

Greenwood Village Setting





Incorporated:	1950	
Land Area:	8.4 sq. miles + / -	
Budget	\$35M	
Debt	\$0	
Reserve	\$20M	
Population	Daytime: 50,000 Residents: 14,000	
Housing Single family Multi-family	3,594 (60.8%) 2,319 (39.2%)	
Commercial Real Estate 10 M sq. ft. of office 50 % Class A space	Lease rates among the highest in metro area 90%+ occupancy rates in the Village Center	



transit adjacent development

- The Southeast I-25 Corridor has historically played a prominent role in the economy of the metropolitan area and the State of Colorado.
- Advent of light rail further reinforced a Greenwood Village address as a great place to live and do business.
- Future development will build upon the existing identity and recognize high quality transit systems as added location benefits.
- For these reasons we think of growth in the I-25 Corridor as **Transit Adjacent Development.**

Role of GV City Government in TAD



Make strategic investments in public infrastructure that facilitates and supports private sector development



Provide high quality city services that sustains an environment for quality development and the quality of life for residents.

Southeast Corridor Stations

Northern Part

Belleview Station

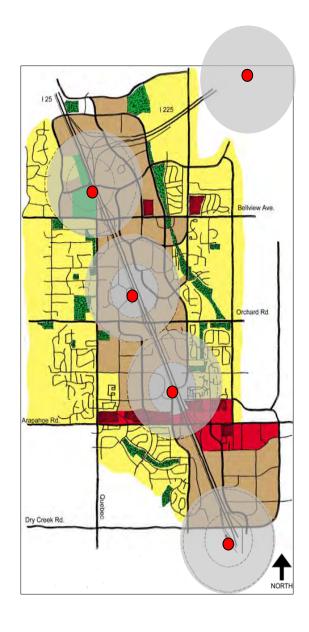
Orchard Station

Village Center at Arapahoe Station

Dry Creek Station

I-225 Corridor Station

Dayton Station







Lines	H Line	
Connections	The Ride, Transit	
Platforms	1 Island Platform	
Parking	250 spaces	
Bicycle facilities	16 racks, 8 Lockers	

Dayton Street Station

- Named for the Dayton arterial street.
- Located in the City of Greenwood Village.
- Station responsibilities transferred to the City of Aurora through an IGA.
- Land use and station planning responsibilities and station identity transferred to the City of Aurora.



Orchard Station



Lines	E and F Lines	
Connections	The Ride, Transit	
Platforms	1 Island Platform	
Parking	48 spaces	
Bicycle facilities	6 racks	

- Named for the nearest arterial-Orchard Rd.-an area of small farms and orchards prior to development.
- Omitted in original TREX project scope
- \$3M financial participation of GV and metro district moved the station priority to initial construction.
- Designed as a Kiss-n-Ride on land previously owned by CDOT.



Village Center at Arapahoe Station



Lines	E and F Lines	
Connections	The Ride, Sky Ride, Transit	
Platforms	1 Island Platform	
Parking	817 spaces	
Bicycle facilities	22 racks, 10 lockers	

- Named for arterial-Arapahoe Rd.
- Designed as a major transfer point for urban transit, regional transit, and light rail on land owned by CDOT.
- Over 500 bus operations per day at Arapahoe Station.

Transit Adjacent Development

Orchard Station Residential Development

Half Mile Radius-East Side I-25









Transit Adjacent Development Orchard Station Mixed Use Redevelopment Half Mile Radius-West Side I-25







The Landmark

- 17.5 acre, Embedded site
- Scrape and redevelop
- Single ownership
- Mixed use
- Planning initiated in 2005
- Vesting 2005
- Occupancy 2006





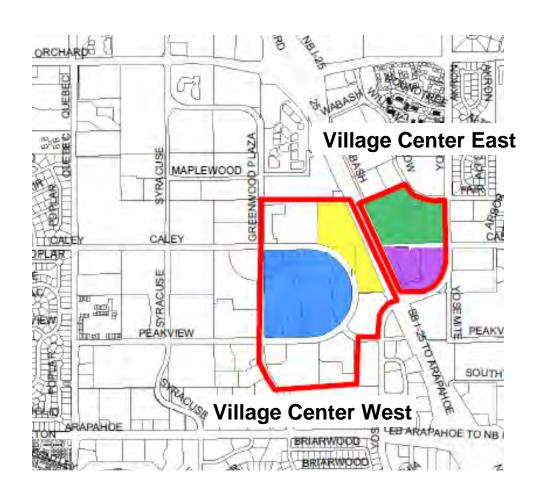
Residential Package

271 luxury units including concierge

Retail and Entertainment

- 1-25 commercial visibility
- Pedestrian plazas and outdoor dining
- 870 garage spaces and off-site valet services
 130,000 sq. ft. retail space
- 1250 stadium seats at Landmark Theater
- Comedy Works includes two restaurants
- Planned as destination retail life style center
- Growth of area retail limited the center's soft goods retail vitality
- Landmark emerged as a leading dining and entertainment venues in south suburban Denver







- 50 prime acres
- Divided by I-25
- Multiple owners
- Public-Private Partnerships
- Public includes city, metro districts, business improvement district, and subdistrict.



