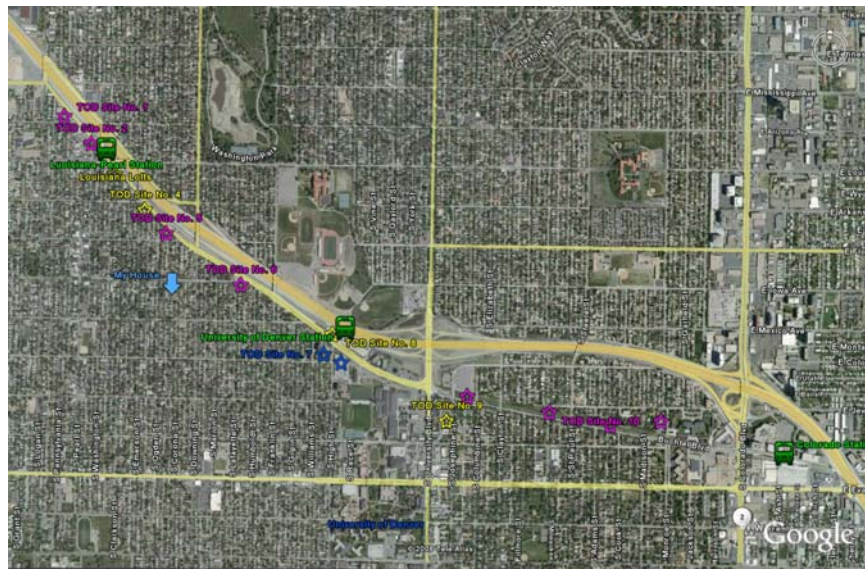


Buchtel Boulevard Corridor

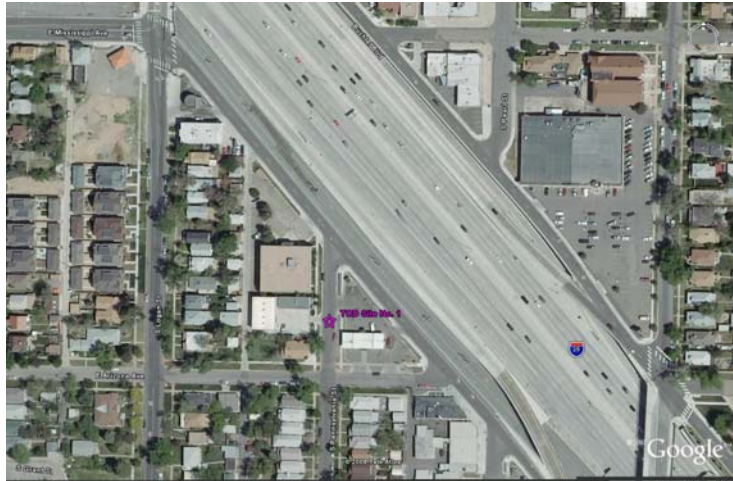
TOD Opportunities

Transit Alliance Citizens' Academy
Fall 2008
John Beuparlant

The Buchtel Boulevard Corridor



TOD Site No. 1



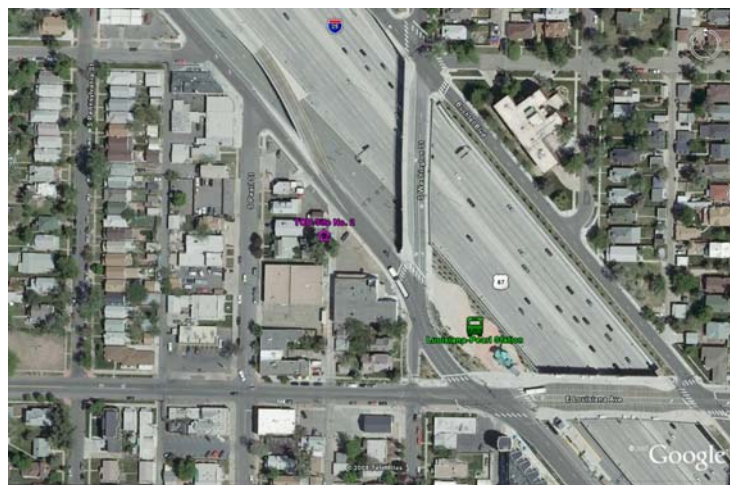
Looking Down The Corridor



Site No. 1 – Current Conditions



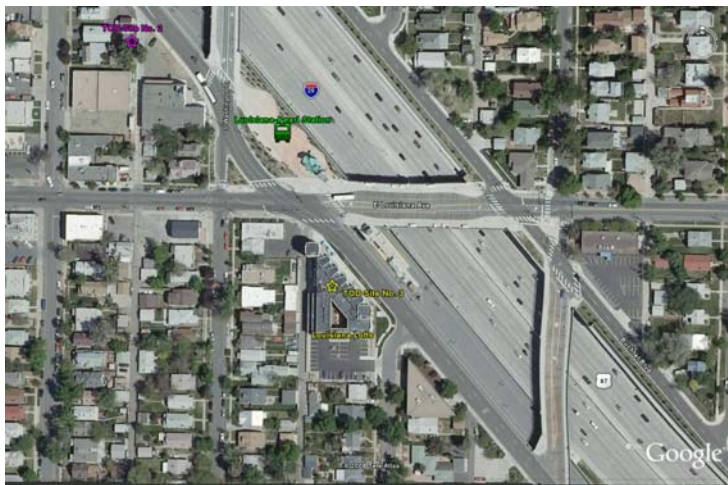
TOD Site No. 2



Site No. 2—Current Conditions



TOD Site No. 3



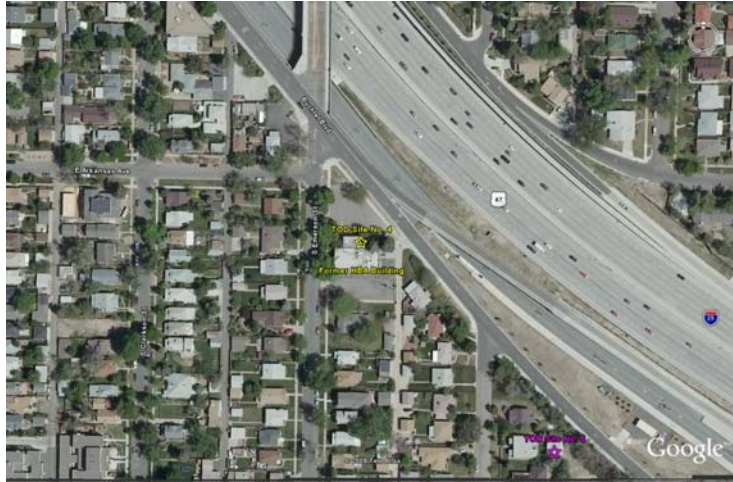
Site No. 3 Louisiana Lofts



Louisiana Station



TOD Site No. 4



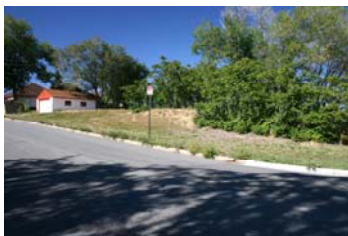
Site No. 4—Current Conditions



TOD Site No. 5



Site No. 5—Current Conditions



TOD Site No. 6 A Wasted Opportunity



Site No. 6—Current Conditions



TOD Sites No. 7 & 8



Site No. 7—Current Conditions



University Station Parking Garage



Site No. 8 Mile High Development



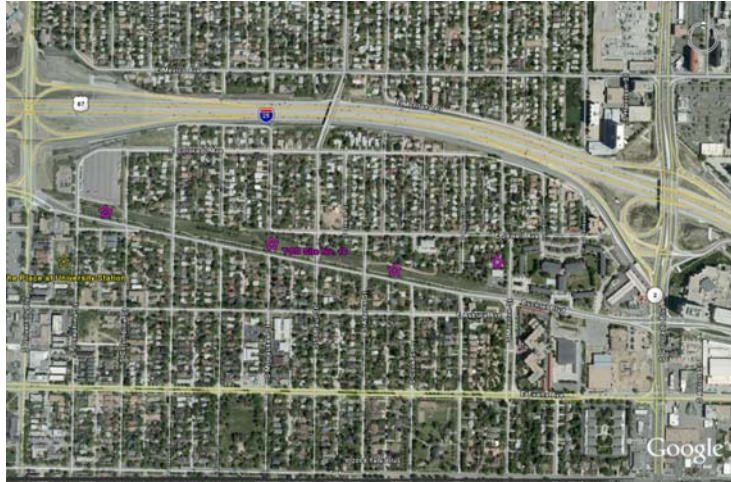
TOD Site No. 9



Site No. 9—Current Conditions Discovery Communities



TOD Site No. 10 Multiple Locations



Site No. 10—Current Conditions



Considerations for TOD In The Buchtel Boulevard Corridor

- Many sites would require rezoning and most rezonings would be adjacent to single family residential
- Many sites would also require land assemblage, without the assistance of eminent domain
- The value of the respective TOD sites is highly affected by station proximity

Considerations for TOD In The Buchtel Boulevard Corridor

- There is absolutely no retail of any sort within the Buchtel Corridor except at the Louisiana Station
- Mixed Use would permit healthy development, including residential, commercial and retail uses
- Need to have the Denver City Council support smart growth and redevelopment

Individual Action Plan Measures of Success

Action Plan Goal(s) / Desired Outcome(s)	Measure(s) of Success
Identify all potential TOD sites within the Buchtel Corridor.	Map/aerial photo showing all identified sites. (Completed)
Summarize the range of square footage of commercial, retail and residential development that could potentially be realized by all identified TOD projects within the Buchtel Corridor, as well as particular site conditions.	Spread sheet completed. To be completed by November 15, 2008.
General summary of the potential for TOD within the Buchtel Corridor. Include probable constraints and how these constraints might be dealt with.	Final narrative report. Conclusions and recommendations. To be completed by November 30, 2008.

And when all else fails and the stock markets crash and elected officials cave on rezonings and there is no money available for TOD projects in the Buchtel Boulevard Corridor or anywhere...

You can still enjoy the chickens!

