

A banner for the Denver Region Sustainable Communities Initiative. It features a background image of a modern residential building and a park area with a paved path and trees. The text "Denver Region Sustainable Communities Initiative" is written in a white, cursive font over a dark blue background.

# Denver Region Sustainable Communities Initiative



**SCI Gold Corridor Working Group – Meeting #3**  
*Anne Campbell Room, Arvada City Hall, 8101 Ralston Rd., Arvada*  
*1:30 pm – 4:00 pm, August 7, 2013*

## ***Meeting Summary (As of 8/19/13)***

### **Attendees**

#### *CWG Members*

- Adams County - Department of the County Administrator: Jeanne Shreve
- Adams County – Planning: Joelle Greenland
- Adams County Housing Authority: Don May
- Arvada - Community Development: Mike Elms and Kevin Nichols
- Denver – Public Works: Jenn Hillhouse
- Jefferson County Economic Development Corporation (Jeffco EDC): Michelle Claymore
- Jefferson County Housing Authority: Alan Feinstein
- RTD: Patrick McLaughlin
- Wheat Ridge - Economic Development/ Urban Renewal Authority: Steve Art
- Wheat Ridge - Planning and Housing Authority: Sally Payne

#### *Others*

- CDR Associates (Facilitator): Andrea Meneghel
- Reconnecting America: Catherine Cox Blair, Bill Sadler, Mike Madrid
- Denver Regional Council of Governments (DRCOG): Paul Aldretti, Ashley Kaade
- Place Matters: Jocelyn Hittle

### **Agenda**

- Welcome, Introductions and Agenda Overview
- Review Station Area Plans by Jurisdiction
- Discuss Corridor-wide Opportunities and Challenges to TOD
- Discuss Components of the Vision and Goals

### **Meeting Materials (available on the Website or FTP site)**

- Agenda (Website)
- Presentations of Station Area Plans (Website)



- Gold Corridor Opportunities and Challenges to TOD (Website)
- West Corridor Vision and Goals Example (Website)

### **Action Items**

- CWG members will review the Gold Opportunities and Challenges document and provide comments.
- CDR and Reconnecting America will develop a draft Vision and Goals, based on the group's conversation.

### **Overview of Station Area Plans**

Each jurisdiction provided a brief overview of their station's vision, opportunities, challenges and current planning efforts. The information they provided is incorporated into the Gold Corridor Opportunities and Challenges to TOD document. Some jurisdictions also shared presentations, which are available on the Website. The group discussed the following questions:

#### ***Ward Road Station, Wheat Ridge***

##### **What is the 15 acre lot owner's vision for the vacant land?**

There are no immediate plans and development will most likely take place after the station is complete and opened.

##### **Is there an approximate number for build-out of residential units to the east of the station?**

There is no approximate number at the moment.

##### **What nearby amenities are there to the station area?**

There are not many immediately nearby, but there is access to I-70 to the south, and a commercial corridor to the north on 64<sup>th</sup> Ave.

##### **How are people getting from the station to the Kaiser facility on Ward Road?**

There have been ideas of a shuttle from the station to Kaiser's building.

#### ***Arvada Ridge, Olde Town and Sheridan, Arvada***

##### **How many parking spaces are planned at the Sheridan and Arvada Ridge Stations?**

There are 300 spaces now planned at Sheridan Station on opening day with and 500 additional spaces planned for the future. 200 spaces are planned for Arvada Ridge Station and 400 spaces at Olde Town Station.

##### **Is the city paying for the parking structure at Olde Town?**

The money for surface parking comes from Fastracks will be used toward the structure, with money coming from the city as well.

##### **Is Olde Town going to be a destination or a commuter station?**

Arvada would like to see it as a destination for people coming from downtown, while residents would like to see it as a commuter station for going downtown.



**If there were to be industrial uses east of the Olde Town Station, will there be any environmental issues?**

There shouldn't be anything outside of normal procedures that will have to be taken when doing environmental studies east of Olde Town.

