

NEIGHBORHOOD COMMUNITY INFORMATION MEETING NOVEMBER 20, 2019

Station Comments

Comments on the Master Plan Station:

- Will there be a grocery store? Where will the grocery store go? We absolutely need a grocery store.
- Want to make sure that this doesn't turn into an entirely residential development. Variety of uses is a necessity.
- I understand parking will be displaced, but how will it be structured? Where will it go?
- You should be very careful as to naming the development this early, if at all (Mile High Neighborhood). To the surrounding residence, Naming/Branding the area may seem like you are taking their local identity from them, specifically Sun Valley. For example, the proliferation of the "RiNo" neighborhood has overshadowed the historic relevance and use of Five Points title. Residents are not too pleased.
- Desire to see this as a primarily ped/bicycle-oriented neighborhood. Cars should be of less importance.
 - Where will the bike lanes/paths be through the site? How will they connect across the river?
- Zoning. Will you have to rezone the property?
- There's not enough park space. Under the viaduct is way too dark to consider it a park. You should fully eliminate a building parcel and turn it into a park, especially that huge building on the river.
- Love for the existing structures on the site, they are beautiful. Make sure to incorporate and highlight them.
- There was a man from the city of Aurora Planning Department who spent a long time observing the boards. Said he was taking notes on how Denver does things. Liked what he saw.
- I heard multiple comments regarding a grocery store in this location
- This location is currently a food desert
- Concerns about the historical buildings being protected
- Concerns about comments from previous park meetings not being addressed. This person thought the plan looks like a sea of asphalt and that there was not enough green space for the people that will be living there.
- Multiple people were interested in knowing more about the bicycle and pedestrian connections throughout the site
- People seemed genuinely excited about the progress and are looking forward to seeing more.

Comments on Land Use and Built Form Station:

- Glad to see the increased height near the Decatur Fed Station. The lack of safety at this Station is a major concern. What else can be done?
- Why the N/S orientation of Festival Street? Looks like it leads to nothing but a park/drainage area.
- Would like to see buildings connect to the Colfax viaduct so it's not just a highway.
- Please add bike lanes to Colfax and onto Auraria Pkwy.
- Glad to see development along river – Commons Park doesn't work. Need eyes on these public open spaces.
- If a building is 16 stories, or any height, how do you ensure they won't be bulky buildings like the rest of the City?
- Can you please try to get a ped signal at 23rd and Clay?
- Are you planning on implementing a district liquor license so that people will be walking across the street with drinks?
- Where will parking be located?

Note from Andy:

I often asked, "what do you think?" to people looking at the boards. Interesting that not a single person said anything about building height except for the comment about density next to the Dec Fed Station. Some did ask what "high" meant on the height map. I said 20 stories. No follow up questions.

Comments on the Quality of Life/Public Realm Station:

- People liked the idea of several "types" of open space and park "locations" throughout the project area.
- Not sure about the implications of "Gameday" and "Everyday" for the various open space uses. Hoping that there would be a "Community Park" that would not be "over programmed" that could be used on non-game days.
- Want to better understand what land is available to "improve" along the Riverfront. "Seems confusing of what can actually be planned, designed and constructed as a part of this project."
- Will the "developers" be required to "donate or dedicate" parks and open space.
- Need to further clarify "Existing Stadium Open Space" area that is shown on the Master Plan.
- Questions about the Stadium Plaza areas being "under-utilized – and could be converted to more urban open space/park areas.
- Liked the grid layout of streets and the idea of making the streets/parkways "people gathering" spaces.
- Overall, liked the "process" of defining open space and parks – anxious for more details on what is "public and private".

Comments on the Mobility Station:

- The desire for a new trail/bridge/road to the northeast of our project, really connecting River Mile and Mile High. But I don't know if we want to convey this in a way that gives the City any idea that the Stadium District has an appetite to take that on.

