

Public Workshop #1 Summary

Denver TOD Initiative
 Preliminary Vision and Objectives
 February 15, 2007



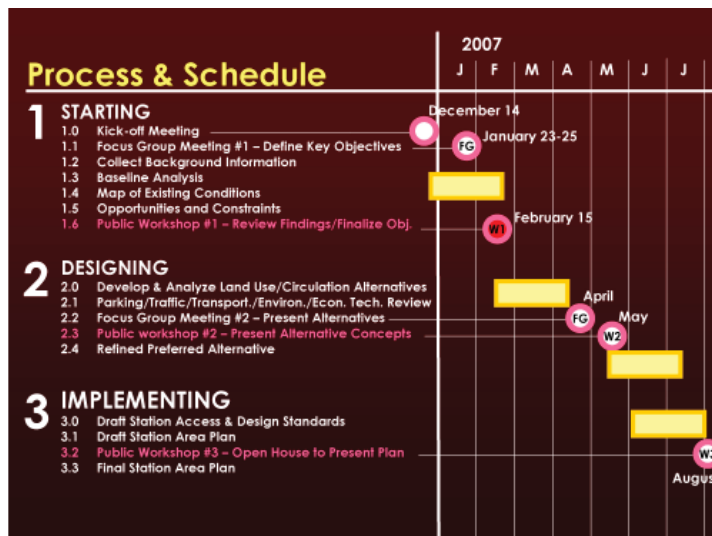
Workshop Summary

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
 February 15, 2007

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

10th & Osage - Discussion Group Summary

Denver TOD Initiative
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Top Objectives:

- Reinforce Culture and Community
- Support Locally owned and local-serving businesses
- Increase Safe Pedestrian Connectivity
- Provide Low-income and Affordable Housing without Displacing Current Residents
- Create a Mixed-Use Neighborhood
- Provide Education and Job Training
- Integrate Burnham Yard/Union Pacific properties
- Improve Multi-modal Connectivity and Parking



Discussion Group Spokesperson for the 10th & Osage Station

Summary of Public Comments:

Culture and Community:

- Prevent the displacement of long time residents and the increasing homeless population being displaced rather than placed in homes
- Reinforce cultural character
- Create a destination and community core
- Maintain the history and culture of this historically African-American and Latino neighborhood
- Create a TOD that showcases, supports and fosters the cultural, economical and age diversity existing in our neighborhood
- Do not displace the areas residents
- Listen to the voices of the current residents and business owners. This should not be an organizational process just to pacify us
- Allow current residents to take advantage of the same opportunities that new residents will have
- Support cultural aspects of neighborhood – Mercado
- Do not displace current residents through gentrification
- Incorporate the skills, resources and assets of the community into the development so that they will benefit economically and socially
- Ensure that current community residents are involved in every step of the development process
- Support youth and elderly with home ownership and businesses by making sure that all neighbors can have the choice to return after redevelopment
- Meet the needs of the entire community –reach out to all residents
- Foster a healthy neighborhood/community by balancing the population – families, children and the elderly
- Support families and thereby the schools and existing resources
- Provide for current residents and neighborhoods
- Foster community involvement in the development of empty area west of the station site
- Any development should listen to and benefit the long time residents, businesses and communities of Lincoln Park rather than future residents, outside developers, tourists, gallery-goers, Auraria students or other gentrifying forces
- Preservation of community and accountability to residents in the development process
- Develop the station around the neighborhood, not the neighborhood around the station
- Maintain cultural community
- Do not displace the current residents when bringing in medium and high density housing
- Don't push out the current residents to make room for the rich to live downtown
- Don't allow new development to harm neighboring areas



10th & Osage continued...

- Provide development that represents the cultural history of the neighborhood
- Prevent current residents from being gentrified out (families)
- Do not relocate residents
- Keeping the diversity, cultures, multi-cultures of neighborhood
- Consistent dialogue between developers and residents

Employment:

- Create a TOD that supports community-based businesses and neighborhood employment
- Jobs for the neighborhood
- Residents having the opportunity of being the owners of small shops
- Having the retail shops built so that shop owners can live near or on the same property
- Job-opportunities for current residents
- Support micro-business for neighbors
- Provide opportunities for entrepreneurship for residents
- Open market/retail with the majority of control and ownership by locals
- Bring good jobs to the area
- Make “family wage” jobs available to current residents – not just low-paying retail and service jobs
- Provide good jobs for local residents
- Support long-time residents as local business owners
- Provide diversity in employment, education and entrepreneurship
- Accountability of business funds to current residents
- Support current neighborhood community with educational training and entrepreneurship
- High and medium density housing versus existing industrial uses (i.e., – jobs and the considerable invest-

ments that these business owners have in establishing and building their businesses

- Potential redevelopment sites versus existing industrial uses that are there now. There are a surprising number of jobs there

Pedestrian Safety and Connectivity:

