

TOD Illustrated

A visual guide to development surrounding RTD Stations

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The following pages depict the high-density development that has occurred within a half-mile walk of rail and Flatiron Flyer stations, both shortly before and following the opening of the transit lines.

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CORRIDOR OPENINGS

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PROJECTS BY CORRIDOR

- 05 CENTRAL
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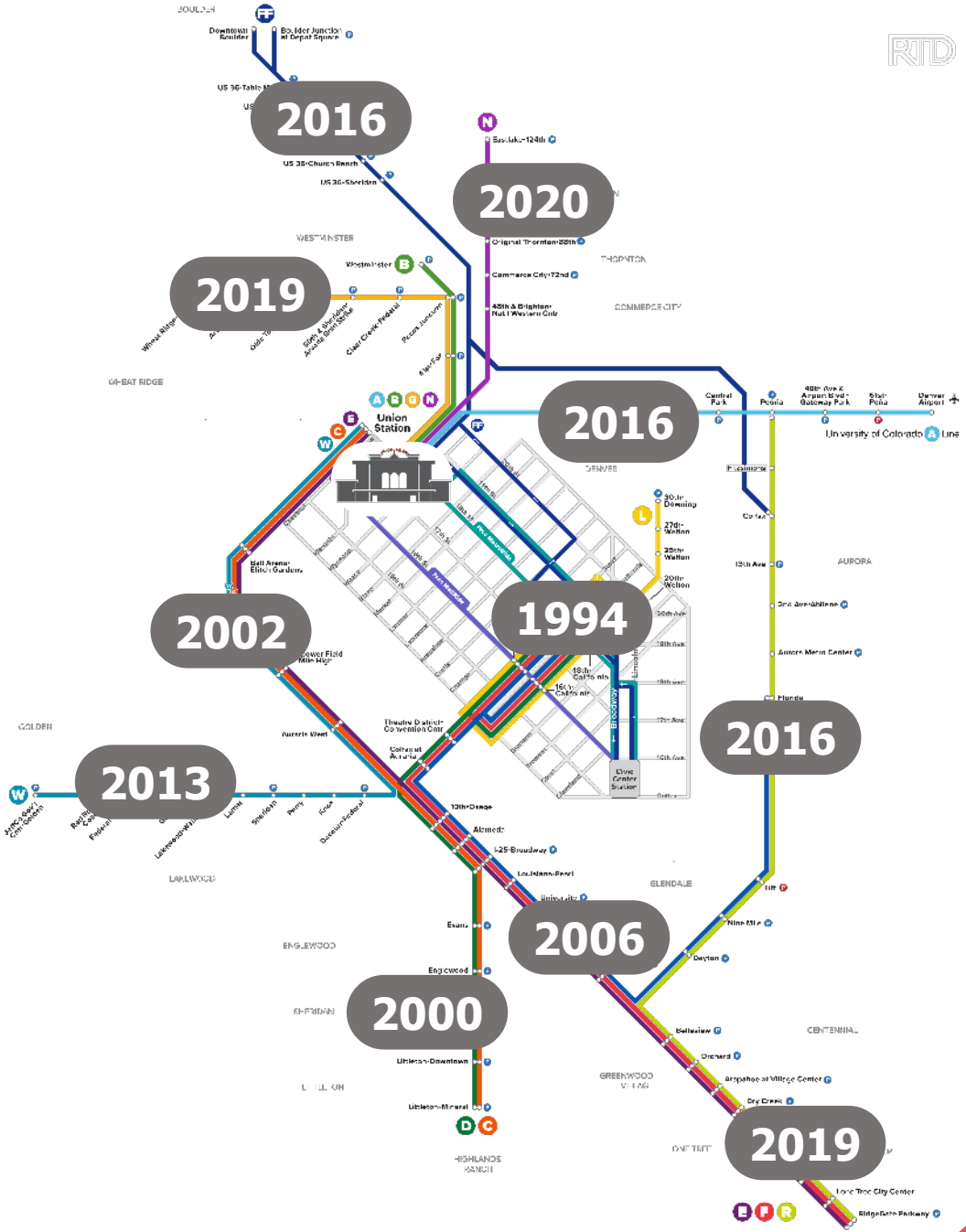
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SUMMARY



