



2024 TOD

Status Report

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Executive Summary

This report provides an update on transit-oriented development (TOD) in the Regional Transportation District (RTD). Highlights of this report include:

- A significant amount of development in the region has occurred within the station influence area (half-mile radius from RTD's stations).
- Multifamily TOD deliveries in 2024 were just shy of historically high 2023 deliveries, reflecting the continuation and completion of several long-term projects.
- The data show continued impacts to commercial deliveries, likely driven by the demand for hybrid and remote work and high interest rates; however, significant commercial projects are planned to be completed within the next two years.



Kalaco Apartments – Colfax at Auraria Station



The Riv – 38th•Blake Station

What is Transit-Oriented Development?

Per RTD's TOD Strategic Plan (2010), TOD is:

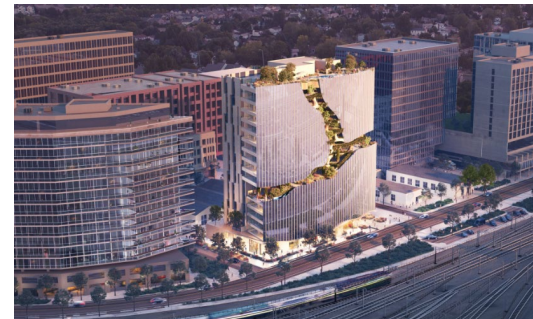
- More compact and dense development within a 10-minute walk or 1/2-mile distance around transit facilities compared to existing development patterns in the same area
- A mix of uses — either horizontal or vertical — usually including residential, retail, and office employment
- High-quality, pedestrian-oriented urban design and streetscapes



The Arden – Englewood Station



Railside at Wadsworth Station –
Lakewood•Wadsworth Station



One River North – 38th•Blake Station

What enables TOD?

- Real estate market - creates greater demand for development
- Zoning - higher densities allow more people to live & work near transit
- Infrastructure/Access - critical for all developments
- Jurisdiction Interest/Incentives - local governments can incentivize TOD by providing financial incentives, density bonuses, or infrastructure
- Lot size and ownership - larger lots & fewer landowners facilitate TOD
- Time - station areas may need time to mature

RTD TOD Data and Analysis

RTD staff manage a database that tracks development near RTD stations. Transit-oriented developments in the database are defined by:

- Distance - development must be within a half-mile *walk* of station
- Type of Development - development must adhere to TOD principles
- Scale - only larger scale developments are included

The RTD TOD Database provides the data needed to understand how and where development occurs in relation to transit. This data is analyzed in different ways, providing many helpful outputs, including:

- TOD vs. non-transit development
- Development trends over time
- Development by corridor/station



A Line Townhomes – Central Park Station



Iota Fox Station – 41st•Fox Station

2024 New Deliveries

Station	Affordable Units	Residential Units	Commercial SF	Hotel Keys
38th•Blake	17	1,047	221,400	153
61st•Peña		272		
Central Park		337		
41st•Fox		859		
Colfax at Auraria	28	280	9,800	
Boulder Junction		86		
Olde Town Arvada	50	302	1,893	128
Bellevue		250		190
Dry Creek		610		
Lincoln		425	3,000	
RidgeGate Parkway		540		
Englewood		302		
Lakewood•Wadsworth	40	191	1,500	
Total	135	5,501	237,593	471

Source: RTD Development Database



Alloy Sunnyside – 41st•Fox Station



Vance Street Flats – Olde Town Arvada Station

Multifamily TOD Deliveries by Year



Solid Ground Apartments – Lakewood•Wadsworth Station

- Deliveries in 2024 exceeded all prior years apart from 2023
- Of the 5,500 units delivered in 2024, only 135 units fit criteria for affordable housing
- Affordable housing comprises a larger proportion of multifamily residential projects planned to be completed in 2025