- Increase volume of people traffic
- Street and sidewalk safety
- Pedestrian friendly link from 10th and Osage to Santa Fe Arts District
- Provide pedestrian connections to the station along 10th (not auto) maybe a trolley to Santa Fe
- Pedestrian friendly streets (sidewalks, trees, lawns, street lights, etc)
- Provide connections to Santa Fe
- Pedestrian safety
- Better lighting is needed around the Lincoln Park
- Connection to arts district on Santa Fe
- Make the area pedestrian friendly
- Provide connection from Station to Santa Fe

Housing:

- Provide affordable housing and parking
- Increase low-income and affordable housing
- Long-term assured housing for DHA residents, keeping housing in this neighborhood
- Maintain public housing for the number of people currently in residence
- Provide affordable housing – concerned about displacement of South Lincoln homes
- Enhance family residency
- Move the low-income housing elsewhere
- Provide new townhouses and houses

- Respect for diversity of housing and neighborhood and provisions for current residents and neighborhoods
- S. Lincoln residents & housing involvement of development that includes DHA
- Consider low-income versus displacement
- Homeownership is key for the established residents

Mixed-Use Neighborhood:

- Balance of residential and business – create a harmony
- Provide retail and business development to enhance the lives of current residents
- Create a community center south of the Buckhorn at 10th and Osage
- Less heavy industrial uses (traffic related nuisance)
- Mixed-use development (retail, mixed income)
- Provide retail shops, restaurants and coffee shops
- Provide boutique shops, restaurants, coffee (local vendor) and other retail
- Child care for this low-income area
- Provide sufficient parking to attract and sustain new retail
- Create residential development west of the light-rail station

Provide Education and Job Training

- Provide work and job training for existing residents
- Education for the neighborhood
- Provide for education opportunities that support technical skills and employment - family friendly
- Provide a facility for some vocational arts – skills training
- Provide for education
- Provide employment and education
- Provide for education and higher education – populate

10th & Osage continued...

Railyard Properties:

- Force the railroad out. There is no place for heavy rail in the neighborhood
- Consider ways to address the railyard as a response to the ideal 360 degree station
- The city and state must have a say in the Burnham railroad
- What is the status of the railroad?
- Relocate the Burnham Yard
- Incorporate train yards (west of LRT alignment)
- Negotiate with the railroad
- Open Burnham yard to development

Parking and Multi-modal Connectivity:

- Increase connectivity to promote accessibility
- Connect Lincoln Park to the redevelopment of Osage Station
- Integrate Lincoln Park with the redevelopment of the station
- Define and clarify interconnectivity among the educational institutions
- Control parking and traffic
- Make light rail useful and affordable for current residents
- Provide a shuttle van for the neighborhood

Density:

- No down zoning
- Density restrictions
- Higher density
- Do not make the neighborhood too dense
- Zoning changes or impacts on density

Other:

- Follow the guidelines for Blueprint Denver Mixed-use development
- No Condemnation – Imminent domain
- Who is paying you?
- Slow down the project's process
- Provide unique landscaping and sculpture

Agree or Disagree with Preliminary Vision (Below):**10th & Osage Preliminary Vision:**

- A mix of residential and neighborhood retail
 - Multi-family, townhomes and small lot single family
 - Mixed income housing
 - No greater than 50,000 SF of local-serving retail
 - Buildings 2-7 stories
 - Limited bus access
 - Potential for increased density adjacent to station
- Density goals are too vague. Provide 21st Century inner city flow: Better foot traffic, calming and control of vehicle traffic flow and speeds
 - Agree
 - I believe that there should be a stronger emphasis on building up and strengthening the existing community characteristics
 - Agree, in its very general form. I caution, however, that this neighborhood has a very strong identity that has lasted through generations. The vision should recognize this
 - Need to add education and incubator facilities, as well as a public square or other open space. Also, the addition of some mode of transportation to the arts district
- The vision should go should go along with the Mercado plan as it was planned by local residents and potential business owners. This area needs an incubator facility
 - Yes, I agree
 - I do agree but I want the initiative to be developed by a resident driven
 - I have lots and lots of concerns for this area, primarily regarding the potential treatment of DHA residents
 - Enthusiastically agree
 - Increase the density of the railyards not the neighborhood
 - Agree
 - I agree if the increase in density does not have negative repercussions on the existing population in the immediate area surrounding the 10th and Osage site
 - Missing the creation of good jobs
 - Agree
 - Agree
 - Partial agreement - open for conversation
 - I much agree with the vision presented
 - I completely agree. It's proximity to downtown and importance of transportation and accessibility is very important
 - Agree
 - Agree but with increased residential density. 50,000 SF of new retail may not be enough to serve the population
 - No high-density housing, except for non-family units
 - I disagree because it does not adequately reflect the needs of the community residents
 - No comment at this time

10th & Osage continued...

