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DENVER STATION AREA PLANNING



Sheridan Station Area Planning

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Why are you here?

- Look at future development around your future FasTrack Station
- Develop land use plans
 - ▶ What is your vision for the future?
 - ▶ How can FasTracks help make that possible?






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West Hyattsville Station Area Plan, Hyattsville, MD

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Expected Results

- Plans for Sheridan station area:
 - Station area plan & vision
 - ▶ Sketch illustrations
 - ▶ New zoning
 - ▶ Circulation Plan
 - ▶ Urban Design Plan
 - ▶ Schedule & strategy

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Great Neighborhoods

- Safe streets
- Strong center
- Local services
- Parks & open space
- Housing choices
- Good jobs

Neighborhoods
come first, not
transit

Orenco Station, Hillsboro, OR

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Neighborhood Transit Planning Principles

- Greater Density than Community Average
- Quality Pedestrian Environment
- A Mix of Uses
- A Defined Center

Stations help define important places



Link to a Broader Strategy

Transit-Oriented Development most successful when

- Transit as “means to an end” of local community objectives
- Basis to gain greater broader support & success
- Building partnerships essential
 - ▶ With community
 - ▶ With local governments






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Some Keys for Success

- FasTracks used as a:
 - ▶ Community building tool
 - ▶ People moving tool
- FasTracks as catalyst to realize community vision
- Transit supportive *not* transit dependant development
- Design for the pedestrian







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Creating Value at Sheridan

- Driven by local vision
- Building community + transit
- Broad strategy
- Take a longer term view
- Leverage transits value
- Attract public & private investment
- Leadership

New Carrollton Strategy
Washington, DC

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