



# Video

## Reimagining Cherry Creek & Speer Blvd: Denver, Colorado: ULI Advisory

### Services

Date: July 22, 2022

00:00:07 --> 00:00:08: Hey good morning everyone.

00:00:10 --> 00:00:13: It's so wonderful to be up at 9:00 o'clock and

00:00:13 --> 00:00:16: ready to go, and seeing all of you here, so

00:00:16 --> 00:00:20: busily talking to each other, which over my years of

00:00:20 --> 00:00:23: being here in Denver on various projects, you are a

00:00:23 --> 00:00:27: wonderful community that spends a lot of time commuting with

00:00:27 --> 00:00:31: each other. Well, I could show you competing, but consulting

00:00:31 --> 00:00:35: with each other and that's the way you get things

00:00:35 --> 00:00:37: done. And that's why I am so excited to be

00:00:38 --> 00:00:40: here today. So I'm Marilyn Jordan Taylor.

00:00:40 --> 00:00:44: I'm an architect and urban designer. I also am a

00:00:44 --> 00:00:48: ULI longtime full member and I was very fortunate to

00:00:48 --> 00:00:51: be chosen a couple of decades ago to be the

00:00:51 --> 00:00:55: first woman global chair of ULI. And I really, truly

00:00:55 --> 00:00:59: did it because of my friends like Marilee, Utter and

00:00:59 --> 00:01:03: others of you here, because it's it. It was. It

00:01:03 --> 00:01:07: was the right thing to do, and a wonderful thing.

00:01:07 --> 00:01:11: And we're still, we're still looking for members.

00:01:11 --> 00:01:14: And we're still expanding all the way around the world.

00:01:14 --> 00:01:18: And if anybody wants to love this so much, you

00:01:18 --> 00:01:21: can speak to Lauren or Barbara and we'll be glad

00:01:21 --> 00:01:24: to sign you up. Oh, and Rodney, does everybody know

00:01:24 --> 00:01:28: Rodney? Why don't you just stand up and say hello?

00:01:33 --> 00:01:37: So a few quick slides about the Urban Land Institute.

00:01:37 --> 00:01:40: We are a mission, we are. We are an advocacy

00:01:40 --> 00:01:44: group. We're not a lobbying group. We are a 501

00:01:44 --> 00:01:48: C reserve research institution. Our mission is to shape the

00:01:48 --> 00:01:54: future of the built environment for transformative impact in

communities

00:01:54 --> 00:01:58: worldwide. So we're right on the spot with the with

00:01:58 --> 00:02:01: what you are trying to do here. There are about

00:02:01 --> 00:02:02: 45 members.

00:02:03 --> 00:02:07: 45,000 numbers all around the world, and what we do

00:02:08 --> 00:02:13: is we conduct research. We provide forums for sharing and

00:02:13 --> 00:02:19: exploring. We write, we publish, we organize and conduct

meetings.

00:02:19 --> 00:02:26: We direct outreach programs and our favorite. We conduct

advisory

00:02:26 --> 00:02:28: service panels. It is a.

00:02:29 --> 00:02:32: I think I have to do this, don't I? It

00:02:32 --> 00:02:36: is a time tested program, a five day process that

00:02:36 --> 00:02:40: has been honed for many many years. I think it

00:02:40 --> 00:02:44: was back in 194748 when this first began as something

00:02:44 --> 00:02:48: we really felt we did for ourselves, but we also

00:02:48 --> 00:02:53: did for our communities, elevate their expectations. So what

we

00:02:54 --> 00:02:57: do is we follow a strict 5 day and five

00:02:57 --> 00:03:00: element process. We arrive having gotten.

00:03:00 --> 00:03:04: And sponsor briefing and we get together and ask questions

00:03:04 --> 00:03:08: and exchange ideas based on our understanding of that

brief.

00:03:08 --> 00:03:11: And we also have a time to mix and get

00:03:11 --> 00:03:15: to understand each other and how we're going to work

00:03:15 --> 00:03:18: together. Then we even if it's 100 degrees outside, then

00:03:18 --> 00:03:21: we have a site tour and most of all and

00:03:21 --> 00:03:24: so thank you for those of you in the room

00:03:24 --> 00:03:28: who actually participated in this or came in even in

00:03:28 --> 00:03:31: other forms. We have a day full of stake over

00:03:31 --> 00:03:32: interviews.

00:03:32 --> 00:03:36: And this year, I think, between the various meetings we

00:03:36 --> 00:03:40: had and that long day of interviews, we spoke to

00:03:40 --> 00:03:43: more than 100 of you and your colleagues, and we

00:03:43 --> 00:03:48: really, really learned a lot from that process. Then the

00:03:48 --> 00:03:51: panel goes to work, which means we get in a

00:03:51 --> 00:03:55: room somewhere and we all plug in and we begin

00:03:55 --> 00:03:58: doing the work that needs to be done. We we

00:03:58 --> 00:04:01: work together, we work individually.

00:04:02 --> 00:04:07: The panelists are hand-picked so that they bring the kind

00:04:07 --> 00:04:12: of expertise that your specific brief is asking for, and

00:04:12 --> 00:04:16: we hope that then through those next 3-2 days of

00:04:16 --> 00:04:21: work, we can actually come together with ideas and

concepts,  
00:04:21 --> 00:04:23: and then we are here.  
00:04:23 --> 00:04:24: Today  
00:04:24 --> 00:04:29: so we're going to spend a about 45 minutes in  
00:04:29 --> 00:04:32: presentation, but please.  
00:04:32 --> 00:04:37: Remember, get your questions. Your comments ready?  
Because that's really  
00:04:37 --> 00:04:41: where the heart of this presentation should be leading us.  
00:04:41 --> 00:04:45: I do want to say thank you to the advisory  
00:04:45 --> 00:04:49: Service panel sponsors, city and County of Denver Auraria  
Higher  
00:04:49 --> 00:04:55: Education Campus CU Denver Downtown Partnership and  
also acknowledge the  
00:04:55 --> 00:04:59: contribution from the JBG Foundation I. I'll hold this up  
00:04:59 --> 00:05:02: for you because it's just the start of it.  
00:05:02 --> 00:05:05: This is the 100 plus and if you don't see  
00:05:05 --> 00:05:08: your name on here, you can add it if you'd  
00:05:08 --> 00:05:11: like, but we will know that you have been there  
00:05:11 --> 00:05:15: because it's just so important to us and so rather  
00:05:15 --> 00:05:19: than starting right off with what we want to present  
00:05:19 --> 00:05:22: to you, I would like to offer a little bit  
00:05:22 --> 00:05:26: of the feedback. Can't quote everybody for their  
contributions, but  
00:05:26 --> 00:05:30: a little bit of the feedback that we gleaned and  
00:05:30 --> 00:05:33: investigated during the during our interview.  
00:05:33 --> 00:05:37: OK, so the idea of living urban campus. It's not  
00:05:37 --> 00:05:41: its own compound, it's integrated into the city. This is  
00:05:41 --> 00:05:46: very much in the direction where education is going where  
00:05:46 --> 00:05:51: workforce learning is going and when and where people will  
00:05:51 --> 00:05:55: especially even more over the next two decades. I believe  
00:05:55 --> 00:05:56: continue to.  
00:05:58 --> 00:06:02: Continue to advance their education through the means  
that's most  
00:06:02 --> 00:06:04: valuable. In order for you to get the skill and  
00:06:05 --> 00:06:07: the outcome that you're looking for.  
00:06:09 --> 00:06:12: This is great. Leave a 21st century legacy.  
00:06:13 --> 00:06:16: Leave something, compete on the global stage.  
00:06:17 --> 00:06:19: Cherry Creek is a jewel.  
00:06:19 --> 00:06:22: But Cherry Creek is dangerous.  
00:06:23 --> 00:06:26: I worked next to Spear Blvd, but I've never crossed  
00:06:26 --> 00:06:28: it. That's a good one, isn't it?  
00:06:29 --> 00:06:32: The Cherry Creek Corridor is at is a valuable but  
00:06:32 --> 00:06:36: under leveraged asset that must be capitalized on.