Rail and BRT Openings

- 1994 – Central
- 2000 – Southwest
- 2002 – Central Platte Valley
- 2006 – Southeast
- 2013 – W Line
- 2016 – FF, A, B, R Lines
- 2019 – SERE, G Line
- 2020 – N Line



Central, Part I



Downtown Development

North Lincoln Mid-Rise
75 affordable units – 1996



CoLab Apartments
253 units – 2019



Tapiz
100 affordable units – 2013



The Zephyr
77 affordable units – 2014



Arches
93 affordable units – 2014



All Copy Products HQ
81k SF office
– 2019



The Aerie
94 affordable units
– 2014



Mariposa
87 affordable units
– 2014



Kalaco Apartments
280 units
– Planned 2024



DHA HQ
172k SF office & retail
– 2019



10th/Santa Fe Apts
207 units
– Planned 2022



Central, Part II

D
F
H
E
C

Alameda

125th Broadway

Mason at Alameda
338 units – 2014



Alta SOBO Station
187 units – 2019



Atlantis Apartments I
60 affordable units
– 2020



The Denizen
275 units, 2k SF retail – 2015



Rye SoBo
354 units – 2021



Atlantis Apartments II
84 affordable units
– TBD



Broadway Junction
60 affordable units – 2008



Platt Park Townhomes
30 townhomes – 2015



Windsor at Broadway Station
419 units – 2009



Hanover Platt Park
303 units – 2018



Gates District
Phase I – 290 units – Planned 2023
Phase II+ – Office, residential, retail – TBD



