

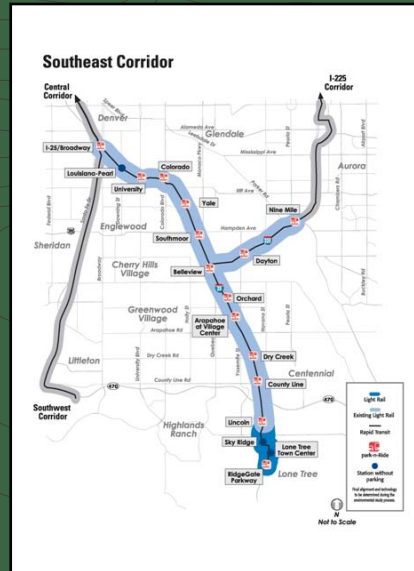
TOD in Greenwood Village

Transit Alliance
Citizens' Academy
October 15, 2008

Arapahoe at Village Center Station



Southeast Corridor

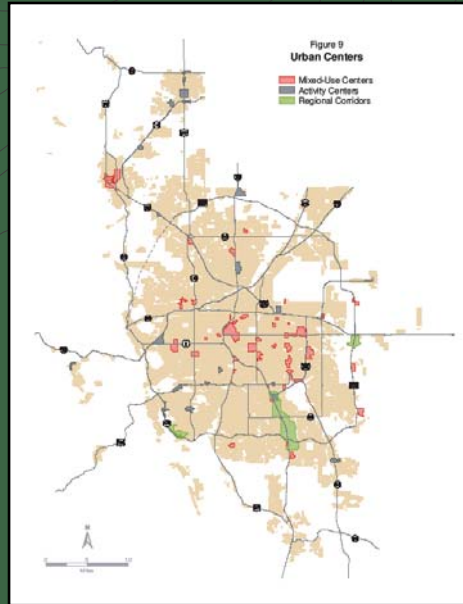


The Southeast I-25 Corridor A History of Public/Private Cooperation

- JSPIA - Joint Southeast Public Improvement Association
- SEBP - Southeast Business Partnership
- SETA - Southeast Transportation Authority- The Link (Annual Commitment of \$1.15 million GV funds, \$500K Metro District Funds)
- SPIMD - Southeast Public Improvement Association
- DRCOG Urban Corridor - First Urban Corridor in Metro Vision Plan

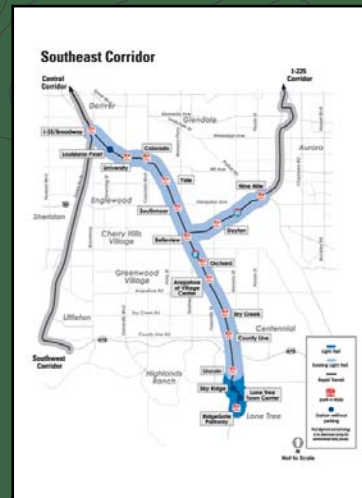
MetroVision

- The first DRCOG Regional Corridor Urban Center

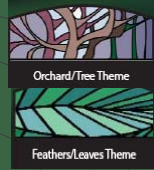


The T-REX Project

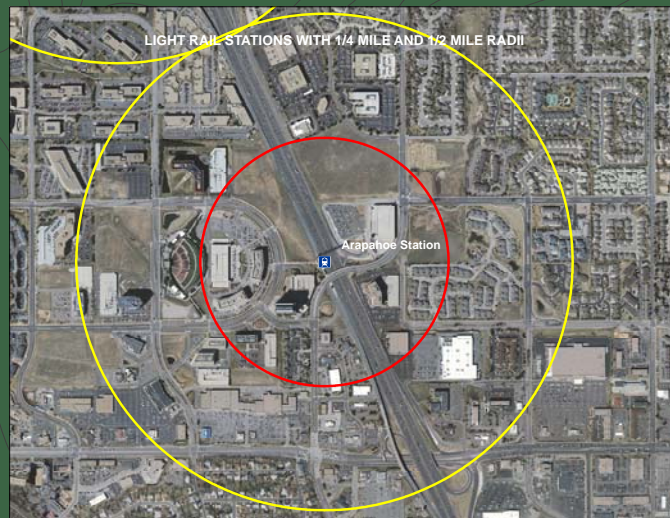
- \$1.67 billion Design-Build
- Cooperation in Action
- Local Commitments
- A Different Kind of Corridor