Village Center West

Commercial Development

Completed

Planned



Village Center Station I

200,000 Office, 28,000 Retail

Restaurant Fast food Spa



Village Center Station II & III

400,000 Office, 40,000 Retail

Restaurants Fast food Business related commercial



Palazzo Verdi I

280,000 Office 30,000 Museum

Event Center Restaurant



Palazzo Verdi II

280,000 Office Amphitheater Entry

Public Plazas



Madden Plaza

180,000 Office



Plaza Tower II 180,000 Office

Public Plazas



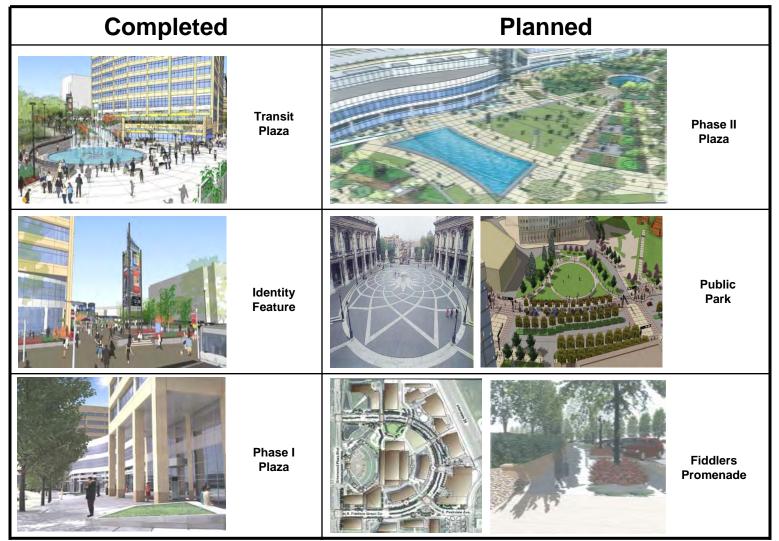
Westin Hotel

230 Rooms Restaurant



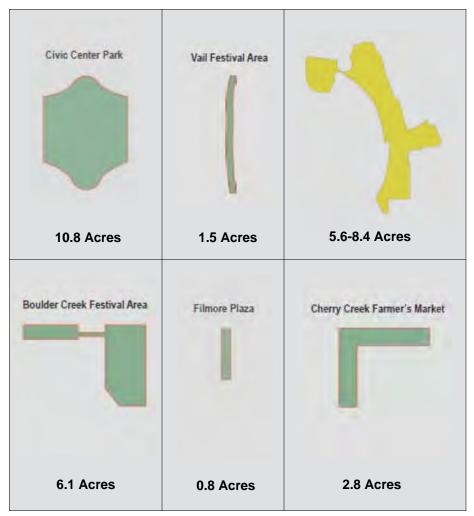
Village Center West

Public Places / Public Spaces





Event Space Comparisons





Fiddlers Green Event Space







	Units	Sq. Ft.
Office		578,365
Retail		172,058
Hotel	408	211,500
Residential		
Condos	201	353,998
Rentals	254	299,368
Townhomes	41	133,350
Total Residential	496	786,616
Total		1,748,530

Preparing the Canvas: History of Public Investment



Planning and Design Studies \$815,000 since 2000 \$135,000 shared with others



Fiddlers Green Improvements \$1,473,750



RTD / CDOT Facility \$7,928,664 800,000 Aesthetic Upgrades



South Village Center Access \$576,300



Transit Plaza \$1,800,000 TREX \$1,867,248 GV



Platform Improvements



Caley Detention Facility Dev. \$606,101

The total capital investments or commitments: \$17,957,766. Cost sharing from all sources: \$2,661,000 (14.8%).

Tangible assets received: \$4,051,080.

Intangible assets received (easements, R.O.W.): \$334,871

City investments will support \$400-\$500 million dollars in private investment.