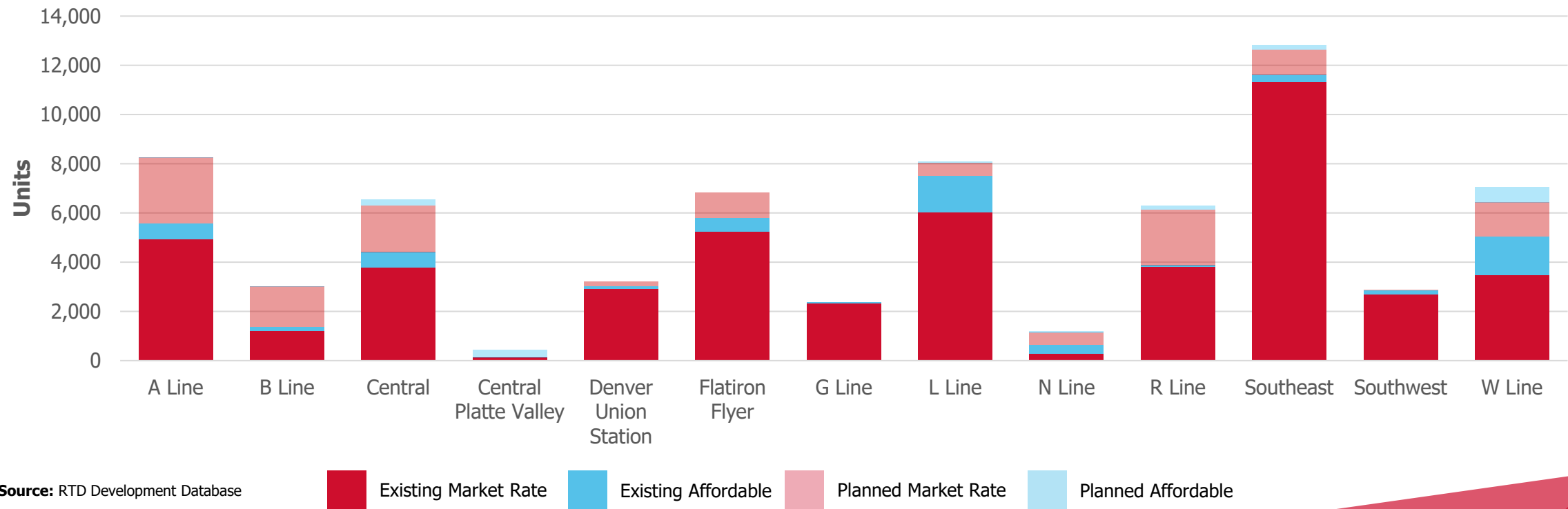
Source: RTD Development Database

Multifamily TOD Deliveries by Corridor

- The A and R Lines have the largest number of planned housing units, but very little is expected to be affordable.
- The L Line in central Denver and the W Line through Denver and Lakewood have the highest number of affordable units.
- The L Line corridor has the most multifamily development (built + planned) per station (2,000 units), while the N Line corridor through Thornton has the least (200 units).



Platform at S'park – Boulder Junction Station



Top 10 Stations for Residential TOD*

All Multifamily Deliveries

- Stations with the highest unit counts are located primarily in Denver, with substantial increase in housing units around the 38th•Blake stop on the A Line.
- Dry Creek Station, on the Southeast corridor in Centennial, also recorded a significant increase in multifamily housing deliveries this past year.

Station	Total Units	New Units in 2024	% Change
20th•Welton	4,596		0%
38th•Blake	3,223	1,047	32%
Union	3,024		0%
US 36•Broomfield	2,769		0%
Bellevue	2,566	250	10%
Dry Creek	2,447	610	25%
Lincoln	2,235	425	19%
25th•Welton	1,917		0%
Boulder Junction	1,759	86	5%
Alameda	1,676		0%

Affordable Housing Deliveries

- While many stations leading in affordable housing are located in Denver, Lamar Station in Lakewood and Boulder Junction in the Boulder are both non-Denver affordable housing centers.
- 145 affordable units were built across four stations in 2024: 38th•Blake, Colfax at Auraria, Olde Town Arvada, and Lakewood•Wadsworth.

Station	Total Units	New Units in 2024	% Change
25th•Welton	687		0%
Decatur•Federal	523		0%
20th•Welton	461		0%
Sheridan	401		0%
10th•Osage	336		0%
Lamar	296		0%
Boulder Junction	274		0%
27th•Welton	260		0%
40th•Colorado	259		0%
Central Park	259		0%

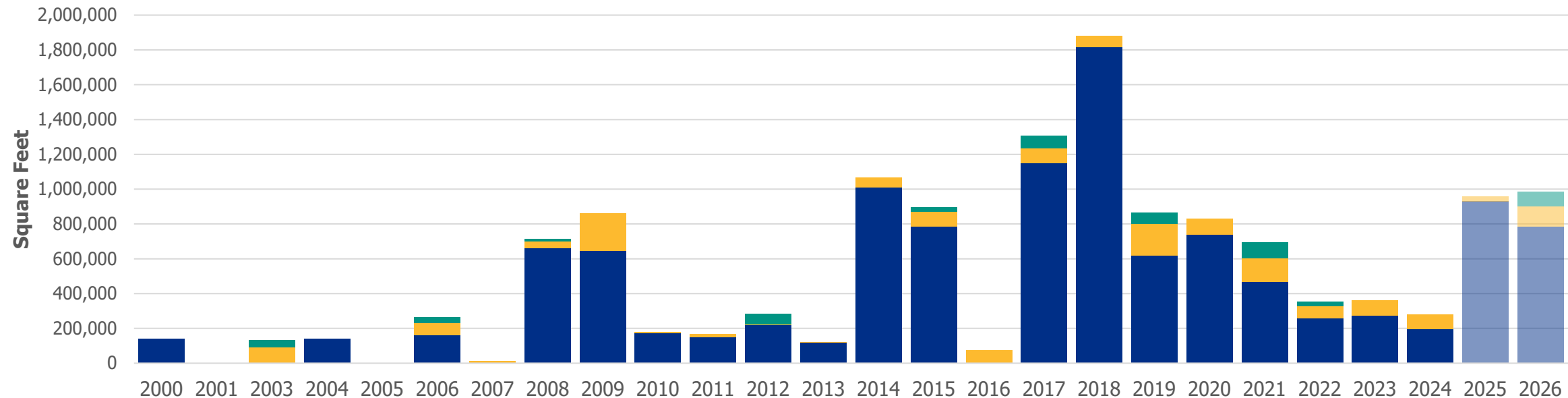
*Includes Union Station, but excludes all other stations in Downtown Denver and Downtown Boulder

