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## GET READY FOR THE BIGGEST OPPORTUNITIES IN WALKABLE TRANSIT ORIENTED DEVELOPMENT!

It's 22 years since Denver saw the debut of light rail. Denver was then an auto-oriented city where almost all development action occurred in the suburbs.

Today the city proper has become a tremendous attraction for businesses and residences. The suburbs attracting the most development are those with stations in a FasTracks transit network that has grown to 88 miles of rail and 18 miles of bus-rapid transit.

On November 9-10 at Denver Union Station and the Hyatt Regency Denver, ULI presents "TOD Marketplace: Today's Lessons, Tomorrow's Deals," exploring development opportunities at station areas in FasTracks.

The program features a brilliant keynote from MIT's Media Lab, six tours, two receptions, twelve speaking topics, and a Great Sites Trading Floor where 35 exhibitors seek to make TOD deals. More than 500 will attend the real estate event of the year. Here are some reasons to join the crowd:

- Learn about "sleeper stations" with investment potential but where bargains are still available
- Mingle with 500 leaders in real estate
- Take one of six tours to meet the makers and kick the tires of new projects along FasTracks
- After the tours, join a VIP reception at Denver Union Station, sponsored by McWhinney, KTGy, and PCL.
- Get insider knowledge on such projects as Colorado Station Main Street, Denizen, Peña Station Next, 38th & Blake, Nine Mile Station, as well as a DUS update and much more
- Hear from the MIT Media Lab's Kent Larson about how autonomous vehicles may shape the future of transit and urban development itself
- Don't miss the ULI's top-rated speaker Ed McMahon discussing Active Transportation and its positive effect on infill development
- Hear from development's Young Turks
- Explore project successes, failures, and lessons

learned with 50+ leading speakers on 12 panels

- Visit 35 exhibitors on the Great Sites Trading Floor looking to do business and make a deal today! (See back page for list.)

"We are hosting TOD Marketplace at just the right time," says Amy Cara, chair of ULI Colorado. "The five new FasTracks lines opening this year and next are creating dozens of new real estate opportunities around stations.

"Just look at the growth around DUS and the A Line for a preview of the future region-wide. This is a can't-miss conference for investors, developers, brokers, architects and anyone with a professional interest in TOD."

Since the advent of the \$7 billion FasTracks in 2004, ULI has tracked new development opportunities that result in increased mobility and more compact land use. In 2004, ULI Colorado estimated that half of future growth in metro Denver could be captured at FasTracks stations.

The Great Recession sidetracked progress, but TOD has come back strong. According to RTD, recent TOD projects added 31,000 residences, 7,600 hotel rooms, 5.2 million square feet of retail, 8.1 million square feet of office, and even more for government, medical, cultural and other uses. Put another way, that's equal to:

- Half the occupied homes in Lakewood
- One-eighth of all hotel rooms in Las Vegas
- About five really large shopping malls
- Four Empire State Buildings

See you next month!

--Michael Leccese



**Michael Leccese**  
Executive Director  
ULI Colorado

## Key Panelists (Among 50+ Speakers)



**Frank Cannon**  
Continuum Partners



**Dana Crawford**  
Urban Neighborhoods



**Ismael Guerrero**  
Denver Housing Authority



**Carl Koelbel**  
Koelbel and Company



**Sue Powers**  
Urban Ventures



**Paul Books**  
Palisade Partners



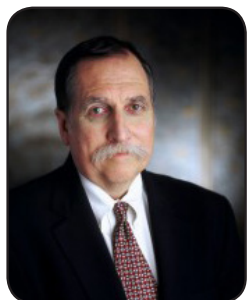
**Trae Rigby**  
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**Maureen Phair**  
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**Chris Nevitt**  
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**Ed McMahon**  
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SPOTLIGHT

# DAY 1, WEDNESDAY, NOVEMBER 9 - TOD MARKETPLACE TOURS & VIP RECEPTION AT DENVER UNION STATION



VIP Reception Sponsored By:

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CONSTRUCTION

## TOUR #1: The University of Colorado A Line, Infill to Innovation

Straddling the River North Art District, the 38th & Blake station area is bursting with plans for multi-family and affordable housing, creative office, hotel, mixed use, and even a collaborative healthcare incubator. Also, explore new Panasonic's "smart city" HQ and see progress at Stapleton's Central Park Station. Speakers include: Ferd Belz, Mike Biselli, Andrew Feinstein, Nicole Horst, Anna Jones, Jamie Licko, and Tony Pickett.