1000 S. Broadway Apts
260 units – 2014



The Henry
403 units – 2019



Santa Fe Yards
Residential, retail
– TBD



L Line, Part I

L

20th • Welton

Beldame Apartments
28 affordable units
– 1998



Renaissance Off Broadway Lofts
81 affordable units – 2001



Portofino Tower
54 units
– 2003



Uptown Square
696 units
– 2003



Tower on the Park
168 condos
– 2004



One Lincoln Park
184 units
– 2007



Drehmoor Apartments
75 affordable units
– 2007



Grant Park
112 condos, 3k SF retail – 2008



AMLI Park Ave
193 units
– 2009



2020 Lawrence
231 units
– 2012



One City Park
302 units
– 2014



Point 21
212 units
– 2014



Renaissance Stout St
78 affordable units
– 2014



Radius Uptown
372 units
– 2016



SkyHouse
364 units
– 2016



Renaissance Downtown Lofts
101 affordable units – 2018



SOVA
211 units
– 2019



Radiant
329 units
– 2019



Alexan 20th St Station
354 units
– 2019



Kenect
434 units
– TBD



X Denver 3
410 units
– Planned 2022



L Line, Part II

L

25th • Welton

27th • Welton

30th • Downing

Champa Square
50 units, 30 affordable
– 2003



Cornerstone Residences
51 units – 2009



Wise Harris Arms
22 affordable units
– renovated 2017



Park Ave West
122 units
– 2003



Mile High United Way
63k SF
– 2014



The Lydian
130 units, 25k SF
– 2018



Blair Caldwell Library
40k SF – 2003



The Wheatley
82 affordable units, 14 townhomes – 2016



Alexan Arapahoe Square
353 units – 2018



Benedict Park Place
396 affordable units
– 2008



Welton Park
223 affordable units
– 2016



600 Park Ave
238 units
– Planned 2022



Villages at Curtis Park
155 affordable units, 168 market rate units – 2001



The Brownstones at King Stroud Court
26 townhomes – 2015



Ava Rino
246 units – 2021



The Point
35 affordable units, 33 condos, 13k SF – 2003



California Park East
70 affordable units
– renovated 2017



The Hooper
103 units
– 2021



The Rossonian
41 keys, 7k SF retail
– TBD



Downing Square Apts
50 units
– 1998



Fourth Quarter
36 affordable units
– 2010



29th & Welton
50 affordable condos
– TBD



Lofts at Downing St Station
33 condos, 8.5k SF – 1998



Posner Center
25k SF
– 2013



3030 Welton Hostel
80 beds
– TBD



Charity House
36 affordable units – TBD



Southwest

C
D

Evans

Englewood

Oxford • City of Sheridan

Littleton • Downtown

Littleton • Mineral

Evans Station Lofts

50 affordable units – 2013



Encore Evans Station

224 units – 2018



Englewood Civic Center

140k SF office – 2000



Oxford Station Apartments

238 units – 2016



Littleton Station

37 condos, 10k SF office – 2008



Berkshire Aspen Grove

280 units – 2011



The Overland

139 units – 2021



Hanover

278 units – Planned 2022



ArtWalk CityCenter

445 units – 2001



Nevada Place

31 condos – 2011



EMW Apartments

366 units, 5k SF Retail – Planned 2022



Liv Apartments

30 units – 2016



Vita

160 senior units – 2017



Broadway Acoma Lofts

111 affordable units – 2018



Central Platte Valley



W
E
C

Ball Arena
Elitch Gardens

Empower Field
at Mile High

Auraria West

River Mile
Mixed use redevelopment
Planning ongoing



Meow Wolf
90k SF entertainment space
- 2021



Campus Village at Auraria
119 units, 695 beds
- 2005



SpringHill Suites
150 keys
- 2012



Southeast, Part I

R
H
F
E

Louisiana-Pearl

University

Colorado

Yale

Southmoor

Bellevue

Denver Tech Center
900 acres
25M SF of development
150k jobs

University Station Apartments
60 senior units – 2014



Colorado Center Tower 3
220k SF office, 12k SF retail – 2017



Yale Station
50 senior affordable units – 2011



Camden Bellevue Station
270 units – 2009



Cielo
201 units – 2009



Monaco Row
204 units – 2013



Milehouse
353 units, retail – 2014



Louisiana Station Lofts
29 condos – 2007