Commercial TOD Deliveries by Year

- Commercial TOD deliveries are still down from an all-time high in 2018 and deliveries decreased from 2023 to 2024.
- Hybrid and remote work trends and high interest rates continue to impact commercial real estate value and the demand for office space. By year end 2024, commercial vacancy in Downtown Denver stood at 34.9% according to CBRE, 2.8% higher than 2023.
- Large projects are planned to be completed in the next two years, which will increase commercial TOD deliveries along several corridors.



Paradigm – 38th•Blake Station



Source: RTD Development Database

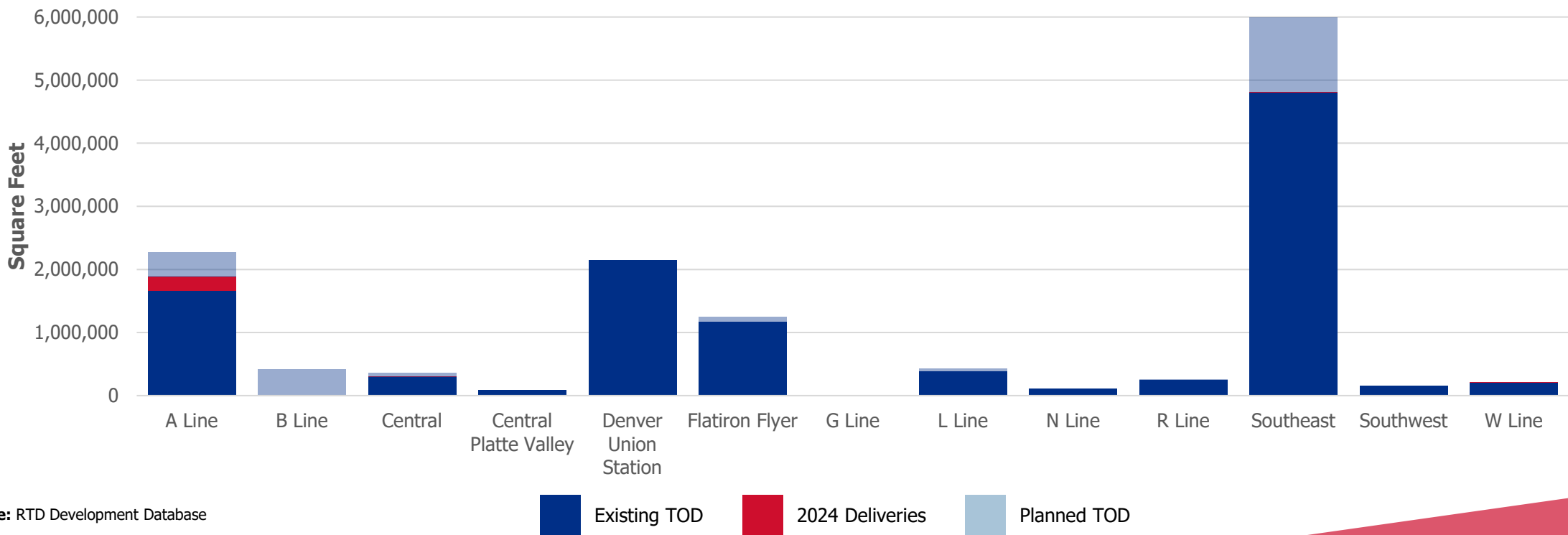
*Other includes uses such as entertainment venues, libraries, and medical facilities.

Commercial TOD Deliveries by Corridor

- Of the 237,593 SF in commercial space that came online in 2024, 221,400 SF of it occurred at 38th•Blake in just three buildings.
- Most of the planned commercial development is set to occur along the Southeast corridor, followed by the A and B Lines.