## TOUR #2: The E & F Lines to See Alameda, Broadway, and Colorado Transformed

Three key stations are springing ahead with major new projects: Alameda (Denizen and 75-acre Design Center Master Plan), Broadway (long-anticipated 40-acre Gates redevelopment), and Colorado Station (new tower and walkable Main Street at Colorado Center). Speakers include: Scott Caldwell, Dan Cohen, Eliot Hoyt, Lisa Ingle, Steve Kovak, Bill Moon, Mark Riley, and Beth Vogelsang.



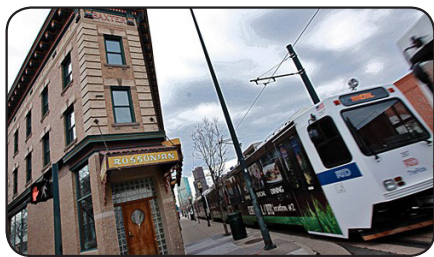
## TOUR #3: The G Line to Olde Town Arvada

Olde Town Arvada has already heated up with \$227 million in projects in a five-block area bringing 780 new homes and a hotel. Also hear about the proposed transformation of the 21-acre Clear Creek Station into a healthy community with 1,100+ apartments connected to the 19-mile Clear Creek Trail. Speakers: Doug Elenowitz, Mark Goldberg, Kate Iverson, Bill Mosher, Todd Parker, Maureen Phair, and Jason Smith.



## TOUR #4: The D Line to Denver's Only Cultural District

Five Points, "the Harlem of the West," is booming in the Welton Corridor near downtown. Now the community seeks to welcome development while preserving its cultural heritage. Meet and learn from leading developers, public officials and the new Five Points BD. Also learn of big plans for Arapahoe Square. Speakers: Tim Baldwin, Abe Barge, Paul Books, Ryan Cobbins, Yvette Freeman, Bill Sirois, and Tracy Winchester.



## TOUR #5: The W Line to Emerging West Colfax

The historic heart of Denver's Jewish community, but more recently known for used-car lots, West Colfax has boomed since the W Line opened in 2013. This tour features previews of Steam on the Platte and redevelopment of DHA's Sun Valley housing around Decatur/Federal Station. A second stop at Perry Street explores St. Anthony's redevelopment featuring apartments, condos, and a cinema. Speakers: Cameron Bertron, Brian Levitt, Chris Parr, and Susan Powers.



## TOUR #6: The B Line to Westminster's Urban Future (and BRT!)

The one-stop B Line to Westminster opened in July bringing quick service from DUS to 72nd and Federal. Game changers include a beautiful new station, a \$40 million park, and transformation of public housing. Also preview Downtown Westminster, served by US36 BRT. Speakers: Jenni Grafton and Seth Plas



## Kickoff & VIP Reception

A VIP Kickoff reception for tour attendees, speakers, sponsors, and volunteers will take place immediately following your return to Denver Union Station. Stay and enjoy a drink, food, and networking from 5pm - 7pm in the Great Hall.

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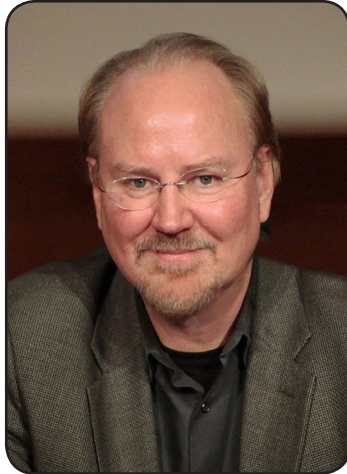
# DAY 2, THURSDAY, NOVEMBER 10 - KEYNOTES & PANEL SESSIONS

SPOTLIGHT

## Meet our Keynote Speaker: Kent Larson, Director City Science Initiative & Changing Places Group, MIT Media Laboratory

### Breakfast General Session: TOD & Cities of the Future - Entrepreneurial, High-performance, Livable Cities 8:00 AM - 9:15 AM

Kent Larson will discuss the work of his research group to develop urban interventions that address the challenges of extreme urbanization and a rapidly changing global economy. His talk will focus on three current projects: CityScope combines physical 3D models with augmented reality to create an evidence-based process for urban design and system integration. The CityHome project focuses on transformable micro-apartments to allow artists and young professionals to live in the creative heart of cities, increasing diversity and exchange of ideas. The Persuasive Electric Vehicle (PEV) is an ultra-lightweight, shared-use, autonomous electric vehicle designed to move both people and goods in high-density cities, reducing the need for private automobiles and allowing streets and public spaces to be reclaimed by people. He will also discuss Urban Living Lab collaborative projects in Hamburg, Andorra, and Taipei.



