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# **REINSTATING PASSENGER RAIL: CALGARY- EDMONTON CORRIDOR**

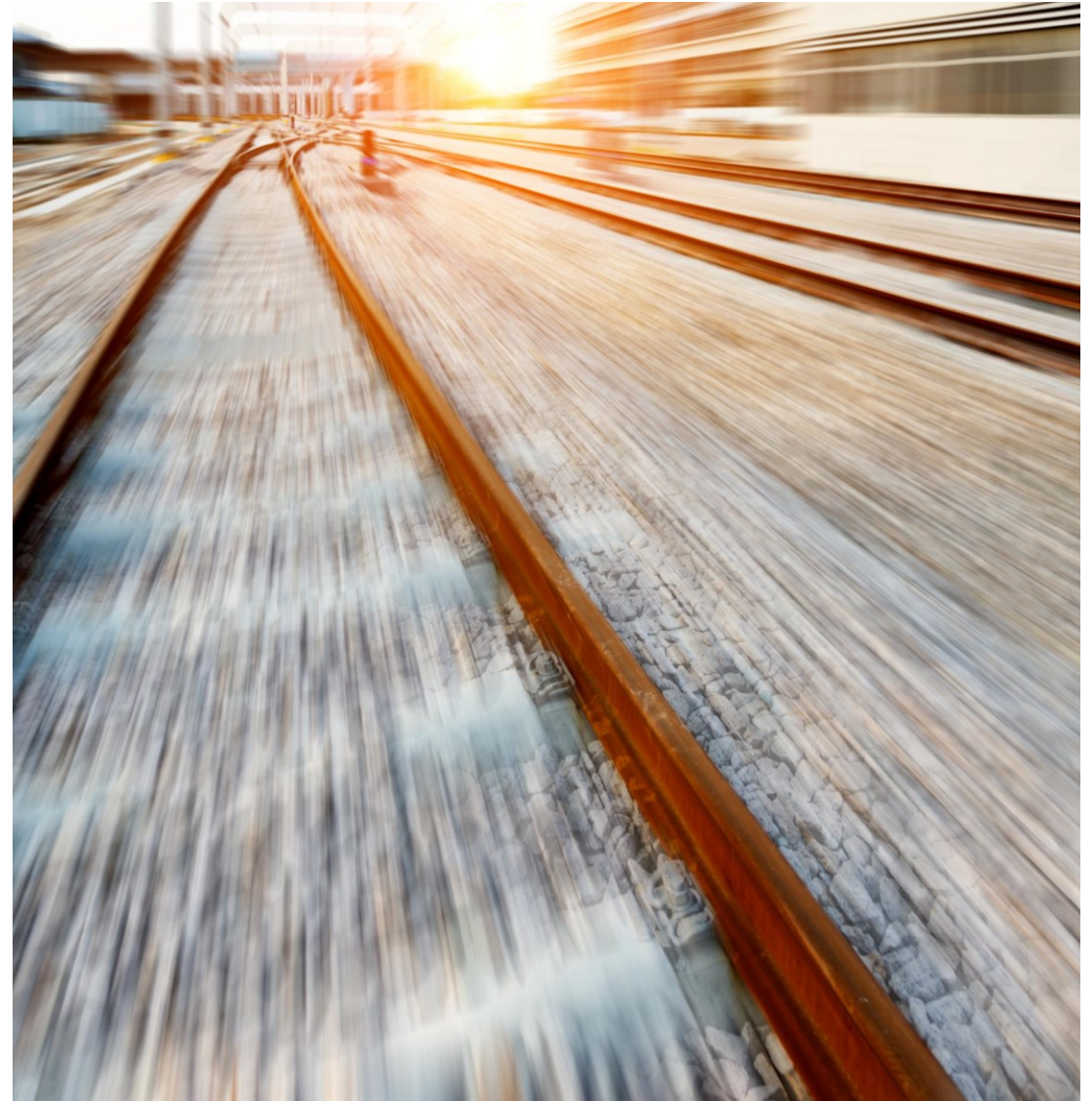
Comparative Insights from  
Denver's Union & Eastlake  
Station