00:06:36 --> 00:06:43: Green spaces must yield yield. Multiple community benefits. Economic development,

00:06:43 --> 00:06:48: green infrastructure, resilience, progress in equity and.

00:06:49 --> 00:06:52: And in all of the other ways of community building,

00:06:52 --> 00:06:56: high quality parks and green spaces are critical to the

00:06:56 --> 00:07:00: future of downtown chance. For David Denver to do something

00:07:00 --> 00:07:04: special with Cherry Creek, use water to bring people together.

00:07:06 --> 00:07:10: Be bold so those are excerpted quotes.

00:07:11 --> 00:07:14: I'd like to introduce the panel. Now I'm the panel

00:07:15 --> 00:07:19: chair. I'm a professor of architecture and urbanism. After 40-

00:07:19 --> 00:07:23: 40 years of practice and a professor at the University of

00:07:23 --> 00:07:28: Pennsylvania School of Design, I would like that now, though

00:07:28 --> 00:07:31: to have the other members of the panel come up

00:07:31 --> 00:07:35: and introduce themselves and I'm going to maybe do it

00:07:35 --> 00:07:38: in the order in which we're presenting.

00:07:38 --> 00:07:40: So when we do.

00:07:40 --> 00:07:41: The presentations.

00:07:41 --> 00:07:42: No, don't you?

00:07:44 --> 00:07:45: That's what we're doing.

00:07:45 --> 00:07:48: I think you missed this conversation, but everybody said they

00:07:48 --> 00:07:50: wanted the other said they wanted to come up and

00:07:50 --> 00:07:51: introduce themselves.

00:07:52 --> 00:07:56: Introduce yourself. Duke is a long time UI person as

00:07:56 --> 00:08:00: well. We worked together on the university in the starting

00:08:00 --> 00:08:02: up of the University and innovation.

00:08:04 --> 00:08:07: Lot of Council and Duke was its leader for quite

00:08:07 --> 00:08:09: some time and still is a member. I jumped over

00:08:09 --> 00:08:11: and I started doing place like so.

00:08:12 --> 00:08:14: And make no doubt Marilyn's boss. So she says get

00:08:14 --> 00:08:18: up and do your introduction. I'm doing the introduction right

00:08:18 --> 00:08:21: so Duke rider. I'm a senior advisor to President, Arizona

00:08:21 --> 00:08:23: State University, former Dean of the College of Design I

00:08:23 --> 00:08:27: run something called the University City Exchange, which is

00:08:27 --> 00:08:30: why

00:08:27 --> 00:08:30: I'm here today. We're all about that intersection and how

00:08:30 --> 00:08:31: both sides can prosper. Thank.

00:08:31 --> 00:08:32: You

00:08:36 --> 00:08:39: good morning everyone. My name is Yvonne Young. I am

00:08:39 --> 00:08:43: the CEO of SDG strategy, so stand for sustainable development

00:08:43 --> 00:08:46: goals. I'm from the Toronto District Council Advisory Board and

00:08:46 --> 00:08:49: also a vice chair of SCLC Border Council. So if

00:08:49 --> 00:08:51: you are going to you I for meeting in Dallas,

00:08:51 --> 00:08:54: I'm going to see you there. Thank you.

00:08:55 --> 00:08:56: Ross

00:09:01 --> 00:09:05: good morning. I'm Ross Tillman. I'm a transportation planner with

00:09:06 --> 00:09:09: my own practice in Seattle. I worked frequently with parks,

00:09:10 --> 00:09:14: arenas stadium, recreation, major event districts, helping them solve their

00:09:15 --> 00:09:19: circulation transportation needs. I was previously on the Seattle Design

00:09:19 --> 00:09:23: Commission, where I had the luxury of reviewing major public

00:09:23 --> 00:09:28: projects like the sort you're contemplating, advocating for urban design

00:09:28 --> 00:09:31: excellence, and I'm something of a panel junkie.

00:09:32 --> 00:09:33: Thank you.

00:09:33 --> 00:09:33: Ryan

00:09:39 --> 00:09:41: Ross is being modest. I think this is what 26?

00:09:41 --> 00:09:44: You're 26 panel so he's an expert. Good morning, my

00:09:44 --> 00:09:47: name is Ryan Cambridge. I'm a landscape architect. I have

00:09:47 --> 00:09:50: my own private practice in Indianapolis IN. I've spent the

00:09:50 --> 00:09:53: last 15 years or so helping both the private sector

00:09:53 --> 00:09:56: excuse me working in the private sector and the nonprofit

00:09:57 --> 00:10:01: sector primarily to help different municipalities leverage the multifaceted benefits

00:10:01 --> 00:10:04: of their parks and open space systems. So everything from

00:10:04 --> 00:10:08: really large scale big ideas down to very small interventions

00:10:08 --> 00:10:09: so very excited.

00:10:09 --> 00:10:12: Thank you and I will speak for Kelly Nagel who

00:10:12 --> 00:10:15: at the last minute was not able to be here.

00:10:15 --> 00:10:19: We usually require all the panelists to be here at

00:10:19 --> 00:10:23: every moment, every midnight every 6:00 AM. But what we

00:10:23 --> 00:10:26: also do and it should be evident. I hope as

00:10:26 --> 00:10:29: we move forward that we just don't grab five or

00:10:29 --> 00:10:32: six people. We really search in the ranks of USLI

00:10:33 --> 00:10:36: to see the four 5-6 people who really can bring

00:10:36 --> 00:10:40: their specific expertise and excitement to the panel.

