

Gold Corridor Stakeholder Committee (CSC)

Station Area Strengths, Challenges and Opportunities Worksheet

Station: 41st & Fox

What are the strengths of this station area?

- Proximity to the Denver Union Station
- Potential of serving the NW Rail line (if it is built)
- Proximity and access to I-70 and I-25
- Borders three Central Denver neighborhoods (Highland, Globeville, and Sunnyside) that share the station
- Existing residential communities around the station
- Location within one single police district
- Opportunities for infill development and home remodeling opportunities

What are the challenges of this station area?

- Lacking multimodal connectivity
- The station area is divided by the rail yard and interstates
- Access to a grocery store
- Lack of youth supportive services (childcare) and afterschool activities and programs
- Lack of services for the elderly and elderly care
- Contaminated soil
- Affordable and inclusionary housing
- Employment opportunities
- Future increased traffic

What specific land uses, services or amenities would you like to see in this station area?

1. Grocery store and pharmacy
2. Urgent care and dental care
3. Affordable Housing
4. Bike facilities
5. Complete sidewalks
6. More development
7. Open space and public space

Other comments/feedback:

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Station: Pecos and Federal

What are the strengths of this station area?

- Good bike path
- Access to Regis University
- Clear Creek overlay: possibilities for parks
- Existing communities: Goat Hill, Berkley, Guardian Angels
- Large amount of open land
- Families in mobile home parks
- High transit areas with good access to highways
- A good recreation district that could develop future sites
- A developer of Federal to kick-start development

What are the challenges of this station area?

- Not a lot of green space.
- Current traffic on 60th Avenue and the type of traffic (semis and cement trucks)
- Redevelopment of the industrial area to attract more businesses and factories (leading to good paying jobs)
- Both stations are a bit isolated causing residents have a big safety concern

What specific land uses, services or amenities would you like to see in this station area?

1. Ensure that low income mobile home parks have the ability to purchase their land
2. Shuttle busses to Regis University and Marycrest
3. Effective access to retail and housing developments
4. Direct access to high schools, universities, and downtown
5. An area for people to take shelter in storms and bad weather
6. Grocery store, restaurants, library, doctors, and dentists

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Station: Sheridan

What are the strengths of this station area?

- Potential transit connection
- Easy access to Lakeside and the 64th retail area
- Access to Clear Creek Trail and Gold Strike Park
- Potential for businesses to relocate
- Primary jobs from the industrial area complex and manufacturing

What are the challenges of this station area?

- How much additional traffic will Sheridan carry?
- Flood plain
- Duplicate station name of the West Line: Gold Strike Station
- With a high school and church being on West 60th, does speed need to be reduced? West 60th needs to be widened
- Access into the station
- In Adams County and Jefferson County, dealing with two counties

What specific land uses, services or amenities would you like to see in this station area?

1. Retail
2. Recreation in the flood plain

Other comments/feedback:

Station name: Gold Strike Station

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Station: Olde Town

What are the strengths of this station area?

- Historical district and character
- Water Tower residential area coincides with all the older historical areas
- Shopping and dining
- Sense of community
- Neighborhood feel
- City support for the area
- Open feel of Olde Town
- Heart of Arvada
- Night life and very active
- Walkable
- Potential connection to the Arvada Center
- Housing that is affordable

What are the challenges of this station area?

- Accessibility: elevator or escalator access is needed from parking below because of the steep grade change
- How to attract the tourist trade
- Bringing commuters from the rail into Olde Town instead of going down to their cars
- Parking for commuters vs. parking for customers

What specific land uses, services or amenities would you like to see in this station area?

1. Recreation (APEX)
2. Grocery store
3. Hotel
4. Fine Dining

Other comments/feedback:

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Station Area Strengths, Challenges and Opportunities Worksheet

Station: Ward and Arvada Ridge

What are the strengths of this station area?

<u>Ward</u>	<u>Both</u>	<u>Arvada Ridge</u>
<ul style="list-style-type: none"> - Large parcels of available land - Faster to downtown than the West Line - Ward Road has attractive traffic counts for business - Zoned and ready - Large service area that extends west as it is the end of the line (large circle of influence) - Not much development: there is an opportunity for development 	<ul style="list-style-type: none"> - Wheat Ridge and Arvada partnership - Close train ride and commute to employment - Bus service in the area is sparse and may drive traffic to the rail - Mountain views 	<ul style="list-style-type: none"> - Red Rocks - Capacity: new housing recently built - Arvada Ridge retail development

What are the challenges of this station area?

<u>Ward</u>	<u>Arvada Ridge</u>
<ul style="list-style-type: none"> - Less developed community amenities - Is a new lighted intersection needed for Ward to access the Jolly Rancher site? - Several property owners 	<ul style="list-style-type: none"> - What are the State's plans for Ridge Home? - More infrastructure is needed north of the railroad tracks - Wheat Ridge and Arvada border (shared area) but cooperative relationship

What specific land uses, services or amenities would you like to see in this station area?

1. Things that attract people to stay and spend time and money on Ward Road
2. Mixed use: housing, retail, and office
3. Pocket parks
4. Entertainment and active physical features for interaction (or at other stops)

Other comments/feedback:

More information about the possibility of the Red Rocks expansion at Arvada Ridge.