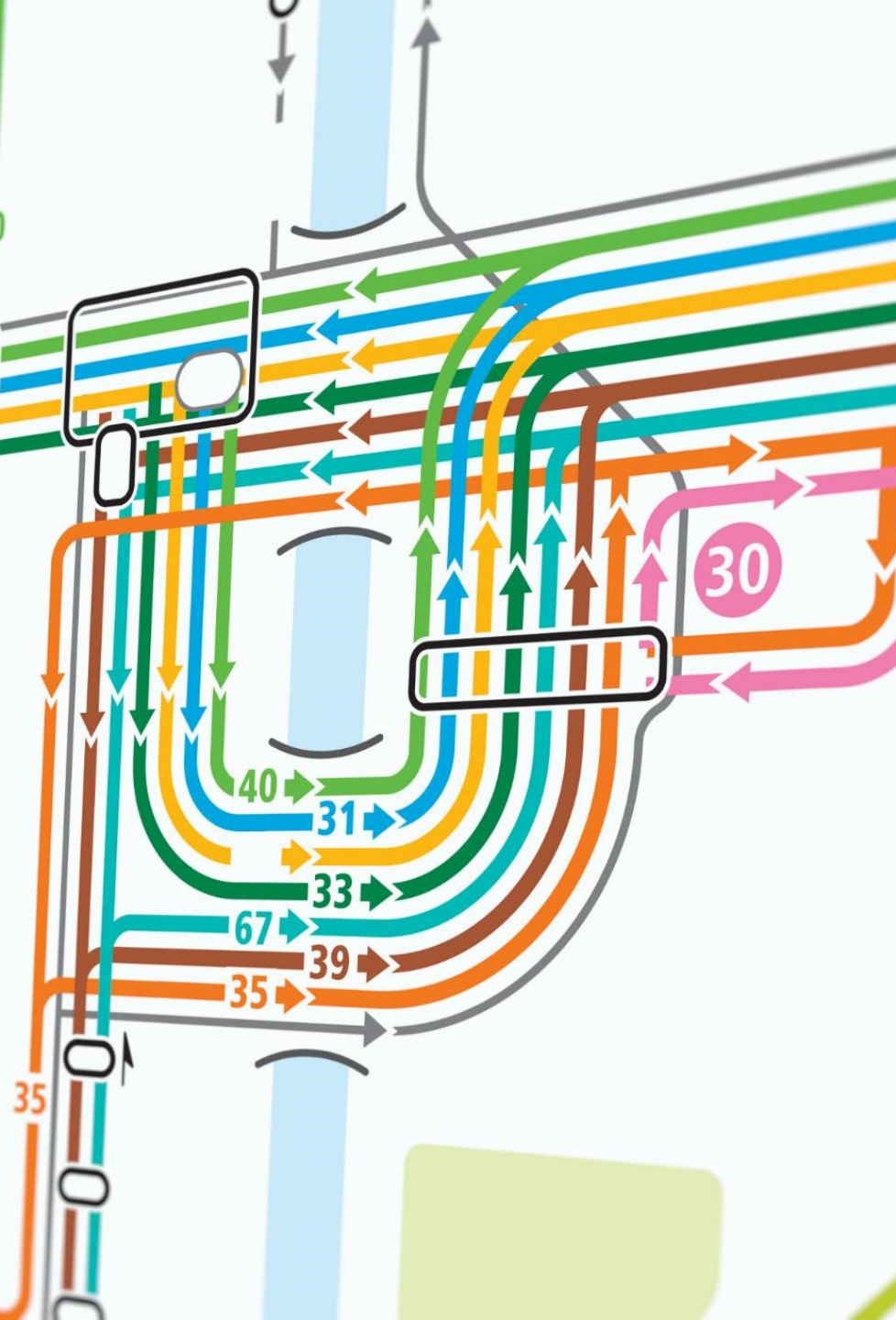
## **Integrated Travel**

Team 3

Minette Monteros-Pollice  
Antonio Collins  
Susan Miller

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## AGENDA:

1. Vision for Alberta's Rail Corridor Revitalization
2. Historical Background
3. Evolution & Impact of Denver's Union Station and Eastlake/124th Station
4. Research Framework & Methodology
5. Comparative Analysis
6. Strategic Insights & Recommendations for Alberta Rail Corridor
7. SWOT and Risk Assessment
8. Outstanding Action Items to consider with Q4
9. Final Recommendation
10. Conclusion
11. References and Q&A

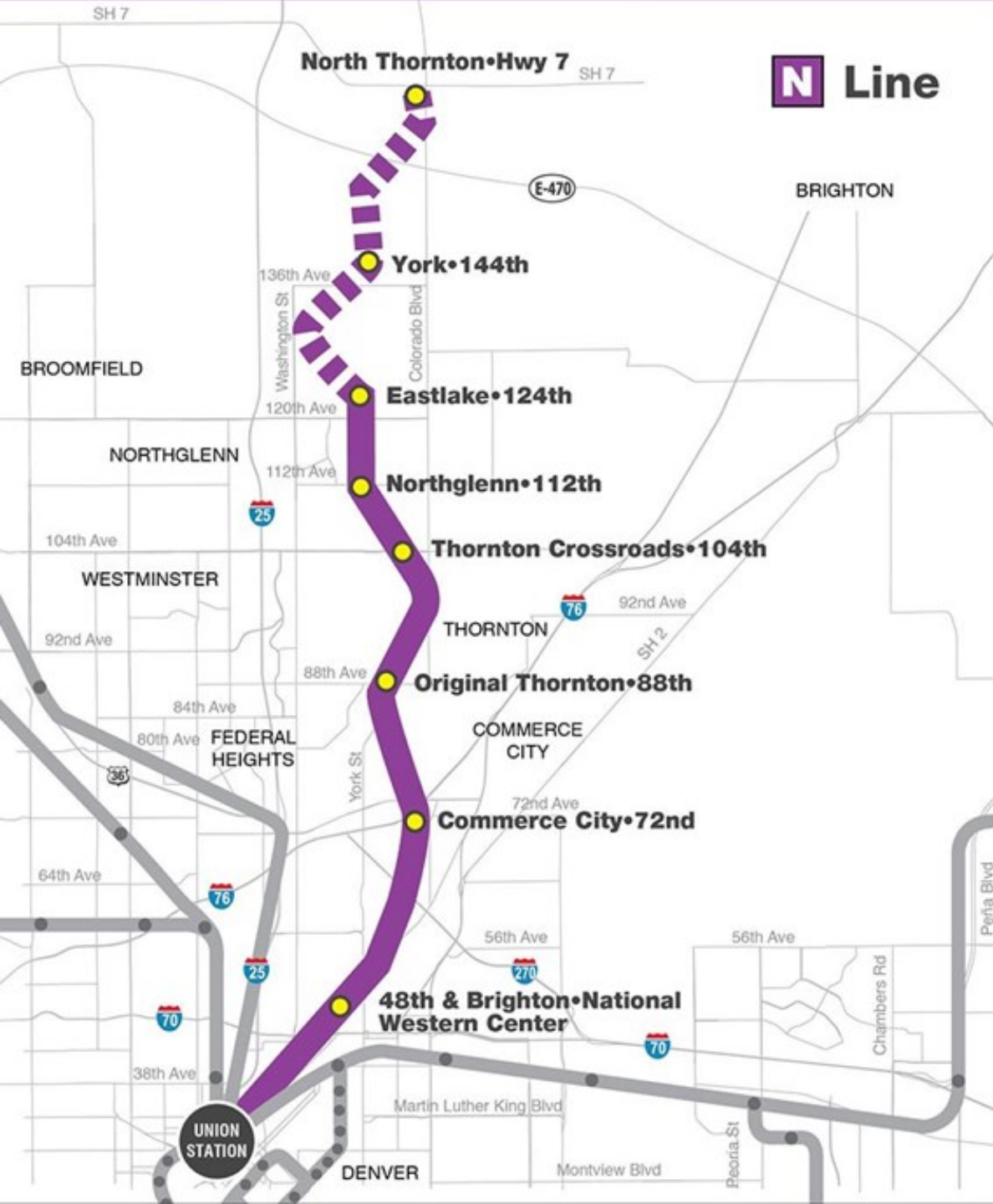


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# OVERVIEW OF INTEGRATED TRAVEL'S PROPOSAL