00:10:40 --> 00:10:43: And in this case, Kelly Nagel is the founding and

00:10:44 --> 00:10:49: managing partner of her investment in in housing and development.

00:10:49 --> 00:10:53: She's in Washington DC. She will be joining us over

00:10:53 --> 00:10:57: zoom as we move along through this process, and I'm

00:10:57 --> 00:11:00: also proud to say she is now the the chair

00:11:00 --> 00:11:04: of the Women's Leadership Initiative in UI as well. So

00:11:04 --> 00:11:08: for those of you, and especially the younger ones of

00:11:08 --> 00:11:11: you, the UI is a great place.

00:11:11 --> 00:11:16: To extend your network hyperbolically compared to almost

any other

00:11:16 --> 00:11:20: thing that you can put your mind to think to

00:11:20 --> 00:11:24: OK. So right now I'm just going to quickly. This

00:11:24 --> 00:11:28: is not really the agenda of the program, but really

00:11:28 --> 00:11:32: a very short synopsis of where we think this is

00:11:32 --> 00:11:33: going.

00:11:35 --> 00:11:39: As we read through the brief and did our interviews

00:11:39 --> 00:11:42: and met with the key sponsors, we began to feel

00:11:42 --> 00:11:46: that it was very important in the context of the

00:11:46 --> 00:11:50: economy to to think 1st about vision and then come

00:11:50 --> 00:11:53: back into the details of what can we do now

00:11:53 --> 00:11:57: to move through this time and and kickstart the opening

00:11:57 --> 00:12:00: up possibilities for what you all want to do in

00:12:01 --> 00:12:04: the future. So here, here are some of those ideas.

00:12:05 --> 00:12:09: Embrace the importance of the role of education to Denver's

00:12:09 --> 00:12:13: future economy, workforce identity and commitment to

equity.

00:12:14 --> 00:12:19: Integrate the Auraria campus and the downtown. Both should

become

00:12:19 --> 00:12:23: mixed-use districts that connect with each other easily.

00:12:24 --> 00:12:29: Create mixed-use communities with a priority to affordable

housing, transit

00:12:29 --> 00:12:32: oriented development and innovation partners.

00:12:33 --> 00:12:35: Now think about now action.

00:12:36 --> 00:12:40: Initiate the change now, maybe with pilots, maybe with tests.

00:12:40 --> 00:12:46: Prioritize inclusion of indigenous peoples and displaced

residents and businesses.

00:12:47 --> 00:12:53: Kickstart enhance safety and connectivity by reconfiguration

of the Spear

00:12:53 --> 00:12:53: Blvd.

00:12:54 --> 00:13:00: Optimized cross connections between area area and

downtown and finally,

00:13:00 --> 00:13:04: but in some ways to me. Most important. Revitalize Church

00:13:04 --> 00:13:09: Creek for the benefit of Denver's communities and for its

00:13:09 --> 00:13:14: ability to connect all of the neighborhoods and places we've

00:13:14 --> 00:13:18: been talking about. So with that, I am going to

00:13:18 --> 00:13:19: turn this over to.

00:13:20 --> 00:13:21: Duke.

00:13:22 --> 00:13:23: I have a couple of slides in there.

00:13:23 --> 00:13:24: You just want to.

00:13:30 --> 00:13:32: The boss tried to take the clicker.

00:13:33 --> 00:13:34: All right?

00:13:36 --> 00:13:38: I'm not much of a podium person, so I'm going

00:13:38 --> 00:13:40: to do this, so I'm going to try to get

00:13:40 --> 00:13:42: this off to a start to set the stage for

00:13:42 --> 00:13:45: what you're going to hear from my colleagues are going

00:13:45 --> 00:13:48: to give you much more detailed ideas about the place,

00:13:48 --> 00:13:50: but to begin with, I want you to know and

00:13:50 --> 00:13:52: it should be pretty obvious. I did. Laura gave a

00:13:52 --> 00:13:57: great presentation that talked about office vacancies and changing workplaces,

00:13:57 --> 00:14:00: etcetera etcetera. That's a national phenomenon that's not a Denver

00:14:00 --> 00:14:03: issue. That's national, and you should know that you probably

00:14:03 --> 00:14:05: have the greatest opportunity to advance.

00:14:06 --> 00:14:09: Beyond the current state, than almost any other city, the

00:14:09 --> 00:14:12: same disruptions that you're seeing in the urban core are

00:14:12 --> 00:14:16: happening in higher end. Sometimes they're even related. Housing's expensive

00:14:16 --> 00:14:20: downtown housing is difficult for students. Workers aren't coming to

00:14:20 --> 00:14:23: the office because they can do their work from home.

00:14:23 --> 00:14:26: Students aren't coming to the campus because they can stay

00:14:26 --> 00:14:29: home and get their class there. We're seeing the same

00:14:30 --> 00:14:33: thing, same challenges in many ways, and they're related. These

00:14:33 --> 00:14:34: are two big issues.

00:14:35 --> 00:14:38: This might be one of the great connectors between the

00:14:38 --> 00:14:41: two. It will not be the case that you go

00:14:41 --> 00:14:44: to college at 18 graduated 21, you're done. You got

00:14:44 --> 00:14:47: what you need to know. You persist in your career

00:14:47 --> 00:14:50: for the rest of your life won't happen. You'll be

00:14:50 --> 00:14:53: going to school to get educated at times over your

00:14:53 --> 00:14:56: life and on the campus that you have here you

00:14:56 --> 00:15:00: have the full spectrum of offerings with regard to education.

00:15:00 --> 00:15:01: That's a great asset.

00:15:02 --> 00:15:06: You're also positioning yourself really well. This happens to be

00:15:06 --> 00:15:09: something about CU. If you look at this chart on

00:15:09 --> 00:15:12: the bottom, Pell grants are telling you about students that