Observatory Heights
70 townhomes – 2018



Garden Court at Yale Station
64 affordable units – 2016



Pearl DTC
408 units – 2015



The DEN
325 units, retail – 2016



One DTC West
75K SF office – 2018



Carillon Bellevue
163 senior units – 2018



Deco
350 units – 2020



Yale 25 Station
112 units – 2018



One Bellevue Station
315K SF office – 2018



6900 Layton
385K SF office, 7k retail – 2020



Vue West
392 units – 2021



Vectra Bank HQ
127k SF office, 9k SF retail – Planned 2022



Wash Park Station
32 units – 2015



The Cameron
Phase I – 361 units – Planned 2022
Phase II – 150 units – TBD



The District
276 units, retail – 2004



Stonebridge
350k SF office, 236 hotel keys – TBD



Kimpton Hotel
190 keys – Planned 2024



Southeast, Part II

R
F
E

Orchard

Arapahoe at
Village Center

Dry Creek

County Line

Landmark

271 condos/apartments,
168k SF retail – 2008



The Georgetown

25 townhomes – 2013



Parc Apartments

248 units – 2014



Wingate by Wyndham

86 keys – 2004



CoBank

274k SF office – 2015



Village Ctr Station II

324k SF office – 2018



Peakview Place

Office
– TBD



Palazzo Verdi

300k SF office, 100k
SF event space – 2008



Granite Place

300k SF office – 2017



SpringHill Suites

88 rooms – 2019



Fiddler's View

40k SF office
– TBD



Village Center Station

234k SF office,
retail – 2009



Caley Townhomes

58 townhomes – 2017



Bambino Terzo

250k SF office – TBD



Palazzo Verdi II

400k SF office
– TBD



Panorama Corporate Ctr

143k SF office
– 2008



Vallagio North

90 condos – 2008



Capstone at Vallagio

272 units – 2013



169 Inverness

120k SF office
– 2017



Vallagio at Inverness

277 condos
– 2008



Dry Creek Crossing

249 condos – 2009



9151 E Panorama

220k SF office – 2017



The Glenn

306 units
– 2018



The Rail at Inverness

220 units
– 2008



AMLi at Inverness

308 units – 2009



AMLi Dry Creek

256 units – 2017



District Centennial

3+ million SF office &
residential – TBD



Elevation

265 units
– 2014



Southeast, Part III

R
F
E

Lincoln

Sky Ridge

Lone Tree
City Center

RidgeGate
Parkway

Waterford Lone Tree
400 units – 2003



Lincoln Square Lofts
140 condos
– 2005



Lofts at Lincoln Station
101 units
– 2015



Marriott Denver South
279 keys – 2003



One Lincoln Station
197k SF office, 10k SF
retail – 2008



Camden
267 units
– 2016



Westview
431 units – 2005



Aspect
230 units
– 2015



Arcos
236 units
– 2018



The Marq at RidgeGate
244 units, 5k SF retail – 2013



Regency at RidgeGate
281 units
– 2013



IMT RidgeGate
219 units
– 2018



Hampton Inn
106 keys – 2013



Charles Schwab
800k SF office, 45k SF retail
– 2014-2019



Kiewit Regional HQ
Phase I – 250k SF office – 2021
Phase II - 130k SF office – Planned 2022



AMLI RidgeGate
281 units – 2013



Ovation
190 units, 6k SF retail
– 2015



Sky Ridge Station
240 units
– Planned 2022



City Center & East Villages
10k+ units – TBD



Coventry Affordable Housing
67 affordable units
– Planned 2022



RidgeGate Station Apts
540 units – Planned 2024



W Line, Part I

W

Perry

Knox

Decatur Federal



Regatta Sloan's
374 units
- 2015



Perry Row
32 townhomes
- 2018



Mulroy Apartments
50 affordable units
- 2008



Arroyo Village
130 affordable units
- 2018



Decatur Place
106 affordable units
- 2014



Avondale Apts
80 affordable units
- 2014



Corky Gonzales Public Library
25,000 SF - 2015



CDOT HQ
175k SF office
- 2018



Ozzie
83 units
- Planned 2023



The Julian
63 units
- 2020



Luxe at Mile High
382 units
- 2019



DHA Gateway South
58 affordable units,
34 market - 2019



DHA Gateway North
95 affordable units
- 2020



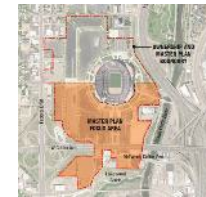
DHA Thrive
135 affordable units
- Planned 2022