Flora – 38th•Blake Station



Source: RTD Development Database

Top 10 Stations for Commercial TOD*

Office Deliveries

- With the opening of new office space at Paradigm River North, the 38th•Blake Station has the third highest amount of office space in the District.
- No other substantial changes in office space occurred in 2024.

Station	Total SF	New SF in 2024	% Change
Union	1,885,994		0%
Arapahoe at Village Center	1,424,846		0%
38th•Blake	1,317,216	195,500	15%
Sky Ridge	1,191,000		0%
Bellevue	902,992		0%
Boulder Junction	679,251		0%
Dry Creek	506,587		0%
Colorado	220,000		0%
Lincoln	197,000		0%
Central Park**	175,000		0%
Decatur•Federal**	175,000		0%

Retail and Other Commercial Deliveries

- About half of new retail SF in 2024 is attributable to the retail components of mixed-use, particularly around the 38th•Blake Station.

Station	Total SF	New SF in 2024	% Change
38th•Blake	316,703	41,900	13%
Union	257,593		0%
Orchard	168,000		0%
US 36•Sheridan	146,694		0%
US 36•Broomfield	121,137		0%
20th•Welton	92,181		0%
Empower Field at Mile High	90,000		0%
61st•Peña	70,000		0%
Boulder Junction	65,000		0%
Sky Ridge	57,700		0%

*Includes Union Station, but excludes all other stations in Downtown Denver and Downtown Boulder

** Decatur•Federal and Central Park Stations are tied for the 10th largest amount of office SF.

Station Highlight: 41st•Fox Station

- Completed to date
 - 1300 residential units
 - 11K SF retail
 - All TOD around station has been built in the past 5 years
- Planned
 - 1500 residential units
 - 250K+ SF office
 - 85K SF retail
 - 241 hotel rooms

