

Public Workshop #1 Summary

Denver TOD Initiative
 Preliminary Vision and Objectives
 February 15, 2007



Workshop Summary

Public Workshop #1 for the 10th and Osage, Decatur and Auraria West light rail stations was held at the Denver Inner City Parish at 1212 Mariposa, February 15th, 2007 from 5:30 to 8:30 p.m. A total of 62 response sheets were collected from approximately 130 participants:

The workshop began with a community welcome from Councilwoman Judy Montero, followed by a brief overview of the TOD planning process and introductions of consultants George Crandall, Don Arambula and Erin Carter by Catherine Cox-Blair, Principal City Planner for the City and County of Denver CPD. David Starnes of BBP gave an overview of the Market Study and Economic Analysis followed by Bill Sirois, Manager of Transit Oriented Development for the RTD FasTracks Team, who discussed RTD project updates and scheduling. Finally, Chris Parr, Director of Development for the Denver Housing Authority, provided comment regarding the connection between DHA and the TOD process. A PowerPoint presentation was given by the consultants that consisted of two parts:

- 1- an overview of the consultant team and their project background
- 2- a PowerPoint presentation including the project scope of work and schedule (see graphic upper right) as well as graphics illustrating existing conditions, opportunities areas and potential constraints

At the end of the presentation, a discussion was opened for general questions and comments. After a quick refreshment break, individual station area Discussion Groups were formed where participants were asked to fill out Response Sheets (see graphic at lower right) and discuss their issues and concerns with the group while their comments were being noted. A summary of those comments and results from the Response Sheets are recorded on the following pages.



Project Schedule

Denver TOD Initiative
Public Workshop #1 - 10th & Osage Station
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Opportunities and Concerns

On the map above, please note areas you believe:

- Present special design opportunities
- Are areas of concern

Objectives

List your top three objectives:

1. _____
2. _____
3. _____

Preliminary Vision

Do you agree or disagree with the identified preliminary vision? Please Comment below:

Public Workshop #1 Response Sheet

Auraria West - Discussion Group Summary

Denver TOD Initiative
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Top Objectives:

- Foster Mixed-Use Development
- Improve Multi-modal Connectivity
- Provide Development that Supports the Campus and Students
- Improve Pedestrian Safety and Connectivity

Summary of Public Comments:

Mixed-Use Development:

- Public-private opportunities
- The station could be a huge catalytic opportunity for new public/private development because it will be a major transit stop, therefore a major point of entry/exit
- Invesco Field could allow revenue opportunities if the area is cleaned up - restaurants, bars, etc
- Provide a new general grocery store (e.g. King Soopers or Safeway)
- Provide a grocery store in downtown Denver – preferably a King Soopers or a Safeway
- Create high-density mixed use development in close proximity to the station
- Rezoning opportunities – TOD, TMU
- Provide new retail and restaurants
- Provide new movie theatre
- Provide housing for campus faculty and staff
- Create a new neighborhood compatible with La Alma

Multi-modal Connectivity:

- Concerned about light rail and heavy rail crossings at 13th and Osage
- North and south connections for auto and pedestrians
- Burnham lead relocation – trains idle for over an hour
- Improve connections from Auraria Campus to the Pepsi Center



Discussion Group Spokesperson for the Auraria West Station

- Delays in the resolution of the Burnham lead relocation issue will impact timing of all development around the Auraria West Station
- Connect to commercial downtown
- Better connectivity between the campus and Lodo
- Organize an additional downtown station and follow up with local residents on the necessities

Campus:

- Campus-oriented opportunities
- Create retail and other commercial space along 5th Street in a mixed use development
- Support the large campus community
- Station area should have a student focus
- Consider where to locate public open space
- Provide campus-associated academic-related functions (gallery, radio, etc)
- Support campus plan

Pedestrian Safety and Connectivity:

- Develop meaningful north and south connections for pedestrians
- Connect campus village students to the campus safely
- Increase safety and security
- Enhance safety around stations
- Provide better lighting at stations
- Provide activity 24 hours
- Create great bicycle and pedestrian connections to, from and along 13th Ave.
- Enhance curb-appeal, safety, lighting. Currently the area does not feel as safe as it should

Other:

- Recognize the mutual dependency between Auraria and the Auraria West Station
- Provide landscaping - water fountains, sculpture and art
- Cleanliness - too much trash and graffiti



Auraria West continued...

Agree or Disagree with Preliminary Vision (Below):

Auraria Preliminary Vision:

- A university campus and sporting events
 - Multi-family, office and retail with three distinct character areas
 - A diversity of buildings heights
 - Enhanced pedestrian and transit connections
- Agree. Compatibility with the campus master plan is essential
 - Mostly agree, but am reserving judgement on some issues
 - Generally agree
 - I feel very comfortable so far. Well thought out
 - Agree
 - Agree - focus on college, business and transportation
- General Comments:**
- Properties south of Colfax has great potential to change use. It could be mixed-use TOD with its walking distance to the station. The redevelopment area could even extend south of 13th Ave.
 - Low density is not a bad thing
 - Provide homeownership possibilities
 - Opportunity for public/private partnerships as source of funding.
 - Generate outside revenue for student services
 - Develop east of the station
 - Considering moving the athletic fields towards the station
 - Provide more student housing
 - The Auraria campus is desperately short of space. It is in need of 700,000 SF of classroom space
 - It is difficult to get state funding for construction projects
 - Want development to be sympathetic to the needs of the campus
 - This station will be a major transfer point
 - Growth projection show that the current population of 38,000 students will increase to 44,000 in 20-25 years
 - Campus classroom utilization is 92% which is higher than most other campuses. The classrooms are used from 8am to 9:30pm daily
 - Auraria is cut off from the downtown. Currently there is work being done as part of the downtown planning to close the gap with private development between the campus and downtown
 - Link campus to downtown
 - Provide enhanced security and safety in the station area
 - Provide a grocery store downtown
 - Provide better lighting at night at the station platform and on the Auraria campus
 - Enhance safety at the bus stops
 - Colfax is a barrier
 - What is the zoning in the station area? What are relevant zoning changes under consideration and will they be legislative or parcel by parcel?
 - RTD wants to put the Burham lead through the Quadrant 23 acre property south of Colfax Ave.
 - Concern about pedestrian connections at 13th with light and heavy rail alignments
 - Provide pedestrian safety at street crossings
 - 13th is designated as a bike route connection to the South Platte River. Tie this into the station plans
 - Churches are acting as developers in other cities
 - Grab riders that are using the station to transfer and provide a reason for them to stick around
 - Station should cater to campus related uses and uses that benefit the 18-20 year old student
 - Potential campus-oriented uses might include: Coffee shop, student employment opportunities, urban shopping, convenience store, book store and other activities for students of a non-drinking age
 - Provide good signage for station access. Current way-finding is not obvious enough
 - Limited station accessibility has caused some students to attend alternative schools
 - The GDP submittal for Quadrant properties is on hold. Option to purchase additional property could be missed by the hold up
 - If cold storage site is not purchased and relocated, they could remain where they are and expand. This is not a pleasant nearby use for the campus and Auraria station
 - Possibility of locating services like UPS in the area
 - Auraria at Colfax needs help. Colfax is a very busy street but also very visible. It needs a makeover, but safety should come first