DHA Greenhaus
129 affordable units
- Planned 2022



Stadium District Master Plan
Mixed use redevelopment
- Planning ongoing



W Line, Part II

W

Lakewood
Wadsworth

Lamar

Sheridan

Zephyr Line
95 affordable units
– 2015



Aspen Heights Suites
351 units
– Planned 2023



Lamar Sta. Crossing
138 affordable units
– 2014



West Line Flats
155 units
– 2017



Villas at Sloan's Lake
63 affordable units – 2007



1315 Sheridan
15 units – 2011



Renaissance West End
128 units – 2012



Wadsworth/13th Ave Apts
151 units
– Planned 2023



Solid Ground Apartments
40 affordable units
– Planned 2024



40-West Residences
60 affordable units
– 2017



Flats at Two Creeks
78 affordable units
– 2020



West Line Village
175 townhomes – 2018



Brandon Flats
104 affordable units – 2020



Sheridan Sta. Apts
133 affordable units – 2021



Traverse Apartments
281 units
– Planned 2022



Benton St Flats
22 townhomes
– Planned 2022



Six on Sheridan
6 townhomes
– Planned 2022



Brickhouse
293 units
– 2021



Lamar Sta. Crossing II
65 affordable units
– 2021



West Side Lofts
10 condos – TBD



W Line, Part III

W

JeffCo Gov't
Ctr • Golden

Red Rocks
College

Federal Center

Oak

Garrison

Outlook Golden Ridge
172 units
– 2015



Beacon 85
343 units
– 2017



Fairfield Inn
128 keys
– 2019



WestLink
244 units
– 2015



Oak Street Station
291 units
– 2019



Oak Street Townhomes
81 townhomes
– 2018



Avenida Senior Living
229 units
– 2019



Indy Street Flats
115 affordable units
– 2020



Pearson Grove
82 townhomes
– 2021



Miller Street Townhomes
20 townhomes
– TBD



Flatiron Flyer, Part I



FF

US36 • Sheridan

US36 • Church Ranch

US36 • Broomfield

Ascent Westminster
255 affordable units, 22k SF retail – 2019



Eaton St Apts
118 affordable units, 22K SF retail – 2019



Sync36
392 units – 2018



AMLi Arista
524 units – 2008



aLoft Hotel at Arista
139 keys – 2010



1st Bank Center
60k SF expo – 2010



Alamo Draft House
40k SF retail – 2019



Origin Hotel
125 keys, 15k SF retail – 2021



Arista Uptown
272 units – 2013



Harvest Station
297 units – 2014



8000 Uptown
360 units – 2015



Aspire Westminster
241 units, 37k SF Retail – Planned 2022



Downtown Westminster Block C3
235k SF office, 8k SF retail – TBD



Atria Arista
240 units – 2016



Thrive Townhomes
34 units – 2021



Wadsworth Station
352 units – TBD



Flatiron Flyer, Part II

FF

US36
Flatiron

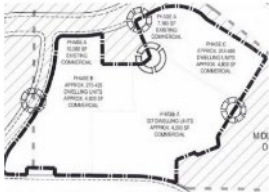
US36
McCaslin

US36
Table Mesa

Boulder Junction

Downtown Boulder

Flatiron Marketplace Phase I
300 units – TBD



The Steelyards
90 units, 140k SF – 2004



Two Nine North
238 units – 2010



3060 Pearl Condos
113 condos, 3k SF retail – 2012



Griffis 3100 Pearl
319 units – 2014



Depot Square
71 affordable units – 2015



Hyatt Place Boulder
150 keys – 2015



Nickel Flats
100k SF office – 2017



Boulder Commons
100k SF office – 2017



Google
200k SF office – 2018



S'park
322 units, 110k SF commercial – 2018-2022



Reve Boulder
242 units, 145k SF commercial – 2021



30 + Pearl
Phase I – 120 aff. units – 2021
Phase II – Office, residential – Planned 2022