Legend

- Built or Under Construction
- Planned



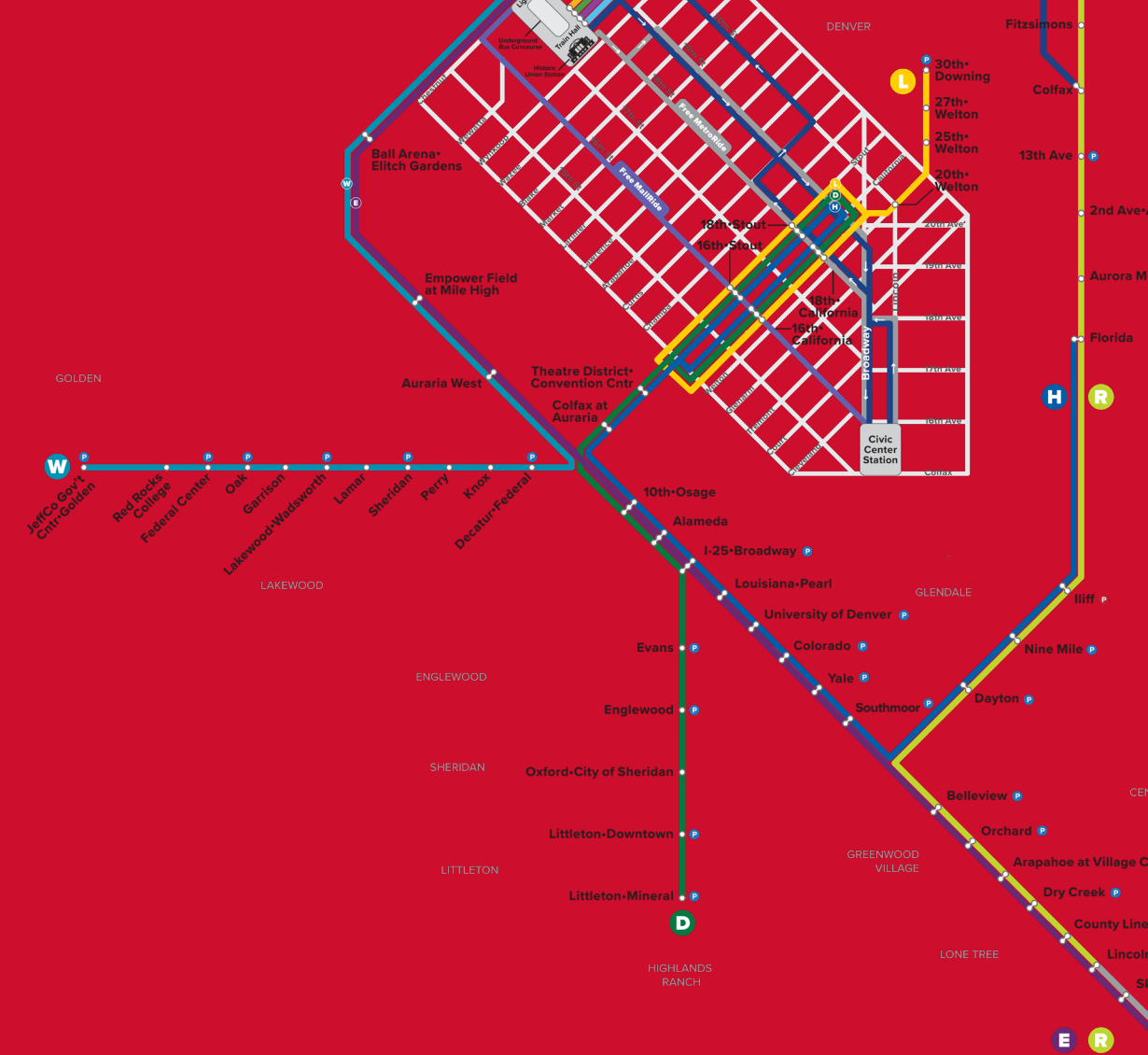
TOD Summary

- The District continues to see transit-oriented development planned across all corridors.
 - Significant future developments are likely along the Central Platte Valley corridor as part of River Mile and the Ball Arena redevelopment; however, these projects are still in early stages without specific unit counts or proposed commercial square footage.
 - The area behind Denver Union Station will soon be built out.
- The A Line, which includes the 38th•Blake Station, hosts the highest amounts of planned development.

RTD Corridor	Status	Residential Units	Commercial SF	Hotel Keys
A Line	Existing	5,571	1,886,300	706
	Planned	2,677	387,320	320
B Line	Existing	1,365	8,734	
	Planned	1,648	403,775	207
Central	Existing	4,417	305,800	
	Planned	2,127	58,477	
Central Platte Valley	Existing	119	90,000	150
	Planned	330		
Denver Union Station	Existing	3,024	2,143,587	748
	Planned	177	8,568	
Flatiron Flyer	Existing	5,808	1,164,249	415
	Planned	1,024	85,000	
G Line	Existing	2,365	5,893	264
	Planned			
L Line	Existing	7,501	380,971	
	Planned	589	42,520	88
N Line	Existing	636	111,819	
	Planned	717		
R Line	Existing	3,886	250,200	976
	Planned	2,621	9,000	119
Southeast	Existing	11,605	4,807,409	749
	Planned	1,410	1,199,899	236
Southwest	Existing	2,859	161,000	
	Planned	5		
W Line	Existing	5,274	207,800	128
	Planned	2,230		
Grand Total	Total	69,985	13,718,321	5,106
	Existing	54,430	11,523,762	4,136
	Planned	15,555	2,194,559	970

Appendix

- RTD Transit Corridors
- TOD Value Creation




RTD Transit Corridors

Part 1


A Line

- 
- A vertical light blue bar representing the A Line corridor, with six white circular station markers along its length.
- 38TH•BLAKE
 - 40TH•COLORADO
 - CENTRAL PARK
 - PEORIA
 - 40TH•AIRPORT BLVD
 - 61ST•PEÑA
 - DENVER AIRPORT


B Line

- 
- A vertical green bar representing the B Line corridor, with three white circular station markers along its length.
- 41ST•FOX
 - PECOS JUNCTION
 - WESTMINSTER

Central

- 
- A vertical diagram representing the Central corridor, consisting of three parallel bars: green on the left, blue in the middle, and purple on the right. There are four white circular station markers, each positioned between the bars.
- COLFAX AT AURARIA
 - 10TH•OSAGE
 - ALAMEDA
 - I-25•BROADWAY


Central Platte Valley

- 
- A vertical diagram representing the Central Platte Valley corridor, consisting of two parallel bars: purple on the left and teal on the right. There are three white circular station markers, each positioned between the bars.
- BALL ARENA•ELITCH GARDENS
 - EMPOWER FIELD AT MILE HIGH
 - AURARIA WEST


RTD Transit Corridors

Part 2


Flatiron Flyer

- 
- A vertical blue line with white circular station markers at each stop.
- US36•SHERIDAN
 - US36•CHURCH RANCH
 - US36•BROOMFIELD
 - US36•FLATIRON
 - US36•MCCASLIN
 - US36•TABLE MESA
 - BOULDER JUNCTION
AT DEPOT SQUARE


G Line

- 
- A vertical yellow line with white circular station markers at each stop.
- CLEAR CREEK•FEDERAL
 - 60TH & SHERIDAN•
ARVADA GOLD STRIKE
 - OLDE TOWN ARVADA
 - ARVADA RIDGE
 - WHEAT RIDGE•WARD ROAD

L Line

- 
- A vertical yellow line with white circular station markers at each stop.
- 20TH•WELTON
 - 25TH•WELTON
 - 27TH•WELTON
 - 30TH•DOWNING


