



OUTCOMES ASSESSMENT & KNOWLEDGE SHARING OAKS

Sustainable Communities Initiative

**presentation to Board of Directors,
Denver Regional Council of Governments**

18 March 2015



ACHIEVING COMMUNITY AND ECONOMIC VITALITY THROUGH TRANSIT-ORIENTED DEVELOPMENT

Outcomes Assessment and Knowledge Sharing (OAKS)

Key Goal of *Sustainable Communities Initiative* & transit-oriented development: *bring riders to station by having station areas meet the needs of the riders*

4 themes:

1. Housing: MORE people living near transit
2. Accessibility: MORE people can easily get to transit
3. Jobs & Economic Development: MORE people working near transit
4. Site development: attractive, convenient mixed-use places



What We Looked At & What We Did

- **45 Station Area Evaluations**

- **Geography:** existing FasTracks corridors – CENTRAL, SOUTHWEST, SOUTHEAST, WEST lines
- **Focus:** housing | accessibility | jobs | site opportunities

- **64 Interviews**

- **Expertise:** developers, planners, financiers, workforce, public works, organizers, economic development, elected officials
- **Sector:** public, private, non-profit

- **3 Case Studies**

- Dallas | Portland | San Diego





Population at Transit Stations

	Total Metro Area Population	Population in Station Areas
2010	3,037,053	187,216

3 % of urbanized area – with about 5% of population within half mile of station areas

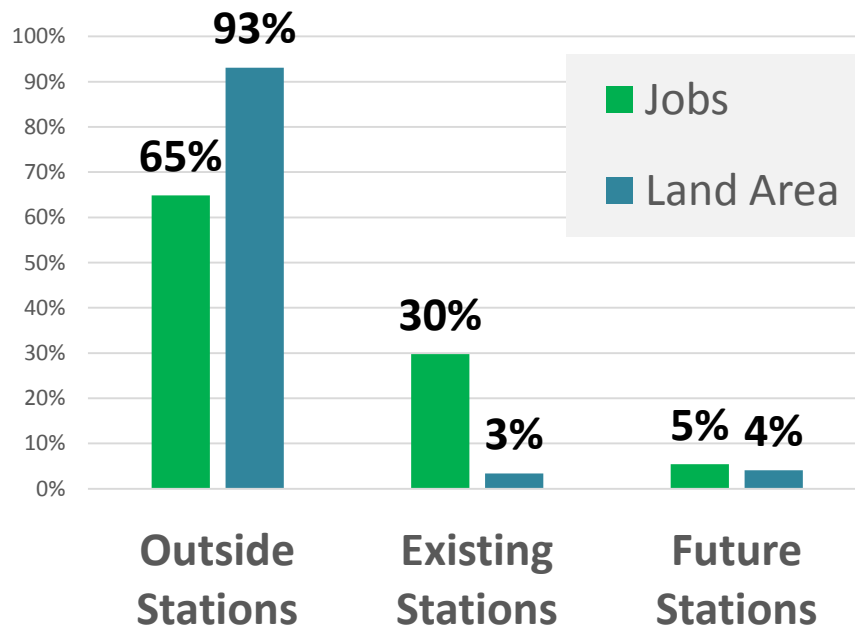
Note: approximately 1/3 of region's population does not own or operate a car—that's about 1,000,000 people