Corridor Design Palette



Arapahoe at Village Center Station





ULI's Ten Principles for Successful Development Around Transit

1. *Make It Better with a Vision*
2. *Apply the Power of Partnerships*
3. *Think Development When Thinking about Transit*
4. *Get the Parking Right*
5. *Build a Place, Not a Project*
6. *Make Retail Development Market Driven, Not Transit Driven*
7. *Mix Uses, but Not Necessarily in the Same Place*
8. *Make Buses a Great Idea*
9. *Encourage Every Price Point to Live Around Transit*
10. *Engage Corporate Attention*



Greenwood Village's Vision

2001 Civitas Study

- Considered newly annexed area around station
- Proposed Village Center
- Mixed-use
- Commercial at the core, residential on periphery



Original T-REX Design

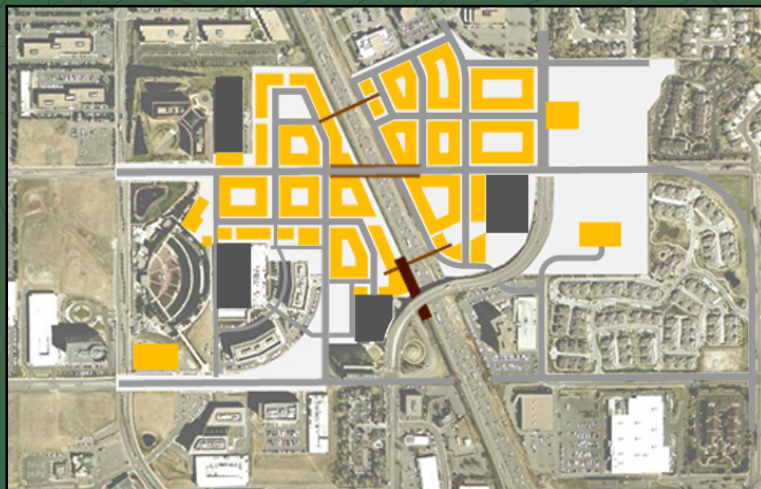


RTD park-n-Ride

- Combined RTD/CDOT facilities
- \$6.8 million Village contribution to combine facilities
- 817 garage spaces
- "Pulse station"
- Village acquires development parcel



2004 Urban Land Institute Panel



2004 Comprehensive Plan Update

- Reinforce Village Center Concept
- Encourage mixed-use
- Promote cultural facilities
- Reduce parking ratios
- Enhance pedestrian connections



The Village Square is a unique and identifiable community focal point and the primary activity center of the Village Center.

2005 Framework Plan

Big Ideas



Connections



Proposed Development

- Office
~ 1 million SF
- Retail
~ 80K-90K SF
- Hotel
~ 380 rooms
- Residential
~ 400-500 DU
- Event Space
~ 20-25K SF



Shea's Village Center Station

- 12.86 acres
- 685,000 sq. ft. Office/Retail
- 3-4 Phases
- Future Residential
- Phase I under construction
 - 200K sq. ft. office
 - 20K sq. ft. retail



Palazzo Verdi I and II

- 285,000 sq. ft. office
- Restaurant and art gallery on first floor
- Second sister building