N Line

- 
- A vertical purple line with white circular station markers at each stop.
- 48TH & BRIGHTON•
NATIONAL WESTERN CENTER
 - COMMERCE CITY•72ND
 - ORIGINAL THORNTON•88TH
 - THORNTON CROSSROADS•104TH
 - NORTHGLEN•112TH
 - EASTLAKE•124TH


RTD Transit Corridors

Part 3


R Line

- 
- A vertical bar representing the R Line, colored light green with a yellow section at the bottom.
- FITZSIMONS
 - COLFAX
 - 13TH AVE
 - 2ND AVE•ABILENE
 - AURORA METRO CENTER
 - FLORIDA
 - ILIFF
 - NINE MILE
 - DAYTON


Southeast

- 
- A vertical bar representing the Southeast corridor, colored purple with a yellow section at the bottom.
- LOUISIANA•PEARL
 - UNIVERSITY OF DENVER
 - COLORADO
 - YALE
 - SOUTHMOOR
 - BELLEVIEW
 - ORCHARD
 - ARAPAHOE AT VILLAGE CENTER
 - DRY CREEK
 - COUNTY LINE
 - LINCOLN
 - SKYRIDGE
 - LONE TREE CITY CENTER
 - RIDGEGATE PARKWAY

Southwest

- 
- A vertical bar representing the Southwest corridor, colored dark green.
- EVANS
 - ENGLEWOOD
 - OXFORD•CITY OF SHERIDAN
 - LITTLETON•DOWNTOWN
 - LITTLETON•MINERAL

W Line

- 
- A vertical bar representing the W Line, colored blue.
- DECATUR•FEDERAL
 - KNOX
 - PERRY
 - SHERIDAN
 - LAMAR
 - LAKEWOOD•WADSWORTH
 - GARRISON
 - OAK
 - FEDERAL CENTER
 - RED ROCKS COLLEGE
 - JEFFCO GOVT CENTER•GOLDEN