General Comments:

- The city can afford to do more outreach (more smaller meetings) to make sure that everyone is heard. Get help from local non-profits, businesses and community groups (not just registered neighborhood organizations who tend to only represent married and educated people)
- Ensure that all neighbors have a choice to return after redevelopment
- The large streets connecting the residences to schools and the library are unsafe
- Affordability of ridership
- Long distance to Santa Fe and Kalamath from the station
- Redevelop railyards
- Update affordable housing
- Convert the Quadrant owned properties east of the alignment to residential
- Important to consider the connectivity between the station area and the Santa Fe business and arts district
- Consider housing at South Lincoln Park Homes
- Will the scope of development be within the smaller 1/4 mile circle or the larger 1/2 mile circle
- Integrate the area west of the tracks in the Burlington yards
- Impacts on housing and zoning in the past has kept industrial park out of an area. What does this mean for residents?
- Encourage the Front Range Airport and railroad to move - there are always other opportunities available
- There are adverse impacts from the Burnham Yards and would like them to move on
- If the railroad doesn't move, maybe the station should move to be in the center
- Multi-cultural community and diversity of socio-economics and cultural background should be respected
- The foundation of this planning process should be to preserve the community for future generations
- Redevelopment often has negative impacts on existing residents. Make sure to include and respect them throughout the process
- Concern about gentrification. Provide for the current resident population with education and learning opportunities
- Don't focus planning efforts on new residents
- How dense is dense?
- No displacement of public housing. Provide equal or greater number of residences as part of redevelopment and tie into the mayor's plan to end homelessness
- The distance to Santa Fe is fairly far away. How can we tie it in to the station and build on redevelopment
- There is currently no room for vocational training at the community center near South Lincoln Park Homes. This is greatly needed for personal development
- Provide interconnectivity - West High School, Auraria campus, ties to the west. Lots of potential for linkages
- 13th Ave and Lipan have a number of pedestrian and bike accidents. A number of these are student going to the Auraria campus and neighborhood residents. This is not a safe area. An increase in traffic will only increase these safety issues
- There are conflicts of providing high and medium density housing. What happens to the industrial and business owners and their investments?
- The preliminary vision lists 2-7 stories for buildings but this is in conflict with the view plane issues in the immediate station area
- Why are we talking about retail and condo's when we need affordable housing, community centers and jobs?
- School populations have dropped and school closures are an issue. We need to encourage families, not just singles
- Don't change the park land
- Concerned about density, parking and fitting everything needed into the 1/2 mile circle
- Concerned about the comment made about moving the station because it currently is benefitting people
- Arterial and connections to the station
- Training and workforce development need to be integrated as well as local jobs
- Organize business and residential to affiliate with West High School. There is concern about the Del Pueblo elementary closing
- Hope that it doesn't become transit dependant community
- Community should be open to families and connections to educational facilities and opportunities
- Concerned about the traffic that redevelopment could create
- Need to plan for the Burham yard for the future as well as access to 8th Ave and I25
- Top Issues - West High School, harmony of residential and business and relationship of plan to Blueprint Denver

10th & Osage continued...

- Provide a diversity of employment, education and entrepreneurship
- Entrepreneurship opportunities for the community
- Residential entrepreneurship and development that reflects the culture of the neighborhood
- Osage Mercado entrepreneurship
- Provide retail that supports housing
- Create more pedestrian connections, don't just provide more density
- Incorporate affirmative action and outreach
- Support families
- Enhance connectivity, create destinations, support cultural character and identity
- Start negotiation with the railroad for the Burnham yard
- Meet the needs of the entire community
- Today's residences should be tomorrow's homeowners
- Respect and support current residents
- Play off the community's assets and provide resources so that they can grow in place
- How do the potential redevelopment sites and area where growth will occur get decided?
- No redevelopment - new development and how does this relate to property values and change?
- Keep the current residents accountable and involved in the project process
- Need more active call-and-rides and shuttle services
- Provide pedestrian and bike connections to the west side of the alignment
- New development will benefit the community and the money would stay in the community
- No displacement for current residents
- Preserve cultural history and community involvement
- Let the community lead - listen/hear and include the community in the process
- Don't have just pie in the sky
- Play off community assets
- Take care of the current residents
- Create pedestrian friendly streets and mixed-use development
- Pedestrian connections to the station and to West High School and the Santa Fe corridor
- Provide density, schools and jobs
- Provide affordable ridership - many services provided here
- Lots of families that live in the South Lincoln Park Homes need to be considered and allowed to grow here
- Create development that builds on skills, resources and the assets of the community
- Develop the project by the community and continue to involve them in the discussion
- Santa Fe and Lincoln Park are important: two streets must link them to the station 10th Ave and Osage Street
- Must not disconnect Lincoln Park from the station
- Osage is an important route to the station
- I think that it is important to link Lincoln Park to the redevelopment of Osage Station because of its proximity and positive community space. What if Osage Street was redesigned up to 13th Ave, or even Colfax and put a really nice sign over the street to link the park to the station
- Clean up the graffiti
- Concerned that new light rail visitors will be discouraged from using this stop until the low income DHA housing is relocated
- Public housing should be removed in order to improve the area. Ideally, both North and South Lincoln Park Homes would be removed as to make the surrounding area safer and more user friendly to residents, students and visitors. I don't believe that people will use the 10th & Osage Station or Lincoln Park as envisioned by TOD planners if it is surrounded by public housing.
- Regarding the Burnham Yards, I believe that developing the full 1/2 mile radius surrounding the 10th & Osage station will make the area much more attractive and appealing to residents to residents and visitors alike