Jobs at Station Areas

Comparison of Jobs to Land Area by Urbanized Area & Transit Zones



30% of region's total jobs in current station areas –3% of urbanized land

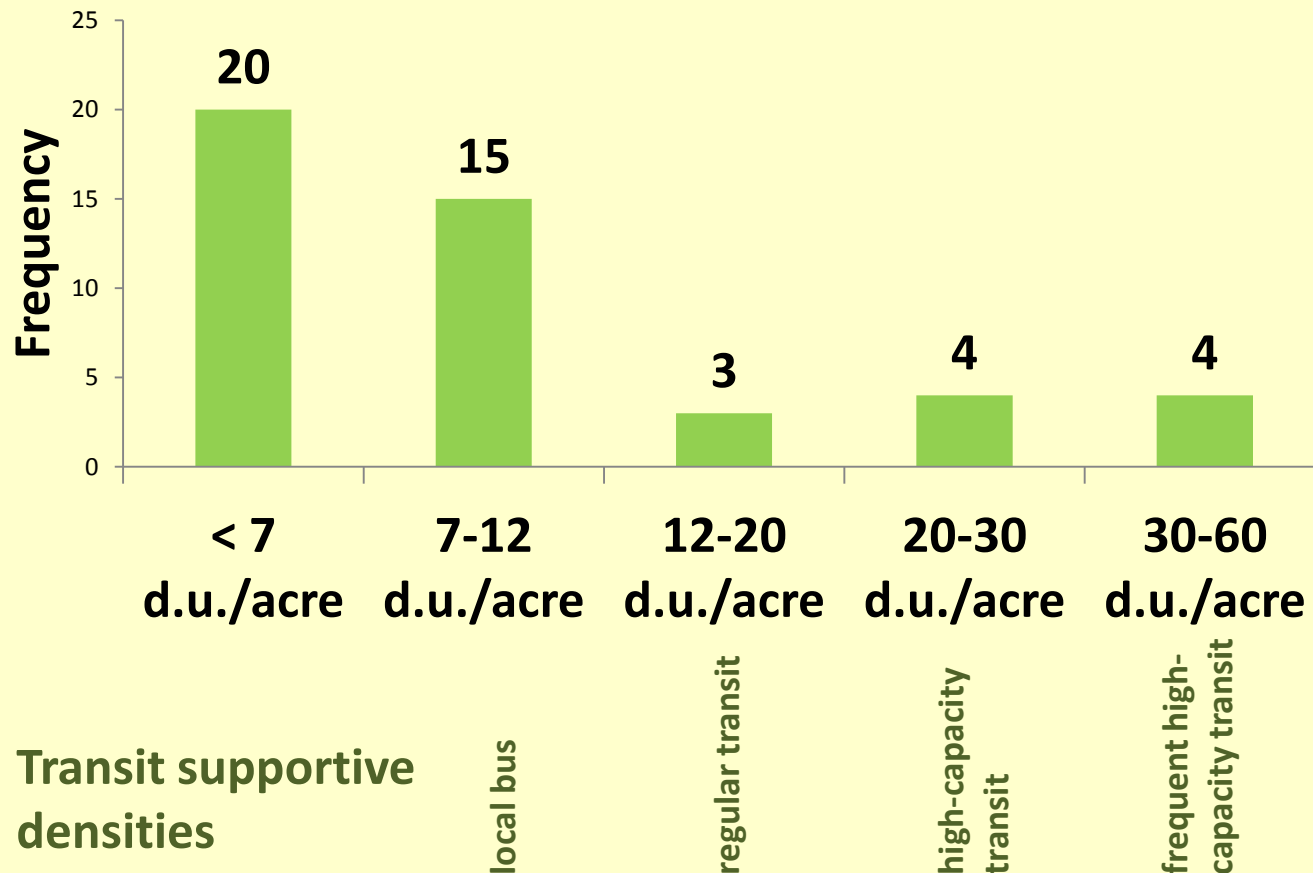




Room for Growth in Station Areas