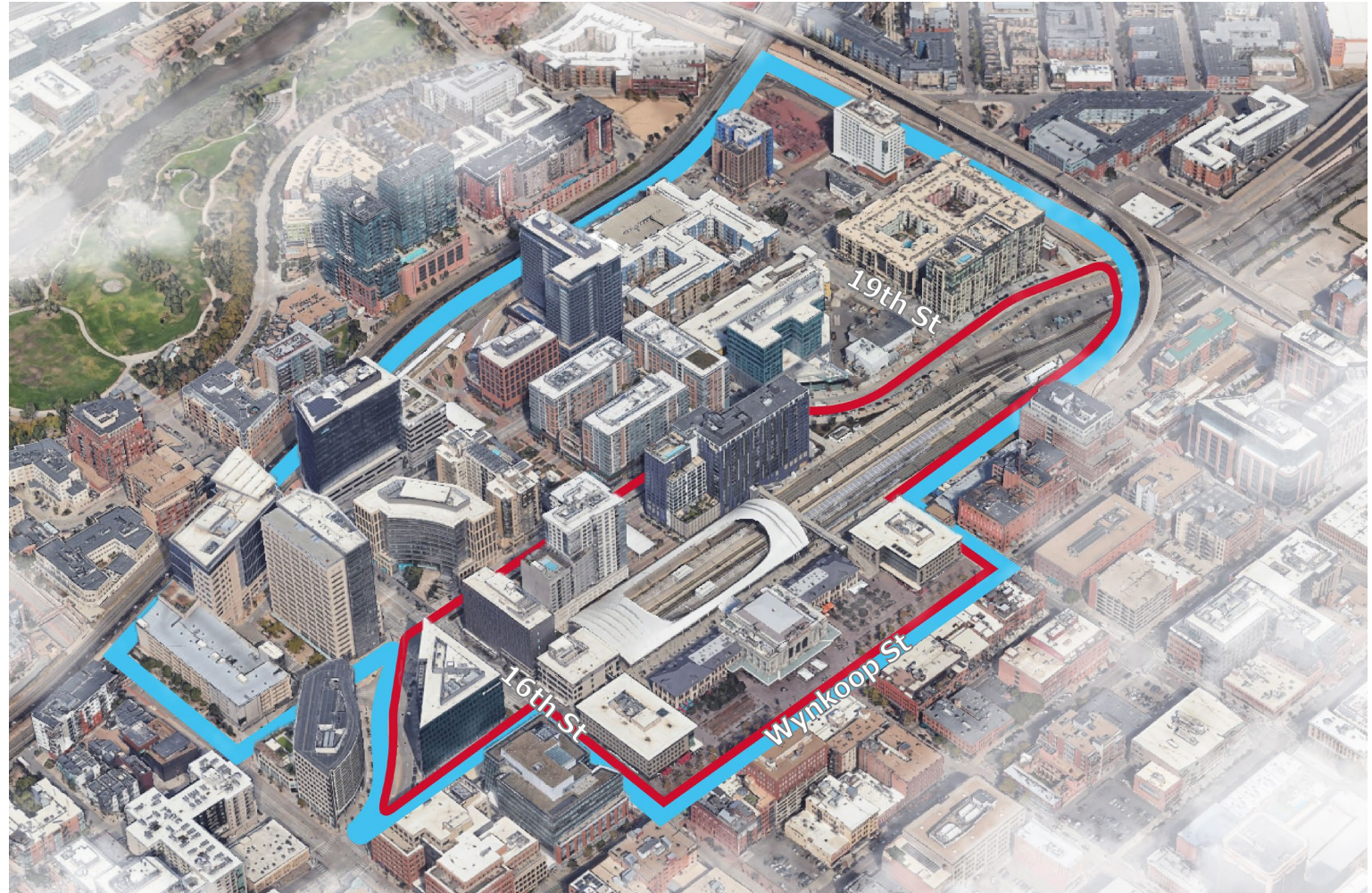
Station Highlight: Denver Union Station

Part 1

- Completed to date
 - 1.9M SF office
 - 250K SF retail
 - 3,000 residential units
 - 750 hotel keys
- \$3.5B in estimated development value as of 2018
- Under Construction
 - 177 apartments

Legend

-  Downtown Development Authority District
-  Union Station Metro District



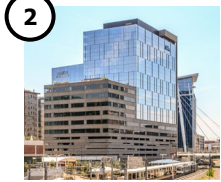
Station Highlight: Denver Union Station

Part 2

DAVITA WORLD HEADQUARTERS
(2012)
14 Story Office



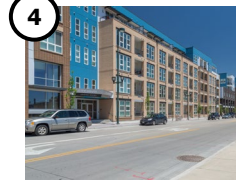
16 CHESTNUT
(2018)
19 Story Office, Retail



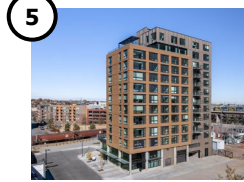
THE GRAND
(2018)
12 & 24 stories, 508 Apartments, Retail



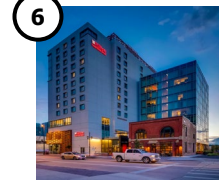
ALTA CITY HOUSE
(2015)
5 Story, 281 Apartments



MERCER UNION STATION
(2023)
12 Story, 222 Apartments



HILTON GARDEN INN
(2019)
233 keys



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



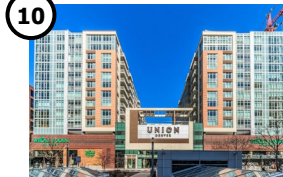
1601 WEWATTA
(2015)
10 Story Office, Retail, Parking



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



UNION DENVER
(2017)
579 Apartments, Whole Foods Market



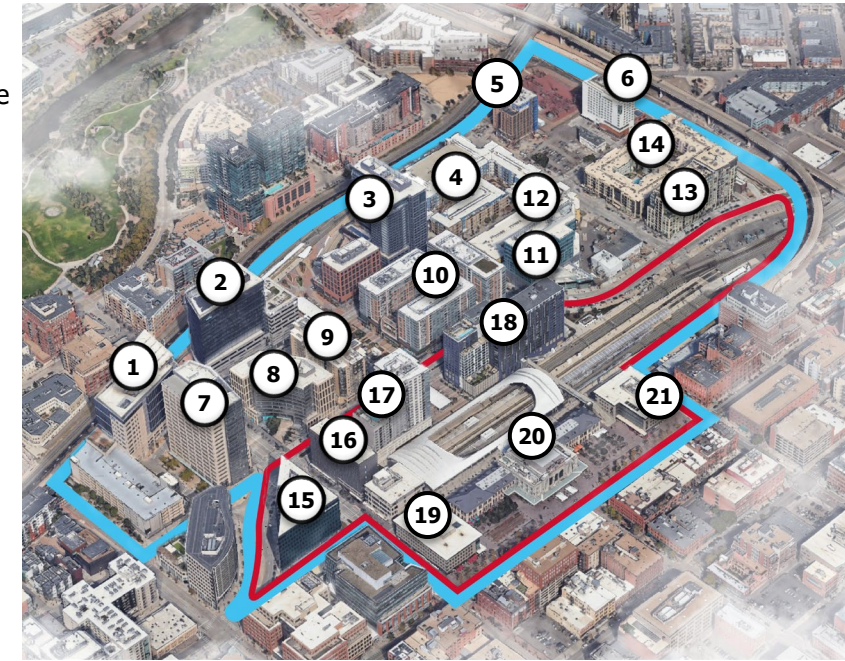
UNION TOWER WEST
(2017)
203 keys, 100K Office, 10K Retail



