

### Importance:

Wise use of transit-oriented development presents the opportunity to provide people with more housing and transportation choices, and to create a region that helps address economic, environmental and social needs.

### Background/Key Issues:

DRCOG is actively involved in the implementation of transit-oriented development (TOD) in the region. TOD is a general term describing almost any concentrated, mixed-use, pedestrian-oriented development that supports and is supported by transit facilities and service. DRCOG's involvement will help ensure that quality TOD is developed at transit stations identified as part of the expansion of the transit system. DRCOG's TOD program's mission is to:

*Provide relevant and timely information to help policy makers, business leaders and the general public make informed decisions regarding transit-oriented development.*

Efforts by DRCOG to support this mission include the following:

- ▶ **The “Who is TOD in Metro Denver”** research plan was developed by DRCOG. It is designed to inform both public- and private-sector decisions regarding transit-oriented development in metro Denver: who is living, conducting business, and/or working in rail-transit zones, their motivations for doing so and their actual behaviors. The first part of the research focused on businesses within a one-mile walk distance of a rail station. Key findings from the survey revealed that auto orientation still dominates; there is abundant free parking; and the use of travel demand management strategies, including transit incentives, is low outside downtown Denver.

### Did You Know?

- ▶ 20,066 dwelling units
- ▶ 10.5 million square feet of retail and office space
- ▶ 12.6 million square feet of institutional\* space were completed or under construction within a half mile of current and proposed transit stations as of July 2010.

\* Institutional space includes governmental, cultural, medical and convention facilities.

# Issues Paper

## Transit-Oriented Development (TOD)

- ▶ **The second part of the “Who is TOD in Metro Denver” research** was released in April and focused on the employees who work within an estimated walk distance of existing rail-transit stations in the Denver area. Key findings from this survey revealed that behaviors of Denver's employees differ greatly from those of employees in suburban station areas. Fifty percent of downtown employees' commute trips were by an alternative mode (other than driving alone) while 85 percent of employee commutes outside downtown Denver remain largely auto-oriented.
- ▶ **TOD Best Practices workshops** provide additional opportunities for public- and private-sector interaction. Workshops feature national experts who speak on topics critical to the success of TOD in metro Denver.
- ▶ **Planner Idea Exchange (PIE)** brings local planners from member jurisdictions together at least six times a year to share key challenges and issues, and gain new perspectives. Presentations from past PIEs are posted on the DRCOG Web site.
- ▶ **TOD information Web site** has the latest news articles, research reports, events and other information to support the successful development of TOD in metro Denver. Visit [www.drcog.org](http://www.drcog.org) and scroll down the left side to the Transit-Oriented Development tab.
- ▶ **TOD database (TOD Project Viewer)**, created and updated by RTD, is presented on the DRCOG Web site. This section of the Web site displays information about real estate projects within a half-mile radius of light rail transit stations.

### Status (as of July 2010):

The final part of the “Who is TOD in Metro Denver” research will focus on residents and will provide a comprehensive assessment of behaviors and perceptions of residents at varying distances from rail-transit. It is anticipated that the results of this research will be released in the late summer 2010.

Metro Denver has been referred to as a “learning laboratory” for TOD. Repetition of this study as the rail-transit system expands will help ensure important learning opportunities about changing attitudes, perceptions and behaviors over time. Such information will be invaluable to public- and private-sector stakeholders in understanding the evolving TOD market.

**For more information, contact:**

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