residential density below 7 units an acre at nearly half of station areas

NUMBER OF STATIONS BY NET RESIDENTIAL DENSITY



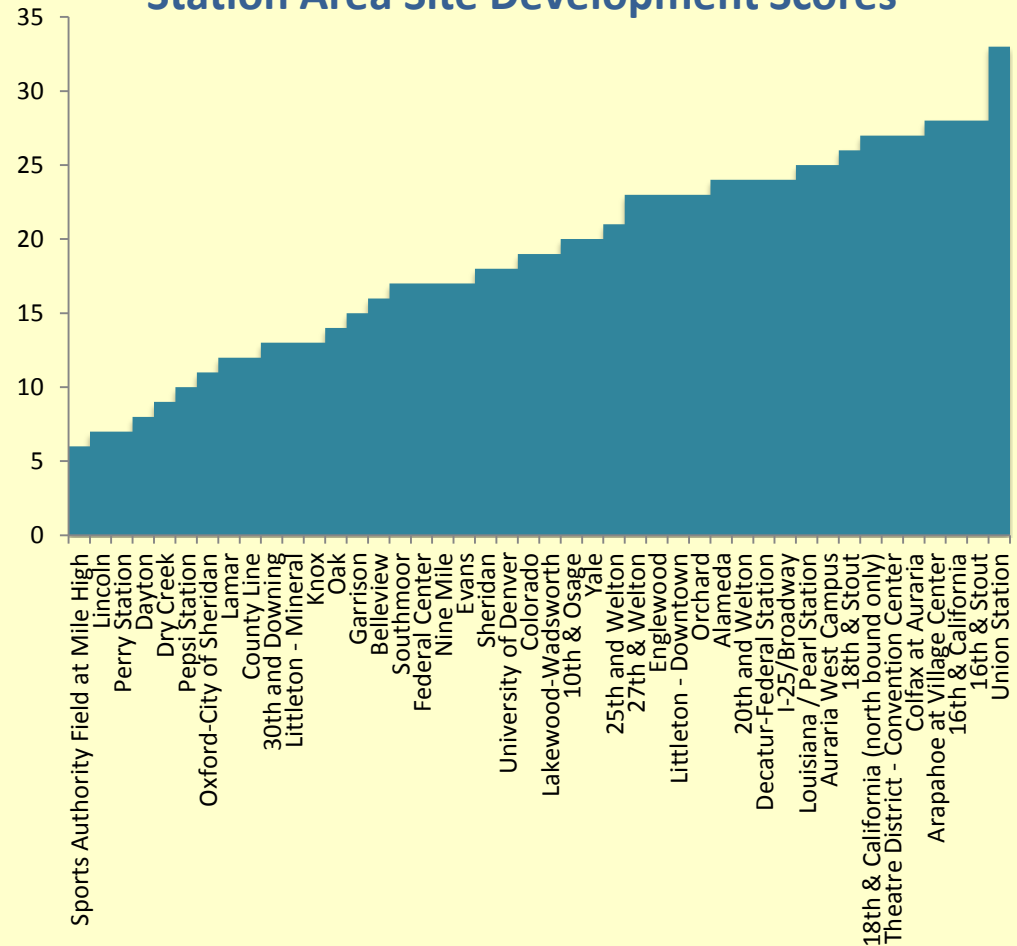


Variation in Amenities, Infrastructure and Services— Results in Uneven Housing Development...