00:15:12 --> 00:15:15: are in need and the chart also tells you those  
00:15:15 --> 00:15:19: students are in need struggle to graduate over six years.  
00:15:19 --> 00:15:22: Those who've always had means do pretty well, but you  
00:15:22 --> 00:15:25: all have identified that your student body, what its shape  
00:15:26 --> 00:15:29: is very much like Arizona State University and you're looking  
00:15:29 --> 00:15:32: forward to remedy that. So for example.  
00:15:32 --> 00:15:35: Putting your efforts into a great engineering program. A  
building  
00:15:35 --> 00:15:38: to accommodate that. If you look at this chart which  
00:15:38 --> 00:15:42: talks about job satisfaction or engagement or persistence in  
that  
00:15:42 --> 00:15:45: career, you'll see that engineering is moving to the upper  
00:15:45 --> 00:15:48: right hand side of the chart, and that's where you're  
00:15:48 --> 00:15:51: positioning yourself. That's a fantastic strategic.  
00:15:51 --> 00:15:51: Move.  
00:15:52 --> 00:15:56: That could you excuse me. Education ecosystem. Let's talk  
about  
00:15:56 --> 00:15:59: that. You are doing the opposite of what I was  
00:16:00 --> 00:16:03: involved in at Arizona State University 15 almost 20 years  
00:16:03 --> 00:16:06: ago. On the right hand side of the screen is  
00:16:06 --> 00:16:10: a classic university campus. You can see the edge of  
00:16:10 --> 00:16:14: it. It's very clearly defined. Big buildings, trees and sidewalks  
00:16:14 --> 00:16:17: in between. You know when you're on campus. When we  
00:16:18 --> 00:16:21: decided to establish a campus in downtown Phoenix, then  
the  
00:16:21 --> 00:16:22: 6th largest.  
00:16:22 --> 00:16:25: Now the 5th largest city in the United States, we  
00:16:25 --> 00:16:28: moved whole colleges in their entirety with the intent that  
00:16:28 --> 00:16:31: you would not be able to find the edge of  
00:16:31 --> 00:16:34: the campus. So we were moving from a conventional  
campus  
00:16:34 --> 00:16:37: to an urban setting, something we had never done before.  
00:16:37 --> 00:16:41: You've actually got a quality urban downtown which Phoenix  
didn't  
00:16:41 --> 00:16:43: have at the time, and now you're trying to take  
00:16:43 --> 00:16:46: over a campus and integrate the city into that. That  
00:16:46 --> 00:16:48: exchange is when I spend a lot of my time  
00:16:49 --> 00:16:49: thinking about.  
00:16:50 --> 00:16:53: These are some of the big drivers of what's happening  
00:16:53 --> 00:16:58: here. Of course, downtown, moving it forward, rejuvenating it,  
creating  
00:16:58 --> 00:17:01: something on the campus that's attractive so that you would  
00:17:01 --> 00:17:04: cross beer. I remember talking to the person who said  
00:17:04 --> 00:17:07: she lived near a spear and never crossed it. I



00:17:07 --> 00:17:11: cannot understand why it's quite a distance as Ross will  
00:17:11 --> 00:17:14: talk about and new development. Of course, with the river  
00:17:14 --> 00:17:17: mile the ball area, there's a lot going on here.  
00:17:17 --> 00:17:20: You've got three powerful institutions on one campus.  
00:17:20 --> 00:17:24: And they all have separate agendas. They should pursue  
those  
00:17:24 --> 00:17:28: separate agendas they have to. That's their mission. That's  
how  
00:17:28 --> 00:17:30: they're judged. On the other hand.  
00:17:31 --> 00:17:33: As they're trying to do and they all have great  
00:17:33 --> 00:17:35: and really recently installed leaders, they can do a lot  
00:17:35 --> 00:17:36: of things together.  
00:17:37 --> 00:17:40: So the advantage of being an outsider is you can  
00:17:40 --> 00:17:43: make some assumptions that it could be this way, or  
00:17:43 --> 00:17:46: probably is this way and you all know why it  
00:17:46 --> 00:17:49: either is or isn't. I'm ignoring that I'm just suggesting.  
00:17:49 --> 00:17:52: Seems like this might be a possibility, so you've got  
00:17:53 --> 00:17:56: three people in the family, so to speak, and that's  
00:17:56 --> 00:17:58: the house, and the house is very well taken care  
00:17:59 --> 00:18:01: of, let's say by a hack who provides the services  
00:18:02 --> 00:18:04: for those folks to do well, takes care of the  
00:18:04 --> 00:18:08: resource as the landlord. As the person who's operating that  
00:18:08 --> 00:18:08: place.  
00:18:09 --> 00:18:11: But what if you looked at that campus and said,  
00:18:11 --> 00:18:12: what's its real value?  
00:18:13 --> 00:18:16: I'm talking about in monetary terms, that in turn can  
00:18:16 --> 00:18:20: be translated into resources for one purpose. Great  
education for  
00:18:20 --> 00:18:23: students and their success. So how do you take an  
00:18:23 --> 00:18:26: asset that you have and you have it, whether it's  
00:18:26 --> 00:18:29: owned by the state or not? I understand that complication,  
00:18:29 --> 00:18:32: but you can work with that. How do you turn  
00:18:32 --> 00:18:34: it into something more? And why would you want to  
00:18:34 --> 00:18:37: do that? Well, there's been a lot of talk about  
00:18:37 --> 00:18:41: innovation districts, which are defined by everyone no matter  
where  
00:18:41 --> 00:18:44: they are slightly differently, but they probably have these.  
00:18:45 --> 00:18:48: Three food groups affiliated with them, and so if you  
00:18:48 --> 00:18:50: look at that building on the left, that building was  
00:18:50 --> 00:18:51: built in a way that.  
00:18:52 --> 00:18:56: Came through this process. Phoenix turns to ASU said we'll  
00:18:56 --> 00:18:58: give you 7 acres but you have to develop it  
00:18:58 --> 00:19:01: at a rapid pace. We then turned to a private

00:19:01 --> 00:19:04: developer and said, would you like to help us build  
00:19:04 --> 00:19:08: this? That's Wexford science technology that buildings up  
and running  
00:19:08 --> 00:19:11: with us in it. It's fantastic. There's the interior lobby.  
00:19:11 --> 00:19:15: It's become the hub of another innovation district that we've  
00:19:15 --> 00:19:19: started about around biomedical technology. But look at  
these numbers  
00:19:19 --> 00:19:23: and who's playing what role everybody has to be  
entrepreneurial.  
00:19:23 --> 00:19:26: When they're thinking whether you're building a spec lab  
building,  
00:19:26 --> 00:19:28: we're going now going to build two more because it's  
00:19:28 --> 00:19:29: been so successful.  
00:19:29 --> 00:19:32: Whether we build buildings dedicated to.  
00:19:34 --> 00:19:36: High tech education and in every one of these cases  
00:19:37 --> 00:19:40: the municipalities are contributing 10s of millions of dollars to  
00:19:40 --> 00:19:43: get us there because they're getting such a good return  
00:19:43 --> 00:19:46: on their investment. And we have two real estate arms  
00:19:46 --> 00:19:49: in our university or even build senior housing on that  
00:19:49 --> 00:19:52: Tempe campus. Remember our Tempe campus? We now  
have seniors  
00:19:52 --> 00:19:55: living in a 20 story building on campus. We're getting  
00:19:55 --> 00:19:59: an incredible return on that investment financially, but also  
they're  
00:19:59 --> 00:20:02: mentoring students. Students are in the building serving  
them. It's  
00:20:02 --> 00:20:03: all working out.  
00:20:03 --> 00:20:04: Extremely well.  
00:20:05 --> 00:20:08: Kelly offered some thoughts and she'll be on the screen  
00:20:08 --> 00:20:11: in just a few minutes about how you might think  
00:20:11 --> 00:20:14: about the advantages of working with developers with reads  
with  
00:20:14 --> 00:20:18: the financiers, all kinds of situations to advance your agenda,  
00:20:18 --> 00:20:21: and I'm not going to read all those slides. As  
00:20:21 --> 00:20:23: you can tell, but there is so much more it  
00:20:23 --> 00:20:25: would seem to me that you could do in an  
00:20:25 --> 00:20:27: entrepreneurial fashion.  
00:20:28 --> 00:20:29: I'll conclude my remarks by saying.  
00:20:30 --> 00:20:33: This is all processed. You should also have some things  
00:20:33 --> 00:20:36: that signal that you're moving forward, and Andrew, I saw  
00:20:36 --> 00:20:39: in the audience somewhere in the back there. I think  
00:20:39 --> 00:20:41: we all understand there he is waving his hand. Anderson  
00:20:41 --> 00:20:44: enthusiast for all this. By the way, I can tell  
00:20:44 --> 00:20:47: you know this is a critical intersection. Larrimer and and