- **Reinstating Passenger Rail from Calgary to Edmonton**
- **Sustainable Transportation of the Rails**
- **Regional Connectivity**
- **Economic Growth Stimulation**
- **Public Benefits**





# MAP OF DENVER'S RAIL

## Rail Line Overview

Routes and connectivity across the Denver

## Station Locations

Access points for commuters and travelers

## Surrounding Development

Integration of transit-oriented development

## Transit Connections

Links the rail corridor to other transportation modes



## Historical Significance

- Experienced a fire
  - Rebuilt but outgrew itself, enlarged twenty years later
  - Improved Accessibility
  - ADA compliant
  - Multiple transit services
  - Seamless transfers between different transportation types
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# **UNION STATION: VALUATION TRENDS AND ECONOMIC DEVELOPMENT**



**BEFORE  
UNION STATION**

**AFTER UNION STATION**

**ECONOMIC GROWTH  
CATALYST**





## **DENVER'S UNION STATION REDEVELOPMENT**

### **STRATEGIC ZONING & MULTIMODAL PLANNING**

### **KEY FEATURES**

### **OUTCOMES**

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# EASTLAKE/124TH STATION: TIMELINE, LAND USE CHALLENGES, AND TRANSIT COMPETITIVENESS



## **Before Rail Integration (Pre- 2018):**

- Quiet, semi-rural neighborhood, limited commercial activity
- Modest land values, parcels listed for \$5.6M
- Minimal transit connectivity, low density zoning

## **After N Line Commuter Rail Launch (Post-2020)**

- Improved regional access
- Increased zoning allowances ( offices, retail, housing)
- Parcel increased to \$23.4M (land + improvements)

## **Transit Mode Competition**

Competition from other transit options influenced ridership and strategic planning at the station.

## **TOD Lessons in Peripheral Areas**

The project highlighted the complexities of implementing TOD in less central urban locations with diverse challenges.

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# EASTLAKE STATION REDEVELOPMENT



## **Modest Development Outcomes:**

- Served by RTD's N Line but lacks zoning intensity and TOD typology.
- Governed by suburban zoning codes with limited mixed-use overlays.

## **Challenges:**

- Fragmented land use patterns.
- Limited economic spillover and land use diversification.

## **Comparison:**

- Absence of a robust TOD framework and multimodal integration limits investment and property value growth.
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# RESEARCH FRAMEWORK AND METHODOLOGY



- Study Type:** Comparative Case Study (Model-Based Evaluation)
  - Objective:** Use Colorado transit models to inform Alberta's rail reinstatement strategy.
  - Data Sources:** RTD reports, city planning documents, historical rail records, feasibility studies.
  - Analysis Method:** Station profiling, criteria-based comparison, strategic translation to Alberta context
  - Strategic Application:** Develop phased implementation plan, stakeholder engagement strategy, and TOD recommendations.
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# TOD FRAMEWORK AND FINANCE MECHANISM



## **TOD Framework:**

- Facilitates mixed-use, high-density development.
- Encourages residential, office, hotel, and retail growth.

## **Financing Mechanisms:**

- Transportation Infrastructure Finance and Innovation Act (TIFIA).
- Railroad Rehabilitation and Improvement Financing (RRIF) loans.
- Tax increment financing (TIF) and land value capture.

## **Benefits:**

- Fiscal sustainability without burdening taxpayers.
- Significant investment in public infrastructure.