**K**ent Larson directs the City Science Initiative and the Changing Places Group at the MIT Media Laboratory. Research is focused on developing urban interventions that enable more entrepreneurial, livable, high-performance districts in cities. Projects include advanced simulation and augmented reality for urban design, transformable micro-housing for millennials, mobility-on-demand systems that create alternatives to private automobiles, and living lab deployments in Hamburg, Andorra, Taipei, Lisbon, and Boston. Larson and researchers from his group received the “10-Year Impact Award” from Ubicomp 2014: a “test of time” award for work that, with the benefit of that hindsight, has had the greatest impact.

Larson practiced architecture for 15 years in New York City, with design work published in Architectural Record, Progressive Architecture, Global Architecture, the New York Times, A+U, and Architectural Digest. His book, Louis I. Kahn: Unbuilt Masterworks was selected as one of the Ten Best Books in Architecture of the year by the New York Times Review of Books.

## TODAY'S LESSONS, TOMORROW'S DEALS: PANEL SESSIONS - NOVEMBER 10, 2016

### TRACK 1: LESSONS LEARNED SINCE 1994 (DEBUT OF THE LIGHT RAIL IN DENVER) 9:30 AM - 10:40 AM

#### Concurrent Session 1: Legacy Stations, Reflections on 1st Generation TODs

RTD's first light rail line opened in 1994, 10 years before the FasTracks vote. Early TODs saw varying success. This panel features lessons learned from “First Generation TODs.” What went right and what developers would do differently? Projects covered include Englewood City Center, Village Center at Arapahoe Station in Greenwood Village, Lincoln Station in Lone Tree and Mariposa in Denver at the 10th/Osage Station.

**Moderator:** Bill Sirois, Senior Manager Transit Oriented Communities, RTD

**Englewood Station Speaker:** Brad Power, Community Development Director, City of Englewood

**Village Center at Arapahoe Station. Speakers:** Peter Culshaw, EVP, Shea Properties; Heather Vidlock, Director of Community Development, Greenwood Village

**Lincoln Station. Speakers:** Steve Hebert, Deputy City Manager, City of Lone Tree; Randy Schwartz, Partner, Westfield

**10th & Osage. Speaker:** Ismael Guerrero, Executive Director, Denver Housing Authority

#### Concurrent Session 2: Technical Advisory Panels (TAPs) at TODs: What's Next?

ULI Colorado has conducted 50+ Technical Advisory Panels (TAPS), many at TODs. In these exercises, leading ULI members volunteer to help communities determine best uses for station areas. This session examines challenges and progress at three overlooked stations: Aurora 13th Avenue (R Line, two stops from Anschutz Medical Center); 40th and Colorado (A Line, two stops from downtown); and Wheat Ridge/Ward Road (end of Gold Line). Sessions are led by ULI TAP participants paired with a representative of the host community.

**Moderator:** Arleen Taniwaki, Owner, ArLand Land Use Economics, Former TAPs Co-Chair

**Wheat Ridge TAP “G Line”. Speaker:** Chris Coble (TAP Chair), Managing Director, Black Label Real Estate; Ken Johnstone, Community Development Manager, City of Wheat Ridge

**Aurora TAP, 13th and Colfax, “R Line”. Speakers:** Andrea Amonick, Development Services/Urban Renewal Manager, City of Aurora; Rick Epstein (TAP Chair), Principal, re:architecture

**40th and Colorado TAP, “A Line”. Speakers:** Steve Nalley, Neighborhood Planning Supervisor, City of Denver, Community Planning and Development; Josh Radoff (TAP Panelist), Co-Founder and Principal, YR&G

#### Concurrent Session 3: TOD Planning: Getting Ahead of the Curve

TOD takes-long range planning and vision, but the market can be a moving target. As communities plan and create special regulations to encourage TOD, other factors inevitably morph and change. Adaptability is key to keep pace with this evolution. Come hear how municipalities and developers have faced the hurdles and challenges inherent in planning for our Transit Futures.

