

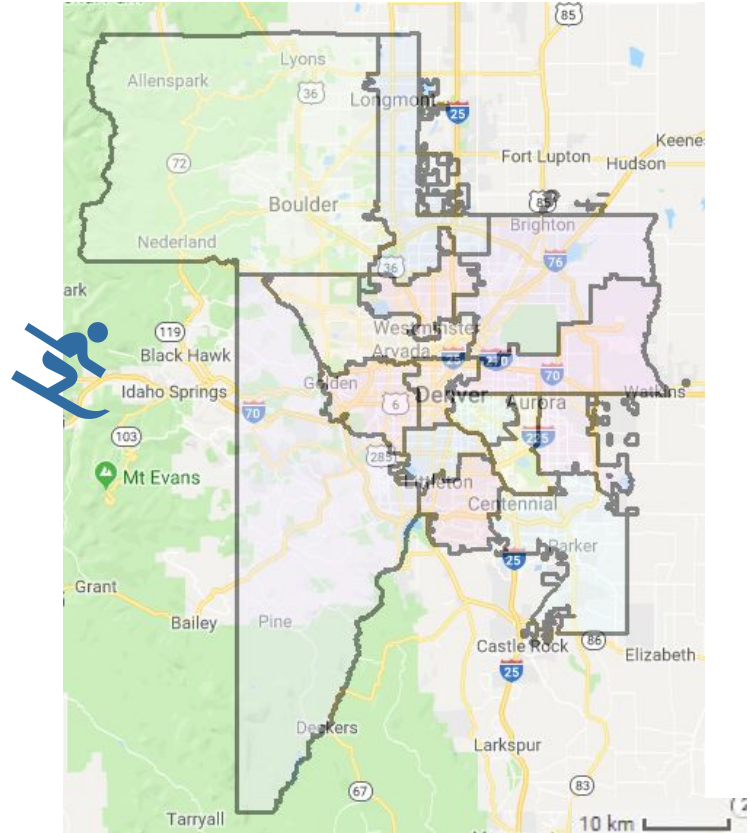
Connecting Transit Service & Affordable Development in Metro Denver, Colorado

John Hersey, AICP, LEED AP ND
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RTD at a Glance

- Service area: ~2,350 sq. mi.
- Population: ~3 million
- ~44 million annual regular fixed-route scheduled miles



eTOD in Metro Denver



0.6%

of **land area** in the Denver and Boulder MSAs is within a half-mile of an RTD station. This area accounted for



24%

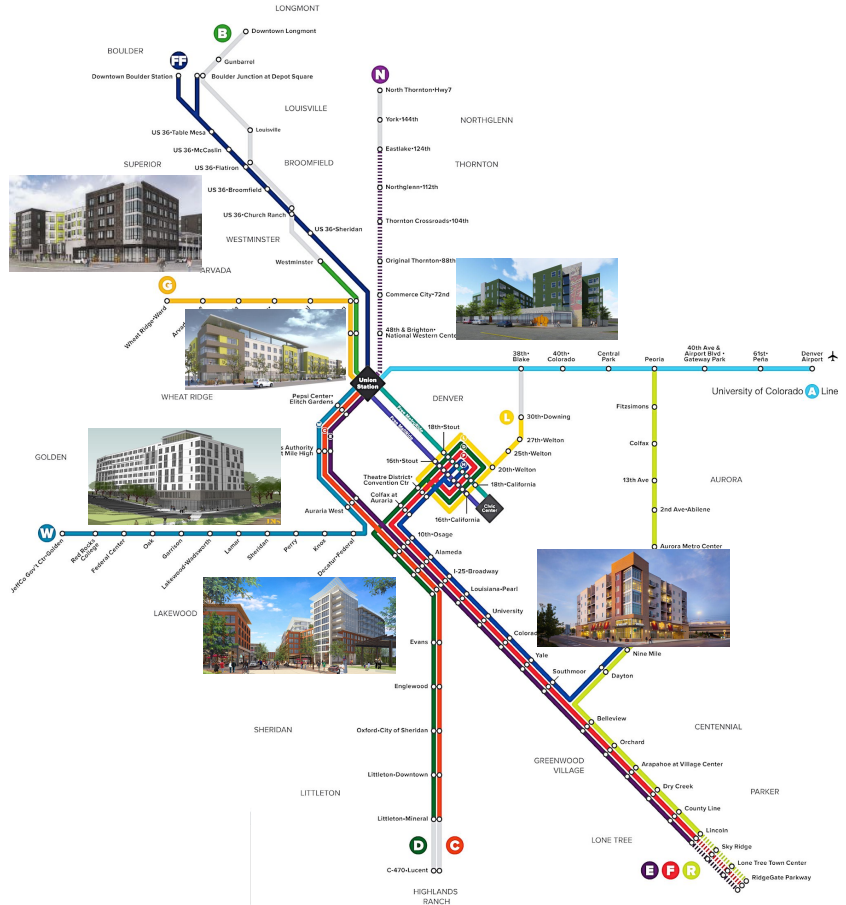
of all **multifamily*** development and



32%

of all **office*** development between 2005 and 2018.