Key Impacts	Union Station	Eastlake Station
 Job Creation & Economy	14,000+ jobs created, \$3.5B private investment	Limited job growth due to lack of TOD zoning
 Local Business & Trade	250,000 sq ft retail, vibrant small business ecosystem	Minimal commercial activation
 Property & Infrastructure	+30% property value increase, 3,000+ housing units, 1.9M sq ft office space	Modest residential growth, low-density development
 Sustainability & Environment	Reduced VMT, improved air quality, green infrastructure (bioswales, plazas)	No significant environmental improvements
 Connectivity & Mobility	Multimodal hub: Amtrak, RTD rail, buses, airport shuttle	Single-mode access, limited last-mile connectivity
 Academic & Planning Insights	Cited in 20+ studies, model for TOD best practices	Used as cautionary example in TOD literature





TABLE 1: TOD STRATEGY FOR ALBERTA

Domain	Denver Union-Eastlake Stations(RTD N line)	Calgary-Edmonton Corridor (proposed)
Valuation Uplift	10-15% increase	Projected 8-12%
Value Capture Tools	TIF districts + station area	TIF and CBA under review
Zoning Readiness	TOD zoning 2010 Mixed-use minimum	TOD overlays proposed; zoning audit underway
Affordable Housing	30% AMI incentivized	Equity targets in draft policy affordability tied to uplifts
Engagement Format	Town halls, digital surveys, lim. Multi-lingual outreach	Planned workshops, emphasis on equity
Indigenous Inclusion	Not formally addressed	Early consultation initiated with governance groups.
Evaluation Metrics	Annual TOD impact reports;	Dashboard in development





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## LAND VALUATION AND DEVELOPMENT PATTERNS

- **Impact on Land Values**
- **Promotion of Mixed-use Development**

## TRANSPORTATION ACCESS AND INCLUSIVITY

- **Transit-Oriented Development**
- **Multimodal Integration**

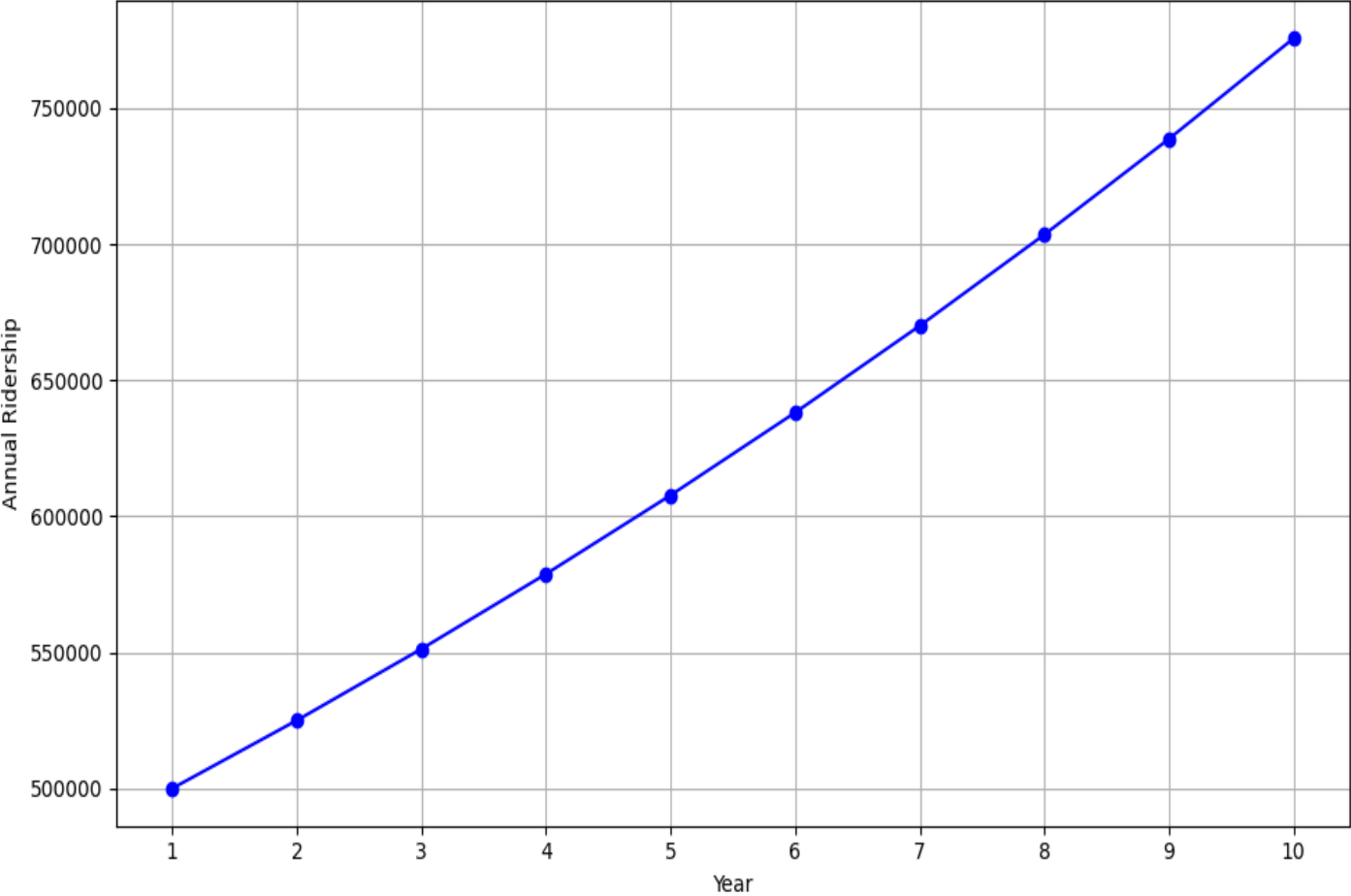
## REGIONAL ECONOMIC EQUITY AND CONNECTIVITY