Site Development Criteria

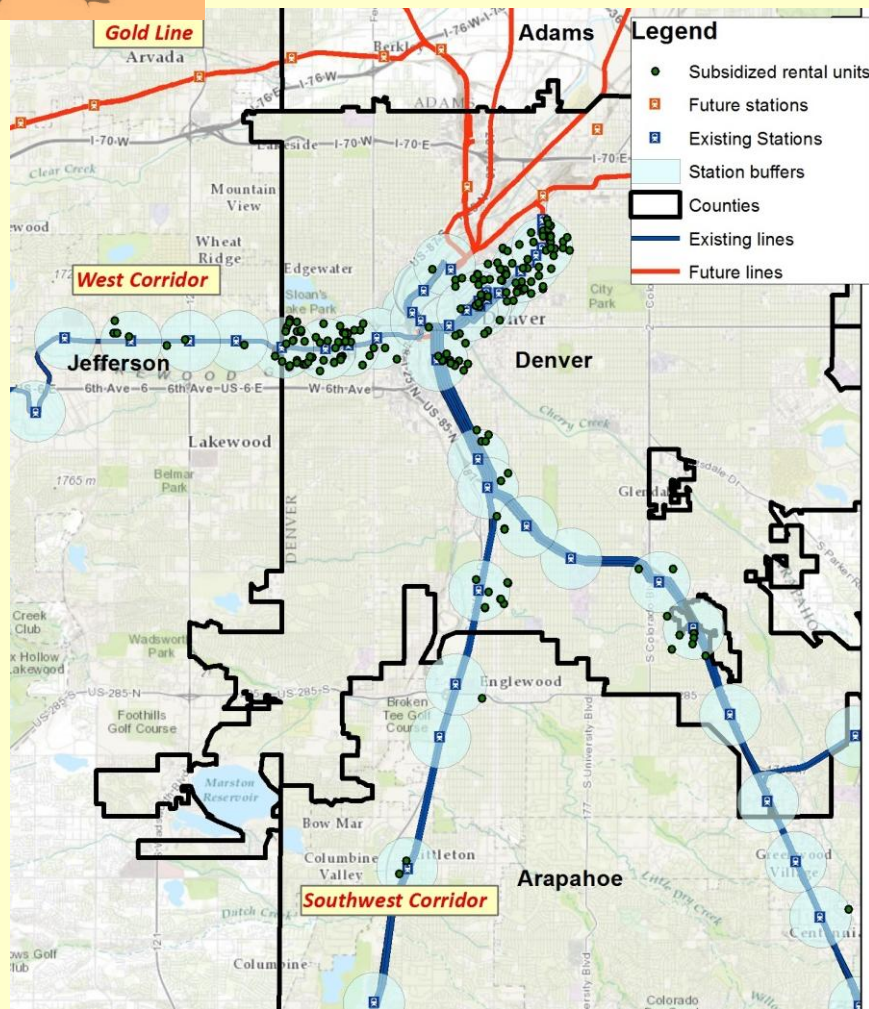
- Station design
- Major Destinations/attractions
- Mix/segregation of uses
- Housing density
- Public amenities
- Zoning
- Vibrancy & utilization
- Sub-area or station plans with goals *(10 do not have plans)*

Station Area Site Development Scores





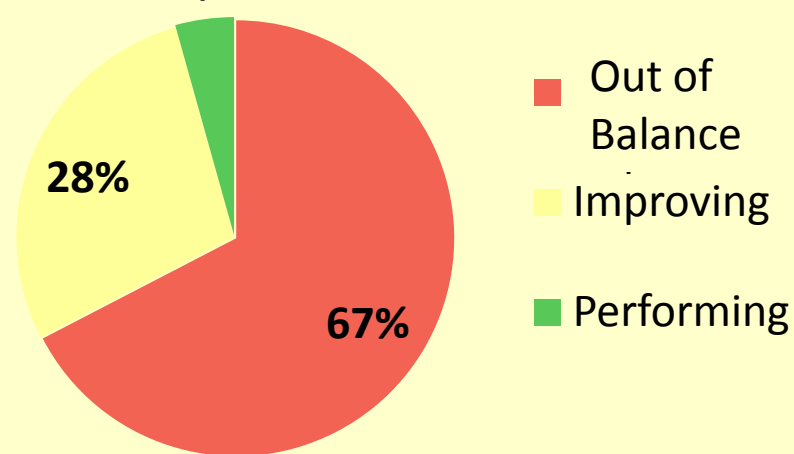
...Especially Affordable Housing Development



Housing Affordability Criteria

- Mix of incomes
- Share of cost-burdened households
- Share of rental units
- Number of subsidized units
- Housing choices – single & multifamily, owner & renter