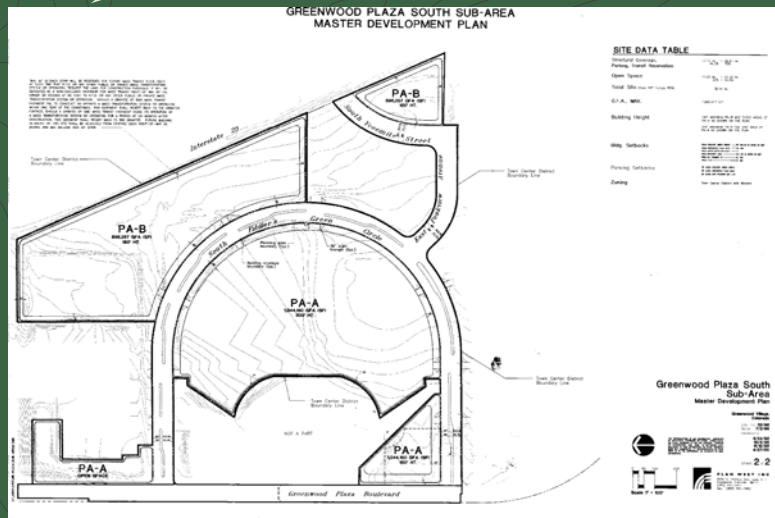
Plaza Tower One

- 480,000 sq. ft. existing office
- Kimpton Hotel
- Second office tower



Plaza Tower One - Looking East from Fiddler's Green Circle

Primary Planning Document



Village Center Partners

- Bi-weekly meetings
- Commitment to cooperate and share information
- Critique and advance the design
- Coordinate
 - sign programs
 - branding, image and identity
 - wayfinding
 - access
 - programming the public space

Arapahoe at Village Center Station Transit Plaza

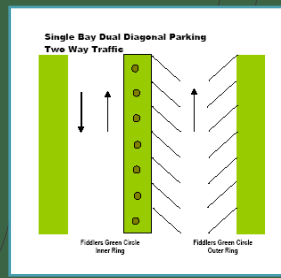
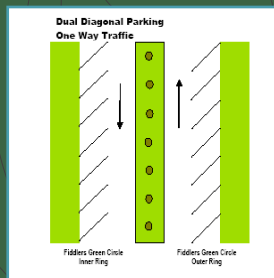
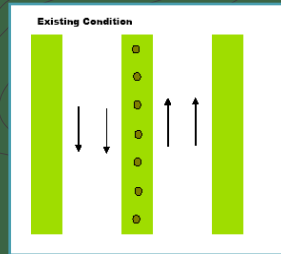


EDAW – Redesign Fiddler's Green Circle

- Slow traffic
- Ped-friendly
- On-street parking
- More useable open space



A More Pedestrian-Friendly Fiddler's Green Circle?



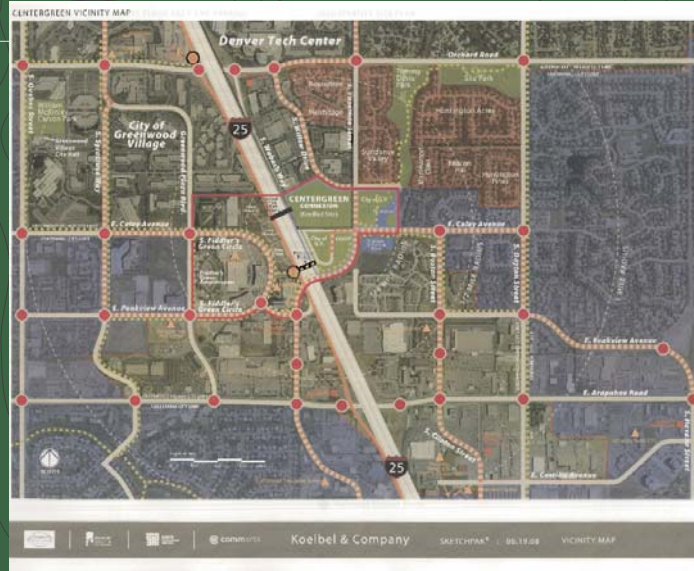
Proposed Development

- Office
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- Hotel
~ 380 rooms
- Residential
~ 400-500 DU
- Event Space
~ 20-25K SF



Source: EDAW

East Side Village Center



What factors prompted current development?

- Public/Private Cooperation
- Plans and entitlements in place
- City's "open for business" philosophy
- City's willingness to invest
- Developers with experience ready to move
- Market timing
- Light rail incentive (part of being "Green" and striving for LEED)
- TOD is not an excuse for bad development