A Line, Part I



A

38th Blake

Dry Ice Factory
20k SF office – 2009



Larimer Row
28 townhomes – 2015



Link 35
66 units, 10k SF retail – 2015



Great Divide Brewery
65k SF retail – 2016



Factory Flats
24 condos – 2018



Ride at RiNo
84 units – 2018



Catalyst
180k SF office – 2018



Zeppelin Station
100k SF retail/office – 2018



HUB South
225k SF office, 25k SF retail – 2019



The Mission Ballroom
64k SF event space – 2019



4180 Wynkoop
64k SF event space – 2019



HUB North
95k SF office, 10k SF retail – 2020



Rev360
150k SF office/retail – 2020



Camden RiNo
233 units, 3,500 SF retail – 2020



The Collective
54 units – 2020



3501 Blake
26k SF office, 5k SF retail – 2020



Walnut Street Lofts
66 affordable units – 2021



Edit at River North
364 units, 18 affordable – 2021



Catbird Hotel
165 keys – 2021



A Line, Part II



A

38th Blake

Novel RiNo
475 units, 10k SF retail
– Planned 2022



Best Western Vib
140 keys
– Planned 2022



Foundry Line
347 units, 5k SF office, 11k
SF retail – Planned 2022



One River North
193 units
– Planned 2023



3901 Wynkoop
428 units, 13k SF retail
– Planned 2023



Watershed
167k SF office, 13k SF retail
– TBD



Flora
92 units, 7.5k SF office,
7.5k SF retail – TBD



Paradigm
200k SF office
– Planned 2023



The Current RiNo
200k SF office
– Planned 2023



T3 RiNo
250k SF office,
20k SF retail – Planned 2023



The Cambria Hotel
153 keys
– Planned 2023



North Wynkoop
Up to 1M SF office, 500 units
– TBD



Vert Lofts
175 units
– TBD



Wynkoop Tower
186 units, 16k SF office
– TBD



Train Denver
Office, residential
– TBD



37th/Downing Apts
197 units, 6k SF retail
– TBD



Denver Rock Drill
180 units, 318k SF office, 65k
retail, 175 keys – TBD



Three three 54
28 units
– TBD



A Line, Part III

A

40th Colorado

Central Park

Peoria
40th Ave & Airport
Blvd Gateway Park

61st Peña

Denver Airport

Park Hill 4000
192 units
– 2014



Park Hill Town Center Condos
28 condos – 2015



Park Hill Station Apartments
156 affordable units – 2016



Renaissance at N. Colorado Station
103 affordable units – 2016



FBI Office
220k SF office
– 2010



Central Park Station One
200k SF office
– TBD



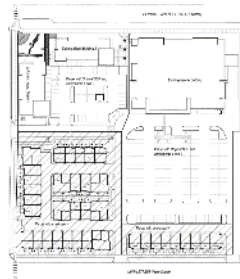
Central Park Urban Living Condos
132 affordable condos – 2021



Central Park Station Residences Phase I – 301 units – Planned 2023
Phase II – ~375 units, 6k retail – TBD