**Moderator:** Catherine Cox-Blair, Natural Resources Defense Council

**Boulder Junction. Speaker:** Elaine McLaughlin, Senior Planner, City of Boulder

**Olde Town Arvada. Speaker:** Maureen Phair, Executive Director, Arvada Urban Renewal Authority

**Broadway/I-25 Station. Speaker:** Laura Aldrete, Principal Associate Planner, Matrix Design Group

**Westminster Station/Downtown Westminster. Speaker:** Sarah Nurmela, Real Estate and Development Manager, City of Westminster

### TRACK 2 - PRESENT TRENDS AND CASE STUDIES

10:45 AM - 12:00 PM

#### Concurrent Session 1: Center City TODs: A Progress Report

Center City TODs offer compact neighborhoods, access to jobs, mixed uses, and mature public spaces. Each of the catalytic developments discuss opportunities for live work play, placemaking and economic vitality.

**Moderator:** Steven Chester, Tactical Urbanist and Designer; Senior City Planner, Denver

**Welton Corridor/Five Points. Speaker:** Paul Books, President & Founder, Palisade Partners

**38th and Blake. Speaker:** Andrew Feinstein, Managing Partner, EXDO Property Group

**DUS Transit Hub. Speaker:** Frank Cannon, Development Director, Continuum Partners

#### Concurrent Session 2: Dollars and Sense of TOD

TODs can be expensive places to develop. Learn about the complexities of P3s and challenges of including affordable housing.

**Moderator:** George Thorn, President and Founder, Mile High Development

**Public Private Partnerships. Speakers:** Jim Mulligan, Partner, Husch Blackwell; more tba

**Affordable Housing at TOD: An Oxymoron? Speakers:** Debra Bustos, VP of Real Estate, Urban Land Conservancy; Troy Gladwell, Founder & Principal, Medici Communities

#### Concurrent Session 3: Opportunity Corridors

This session compares office and business development on the established Southeast Corridor (DTC) and the emerging East Corridor from downtown to DIA. Two master planned developments and two infill development projects are profiled.

**Moderator:** Kelly J. Brough, President & CEO, Denver Metro Chamber of Commerce

**Corridor Overview. Speaker:** Dan Guimond, Principal, Economic & Planning Systems

#### Southeast Corridor: Remaking an Economic Powerhouse in the image of TOD.

**Speakers:** Don Provost, Founding Principal, Alberta Development Partners; Keith Simon, EVP, Coventry Development Corporation

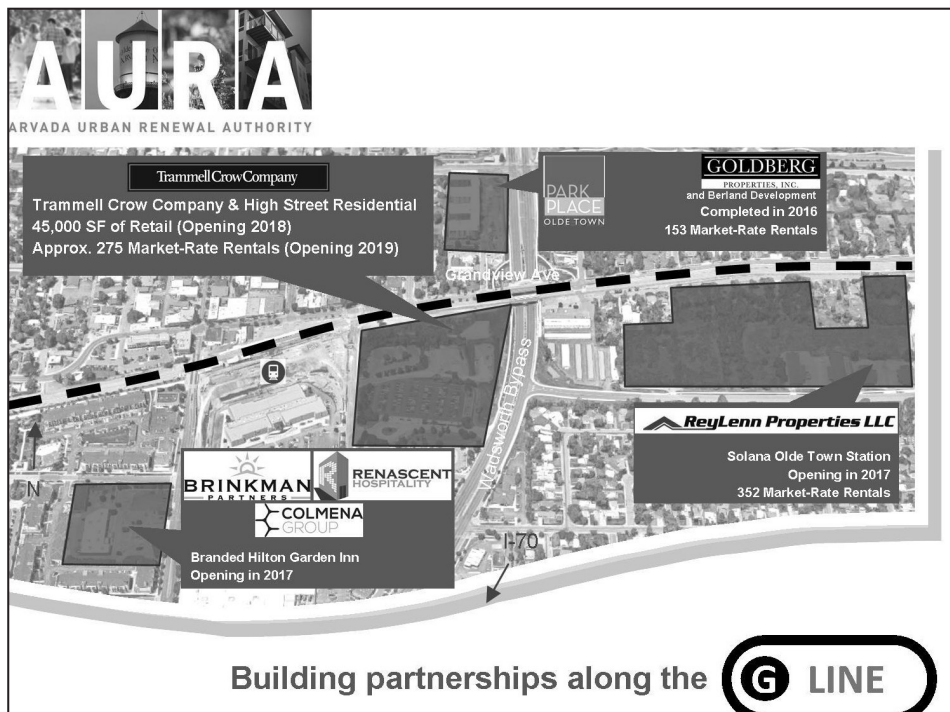
**Take the A Train: Opportunities in the East Line/DIA. Speakers:** Mike Biselli, Developer, Catalyst HTI; Jim Chrisman, SVP, Forest City Stapleton

