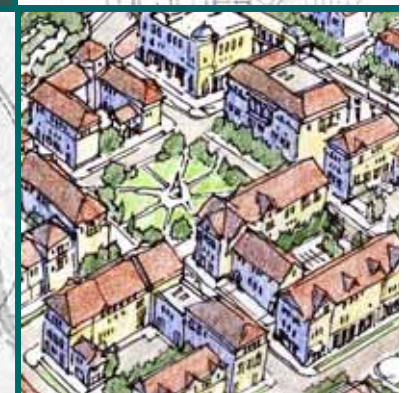
# Process to Build the Plan





# Expected Results

- Plans for station area:
  - Station area plan & vision
    - ▶ Sketch illustrations
    - ▶ New zoning
    - ▶ Access character
    - ▶ Urban Design Plan
    - ▶ Schedule & strategy





# Great Neighborhoods

- Safe streets
- Strong center
- Local services
- Parks & open space
- Housing choices
- Good jobs

Neighborhoods  
come first, not  
transit



Orenco Station, Hillsboro, OR



# Neighborhood Transit Planning Principles

- Greater Density than Community Average
- Quality Pedestrian Environment
- A Mix of Uses
- A Defined Center

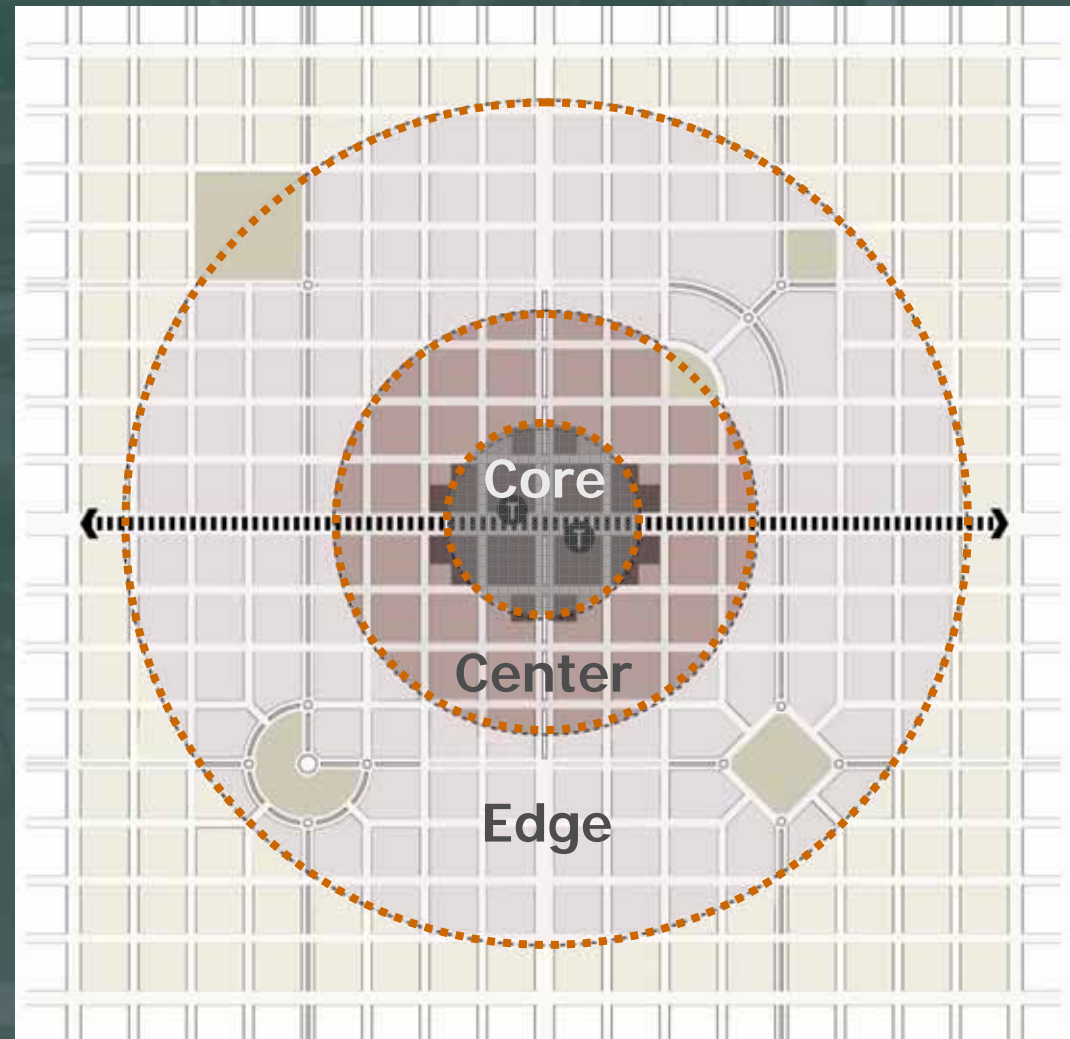
Stations help define important places





# Core Center Edge

- Core:  
Up to 600 ft  
greatest intensity
- Center:  
600 to 1,500 ft  
intermediate  
intensity
- Edge:  
1,500 to 3,000 ft  
greater than  
community average  
of intensity