- **Economic Equity Impact**
- **Guidance for Balanced Development**

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# PROJECTED PASSENGER RAIL RIDERSHIP

Projected Passenger Rail Ridership: Calgary-Edmonton (10-Year Forecast)



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# RECOMMENDED SOLUTIONS FOR ALBERTA



## **Full Rail Reinstatement + TOD Strategy**

- most viable one
- Aligns with Denver's success and many others.
- Supports regional revitalization.

## **Phased Hybrid System**

- **Rail** + enhanced bus connectivity
- Incremental TOD node development
- Lower upfront cost, scalable

## **Terminal-Focused Investment**

- Focus on Calgary & Edmonton urban cores
  - Avoids right of the way challenges
  - Limited long-term spill over potential
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# DATA SOURCES AND ANALYTICAL TOOLS

## **Transit Authority Data**

Data collected from transit authorities provides insights into transportation patterns and infrastructure usage.

## **Land Valuation Records**

Land valuation records offer essential information for economic and urban planning analyses.

## **Economic Reports**

Economic reports give quantitative data on financial trends supporting comprehensive analysis.

## **GIS Mapping Tools**

GIS mapping tools enable spatial analysis combining geographic and quantitative data.



# SWOT ANALYSIS:



## **Strengths**

- Sustainability of having the Union Station provides safety and security.
- Attracts tourism- strategically placed in a thriving location
- People from all socioeconomic backgrounds can utilize its services.