00:20:47 --> 00:20:49: spear. You've already identified that.

00:20:50 --> 00:20:53: As I walk from downtown to the campus and the

00:20:53 --> 00:20:55: reason why, maybe a lot of people don't. I'm not

00:20:55 --> 00:20:58: sure why I'm going over there. What am I going

00:20:58 --> 00:21:01: to do? But also, it's not always very pleasant. What

00:21:01 --> 00:21:03: you see in the middle here is some of the

00:21:03 --> 00:21:07: many solar installations we build on our campuses. We're

00:21:07 --> 00:21:10: generating

00:21:10 --> 00:21:14: 775 megawatts of power, but that's almost incidental. The

00:21:14 --> 00:21:16: civic

00:21:16 --> 00:21:19: life underneath them is profound. Sometimes we work with

00:21:19 --> 00:21:21: the

00:21:21 --> 00:21:25: city. This is a piece of public art in downtown

00:21:25 --> 00:21:29: by Janet Echelman as part of their public art program.

00:21:29 --> 00:21:33: Put out some signals that something new.

00:21:33 --> 00:21:35: And interesting and different, maybe even a little strange and

00:21:35 --> 00:21:38: fascinating is happening. So how could that Larimer axis

00:21:38 --> 00:21:41: move

00:21:41 --> 00:21:45: into the campus? That's our Skysong real estate program

00:21:45 --> 00:21:46: having

00:21:46 --> 00:21:50: to do with the again Ed Tech. We invested our

00:21:50 --> 00:21:53: money in a giant shade structure, but it does more

00:21:53 --> 00:21:55: than that. It's the signal that we're in town. We're

00:21:55 --> 00:21:58: doing business, and we're doing it differently. So I think

00:21:58 --> 00:22:01: you should think.

00:22:01 --> 00:22:04: Very big at large scale about what could happen at

00:22:04 --> 00:22:07: that intersection.

00:22:07 --> 00:22:10: Thank you very much. Now I'm going to turn on

00:22:10 --> 00:22:13: my friend Yvonne.

00:22:13 --> 00:22:16: So the question is how to make this happen? What

00:22:16 --> 00:22:19: we want to present to you is a framework for

00:22:19 --> 00:22:22: action leading by public realm and public spaces and also

00:22:22 --> 00:22:25: build upon the legacy of the Denver core area. The

00:22:25 --> 00:22:28: vibrant mix users and creating urban spaces for this new

00:22:28 --> 00:22:31: 150 acre and transforming that into a mixed-use community,

00:22:31 --> 00:22:34: the

00:22:34 --> 00:22:37: broader.

00:22:37 --> 00:22:40: Strategy is that using this to kickstart a series of

00:22:40 --> 00:22:43: capital investment project so they can put Denver on the

00:22:43 --> 00:22:46: global stage.

00:22:46 --> 00:22:49: So we know that our area is the largest collective

00:22:49 --> 00:22:52: college campus in Colorado and it is also within walking

00:22:52 --> 00:22:55: distance to downtown, served by free light rail transit station

00:22:47 --> 00:22:51: and this is very significant. We know that the university  
00:22:51 --> 00:22:54: is going through a shift from a commuter campus to  
00:22:54 --> 00:22:57: a living urban campus, so we see there is a  
00:22:57 --> 00:23:02: unique opportunity to leverage on this to extend the  
downtown  
00:23:02 --> 00:23:05: mixed-use legacy to this area. Create 15 minute.  
00:23:05 --> 00:23:10: Walkable neighborhood as the competitive advantage and  
using this as  
00:23:10 --> 00:23:13: a model to position not just the campus, but Denver  
00:23:13 --> 00:23:17: as a leader in sustainable city building for the 21st  
00:23:17 --> 00:23:17: century.  
00:23:18 --> 00:23:21: This is the view of the campus from the South.  
00:23:21 --> 00:23:24: We see it is a complex on the southerly East  
00:23:24 --> 00:23:29: West Connection and Speer Blvd and and the north-south  
connection.  
00:23:29 --> 00:23:33: What's interesting and it's also very obvious is that 80%  
00:23:33 --> 00:23:36: of the 150 acre is within 5 minute walk from  
00:23:36 --> 00:23:40: existing air out station that you already have three trains  
00:23:40 --> 00:23:44: arriving every three minutes and we know that the  
development  
00:23:44 --> 00:23:49: industry, the investor they're looking for. These kind of  
convenience.  
00:23:49 --> 00:23:53: When they're selecting location as their choice, the top  
choice  
00:23:53 --> 00:23:58: to relocate, whether it's for business partnership or for  
redevelopment.  
00:23:58 --> 00:24:01: So the key to unlock this is that turning these  
00:24:01 --> 00:24:06: circles into complete high density mixed-use neighborhood.  
So what's critical  
00:24:06 --> 00:24:09: to the success is that early on, thinking about orchestrating  
00:24:09 --> 00:24:13: a variety of vibrant mixed uses on the ground floor,  
00:24:13 --> 00:24:17: not just focusing on providing restaurant and office and retail  
00:24:17 --> 00:24:19: users, but also providing what is the.  
00:24:19 --> 00:24:23: There to there, so those are the cultural spaces that's  
00:24:23 --> 00:24:27: authentic about the area. Those are the community spaces  
that  
00:24:27 --> 00:24:30: you can very quickly draw and making that into a  
00:24:30 --> 00:24:34: local destination & to blur the line between these 150  
00:24:34 --> 00:24:37: acre and the surrounding area. So another key element as  
00:24:38 --> 00:24:41: a key action item is that we're very excited that  
00:24:41 --> 00:24:44: we know the campus will be looking at doing a  
00:24:44 --> 00:24:47: master plan. But what is the key to the success  
00:24:47 --> 00:24:50: as the first step is to start thinking about.  
00:24:50 --> 00:24:54: Orchestrating the public realm plan, so this is about

extending

00:24:54 --> 00:24:58: the downtown fine grain streets and mixed-use block into the

00:24:58 --> 00:25:01: campus which already been successful on the other side of

00:25:01 --> 00:25:05: a square Blvd and develop a public around plan, particularly

00:25:05 --> 00:25:09: focusing on 2 mechanism. One is to transform these yellow

00:25:09 --> 00:25:12: area into main streets. Another one is to transform these

00:25:12 --> 00:25:16: yellow patch area into urban spaces so when people are

00:25:16 --> 00:25:19: associating with these spaces they don't need to remember the

00:25:19 --> 00:25:21: name of the street.