*Excludes DUS, downtown Denver, and Boulder. When DUS, downtown Denver, and Boulder are included, multifamily equals 43% and office equals 55%.



eTOD in Metro Denver: The Good

- Partnership & Coordination
- Financial Support
- Policy Alignment



eTOD in Metro Denver: The Bad

- Partnership & Coordination
- Capital Deployment / Absorption
- Political Support

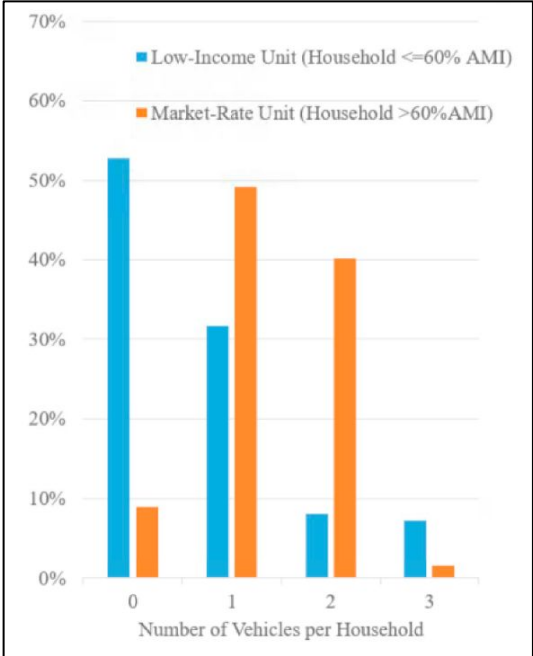
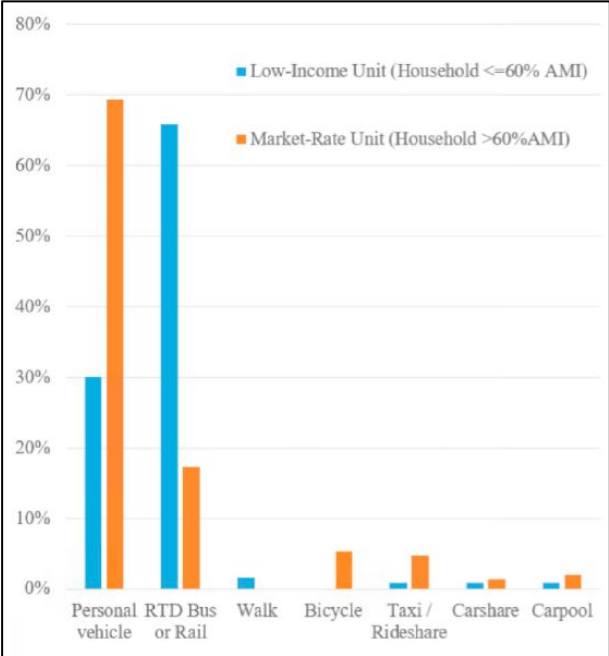
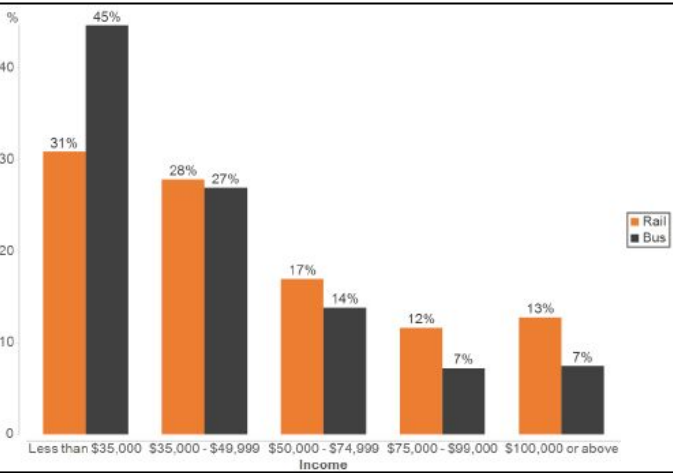


eTOD in Metro Denver: The Ugly (and the Unknown)

- Municipal (e)TOD Support
- The Joneses
- Reimagine RTD (and beyond)



eJD in Metro Denver: The Imperative for RTD





Thank You!

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