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



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



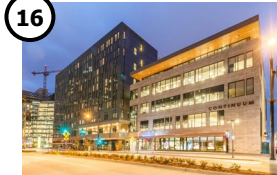
ALARA
(2015)
313 Apartments, King Soopers Grocer



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

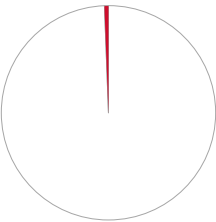


N. WING BUILDING
(2013)
5 Story Office, Retail, Restaurants & Parking



TOD Value Creation

RTD Station Areas make up only



0.6%

of land area in the Denver/Boulder Metropolitan Statistical Areas (MSA)

However, from 2005 to 2022, those station areas have seen*



26%

of multifamily development in the MSA

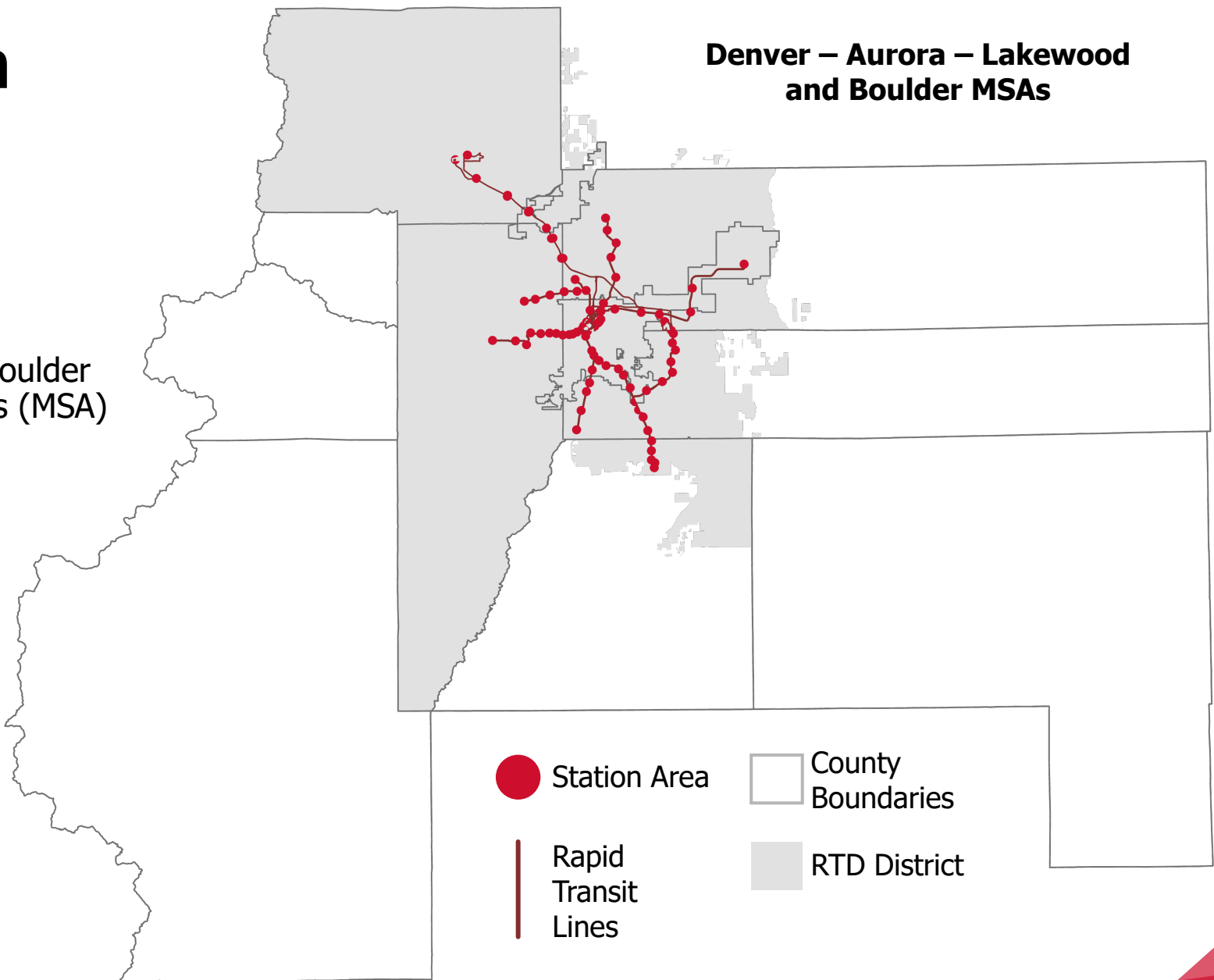


31%

of office development in the MSA

Source: 2022 TOD Trend Tool

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



Denver – Aurora – Lakewood and Boulder MSAs

- Station Area
- Rapid Transit Lines
- County Boundaries
- RTD District



Questions?

TOD@RTD-Denver.com