00:25:21 --> 00:25:24: Was really about where is the places that I want

00:25:24 --> 00:25:24: to go.

00:25:25 --> 00:25:28: So one of the key input we heard from stakeholder

00:25:28 --> 00:25:32: is that notwithstanding on the map you have all these

00:25:32 --> 00:25:36: infrastructure already in place, but the experience is not

00:25:36 --> 00:25:39: there.

00:25:39 --> 00:25:43: We see there's a lot of land that is available,

00:25:43 --> 00:25:47: but those are underutilized. They're a either are getting taken

00:25:47 --> 00:25:51: over by vehicular traffic, so there's a redundancy of those

00:25:51 --> 00:25:54: infrastructure, and also there is a lack of programmable

00:25:54 --> 00:25:56: space,

00:25:56 --> 00:25:58: so that will be our key focus. We also see

00:25:58 --> 00:26:02: surrounding the 150 acre.

00:26:02 --> 00:26:05: Is not avoid is not a whole because you have

00:26:05 --> 00:26:08: the existing community. In fact, on the campus you have

00:26:08 --> 00:26:11: two primary school within the campus. So what we see

00:26:11 --> 00:26:14: as a as a another top party and also one

00:26:14 --> 00:26:17: of the low hanging fruit is that show some of

00:26:17 --> 00:26:21: the improvement that making this as a model of how

00:26:21 --> 00:26:25: you can bring the kids and the families into the

00:26:25 --> 00:26:26: campus in the most convenient way. Making walking, cycling

00:26:26 --> 00:26:29: as

00:26:29 --> 00:26:30: a top choice because of the climate in here investing

00:26:30 --> 00:26:33: in green infrastructure.

00:26:33 --> 00:26:37: Not just to deal with flooding, but dealing with the

00:26:37 --> 00:26:40: heat is paramount.

00:26:40 --> 00:26:43: And other items that we see is that there is

00:26:43 --> 00:26:46: tremendous assets already on the campus. So through our

00:26:46 --> 00:26:50: interview

00:26:50 --> 00:26:53: we heard from stakeholder that they they do want to

00:26:53 --> 00:26:56: optimize these as the local destination. How to use it

00:26:56 --> 00:26:59: to attract the community onto the campus so the blue

00:26:59 --> 00:27:02: dotted area they're showing some of the existing

infrastructure, whether  
00:26:50 --> 00:26:54: they're the new Wellness Center, there's already funding onto Speer  
00:26:54 --> 00:26:57: Blvd to Tivoli. There has a long history. The place  
00:26:57 --> 00:27:00: of worship and the primary school that I was talking  
00:27:00 --> 00:27:01: about.  
00:27:01 --> 00:27:03: So one of the key things that we learn is  
00:27:04 --> 00:27:07: that what is fundamental is to create the ecosystem of  
00:27:07 --> 00:27:11: a competitive workforce starting with H0. So this is looking  
00:27:11 --> 00:27:14: at in a very quick opportunity to really think about  
00:27:14 --> 00:27:19: from a programming standpoint how you can optimize your existing  
00:27:19 --> 00:27:22: asset, but it's to provide intentional inclusion in terms of  
00:27:23 --> 00:27:26: program area, so this is showing as an opportunity. It's  
00:27:26 --> 00:27:29: not just for the kind of academic users, but how  
00:27:29 --> 00:27:31: you can leverage on the.  
00:27:31 --> 00:27:34: Regency to make these into a go to places daily  
00:27:34 --> 00:27:37: weekly so you can use it to generate a lot  
00:27:37 --> 00:27:40: of momentum on the site. What is also exciting is  
00:27:40 --> 00:27:44: the red area. So right now there's already six blocks  
00:27:44 --> 00:27:48: ready for development, and they're also within 5 minute walk  
00:27:48 --> 00:27:51: from the LRT station with with a train arriving every  
00:27:51 --> 00:27:54: 3 minutes. I was talking about and we see that  
00:27:54 --> 00:27:58: there's a top party very quickly thinking about how to  
00:27:58 --> 00:28:01: orchestrate those as the developable land and also.  
00:28:01 --> 00:28:04: With a vibrant public spaces to unlock. So what we  
00:28:05 --> 00:28:07: want to offer at the table is a very clear  
00:28:07 --> 00:28:12: and simple partnership framework. Thinking about a 3 tier system,  
00:28:12 --> 00:28:15: kind of like a wedding cake and using that to  
00:28:15 --> 00:28:19: orchestrate opportunity for time and space. Share starting at the  
00:28:19 --> 00:28:23: bottom level. Focusing on institution. We know that there's broader  
00:28:23 --> 00:28:27: institution of opportunity for joint users and using that to  
00:28:27 --> 00:28:31: really continue building momentum for the lifelong learning.  
00:28:32 --> 00:28:35: The middle part of the middle portion. There's opportunity for  
00:28:35 --> 00:28:38: the partnership floor, so this is for the laboratory for  
00:28:39 --> 00:28:42: the businesses. For the offices and what you want to  
00:28:42 --> 00:28:44: do is to create a reason for people to come  
00:28:44 --> 00:28:47: to this block and different times of the day of  
00:28:47 --> 00:28:50: the week and also through the year. And then very  
00:28:50 --> 00:28:53: importantly, is that you want to sustain the critical mass

00:28:53 --> 00:28:56: on the same block. So when we look at housing,

00:28:56 --> 00:28:59: it's not just thinking about creating a one bedroom or

00:28:59 --> 00:29:02: Co living for the students, but it's also thinking about

00:29:02 --> 00:29:03: the faculty members.

00:29:04 --> 00:29:07: They have families and also how to make this as

00:29:07 --> 00:29:10: a place of choice for families on various sizes. So

00:29:10 --> 00:29:13: it's important that on early on to eliminate the need

00:29:13 --> 00:29:17: of parking and using that from performer perspective to make

00:29:17 --> 00:29:20: the shift to all the non auto mode but also

00:29:20 --> 00:29:23: using that to support these larger sized units so we

00:29:23 --> 00:29:27: know the tech company they're looking for places not just

00:29:27 --> 00:29:31: for the vibrant public spaces, but they're very mindful of

00:29:31 --> 00:29:33: sustainability. So using mass timber.