Affordable Housing in Station Areas



METRO AREA'S HOUSING GAP TODAY = 58,000 UNITS

Sources: Piton Foundation & Metro Homebuilders



Station Area Analysis Criteria

9

Station Area *(immediately adjacent to rail station)*

Wayfinding

Connectivity & Barriers

Disability Accessible

Parking

Station Design

Safety



Half-Mile Zone *(average walking distance to station)*

Safety

Ridership

Quality of Walk

Plans

Buses

Infrastructure

Jobs: type & number

Vibrancy

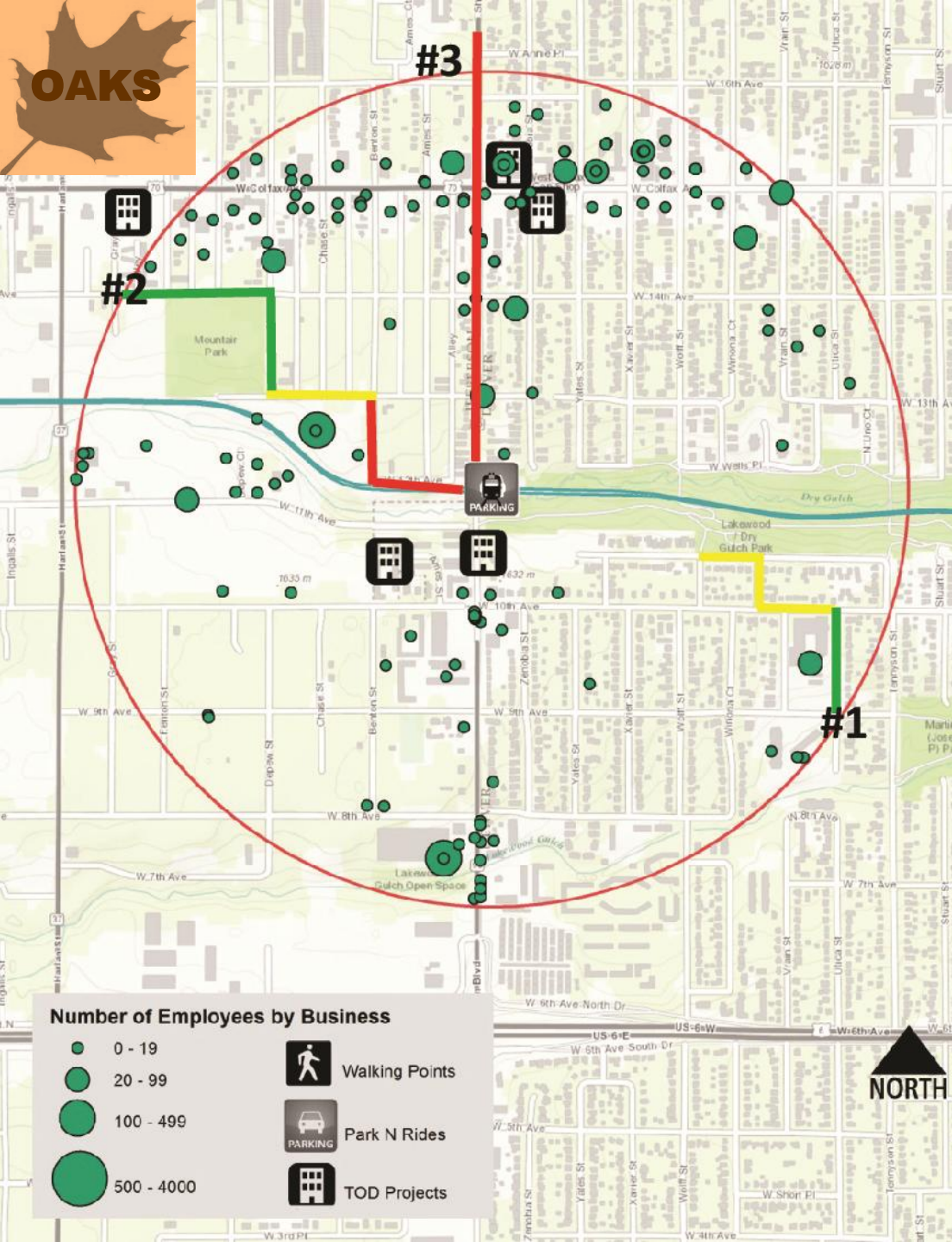
Amenities

Destinations

Density

Affordability

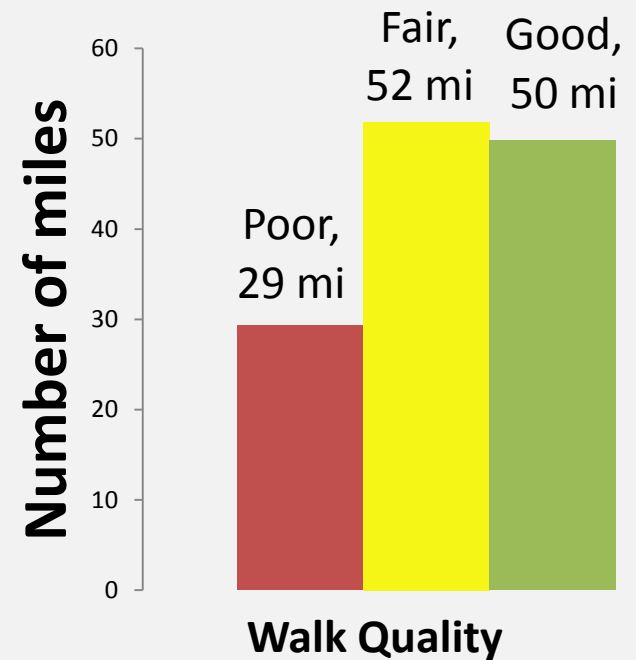




Walkability Results

- walked 131 miles
- 38% of walks - good
- 62% need improvement

Miles by Quality of Walk





RECOMMENDATIONS

WHAT SHOULD WE BE DOING?

Actions



HOW SHOULD WE BE DOING IT?

MEASURES

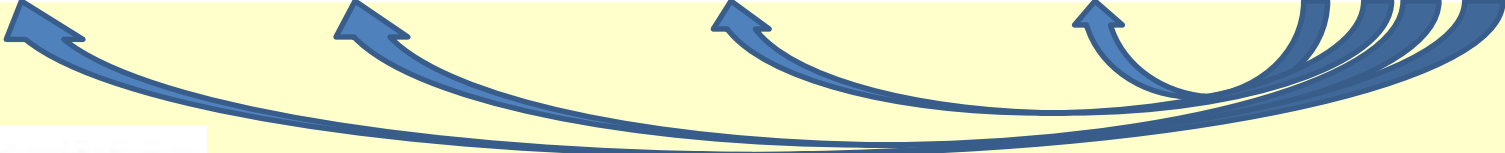


HOW ARE WE DOING IN REACHING OUR GOALS?



Recommendations

Housing	Accessibility	Jobs & Economic Development	Site Development	General
Funding for Housing	First/Last Mile Connections	Market Transit Communities	Streamline Review	Collaboration as Foundation
Real Estate Acquisition	Fare Rates		Funding for Infrastructure	Holistic Approach = Integrated
Changing Demographics	Parking Management			Plan for Complete Communities
Regional Approach to Housing				Address Adjacent Neighborhoods Too
				Urban Centers & Stations Areas
				Education & Outreach
				Monitoring
				Best Practices & Tools
				Plan Future Corridors





Recommendations

