

Washington Street Study – CWG #1

Community Working Group Meeting Notes

February 2, 2017

5:30-7 p.m., Project Angel Heart

Community Working Group Members

Name	Affiliation	In Attendance
Kristin Cardenas	Garden Place	X
Fred Schultz	ASARCO/Trammell Crow	X
Dennis Maddox	DenCol	X
Erin Pulling	Project Angel Heart	X
AE	Globeville KARES	X
Vernon Hill	Globeville	X
Marina Chotzinoff	Where Wood Meets Steel	X
Jill Locantore	Walk Denver	X
John Zapien		
Dave Oletski		
Maria Campos	Globeville KARES	
Cliff Lind	GES Business Association	
Kaitlyn Randol	Superior Farms	
Tracy Weil	RiNo	
Carina Gaz	Bike Denver	
Mickey Zeppelin	Zeppelin Development	

Study & Design Team Members

Name	Representing	In Attendance
Elise Brenninkmeyer	Matrix Design Group	X
Matt Buster	Matrix Design Group	
Karen Good	City and County of Denver	X
Andrew Irvine	RNL Design	X
Heather Noyes	Studio CPG	
Chris Pacheco	City and County of Denver	
Chris Proud	City and County of Denver	X
Jason Rutt	Matrix Design Group	
Andrea Santoro	Matrix Design Group	
Michael Sapp	City and County of Denver	X
Rosa Snyder	Zoeller Consulting	X
Christopher Valencia	Matrix Design Group	
Beth Vogelsang	OV Consulting	
Lisa Zoeller	Zoeller Consulting	X

Guests: Dewayne Deck



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Introduction:

Karen Good, Jason Rutt and Andrew Irvine presented a general overview of the Washington Street Study, including the reasons for the study, the outreach process and the project timeline.

AE requested a copy of the presentation

Vern asked if we would have formal meeting minutes or meeting notes. Karen clarified that meeting notes will be compiled and summarize the key discussion points as well as recommendations made by the CWG. Karen then passed out a Charter for CWG members and project team members to sign as a commitment to attend as many meetings as possible and to engage positively in the CWG process.

Andrew summarized all of the studies and plans that have been completed or are currently under study. This includes the Globeville Neighborhood Plan, National Wester Center Master Plan, Washington Street ULI TAPS, as well as other studies.

Andrew then proceeded to discuss in more detail the timing of the study, which includes:

- Existing conditions analysis in the spring,
- Developing character zones and cross section alternatives in the summer
- Identifying preferred alternatives by the fall.

Karen emphasized there are no pre-suppositions about the alternatives and that cross sections might be different along different sections of Washington Street.

Vern encouraged the group not to be too conservative in assuming that we have to limit our choices to be within the existing footprint, the multiple needs along the road already do not fit. Andrew reaffirmed that this project needs to be aspirational while also identifying problems that need solving to find a solution that works and is implementable.

AE requested the ULI TAP study and emphasized that we must consider the “interior businesses” and residents in the community. Andrew noted that the study needs to consider what has already been studied and discussed in previous processes such as the neighborhood plan and the ULI TAP, but the CWG, project team and community should also be open and aspirational as we move forward to an implementable plan. AE cautioned against following preconceptions of urban planning and described the neighborhood as much more than a corridor. The Globeville Neighborhood Plan describes the socio cultural and economic meanings of a healthy Globeville neighborhood. Globeville has its own center of gravity and needs to keep that. It is different than RINO and NWC.

A general schedule of CWG meetings and topics as well as and public meetings was outlined:

- CWG Meetings: February (overview), March (existing condition), May (character areas), September (alternatives), November (wrap up after final public meeting)
- Public Meetings: April (existing conditions), August (cross section alternatives), October (preferred alternatives)

Karen also noted that the website www.denvergov.org/washingtonstreetstudy is in both English and Spanish.



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CWG members had additional questions and requests:

Vern asked about the Xcel pipeline as well as the availability of funding for the Washington Street Project. Vern also asked the Xcel be in attendance at CWG meetings as well as representation from the council office.