00:29:34 --> 00:29:37: Our team and and biophilia will be a key differentiation.

00:29:37 --> 00:29:40: We also know that tech company they're looking for the

00:29:40 --> 00:29:43: healthy lifestyle, so you already have a campus surrounded

00:29:43 --> 00:29:47: by

00:29:47 --> 00:29:49: river and Creek. So how to be intentional creating the

00:29:49 --> 00:29:53: Creek to create connection? We know that there is a

00:29:53 --> 00:29:56: history about flooding. We know that there's a need of

00:29:56 --> 00:29:58: shade, so using that early on to set-up this mechanism

00:29:58 --> 00:30:01: and lastly, what we want to leave at the table

00:30:01 --> 00:30:05: is that over the last we we really encourage to

00:30:05 --> 00:30:07: see the momentum and the excitement of people coming

00:30:07 --> 00:30:11: together.

00:30:11 --> 00:30:14: We see it a physical model when we also see

00:30:14 --> 00:30:17: there is an opportunity now to turn the physical model

00:30:17 --> 00:30:20: into a living digital model so that everybody can see

00:30:20 --> 00:30:24: what is happening on the ground. So we also learned

00:30:24 --> 00:30:27: that Denver has a legacy on sustainability, so this is

00:30:27 --> 00:30:31: a very quick way of apart from the collaboration to

00:30:31 --> 00:30:34: continue putting Denver on the map. How we meeting

00:30:34 --> 00:30:35: necessarily

00:30:35 --> 00:30:38: how we are continually staying as a platinum for cities

00:30:38 --> 00:30:41: at the lead level. How are they ever continue to

00:30:41 --> 00:30:54: be not just the 4th?

00:30:54 --> 00:31:01: The next time we look at the news, it's the

00:31:01 --> 00:31:05: second most sustainable destination in the world. Thank you.

00:31:05 --> 00:31:11: So the transportation challenge you face is balancing

00:31:11 --> 00:31:15: regional circulation

00:31:15 --> 00:31:20: needs with local access and the kinds of urban design

00:31:20 --> 00:31:25: moves that support a vibrant, walkable downtown that

00:31:25 --> 00:31:30: includes a

00:31:11 --> 00:31:13: major academic campus.

00:31:13 --> 00:31:17: So I think it's worth stepping back to consider the

00:31:17 --> 00:31:21: role that Spear Blvd plays. It's a special and important

00:31:21 --> 00:31:25: route in the city. It is the rare radial Ave

00:31:25 --> 00:31:28: in the city that slices across the the city's grid

00:31:28 --> 00:31:33: and that helps it link key destinations. Cherry Creek to

00:31:33 --> 00:31:35: downtown and in recent decades.

00:31:36 --> 00:31:38: Provides access to I25.

00:31:39 --> 00:31:42: It serves as a gateway to downtown from I-25, but

00:31:42 --> 00:31:46: conversely something of a back door entrance. When you come

00:31:46 --> 00:31:49: in from the South across Colfax, and that has to

00:31:49 --> 00:31:52: do with the way that the Convention Center Performing Arts

00:31:52 --> 00:31:55: Center back up to Spear never considered it a front

00:31:55 --> 00:31:56: door.

00:31:58 --> 00:32:02: It's a busy St carrying 50 to 60,000 vehicles a

00:32:02 --> 00:32:02: day.

00:32:04 --> 00:32:06: Many of which get into downtown and Blake and market.

00:32:06 --> 00:32:09: Although from the data we've seen, I'm sure it's out

00:32:09 --> 00:32:12: there. But from what we've seen, it's unclear how much

00:32:12 --> 00:32:15: of that traffic on spear is through traffic and how

00:32:15 --> 00:32:18: much is going in and out of downtown that needs

00:32:18 --> 00:32:19: to be better understood.

00:32:20 --> 00:32:24: Speed limit is posted at 35. It is pretty much

00:32:24 --> 00:32:29: universally accepted that many people travel faster. Nobody denied that

00:32:29 --> 00:32:35: fact in our discussions. Unfortunately, it hasn't actually been measured,

00:32:35 --> 00:32:39: so again, need to understand more precisely what is really

00:32:39 --> 00:32:43: going on and relative to the number of people who

00:32:43 --> 00:32:47: are on the campus or working living in downtown. There

00:32:47 --> 00:32:50: are few pedestrians crossing spear.

00:32:52 --> 00:32:55: And in part, that's because it is a very wide

00:32:55 --> 00:32:58: St. 8 lanes with up to three turn lanes at

00:32:58 --> 00:33:02: any given intersection, making it one of the widest streets

00:33:02 --> 00:33:06: in Denver. You have other very equally, if not busier

00:33:06 --> 00:33:10: streets. Federal Colorado and others that typically have up to

00:33:10 --> 00:33:14: six lanes, but they carry even more traffic over 70,000

00:33:14 --> 00:33:17: vehicles a day. In some cases, spear also has a

00:33:17 --> 00:33:22: number of crosswalks. There are actually 15 marked crosswalks.

00:33:22 --> 00:33:26: 10 different intersections in this little over a mile, so

00:33:26 --> 00:33:30: it's an ample number of crossings, but again, they are



00:33:30 --> 00:33:30: daunting.

00:33:32 --> 00:33:36: Now another important aspect of spear is the history and aesthetic character. It follows a path that people have been taking along the Creek for centuries. It offers compelling views

00:33:37 --> 00:33:41:

00:33:41 --> 00:33:46: of downtown and of the mountains.

00:33:46 --> 00:33:48:

00:33:50 --> 00:33:54: And even though its current configuration varies from the original

00:33:55 --> 00:33:58: city, beautiful Blvd design, it remains a swath of green

00:33:59 --> 00:34:02: through downtown. That's an important aspect.

00:34:03 --> 00:34:07: And part of that design departure is now the width

00:34:07 --> 00:34:11: of the corridor. That's the roadway, the green space and the Creek varies widely anywhere from about 250 feet to

00:34:11 --> 00:34:15: over 5 almost 600 feet, a lot different than the

00:34:15 --> 00:34:18: traditional section South of Colfax, which is pretty typically

00:34:18 --> 00:34:23: about

00:34:23 --> 00:34:25: 250 feet in width.

00:34:27 --> 00:34:31: So a key thing to think about when you consider

00:34:31 --> 00:34:35: the entire downtown spear is not an edge, it's a

00:34:35 --> 00:34:39: central feature. Spear runs right through the middle of your

00:34:39 --> 00:34:41: functional downtown.

00:34:42 --> 00:34:45: So the question is, do you want the city's widest

00:34:45 --> 00:34:48: road right through the middle of downtown? I think we've

00:34:48 --> 00:34:52: been hearing many of you don't, but it's important to

00:34:52 --> 00:34:55: frame it in that context to think about the future.