Station Comments 11.25.2019

- Ensuring that we were NOT going to remove the Elliot cul-de-sac to the north and connect that street as a vehicular through movement.
- Most people were supportive and excited about the project

Comments on the Leadership Station:

- Clarification of the Metropolitan Football Stadium District and the Football Stadium Metropolitan district.
- Questions about the role of SIC.
- Discussion about a “Music Library” concept.
- Owners of Federal Coffee (Sonya and Mark Smith) Were very excited about the project.
- Clarification of the org chart.

MILE HIGH COMMUNITY INFORMATION MEETING NOVEMBER 20, 2019

Comment Card & Verbal Comment Summary

- Connection to City unclear
- How will project be inclusive?
- Concerns about traffic.
- Bike lanes, routes, parking are important.
- Dog park desired.
- Desire for Stadium District to be economically involved with Federal BID and West Colfax BID.
- Concern about precedent set by allowable heights.
- Ensure site lines/porosity in construction
- Want to see parking at 1:1
- Want new ped crossing light at 23rd and Clay.
- Grocery store within development is very important.
- Would like indoor urban farm
- Consider sculpture under viaduct adjacent to Platte.
- Consider relocating Stadium Circle Drive away from the river.
- Concerns about WiFi radiation.
- Concerns about naming of development
- Prioritize bikes and peds over cars.
- Would like more park space.
- Positive feedback on higher buildings adjacent to Light Rail Station.
- Would like buildings to connect to the viaduct.
- Development along river is important to keep eyes on the open space.
- Will there be a district liquor license to allow for people to be on streets with drinks?
- Variety of open spaces is good.
- Would like to see green open space that isn't over programmed.
- Like seeing streets used as places for people to gather.
- Would like City to make a ped/bike connection between stadium project and River Mile.
- Want to ensure Elliot cul-de-sac will remain.

Comment Cards

1. Insight into Developer plan is lacking. (Understood Master Developer has not been selected.)
2. Not seeing how Denver and this new project will be connected and be more inclusive to the city or the area.
3. Seems like the traffic in the area will suffer more than be helped.

1. Please include bike lanes, connectivity, bike routes and the most important, bike parking.
2. I didn't like the NFL zone (no public access) during game day.

1. Please include a dog park!!

1. DOG PARK

1. Would love to see the Stadium District be a member of the two local Business Improvement Districts (Federal Boulevard and W. Colfax) such that a revenue stream supporting local businesses can assist economic development efforts in surrounding communities.

Concerns:

1. Height of the tallest buildings and precedence for the rest of the city.
2. Sight lines and porosity of construction.
3. Parking – guaranteeing 1 for 1.
4. Ped-X light at 23rd and Clay.

1. Please make sure to put grocery store in plan. This is already a food desert.

1. I would love to see grocery store and an indoor urban farm.

1. Consider incorporating a large sculpture beneath Colfax adjacent the Platt, something that can both act as a protector of the most famous street in Colorado and also become a gameday tradition – “Touch the Troll to Defend the Division” – or something along those lines.
2. Please reconsider adjusting development to be adjacent to the park along the river. The park needs a draw and some ground level restaurants and shops could be the catalyst for a strong Denver waterfront.

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1. Please address the extremely high levels of WIFI radiation. Its levels are extremely high and deadly.

1. The Community Benefits Agreement should incorporate into the existing Federal Business Improvement District, whose charge is to benefit small businesses in the Jefferson Park/Sloans Lake neighborhood. The FBID is a quasi-governmental taxing district charged with empowering and enhancing businesses in this neighborhood. As a property owner and small business owner, I encourage the Stadium District to become a part of the FBID.

Sincerely,
David L. Berton, AIA
303-910-1185
david@realarchitecture.com

1. For a top project there are a lot of cars in these designs. The clipart shows a dynamic “urban center”, but the actual plan shows 4 lanes on each street dedicated to the car. I love the activation of the viaduct, but again, how realistic is that with three streets going through it and another running parallel to the viaduct? The Festival street should be PED only all the time. And finally, why do you treat us like children? Let us ask questions in the public forum so there can be discourse, and don't talk down to people who have questions that make you uncomfortable. It makes you look like you really don't want a dynamic “urban center” but an extension on the game day. P.S., the community doesn't give a shit about game day.