## **Weaknesses**

- High costs
- Potentially attracts the undesirables
- Government regulations

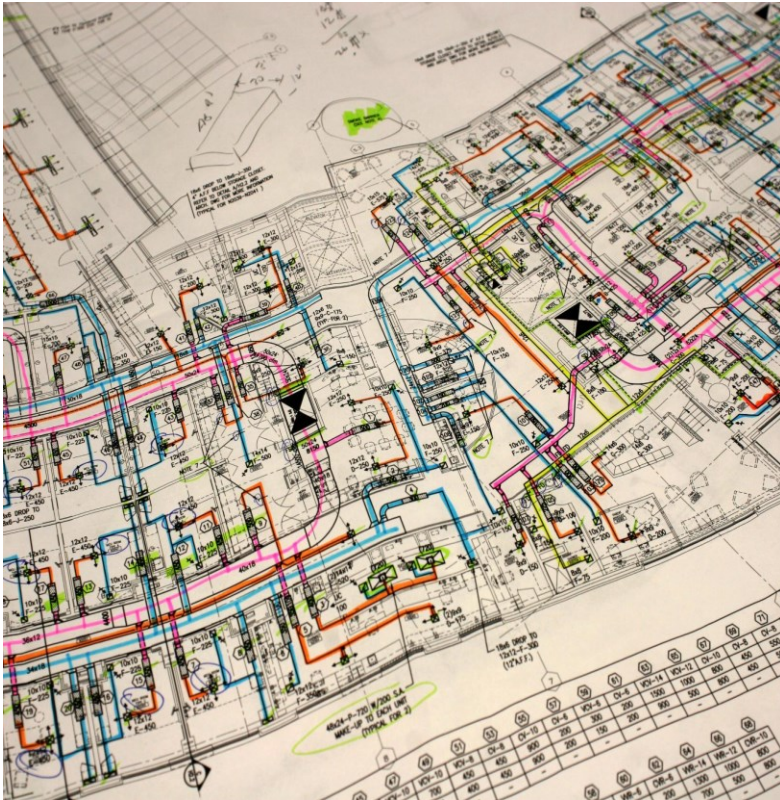
## **Opportunities**

- Affordability and Accessibility
- Technological Advancement
- Increasing Retail and other industries close by through lending partnership

## **Threats**

- Funding Uncertainties
- Environmental Concerns
- Being able to Implement Adaptive Regulatory Frameworks

# INFRASTRUCTURE AND LAND USE RISKS



## **Aging Infrastructure Risks**

Aging infrastructure poses significant risks to safety and efficiency in urban environments requiring urgent attention.

## **Conflicting Land Use Demands**

Conflicting land use demands complicate urban planning and require careful coordination to balance different needs.

## **Mitigation Strategies**

Mitigation involves phased infrastructure upgrades and coordinated zoning policies to address risks effectively.



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# FINANCIAL AND STAKEHOLDER RISKS

## **Financial Uncertainties**

Addressing financial uncertainties requires transparent budgeting to ensure clarity and trust among stakeholders.

## **Diverse Funding Sources**

Diversified funding reduces risk by spreading financial reliance across multiple sources.

## **Inclusive Consultation**

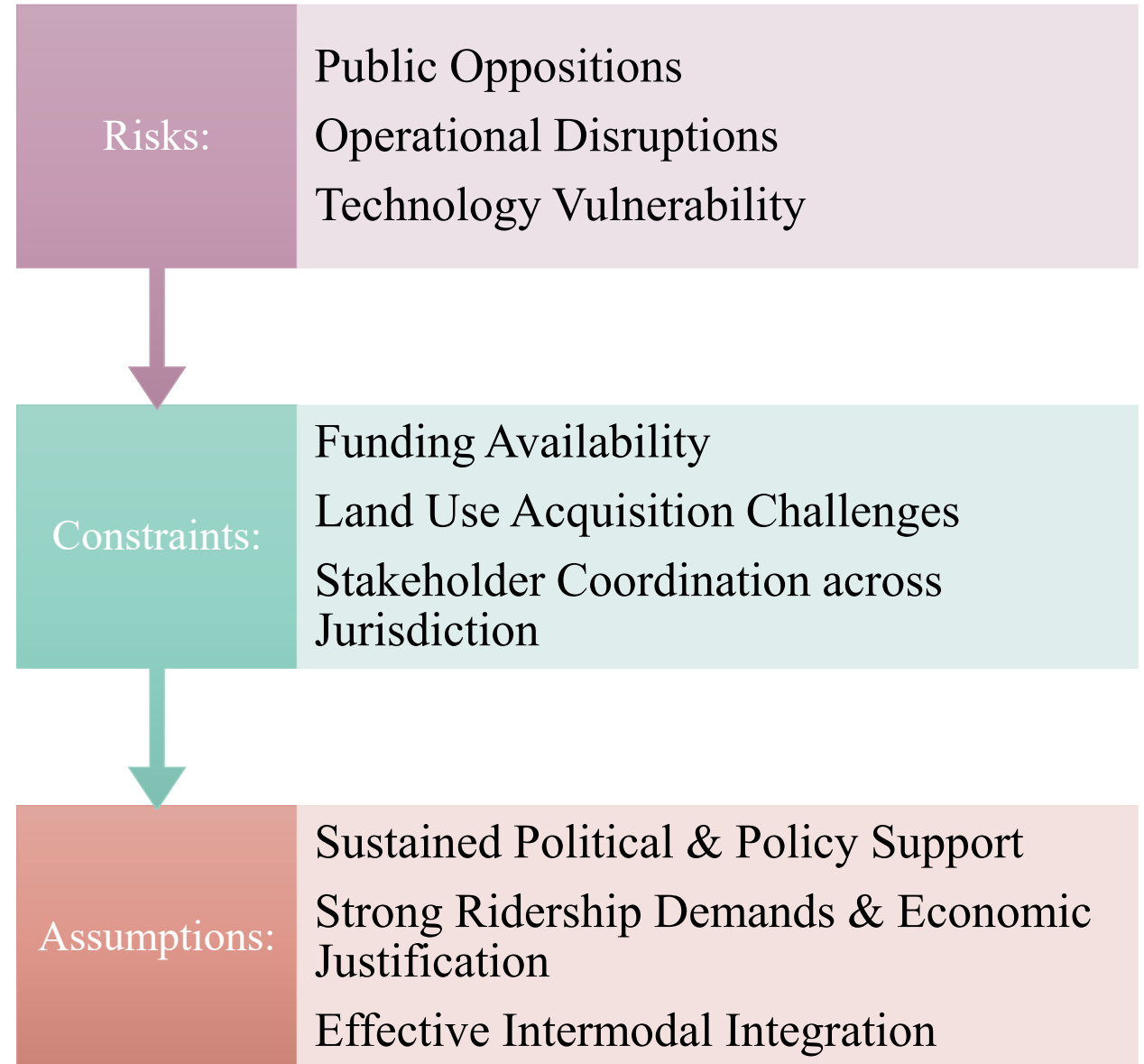
Inclusive consultation processes engage all stakeholders to align interests and improve decision-making.

