

MEETING MINUTES

WWPNA Committee on Land Use & Transportation

Monday, January 19, 6:30 p.m.

The meeting was attended by Jim Jones (Chairman), Gloria LeFree, and Charlie Busch.

Update on the Alameda Station Area Plan Meeting

Charlie Busch updated the Committee on what had transpired since her last report. She stated that the last meeting regarding the Alameda Station redevelopment was taken up by discussions regarding the building heights along Broadway and that the guidelines were not addressed. WWP supports 1-3 story building heights on the east side of Broadway, and 3-6 story buildings on the west side. The west side of Lincoln includes many homes that will back up to these buildings, and that is why the lower building heights are preferred. Building heights may ultimately cause noise changes from the highway that negatively impact the neighborhood, so researching that issue is still being actively pursued. Since the CPD ultimately decides which zoning will dictate the height of buildings, the Committee will develop a position paper for them representing the WWP viewpoint on this issue, as well as the design guidelines.

Update on Denver Design District GDP Meeting

Jim Jones and Charlie Busch reported on various aspects of this ongoing process. Jim stated that the last meeting went well and that the entire agenda has been covered. Charlie mentioned that she is still concerned about the way 'affected areas' versus 'neighborhood areas' is defined by the document, that it is not specific enough, and would like verbal word protections. She also mentioned that there has not been attention paid to the possibility of reflections into the neighborhood from car headlights on parking ramps or shiny building finishes. Also mentioned was the need to specify open spaces should be at grade level and not sunken. Not including sidewalks in 'open space' numbers has been changed in the GDP, which is a legal document, but has not been changed in the design guidelines. Jim reported on that the traffic counts have been taken and seem to be reasonable. It was noted that there will not be a light at Dakota and Broadway until the traffic counts reach a certain level and it is deemed necessary. The Committee agreed that WWPNA's position on these issues and others should be put in writing as soon as possible, but that the traffic needs should be a separated document.

Traffic Study Discussion

Jim reported that the traffic counts on Logan have gone down below 10,000 cars per day, and that statistic might be useful in his efforts to return Emerson and Washington streets back to two-way. He reported that the move to create a third lane on Alameda between Broadway and Santa Fe had been dropped, so it may not be necessary for WWPNA to hire its own consultant to discover any repercussions from the addition of the third lane. Also, it was noted that the study assumes grade separation for the railroad tracks at Santa Fe. The Committee agreed that emphasis would be put on the issue that no parking spaces be lost within the WWP boundaries as a result of this development. However, residents need to know that the traffic on Downing,

Logan, Alameda, and Virginia will be at capacity even before this development is complete, and that there is no way to prevent it.

Charlie reported that she was having some difficulty getting materials from CDOT and the City of Denver, which has delayed getting an estimate for the a sound study to address not only the building heights bordering WWP, but also the inclusion of traffic along the bridges and ramps of I-25 nearby.

Zoning Code ad hoc Task Force Update

Since Sherri Way was absent, there was no report.

Other Business

There being no other business to address, the meeting was adjourned.