**Are there any thoughts about adding Sheridan Station to the urban renewal district that covers Arvada Ridge and Olde Town?**

No

**Is the greenfield south of station seen as a strength?**

Gold Strike Park is close to the Sheridan Station, giving access to recreation space

### *Federal and Pecos, Adams County*

**Is the area unincorporated Adams County?**

Yes, which offers fewer tools for land use planning.

**Did Adams County pay for the Pecos grade separation?**

Yes.

**Has there been an analysis of the current employees in the industrial areas regarding how many people would use the rail line?**

There have been specific industrial use companies that employ hundreds of workers with which the county has met. A study of how many employees would use the rail line to get to work has not specifically been done.

### *40<sup>th</sup>/Fox, Denver*

**What is the percentage of residential vs. industrial at the station?**

Industrial uses will be a majority of the east side of the tracks, while residential uses will focus to the west.

## Discussion of Corridor-Wide Opportunities and Challenges

The group discussed themes from the station-specific presentations. This discussion is incorporated into the Gold Corridor Opportunities and Challenges to TOD document. Additional discussion included the following

### **Diversity of Stations**

- The stations are very distinct and diverse from each other. This should be promoted; each station can have its own draw to commuters on the line:
  - Ward Road: Kaiser Permanente, Undeveloped Parcels, End-of-Line Station, Mixed Use,
  - Arvada Ridge: Target-Rocky Mountain Bottle, Employment, Education (Red Rocks Community College) and Arts
  - Olde Town: Destination, Mixed Use, Multimodal Transportation, Light Industrial Uses
  - Federal: TOD, Affordable Housing
  - Pecos: Existing Industrial, Existing Employment, Office
  - 41<sup>st</sup>/Fox – Urban Center



## Needs Assessment

- There is a definite need for amenities near the station areas (grocery stores, parks).
- Targeted developments in the Gold Line must be identified to assess needs along the corridor.
- It would be helpful to understand where specific groups or certain demographics would reside in order to promote such things such as artist communities.
- There is a need to identify branding strategies and ways to promote stations with unique identities such as Olde Town.
- It would be informative to understand the amount of competition between the Pecos Station on Gold Line and the South Westminster/71<sup>st</sup> Street Station on the Northwest Rail.
- Assessing what major employers in the area are projecting to understand their employment needs.
- Develop strategies to attract large employers similar to the ones presently operating in the corridor.

## Parking

- There are challenges related to where to put parking.

## Housing

- It would be helpful to conduct a corridor-wide analysis to identify pockets throughout the corridor where land is the least expensive to target for affordable housing projects.
- At the two western-most stations (Arvada Ridge, Ward Road), there is potential for affordable housing because of the amount of vacant land and affordability of that land. There is a need for this housing, which, can be part of a master plan with retail. There are also areas near the Federal Station to potentially accommodate housing.
- Arvada would like to see housing at Sheridan, but there are many existing challenges, which may dissuade developers.
- Affordable housing is transit dependent. It needs amenities and proximity to transit. (Like Arvada Ridge or Federal).
- Federal may be a good place to add mixed income housing. There is a shortage of affordable housing in Adams County. It would be helpful to understand the overall regional need so that it can be determined where to focus resources and how to balance them between the two Gold Line Stations or Northwest Rail.

## Themes and Topics for Vision and Goals Assessment

The group was asked to identify themes and topics that should be included in the Vision Statement and Goals for the Gold Line. The top three themes to focus on as chosen by the Working Group are in bold. Topics included:

- **Capitalize on the rich historical background and identity of the Gold Line.**
- **Employment opportunities.** There is a desire to preserve industrial jobs throughout the corridor.
- **The Gold Line is a “gateway to the mountains” that provides access to preserved open spaces with a diverse range of recreation and open space opportunities, such as the Clear Creek Trail.**
- Promote and identify the diversity that exists amongst the different stations.
- In some station areas there is the opportunity to start with a clean slate and “grow community.”
- Identify and preserve current existing community characteristics.



- Promote the Olde Town destination.
- Identify the Gold Line as a commuter corridor that functions in both directions – to get people to Denver but to also get people from Denver to employment opportunities that exist throughout the corridor.
- Access to educational opportunities – Regis University and Red Rocks Community College.
- Provides a diverse range of housing.
- Provides for enhanced regional access.

