

TOD Update

40th and York Parcel - Request for Qualifications Issued

Pursuant to the Unsolicited Proposal Procedure for Joint Development, the Board of Directors is hereby notified that RTD issued a Request for Qualifications (RFQ) to ground lease and develop a vacant parcel of land at the southeast corner of East 40th Avenue and York Street in Denver. The RFQ aligns with the Equitable Transit-Oriented Development Policy amended by the Board of Directors in May 2025 and requires high levels of affordability from all proposers. Once RTD selects a preferred developer, staff will request authorization from the Board to enter exclusive negotiations with the selected developer. Only after the Board authorizes the negotiations will staff finalize RTD's requirements, settle financial arrangements, approve designs, and (if all goes well) agree to ground lease terms.

As this project is in a formal procurement process, communication between any proposing developer and RTD (including directors) is not permitted except for through the procurement agent. If you are contacted about the procurement, please refer questions to Procurement Specialist Eva Boyd, Eva.Boyd@rtd-denver.com.

For questions related to the potential project, please contact TOD Manager Chessy Brady, Chessy.Brady@rtd-denver.com.