MEETING SUMMARY -
39th Ave. Open Channel Design Workgroup Meeting #3
August 23, 2016
5:30 – 7:30 p.m.

Meeting Purpose
- Provide an overview of previous conceptual studies and recommendation for final alignment
- Summarize community input to-date
- Preview design guideline categories
- Discuss preliminary key character areas

Welcome
Andy Mountain welcomed meeting attendees, provided a broad overview of the meeting purpose, and facilitated introductions of Design Workgroup members and the project team. He presented the agenda and explained how the majority of the meeting will focus on discussing character areas and the recommended project alignment. Andy also reminded workgroup members of their signed charters, and how their role is to serve as representatives of their communities, not as individual stakeholders.

Update on the Recommended Final Greenway Alignment
Jennifer Hillhouse gave a brief program overview and reminded workgroup members of the project’s purpose. She presented to the participants the feasibility, benefits and challenges of each initial planning study and draft concepts. Jenn walked through the two original design studies (pictured below) and discussed the benefits and challenges of the South and North study options. She explained how the community preferred the North study based on limited property and historic impacts. She also discussed considerations for how the recommended alignment was selected that included technical, stakeholder and placemaking elements. The final recommended alignment is capable of managing the flow of water (getting the water where it needs to go) while also integrating the project into its surrounding community. Visibility and safety will remain a priority in the design process.

Initial Planning Concepts Benefits and Challenges – Franklin to York

![Initial Planning Concepts Benefits and Challenges](image-url)
Initial Planning Concepts Benefits and Challenges – York to Steele

Benefits
• Utilizes public property
• Improves East/West connectivity
• Opportunity for water quality

Challenges
• Limited right of way
• Connection across York

Final recommended alignment
During the discussion a few key themes emerged:

- **Designation** – Attendees wanted to know if the channel will be designated as a park or open space.
- **Property Impacts** – The workgroup had a few questions regarding property impacts to the north side of 39th and property impacts near Williams Street.
- **Connectivity** – Connectivity and access continue to be major points of community interest; the design workgroup stressed the importance of connectivity between the Cole and Clayton neighborhoods. The project team explained that the design guidelines will be developed to ensure the greenway will not create a barrier between neighborhoods (i.e., space between Williams and Franklin streets and the Rock Drill site).

The team discussed crossways at Franklin and Williams and possibly adding low-flow crossings as well as formally designated crossings and informal access points, like graded grass. The project team emphasized the importance of activation and opportunities for improvement through access roads and art (similar to what is happening in the RiNo Arts District) as well as looking closely at ways to enhance connectivity at York Street.

**Input-to-Date**

Andy Mountain discussed the feedback from the community workshop on August 3rd and must-haves, hopes, and concerns survey results. Andy provided an overview of recent outreach tactics, including website updates, a direct mailer sent to residents in the project area, email blasts, neighborhood flyers, and much more.

He stressed the importance of community feedback and how it will ultimately influence the character of the channel and help prioritize community amenities. The following themes were discussed and consistent with what the project team has heard before:

- Increase and prioritize bicycle/pedestrian connections
- Connect – don’t create a barrier – between areas to the north and south
- Minimize impacts to private and historic property
- Prioritize water quality and environmental protection
- Low-maintenance design
- Allow for community activities/events

Andy provided a high-level overview of the must-haves, hopes and concerns survey results. The survey was completed by over 85 active community residents who chose to participate.

The results of those surveys are listed below:
**Must-Haves**

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<thead>
<tr>
<th>Rank</th>
<th>Priority</th>
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<tbody>
<tr>
<td>1st</td>
<td><strong>Aesthetically Pleasing:</strong> Create a place where people want to be</td>
</tr>
<tr>
<td>2nd</td>
<td><strong>Neighborhood Connectivity:</strong> Improved access to local destinations and businesses</td>
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<tr>
<td>3rd</td>
<td><strong>Flood Protection:</strong> Remember the project purpose</td>
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<tr>
<td>4th</td>
<td><strong>Safety:</strong> Lighting and visibility</td>
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**Hopes**