### LUNCH GENERAL SESSION: LEADING DEVELOPERS LOOK AT TOD YESTERDAY, TODAY AND TOMORROW - 12:15 PM - 1:15 PM

In what promises to be an entertaining, no-holds barred panel, five powerhouse developers take stock of what we've accomplished since the debut of light rail in 1994, and where we might be going.

**Speakers:** Dana Crawford, Founder, Urban Neighborhoods; Peter Culshaw, EVP, Shea Properties; Maria Garcia Berry, CEO, CRL Associates; Buz Koelbel, President, Koelbel & Co.; Susan Powers, President, Urban Ventures

continued...







panel sessions continued from previous page...

TRACK 3 - TOD IN THE DIGITAL AGE - 1:30 PM - 2:40 PM

Concurrent Session 1: Preview of New Corridors and Typologies

Panelists will highlight opportunities and lessons learned for communities planning new transit and seeking to bring development to existing station areas.

**Moderator:** Chris Nevitt, Citywide Manager for TOD, City and County of Denver

**Coming in 2018: North Metro Potential. Speaker:** Barry Gore, President & CEO, Adams County Economic Development

**Sleeper Station Areas You Will Want to Know About. Speaker:** David Gaspers, Principal City Planner, City and County of Denver

**Can BRT be TOD? Speakers:** Tim Baldwin, Principal, Rocky Mountain West Transit & Urban Planning; Kevin Brinkman, President, Brinkman Partners

Concurrent Session 2: High-Tech Transit and Disruptive Technologies

Just-in-time transport, driverless cars, smart cities, and other technologies are on the horizon. What are the potential impacts to our lives, cities and the mobility marketplace?

**Moderator:** Deana Swetlik, Owner and Director of Urban Design and Planning, Entelechy; ULI Colorado TOD Committee Co-Chair

**Driverless Car Revolution. Speaker:** Rutt Bridges, Author, "Driverless Car Revolution: Buy Mobility, Not Metal"

**Smart City Panasonic, Peña Station Next. Speakers:** Ferd Belz, SVP, L.C. Fulenwider; George Karayannis, VP, City NOW, Panasonic USA

**New Transit Technologies. Speakers:** Edward J. Klock-McCook, Manager, Rocky Mountain Institute

Concurrent Session 3: Low-tech Transit and Healthy TODs

Perhaps the future isn't all high-tech, but equally dependent on walking and biking. Learn about ULI's latest research on how greenways and trails are spurring infill; plans to make Denver more walkable; and one developer's plan to build a healthy apartment complex based on active living.

**Moderator:** Marilee Utter, President, Citiventure Associates

**Active Transportation. Speaker:** Ed McMahon, Senior Research Fellow Urban Land Institute, co-author of "Active Transportation"

**TODs as Healthy Places/the Bike-Walk Connection. Speakers:** Gosia Kung, Founder, Walk Denver; Tony Pickett, VP of Master Site Development, Urban Land Conservancy; Jeff Temple, Principal, Momentum Development

AFTERNOON GENERAL SESSION: THE NEXT GENERATION OF URBAN INFILL DEVELOPERS 3:00 PM - 4:00 PM

Developers today are building not just to the market, but creating communities and places where they would like to live and work. Hear the young Turks of real estate discuss their values, business strategies, and vision for the future of our region.

**Moderator:** Amy Cara, Development Partner, East West Partners

**Speakers:** Kevin Brinkman, President, Brinkman Partners; Kimball Crangle, Colorado Market President, Gorman & Co.; Amy Harmon, Founder, Urban Market Partners; Scott Holton, Principal, Element Properties; Carl Koelbel, Development Associate, Koelbel & Co.; Trae Rigby, VP of Development Services, Saunders Development

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1536 Wynkoop St, Suite 211, Denver, Colorado 80202  
Phone: 303.893.1760

Web: [colorado.uli.org](http://colorado.uli.org)  
Email: [colorado@uli.org](mailto:colorado@uli.org)

ULI COLORADO STAFF:  
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