

Station Location Evaluation Matrix

Account	Measure	NW/SS Station	Coliseum Station Location	
Service Area	Current Population Served (Total number of current population (occupied housing units multiplied by area's average household size per unit type)	833 people	25 People	
	Current Employees Served (Total number of employees) (total square feet of commercial, industrial, and institutional) (/1,000sf*ITE)	755 employees* *approximately 800 additional employees during the NWSS	1297 employees* *approximately 28-160 additional employees per coliseum show	
	Visitors Served	Attendance during the year without Stock Show	Comparable to Coliseum (Attendance being verified)	Comparable to NW/SS (Attendance being verified)
		Attendance during the Stock Show	Comparable to Coliseum (Attendance being verified)	Comparable to NW/SS (Attendance being verified)
		Total Yearly Attendance	Comparable to Coliseum (Attendance being verified)	Comparable to NW/SS (Attendance being verified)
Accessibility	Pedestrian Access	Total acres of land within 10-minute walk	122 acres	94 acres
		Sidewalk Conditions and Total linear feet of sidewalk within 10-minute walk	26,407'	3,121'
		Is the venue entrance visible from the platform	No	No
		Is the venue building visible from the platform	Yes	Yes
		Is the station visible and accessible from adjacent pedestrian connections	Yes	No
	Vehicular Access	Total acres of land within a 10-minute drive (City and County of Denver and Adams County)	51,322 acres	47,265 acres
		Is the station visible and accessible from adjacent roads	Yes, Brighton Boulevard	No, visible but not accessible from 46th
	Bicycle Access	Total acres of land within a 10-minute bike ride	1,336 acres	1,772 acres
		Total number of roads with designated bike facilities and number of local road segments	0, 63 segments within 1/2 mile	0, 70 segments within 1/2 mile access to Platte within 1/2 Mile station area
	Venue Access	Actual walking distance from station to venue entrance (box office/main entrance)	to Coliseum= 2,600 to Stock Show= 2,160	to Coliseum= 1,901 to Stock Show= 2,067
	Community Access	Actual walking distance from station to potential neighborhood commercial core	1,400' (Brighton and 47th)	3,000' (Washington and 45th)
		What needs to occur to improve connections with the community	Improve overall sidewalk conditions including along 47th and under I-70.	Improve overall sidewalk conditions including along 47th, under I-70, and connections to the Platte River Park and Trail.
Development Opportunities	TOD Opportunities (within station area)	Total acres of vacant land	24.7 acres	11.2 acres
		Total acres of parking	29 acres	27 acres
		Quality of Walk	Poor - Potential for improvement	Poor - Little potential for improvement.
		ADT Exposure	Brighton Boulevard	None
	Market Timing	Market readiness of identified TOD parcels (immediate, short-term, long-term)	Long-term	Long-term
	Prominence	Will this station be a focal point for the community if redevelopment occurs	Yes	No
	Barriers (within station area)	Potential to change superblock	Limited	No
		What are the additional constraints (Rail, freeway, etc.)	I-70, River, Rail Corridor and Stock Show	I-70, Rail Corridor, River, Industrial Super-blocks, Stock Show
		Environmental Issues	Needs Additional Evaluation	Mitigation measures initiated