

Sheridan Station Public Workshop Meeting Summary

The Sheridan Station Public Workshop was held **February 21st, 2007**. Thirty four members of the public were in attendance. Tom Hoagland of the City and County of Denver provided opening remarks. Rob Smetana provided a summary of the City of Lakewood's station area plan for Sheridan. Gideon Berger with RTD provided a summary of RTD's FasTracks planning efforts. David Starnes of BBP provided information regarding market analysis for the Denver station areas. 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 group's discussion:

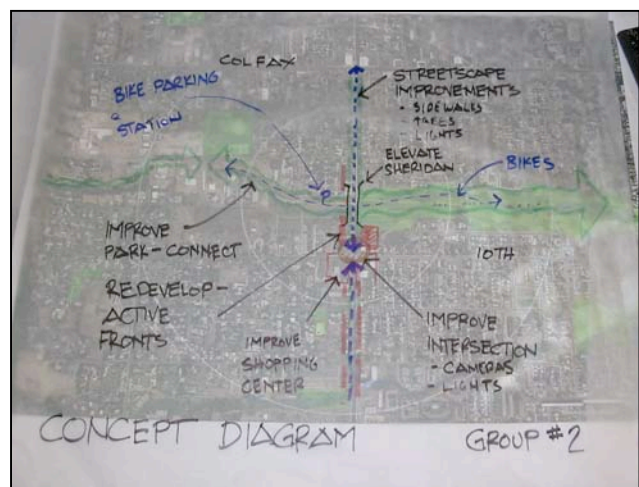
Group #1

- Improve Sheridan (all the way from Colfax to 6th) with better sidewalks, lighting, street trees, and active retail frontages.
- Maintain the existing neighborhoods behind Sheridan to the NW, NE, and SE.
- Target new mixed-use development in two primary areas:
 - Along the Sheridan frontage to the north and south of the station.
 - Along the edges of Lakewood Gulch Park.
- Development should be in the range of 2-3 stories.
- Improve/maintain park.
- More neighborhood serving retail uses (barber, restaurant, neighborhood grocery) are needed along Sheridan.
- Create a mixed-use development at the station's park-n-Ride.



Group #2

- Improve Sheridan (from Colfax to 6th) with better sidewalks, lighting, street trees, etc.
- Elevate Sheridan over the rail to better connect the park below.
- Improve park with better amenities and maintenance.



- Picnic areas
- Lighting
- Bike facilities
- Encourage quality redevelopment of run down properties along Sheridan.
 - Restaurants
 - Shops
 - No liquor stores or adult businesses (girls school area concerns)
- Improve intersection of Sheridan and 10th with better lighting, signals, red light cameras, pedestrian crossings.
- Improve shopping center on the SW corner of Sheridan and 10th.
- Include active uses as part of any parking structure at the station.
- Include bike parking at the station.

Group #3

- Need additional community services (community center, library, police station).
- Need street improvements – streetscaping sidewalks.
- Safety in park- maintenance in park.
- Beautify Lakewood Gulch.
- More density west of Sheridan at 10th should blend into the neighborhood.
- Preservation of view.
- Mixed-use/residential near station. No more than 3-5 stories.
- Mixed-use near 10th should blend into neighborhood.



Group #4

- Redefine 10th as a 'safe pedestrian street' with wide sidewalks, lighting, and the addition of a bicycle route.
- Designate office as the land use behind the park and ride.
- Include a youth center and library as part of the park-n-Ride facility.
- Create two community gathering places within the park on the east side of



Sheridan, at points where two proposed pedestrian connections would knit the north and south neighborhoods together.

- Preserve the residential character of the NE and SE neighborhoods.
- Promote mixed-use and retail along Colfax.

Group #5

- Calm traffic on Sheridan from Colfax to 6th, and improve with streetscaping.
- Improve and maintain park with better lighting.
- Encourage quality redevelopment along Sheridan.
- Improve intersection at Sheridan and 10th - perceived high rate of accidents.
- Create mixed-use on the SW and SE corners of Sheridan and 10th, with a good transition to the adjacent neighborhoods.
- Include an active frontage, with coffee shops and restaurants, along Sheridan as part of any parking structure at the station.
- Create a plaza between the station and the parking area.
- Preserve single-family neighborhoods
- Create connectivity between parks and trails in the area.
- Promote mixed-use and retail at the intersection of Sheridan and Colfax – need a grocery store!
- Protect views to downtown.



Next Steps

A second Public Workshop for the Sheridan Station will be held at the end of May. Check the City and County of Denver TOD page of the website regularly additional details.