



April 4th, 2016

Re: I/25 and Broadway Station Area Plan: Vote to SUPPORT

Councilman Clark and members of City Council,

The West Washington Park Neighborhood Association (WWPNA) would like to submit our comments on the proposed I/25 and Broadway Station Plan. The WWPNA Board supports the I/25 Broadway Station Plan findings but feels that the City must accelerate certain critical next steps identified in the "Moving Forward" section of the plan (noted below) for those studies to properly impact development activity within the Core Station area. This letter of support was voted on by the WWPNA Board through email and received 8 votes in favor, 0 votes against, with 0 abstentions.

Working together to make it better

We would like to commend the public process for completing this plan in just a little over a year's time. All organizations have had an equal opportunity to suggest improvements. David Gaspers from CPD and Chris Parezo from Civitas, the contractor engaged by the City, have been open to suggestions, willing to attend RNO-specific meetings, and easy to work with.

Some of the improvements made to the plan based on input from West Washington Park are as follows:

- 1) Refined or provided more explicit definition for:
 - a. Where the Station plan 'supersedes' neighborhood plans
 - b. Location of 'income diverse' housing
 - c. The boundaries of the Core Station area.
- 2) Added the 2008 I25 Interchange project and its conclusions (stoplights, pedestrian access across Ohio, etc.).
- 3) Included verbiage to reflect the aims of Denver's City Beautiful initiative.
- 4) Added the emphasis on access to Ruby Hill as well as to Washington Park.
- 5) Added language to include nearby residential blocks as requiring noise protection from the development and Broadway.

What remains to be done?

The plan is as complete as can be done in the past year. However, there are still items that need to be completed that are not yet a part of this plan. Therefore, we do not consider this plan "complete" until the following Priority items, all found on page 95, are addressed.

- A. Connections east to west / west to east are not sufficient. Since the early days when Cherokee Denver owned this land, there has been the issue of lack of vehicle/bicycle/pedestrian access between Broadway and Santa Fe. The plan references a

Connectivity Study as a priority. Verbal conversations with Planning put this study in 2017. However, with the developers ready to start selling and building on these parcels, will that be soon enough?

- B. A parking plan is not yet determined. During the presentations to the Planning Board, a need for a comprehensive parking plan was referenced time and again by both nearby neighborhoods and by Planning Board members. The Station Area Plan also considers it a Next Steps Priority. The elimination of RTD commuter parking at the Alameda Station creates anxiety about sufficient parking at the I/25 and Broadway Station for both commuters and nearby neighbors. Commuters have seen their available spaces diminished and the parking issues are already spilling over into the West Washington Park neighborhood.
- C. Bicycle connections from the development to Washington Park need to be determined. This was not completed during the time available for completing this plan. Councilman Clark is now setting up a time to discuss this with Denver Moves in either 2016 or 2017.

Sincerely,



Nick Amrhein
President, West Washington Park Neighborhood Association

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