Karen: Regarding Xcel-- CCD is partnering with Xcel right now on this issue and has brought in Matrix Design to support close collaboration and coordination between the two projects. However, Xcel is not being asked to be a part of the CWG. Michael Sapp will be organizing a separate community meeting regarding Xcel sometime in February or March. Karen suggested we could put a link to the Xcel gas website on the Washington Street Study website.

Regarding funding--this project has requested to be included in the General Obligation (GO) bond request in November 2017 but final decisions have not been made about which projects to include in the GO Bond request. There may be other opportunities to collaborate on funding through the National Western Center, and using Brighton Blvd as a model for funding, the project team and CCD will be investigating other funding options during the course of the process instead of waiting until the study is over.

Regarding council involvement--We will make a request to CM Brooks' office regarding CWG meeting attendance.

Andrew asked each CWG member what their hopes/fears/must haves are for this project:

Kristin: Safety is the top priority. Parents feel unsafe walking, especially at 45th and Washington. The infrastructure in general is very poor regarding pedestrian safety (lights are out, walking paths are damaged or missing), and walking is the primary way parents in the community get around. Kristin also hopes that we have an authentic community process that reflects the cultural values of the neighborhood.

Jill: Jill does not have a car, and getting to the meeting tonight was difficult and, once arrived, she described walking down Washington St as a "frightening and undignified experience".. Walking from 45th to Project Angel Heart meant walking in darkness and often without sidewalks. She understands that movement will not be perfect for every mode, but hopes that the most relevant and important transportation modes for the community will rise to the top. She stressed that both getting to the neighborhood and the experience once you're in the neighborhood are important.

Fred: As a business developer on the north end of the street, truck access is their biggest issue. They do not want their development to be "an island." Ideally the project addresses how to create an appropriate interface between truck needs, other traffic and the community. Key to finding this answer will be approaching the project with tolerance and balance. Connections to I-25 and I-70 are important to the continued success of industrial businesses. They pride themselves on being "a cut above" and as such their front door presentation is also very important.



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Dewayne: Dewayne has owned DenCol since the 1980s. His primary goal is to see if the Washington Street Study will come up with solutions that allow him to keep his business at its current location. DenCol is an employer in the community, and ideally the Washington Street Study can find a balanced solution that supports the residents as well as the businesses.

AE: AE feels that the local community has “affectionate” feelings towards DenCol and other legacy businesses. She remarked on Jill’s walking experience and described that the neighborhood does in fact have a strong walking comraderie. She reiterated the need to remember the interior portions of the neighborhood during this study; that Washington Street needs to engage and connect the interior residential neighborhood.

Erin: Project Angel Heart staff and volunteers are commuters that need to be able to bike and drive safely into the area, even at night since the last shift ends at 8 p.m. They are interested in protecting their property value. They like the façade of their building and value the parking that they have out front, but they also realize that they may lose parking in this process. Erin also stated that they like the neighborhood diversity and care who their business neighbors are and this is a value that they will bring to the process as well.

Vernon: Vern recalled the history of the area when it was a community where people worked, lived and played. He wants to see that in Globeville again. He wants to support affordable housing, connectivity, bike paths, grocery stores, banks and the other neighborhood amenities that will allow people to live, work and play in Globeville. He is disappointed that a lot of the studies that have occurred in the neighborhood have not translated to actual projects to improve the neighborhood; he wants to see action come as a result of this study and he wants to push for “quick wins.”

Marina: Safety is a big issue for Marina as well and she also appreciates the points made by AE and Vern. She said that connectivity is a big issue for her business—most of her vendors are within two to three miles of her business but the connections to reach her business are difficult--getting to River North is very bad. A connection for 49th and how it fits with the National Western Center is important to her, in particular as it could impact businesses or threaten existing buildings and property.

Dewayne added that he would like to see us “lift all boats at once to increase retail opportunities in the area. Andrew stated that the City can build pipes and roads and hard infrastructure, but it will take private business involvement to realize this fuller vision for the area.

Karen stated that although Brighton Blvd is a completely different project, Brighton can still serve as a model for recognizing key factors that will support the success of Washington Street. What will be critical to process is to have a common goal and vision that is supported by all different sectors of community, and looking for funding during the course of the study so that implementation of that goal and vision can begin quickly.