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<thead>
<tr>
<th>Rank</th>
<th>Priority</th>
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<tbody>
<tr>
<td>1st</td>
<td><strong>Community Asset:</strong> A valuable and desirable improvement for residents</td>
</tr>
<tr>
<td>2nd</td>
<td><strong>Neighborhood Character:</strong> Design reflects the community</td>
</tr>
<tr>
<td>3rd</td>
<td><strong>Mixed-Use Recreation:</strong> Bike/walk path integration</td>
</tr>
<tr>
<td>4th</td>
<td><strong>Gathering Place:</strong> An attractive place where people want to be</td>
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**Concerns**

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<tr>
<th>Rank</th>
<th>Priority</th>
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<tbody>
<tr>
<td>1st</td>
<td><strong>Uninviting Space:</strong> A boring, uninviting, unattractive or scary place</td>
</tr>
<tr>
<td>2nd</td>
<td><strong>Property Impacts:</strong> Residential and historic</td>
</tr>
<tr>
<td>3rd</td>
<td><strong>Community Barrier:</strong> The channel or process divides the community</td>
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<tr>
<td>4th</td>
<td><strong>Maintenance:</strong> A space or design that is difficult to maintain</td>
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<td>5th</td>
<td><strong>Cost:</strong> Won’t be a realistic budget</td>
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</tbody>
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Design workgroup members then discussed what they have heard from residents, neighbors, and friends within their community. Here are key themes that emerged:

- **Property and personal safety**
  - Ensuring there are resources in place to make the greenway a safe place to be—
    one member recommended partnering with the Denver Police Department to
possibly include phone stations for contacting police in an emergency.

- **Designing the greenway as a desirable destination will help attract more people and lessen the opportunity for crime**

- **Project unknowns**
  - Some members were curious about the potential impact to parking along Williams Street, which the project team noted that Williams will remain the same width and include on-street parking. The bridge structure and transition over Williams still needs to be designed to understand potential changes to parking adjacent to the new structure.
  - Members inquired into what construction would look like. The project team explained that until there is a design, the day-to-day construction impacts are unknown but noted that the team will continue to coordinate closely with the surrounding neighborhood to ensure general project mitigations (including parking, air quality, etc.) will be in effect until project completion.

- **Future development**
  - Neighboring development height amendments and construction guidelines will serve as a useful guide for the design/build contractor.

Design Workgroup members were encouraged to share this information with their constituents and explain that more information will become available as the team heads into the design phase of the project.

**Character Areas & Draft Design Guidelines**

Meredith Wenskoski went through the draft character areas being considered for different sections of the greenway and open channel. The group gathered around a rendering of the character areas on a large roll plot map and helped prioritize what design elements they would like to see implemented in each section. The following are examples of priorities and notes identified during the exercise:

- **Blake to Franklin (conduit):**
  - Need sight lines to help with wayfinding
  - Streetscaping is important; green components

- **40th and Blake (junction structure):**
  - Plantings should not reduce visibility into channel
  - Programmed space at street level; greenway to look down on

- **Franklin to Williams:**
  - Focus on lighting east of High
  - Creative lighting; movement and noise
  - Importance of traffic considerations

- **Williams to High:**
  - Lighting at different levels, i.e. overhead, ground
  - Road is desired for safety but need to balance placemaking

- **High to York:**
  - Integrate educational component, i.e. history of rail

- **Market Lead (York to Steele):**
  - Opportunities for increased safety

- **Steele to Jackson (conduit):**
  - Shared street (similar to West End)
Next Steps
Andy Mountain thanked members for attending and providing their input, which will help further develop design guideline categories. The project team committed to send a follow-up email with the character areas map used in the input exercise in order for DWG members to share the information with their constituents to further inform draft design guidelines that will be presented at the next meeting planned for Fall 2016.

Attendees
Design Workgroup Members:
Kevin Benard (Resident)
Mike Dugan (Cole Neighborhood Association)
Jamie Licko (RiNo Arts District/BID/GID)
Philip MacDougall (Resident)
Deborah Montoya (Resident)
John Olson (Historic Denver)
Michelle Segarra (Resident)
Leslie Twarkogowski (Parks and Rec. Advisory Board)

Project Team:
Jamie Alvarez
Happy Haynes
Jennifer Hillhouse
Andy Mountain
Jamie Price
Chris Proud
Marcus Pulsipher
Becky Simon
Michael Sapp
Tim Watkins
Meredith Wenskoski
Angela Woolcott