# Create a Place, not a Project

Site of a former landfill

The Round at  
Beaverton Central.  
Plaza surrounds  
station

- ▶ 240 units
- ▶ 125k retail
- ▶ 375k office

Beaverton, OR





# Link to a Broader Strategy

Transit-Oriented Development most successful when

- Transit as “means to an end” of local community objectives
- Basis to gain greater broader support & success
- Building partnerships essential
  - ▶ With community
  - ▶ With local governments





# Transit & Property Values

- Washington, DC
  - + \$2 to \$4 per foot for commercial
- San Jose
  - + 23% for commercial
- Portland
  - + 10% rent premiums
- Dallas
  - + 39% for residential
  - + 53% for office values



Washington



San Jose



Portland



Dallas



# Residents Near Transit Want

From Transit Community Resident Surveys:

- Well designed communities
- Easy access to a center
- High quality residence
- Quality transit service
- Pedestrian Friendly
- Good price value



The Merrick



Orenco Town Center

*"The ability to walk to  
a pint of milk"*



# Transit & Affordability

- Expenditure of US families
  1. Housing: 33%
  2. Transportation: 19%
  3. Food: 14%
- Poor US families
  - ▶ Transportation 30 to 50%





# Some Keys for Success

- FasTracks used as a:
  - ▶ Community building tool
  - ▶ People moving tool
- FasTracks as catalyst to enhance Denver neighborhoods
- Transit supportive *not* transit dependant development
- Design for the pedestrian





# Formula for Success

*Your Vision +  
Leveraging Transit +  
Implementation Strategy +  
Collective Action =*

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*Realize Community Vision*



DENVER ST

# Pearl District Portland

Former rail yard & warehouses

- 90 block area
- \$750m+ development since 1997
- Development tied to Streetcar
- 2700 units built
- 131 units per acre minimum density





DENVER STATION

# Atlantic Steel. Atlanta, GA

- 138 acre former steel mill
- 12m sq ft redevelopment project
  - ▶ 5m sq ft office
  - ▶ 1.2m sq ft retail
  - ▶ 2,400 homes
- Connection to transit

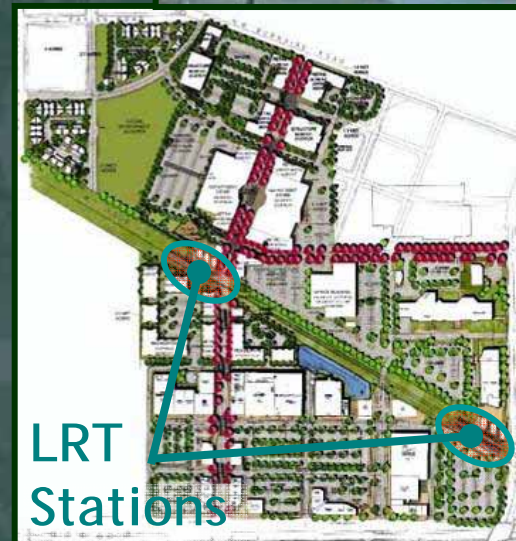




# Gresham Civic Neighborhood

Former lumber mill site

- City leadership key
- “big box” in a grid
- Office, retail, residential
- 2nd LRT stop tied to ridership
- 190 acres
- City Hall



