



TOD Academy Presentation

- **Goal: Promote TOD development in the South I-25 Urban Corridor**
- **Strategy: Market development opportunities to potential commercial and retail users who may not recognize the unique nature of a TOD**
- **Tactics: Hold a lunch for brokers and TOD developers and potentially interested parties**



Overview of Broker Event

In cooperation with the developers and brokers representing participating TODs and the Southeast Business Partnership the unique development features of TODs will be presented to interested businesses and organizations. The event will emphasize the transit-oriented nature of the development and available transit programs and options.



Transit Oriented Development in the Southeast Urban Corridor



TODs: A Unique Opportunity

Since the completion of TREX and the opening of the light rail nearly two years ago, the opportunities to develop transit oriented communities have become a reality. Several projects are actively under way and others are in the development stages. But what exactly is a TOD and how is it unique?



TODs: How Do They Differ

Transit Oriented Developments (TOD) and Transit Adjacent Developments (TAD) bring to unique design features around a transit component. In the South I-25 Corridor the transit component is RTD light rail. TODs have an integral transit component designed into them. TADs have less connection to transit but are adjacent and benefit from that proximity.



Transit Oriented Development (TOD)

A Transit Oriented Development (TOD) is a type of residential, commercial, and retail community that surrounds a convenient, highly integrated transportation system as its center. Through flexible zoning, and high-density urban planning, occupants are able to commute around the development by walking or using public transportation. The central “hub,” or town center, of the TOD community is a light rail station that provides eco-friendly and cost-effective transportation.



Benefits of a TOD

- *Enhanced quality of life*
- *Reduced congestion*
- *Better access to home, work and retail*
- *Greater mobility*
- *Healthier lifestyle*
- *Monetary savings*



Principles of TODs

- TODs are based on principals of density, design, and diversity
- These principles emphasize mixed-land use in which homes, businesses, and shops are located within close proximity to one another
- This increases transportation options to commuters who choose to walk, bike, or ride mass transit to most destinations



Transportation in a TOD

The goal of a TOD is to develop communities that provide better Quality of life through increased access to and use of alternate transportation.

Other transit options include:

- Biking One of the most sustainable modes of transportation
- Walking Ideal for dense urban areas
- Light Rail The best solution for problems relating to pollution and congestion
- Bus Easy to use with other forms of public transportation
- Scooters A cheap and fun alternative to biking



Arapahoe Plaza



Located 15-16 feet below transit level, the future transit-orientated development, Village Center, will be built around Arapahoe at Village Light Rail Station. The development incorporates residences, shops, restaurants, entertainment facilities, and office buildings. Unique features like civic plazas, landscaping, and pedestrian lighting make Village Center a multi-modal transportation zone.



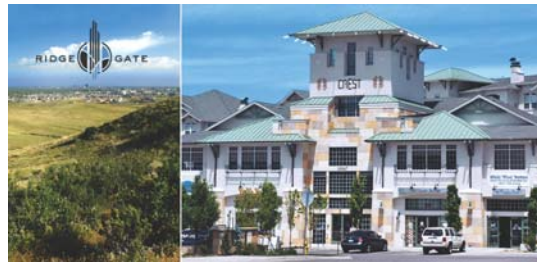
Arapahoe Plaza (con't)



Village Center's unique identity encompasses all aspects of daily life in an eco-friendly and convenient system. Village Center will provide the community with a clean, healthy, efficient, and affordable lifestyle.



RidgeGate



RidgeGate, a future transit-oriented development, offers a sustainably built community providing immediate light rail access through three stations within the development. This new community features the Sky Ridge Medical Center, the Performing Arts Center at RidgeGate, the Lone Tree Recreation Center, and the Lincoln Commons Retail District.



Vallagio



The Vallagio at Inverness represents the growing trend toward transit-oriented development by offering a variety of residences, shops, restaurants, and full access to the Inverness business community. The Vallagio offers benefits including increased social interaction, more exercise, cleaner air, and an energy-efficient transportation system. The density provides convenience to travel the pedestrian-friendly and eco-friendly area built around the light rail and bus routes.



How Can Your Learn More?

- **The following developers and brokers participated in and are actively working on TOD projects in the South I-25 Corridor**
- **(Names of developers and brokers participating in program)**
- **Southeast Business Partnership @sebp.org**

FOR MORE INFORMATION ON LOCAL TODs,
CONTACT US AT: LAUREN@TRIPTOWORK.COM