1. Collaboration Lays Foundation
2. Holistic Strategic Planning . . .
Integrate HOUSING AND MOBILITY AND INFRASTRUCTURE
AND ECONOMY AND HEALTH AND ENVIRONMENTAL Planning
3. Station Areas as *WHOLE COMMUNITIES*
“Complete Housing” + “Complete Mobility Choices”
transit-centric ≠ auto-centric





Recommendations (*cont'd*)

4. Streamline Development Review
5. Manage Parking in Station Areas
6. Plan for & Connect Station Areas with ADJACENT NEIGHBORHOODS & DISTRICTS





Recommendations (*cont'd*)

7. Prioritize First/Last Mile Connections
8. Evolve Metro Vision's "Centers" Concept to Address Station Areas
9. Establish Real Estate Acquisition Programs





Recommendations (*cont'd*)

10. Leverage Funding & Identify New Funding for Housing
11. Address Changing Demographics
12. Develop Regional Approach to Housing



Recommendations (*cont'd*)

13. Leverage Funding & Identify New Funding for Infrastructure
14. Leverage & Market TRANSIT-ORIENTED DEVELOPMENT as a Catalyst for Economic Prosperity
15. Review Fare Structure – to grow ridership & address transportation equity



Recommendations (*cont'd*)

- 16. Education & Outreach
- 17. Monitor Investments & Development in Transit Communities
- 18. Advance Planning along Future Transit Corridors
- 19. Best Practices Toolkit



16 DU/acre



100 DU/acre



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Outcomes Assessment and Knowledge Sharing

for further information

website:

www.drcog.org/planning-great-region/sustainable-communities-initiative