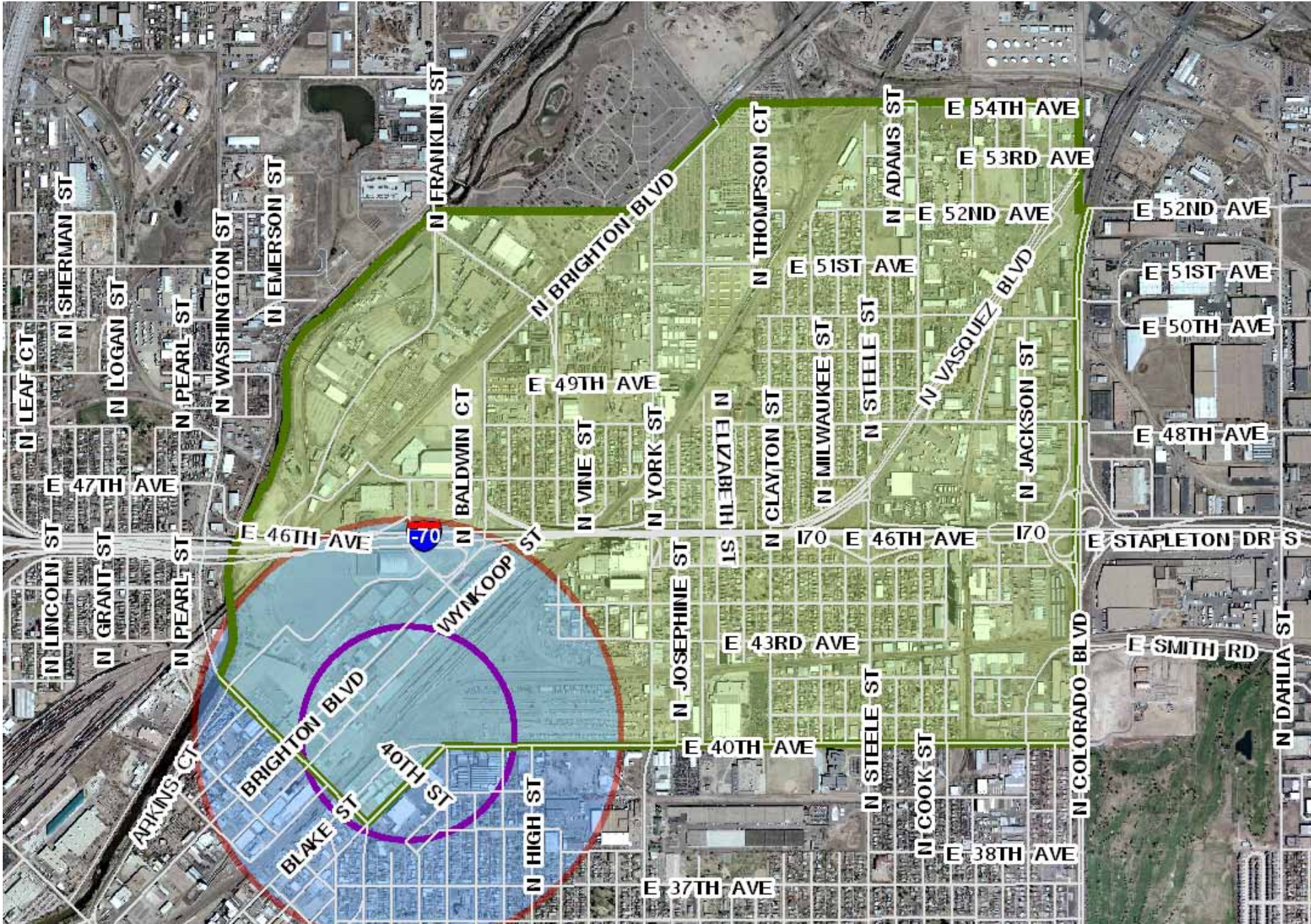


# Cherokee Gates Denver

- Former 70 acre rubber plant
- 2500 to 3000 homes
- 350 affordable units
- \$1B in private investment
- 5000 jobs

Before







# Final Plan

DENVER STATION **Circulation**

- Prepare final plan and documentation
  - ▶ Land Use
  - ▶ Station Access and Circulation
  - ▶ Urban Design
  - ▶ Parking
  - ▶ Implementation
  - ▶ Plans, graphics, 3D sketches



**Land Use**



**Urban Design**

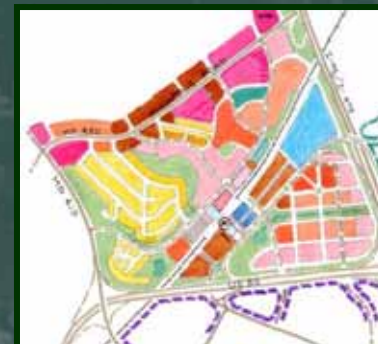


Olde Town Arvada  
Station Area Plan



# Creating Value

- Driven by local vision
- Building community + transit
- Broad strategy
- Take a longer term view
- Leverage transits value
- Attract public & private investment
- Leadership



New Carrollton Strategy  
Washington, DC