Village at Central Park Station
36 townhomes, 42k SF retail – TBD



Panasonic
100k SF office, expo
– 2017



Peña Station Hyatt
225 keys
– 2019



Panasonic NEXT
382 acres – TBD



Elevate at Peña Station
219 units
– 2019



Springs at Peña Station
210 units
– Planned 2022



B Line



Alto at Westminster
70 affordable units – 2018



Zia
434 units, 8.5k SF retail – 2020



Iota Fox Station
148 units – Planned 2023



Fox Iron Works
386 units – Planned 2023



Westminster TOD
147 units, retail – TBD



Alloy Sunnyside
209 units, 2.6k SF retail – Planned 2023



Fox Station
298 units – Planned 2024



Continental at 38th and Huron
425 units, 5.6k SF retail – Planned 2024



Sunnyside Apts
73 units, 2.75k SF retail – TBD



Fox Park
Residential, office, retail – TBD



World Trade Center
250k SF office, 30k SF retail, 200 keys – TBD



G Line

G

Wheat Ridge
Ward

Arvada Ridge

Olde Town Arvada

60th & Sheridan
Arvada Gold Strike

Clear Creek
Federal

The Ridge at Ward Station
200 units – Planned 2022



Arvada Station Apartments
378 units – 2013



Water Tower Flats
327 units – 2007



Park Place
153 units – 2015



Solana
352 units – 2017



Clear Creek Transit Village
apartments, townhomes – TBD



Hance Station
63 units – Planned 2022



Gateway at Arvada Ridge
296 units – 2019



Hilton Garden Inn
136 keys – 2017



Grandview Station
14 units – Planned 2022



Olde Town Residences
252 units – Planned 2024



The Parallel
280 units – Planned 2022



The Shops at Olde Town Stn
15k SF retail – Planned 2023



Residence Inn
128 hotel keys – Planned 2024



R Line, Part I

R

Fitzsimons

Colfax

13th Ave

2nd Ave • Abilene

21 Fitzsimons
600 units
– 2008



SpringHill Suites
153 keys
– 2011



Fitzsimons 100
151k SF office, 15k SF retail
– 2011



Hyatt Regency
249 keys
– 2016



Citadel on Colfax
100 units, 150 condos, 100k SF retail – TBD



Fitzsimons South
288 units
– 2008



Freemont Residences
253 units
– 2020



Comfort Suites
90 keys
– 2016



Forum Fitzsimons
409 units, 29k SF retail
– 2018



Holiday Inn Express & Suites
126 keys – 2019



Courtyard by Marriott
139 keys
– 2021



Solana Fitzsimons
280 units
– 2020



Alta Fitzsimons
294 units
– TBD



Legacy at Fitzsimons Village
364 units – 2021



Fitzsimons Village
370 units, 9k SF retail
– TBD



R Line, Part II

R
H

Aurora Metro
Center

Florida

Iliff

Nine Mile

Dayton

Parkside Collective
250 units, 25k SF retail
– 2021



Legacy at Metro Center
357 units
– TBD



Extended Stay America
82 keys – 2010



Fairfield Inn and Suites
82 keys – 2010



The Point Crossing
63 affordable units
– Planned 2022



Village at Hampden Town Ctr.
132 units – 2005



Summit View
222 senior affordable units
– TBD



Kairoi Apartments
416 units
– TBD



Parq at Iliff
424 units
– 2018



Sput at Iliff Station
316 units, 12k SF retail
– 2019



The Point at Nine Mile
300+ units, 100k SF retail,
200k SF office – TBD



Town Center Terrace
169 units – 2005



The Savoy at Dayton Station
372 units – 2012



N Line



N

48th & Brighton
National Western Center

Commerce City • 72nd

Original Thornton • 88th

Thornton
Crossroads • 104th

Northglenn • 112th

Eastlake • 124th

48 Race

Phase I – 150 aff. units – Planned 2022
Phase II+ – affordable housing – TBD



South Platte Crossing

80k SF office – 2020
70 affordable units – TBD



The Ridge at Thornton Station

280 units
– 2017



Eastlake Station North

143 townhomes
– TBD



Crossing Pointe North

64 senior units
– 2019



Eastlake Station South

Phase I – 364 units – TBD
Phase II – TBD



Denver Union Station

DAVITA WORLD HEADQUARTERS
(2012)
14 Story Office



16 CHESTNUT
(2018)
19 Story Office, Retail



THE GRAND
(2018)
12 & 24 stories, 508 Apartments, Retail



ALTA CITY HOUSE
(2015)
5 Story, 281 Apartments



19th & Chestnut Apartments
(est. 2023)
12 Story, 222 Apartments



HILTON GARDEN INN
(2019)
233 keys



1900 16th STREET
(2009)
17 Story Office, Retail & Living Space



1601 WEWATTA
(2015)
10 Story Office Building, Retail, Parking



CADENCE APARTMENTS
(2013)
13 Story, 219 Apartments, Retail & Parking



UNION DENVER
(2017)
579 Apartments, Whole Foods Market



UNION TOWER WEST
(2017)
203 keys, 100K Office, 10K Retail



ASHLEY UNION STATION
(2017)
4 Story, 107 Apartments (Affordable)



