

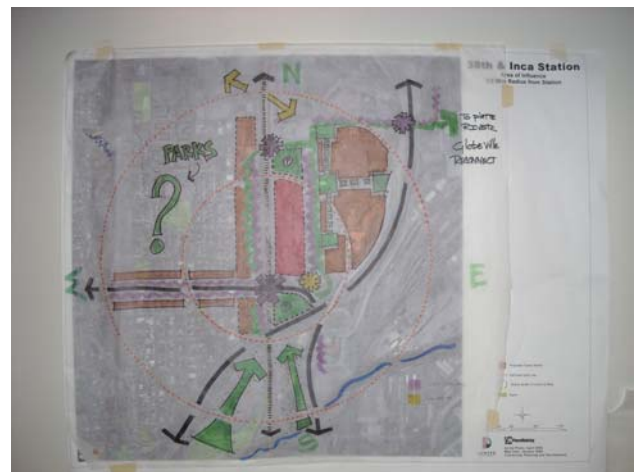
38th and Inca Station Public Workshop Meeting Summary

The 38th and Inca Station Public Workshop was held **January 23rd, 2008**. 73 members of the public were in attendance. Tom Hoagland of the City and County of Denver provided opening remarks. GB Arrington of PB PlaceMaking provided an overview of Transit-Oriented Development. The full presentation is available on the City and County of Denver website (www.denvergov.org/tod).

Following the presentation, the attendees were divided into small groups with a facilitator and notetaker at each table. The following summarizes the notes from each presentation:

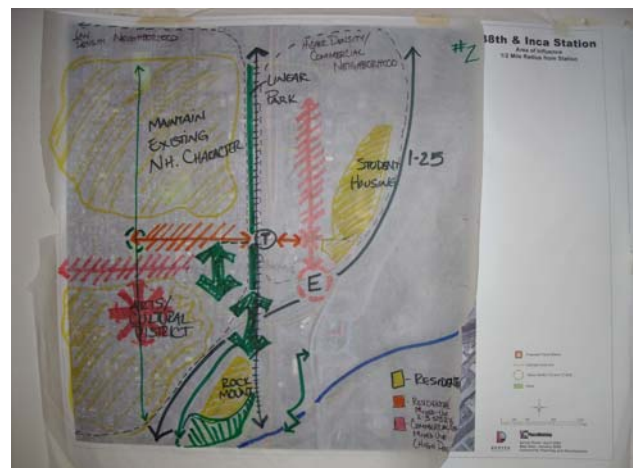
Group 1

- Pedestrian/bike connectivity north/south & east/west
- Improve substandard pedestrian areas
- Improve connectivity to Globeville
- Locate parking away from station – make people walk through a mixed-use district next to the station
- Parks on north and south ends of the stations area
- Intense development close to station, decrease development intensity further from station
- Integrate public spaces into new development
- 38th Ave. transition to pedestrian oriented mixed use development over time



Group 2

- Maintain existing character of the neighborhood
- Build on the neighborhood character and history
- Lower density development further to the west, range of 2-3 stories
- Provide housing for families
- Pull Cuernavaca park under I-25 creating a linear park along the rail



- Student housing could be catalyst for more intense development and new residential towers on the east side of the tracks
- Future development in the industrial area on the east side of the tracks could include high density, mixed-use residential and commercial development with ground floor retail and additional employment and light industrial uses

Group 3

- Preserve neighborhoods to the west of the tracks and south of 38th
- Development opportunity on empty land between 38th, freeway, and tracks
- Improve access to the student housing at the Regency Tower
- Provide more services in the area for college students
- Lower density mixed-use along Inca Street
- Pedestrian connection over 38th



Group 4

- More businesses along 38th and Fox Street to tie both together
- Residential and business along Fox
- Make 38th a safer pedestrian environment
- Improve freeway underpass
- East/west connection on 45th to reach Globeville



Group 5

- Make 38th Avenue viaduct wider and safer
- Link bike paths at 45th
- Convert Denver Post building to office and catalyze development to the south along Fox Street



- Change development along Fox and make a mixed-use neighborhood
- Bike path towards 20th Street
- Path to stadium over 38th Avenue
- Student housing link to transit and bike paths to alleviate isolation
- Link students to the transit station and provide more services for college students
- 44th Street car/pedestrian bridge
- Bridge over I-25 to Globeville

Group 6

- Mixed use buildings wrapping parking structure
- High density mixed-use along Inca – 4-6 story
- Yellow areas lower height infill housing to transition into existing neighborhood
- Natural buffer along Inca to screen rail yards – pollution and noise
- South along Inca to park at south end of station area
- Increase bike/ped access
- Fox corridor as “Main Street” – prioritize pedestrians
- 38th Avenue pedestrian improvements – prioritize pedestrians
- Opportunities as destinations – new parks, Main Street, etc.
- Parking in small lots in between buildings
- Sustainability – green development
- Economic opportunities – Denver Post area kept as light industrial
- Connect neighborhoods together
- Architectural style of station to be compatible with neighborhood.



Common Themes

- Improve 38th Ave. -traffic calming, wider sidewalks, better lighting.
- More pedestrian crossings on 38th.
- Make the station very visible from the streets
- Preserve/enhance character of the existing neighborhoods
- Bike/pedestrian connection north-south along west side on Inca St. connecting to existing bike trail near Cuernavaca Park.
- Mixed use, higher density on east side of tracks
- Site station to attract employment opportunities to the area
- Keep parking on eastside of tracks.
- More parks, particularly on the east side of tracks
- Transition to less dense areas on west side of tracks further from station
- Mixed-use local serving retail on west side of tracks
- Potential redevelopment into live/work on 43rd and Jason St. near tracks
- Pedestrian bridges at, 43rd and 39th Ave



- Pedestrian bridge crossing at 38th
- Improve retail environment along 38th Avenue

Next Steps

A second Public Workshop for the 38th and Inca Station will tentatively be held in April 2008. Check the City and County of Denver TOD page of the website regularly for additional details.