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# RISKS, CONSTRAINTS AND ASSUMPTIONS



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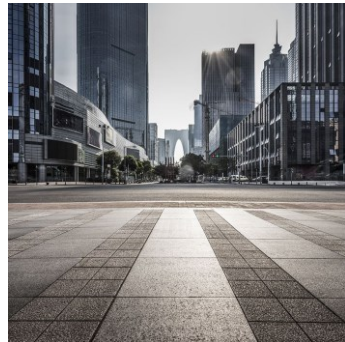
## **KEY TRANSIT NODES & DEVELOPMENT ZONES**

## **USED FOR THE LESSONS FOR ALBERTA**



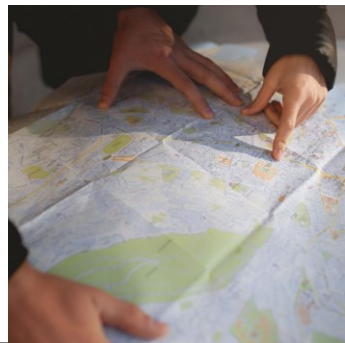
### **Transit Nodes Significance**

Transit nodes represent hubs of connectivity fostering economic growth and accessibility in urban areas.



### **Development Zones Impact**

Development zones concentrate economic activity and offer insights for strategic corridor planning and investment.



### **Lessons for Alberta**

Analyzing these nodes and zones reveals key lessons to enhance Alberta's corridor planning and investment strategies.

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# CONCLUSION

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Enhanced Regional Connectivity	Economic Growth Opportunity	Sustainable Development	Strategic Planning and Collaboration
Reinstating rail service will improve transportation links between Calgary and Edmonton, fostering easier travel.	Improved rail transit can stimulate economic development and create new business opportunities in the region.	Passenger rail promotes environmentally friendly travel, reducing carbon footprint and supporting sustainability goals.	Success depends on thorough planning and cooperation among stakeholders and government agencies.

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THANK YOU







Q & A

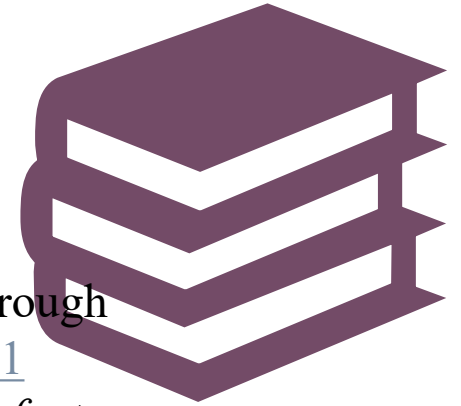


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