TRIANGLE BUILDING
(2015)
11 Story Office, Retail



HOTEL BORN & 1881 OFFICE
(2017)
200 keys, 5 Story Office & Retail



PLATFORM
(2015)
21 Story, 287 Apartments



COLORADAN
(2019)
334 Condos, 28K Retail



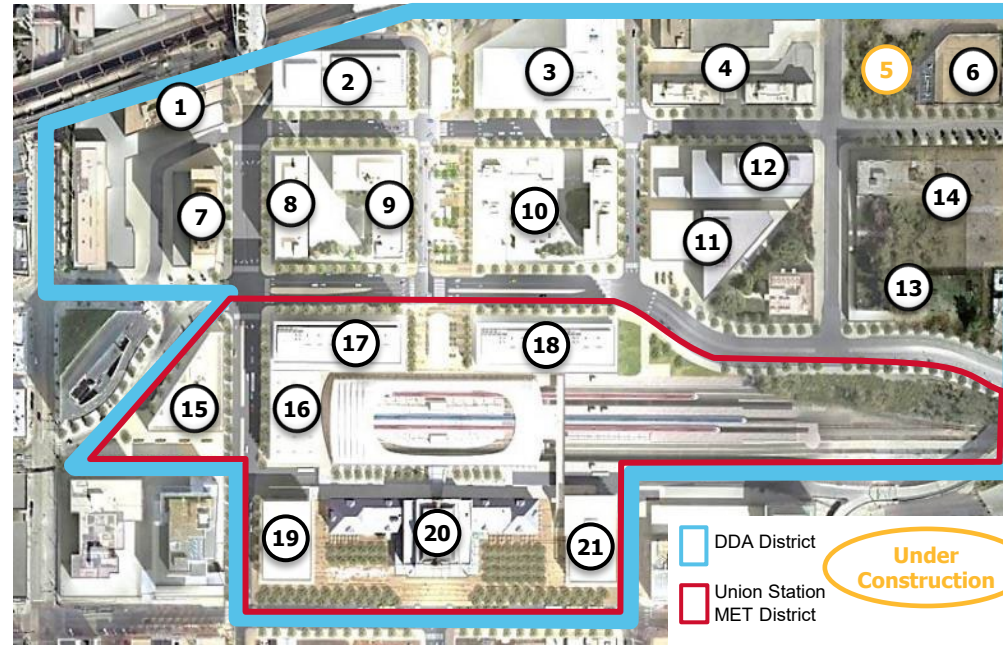
S. WING BUILDING ONE UNION STATION
(2014)
5 Story Office, Retail



HISTORIC UNION STATION
(2014)
112 Room Crawford Hotel & Retail



N. WING BUILDING
(2013)
5 Story Office, Retail, Restaurants & Parking



- 3,000 residential units
- 1.9 million SF office
- 250,000 SF retail
- 750 hotel rooms

THE PULLMAN
(2020)
14 Stories, 3K Retail, 164 Apartments



ALARA
(2015)
313 Apartments, King Soopers Grocer



TOD Summary

- The district continues to see transit-oriented development across all corridors
- The A Line, which includes the 38th•Blake station, hosts some of the highest amounts of expected development

RTD Corridor	Status	Residential Units	Commercial SF	Hotel Keys
A Line	Existing	1,767	1,425,900	390
	Planned	3,429	968,000	140
B Line	Existing	506	8,734	-
	Planned	871	5,656	-
Central	Existing	3,473	276,000	-
	Planned	1,434	225,800	-
Central Platte Valley	Existing	119	90,000	150
	Planned	-	-	-
Denver Union Station	Existing	2,792	2,143,587	748
	Planned	232	-	-
Flatiron Flyer	Existing	3,938	870,700	414
	Planned	1,151	52,000	-
G Line	Existing	1,506	-	136
	Planned	1,235	19,000	140
L Line	Existing	6,705	352,892	-
	Planned	1,297	35,079	41
N Line	Existing	344	80,000	-
	Planned	799	31,819	-
R Line	Existing	3,823	250,200	976
	Planned	2,298	9,000	119
Southeast	Existing	9,039	4,536,029	559
	Planned	1,633	271,380	190
Southwest	Existing	1,766	155,000	-
	Planned	717	5,000	-
W Line	Existing	4,254	206,300	128
	Planned	1,704	1,500	-
Grand Total	Total	56,832	12,019,576	4,131
	Existing TOD	40,032	10,395,342	3,501
	Planned TOD	16,800	1,624,234	630