00:34:56 --> 00:35:00: Now the finer level the pedestrian experience is a long

00:35:00 --> 00:35:04: and awkward crossing. Again, Duke alluded earlier, there aren't a

00:35:04 --> 00:35:07: lot of reasons to cross. Spirit mainly has to do

00:35:08 --> 00:35:11: with activity on the campus or getting to and from

00:35:11 --> 00:35:13: transit or the Cherry Creek Trail.

00:35:14 --> 00:35:18: And it is the determined pedestrian who makes the crossing.

00:35:18 --> 00:35:22: It's a long distance. It takes a long time. Partly

00:35:22 --> 00:35:26: that's the corridor just getting across the street takes long

00:35:26 --> 00:35:30: enough. But then, walking that nearly 600 feet, we're talking

00:35:30 --> 00:35:33: almost two city blocks just to get from one building

00:35:33 --> 00:35:36: on the east side to the next building on the

00:35:37 --> 00:35:40: West side. That's a long way you have to endure

00:35:40 --> 00:35:41: high traffic volumes.

00:35:42 --> 00:35:46: The speed, the noise, and there's no weather protection. Whether

00:35:47 --> 00:35:50: you're getting baked by the sun or chilled by the

00:35:50 --> 00:35:53: winter winds, it's a tough place to be as a

00:35:53 --> 00:35:54: pedestrian.

00:35:56 --> 00:36:01: So in short, spear is incompatible with a successful walkable

00:36:01 --> 00:36:05: downtown due to the traffic conditions due to its configuration

00:36:06 --> 00:36:10: and adjacent property conditions. So how can a better urban

00:36:10 --> 00:36:14: context be situated be achieved that has to do with

00:36:14 --> 00:36:17: development patterns and design moves?

00:36:18 --> 00:36:22: And the panel believes strongly that the core of that

00:36:22 --> 00:36:27: improvement begins with a more vibrant ahec campus with

00:36:27 --> 00:36:33: mixed-use

00:36:27 --> 00:36:33: development, that development will generate more

00:36:33 --> 00:36:37: pedestrian traffic around the

00:36:33 --> 00:36:37: campus between the campus and the simple business

00:36:33 --> 00:36:37: district.

00:36:39 --> 00:36:43: And that more vibrant campus mixed-use campus has the

00:36:39 --> 00:36:43: opportunity

00:36:43 --> 00:36:46: to create visual attractions. One of the problems now is

00:36:46 --> 00:36:49: your own. In the central business district you look over,

00:36:49 --> 00:36:52: you may see one of the Nice churches, but you

00:36:52 --> 00:36:54: can't see how to get there at other streets. You

00:36:55 --> 00:36:57: see a parking garage wall. You you see the backs

00:36:57 --> 00:37:00: of things. It doesn't lead you there. So we need

00:37:00 --> 00:37:03: to create reasons for people to go actual destinations and

00:37:03 --> 00:37:06: give them the visual clues as to how they get

00:37:06 --> 00:37:06: there.

00:37:07 --> 00:37:12: On the east side, if the Performing Arts Center Convention

00:37:12 --> 00:37:17: Center could develop front doors to spear could take

00:37:12 --> 00:37:17: advantage

00:37:17 --> 00:37:21: of and improve Greenway Creek and start to build natural

00:37:21 --> 00:37:25: connections to new activities on the mixed-use campus.

00:37:27 --> 00:37:30: And then the thing you've all been waiting for is

00:37:31 --> 00:37:32: what is the new Spear Blvd?

00:37:35 --> 00:37:39: The panel suggests that it be a 6 lane Blvd

00:37:39 --> 00:37:43: that it occupied the West side of the current alignment,

00:37:43 --> 00:37:48: that it be more. It's designed would be more traditional

00:37:48 --> 00:37:52: Blvd with a a a narrow but attractive planted median

00:37:53 --> 00:37:55: between the travel lanes.

00:37:56 --> 00:38:00: This would be consistent. The six lane section would be

00:38:00 --> 00:38:03: consistent with the traffic bonds it has been carrying, and

00:38:03 --> 00:38:07: they may be different in this slightly post pandemic future

00:38:07 --> 00:38:10: with the downtown office core that remains to be seen,

00:38:10 --> 00:38:13: and that size would also be consistent with other major

00:38:13 --> 00:38:16: city streets relative to the volumes carried.

00:38:17 --> 00:38:21: Shifting and consolidating the Boulevard would free up as

much

00:38:21 --> 00:38:24: as 130 feet of depth for other uses, open space  
00:38:24 --> 00:38:28: or other buildings. It gives a lot of flexibility to  
00:38:28 --> 00:38:29: the future.  
00:38:30 --> 00:38:33: Shifting the Creek to the east side of the Parkway  
00:38:33 --> 00:38:35: is the right thing to do.  
00:38:36 --> 00:38:39: This will help create a strong urban edge along the  
00:38:39 --> 00:38:40: Ahec campus.  
00:38:42 --> 00:38:46: And again, it provides more flexibility for uses on the  
00:38:46 --> 00:38:47: east side.  
00:38:48 --> 00:38:52: And can create allow these central business district side  
buildings  
00:38:52 --> 00:38:55: to have a new front door to a marvelous environmental  
00:38:55 --> 00:38:57: and recreation corridor along the Creek.  
00:38:59 --> 00:39:03: So specifics of that new Blvd would be narrower. Lanes  
00:39:03 --> 00:39:06: 10 to 11 feet not 11 1/2 or 12 feet  
00:39:06 --> 00:39:10: or larger. Reducing the speed limit. It's now 35 to  
00:39:10 --> 00:39:15: 25. Many cities are doing this. It's safer for pedestrians.  
00:39:15 --> 00:39:19: Pedestrians tend not to die when collisions happen at lower  
00:39:20 --> 00:39:20: speeds.  
00:39:21 --> 00:39:22: It's that blunt.  
00:39:23 --> 00:39:26: Then there are a lot of turn lanes that could  
00:39:26 --> 00:39:30: be eliminated, particularly those that cut corners, leave  
pedestrians stranded  
00:39:30 --> 00:39:32: on these little islands.  
00:39:33 --> 00:39:36: And you can use the barriers for protected bike lane  
00:39:36 --> 00:39:39: and landscaping that help create the sense of narrower St  
00:39:39 --> 00:39:43: that helps slow traffic. These techniques should be applied  
both  
00:39:43 --> 00:39:45: the spear and Auraria Parkway.  
00:39:46 --> 00:39:50: Spear alone cannot be fully improved. If Terraria doesn't  
change  
00:39:50 --> 00:39:53: with it, they work together. They need to have a  
00:39:53 --> 00:39:54: comparable character.  
00:39:56 --> 00:40:00: Now what you can do straight away is test the  
00:40:00 --> 00:40:05: six lane configuration within the existing Blvd. You can do  
00:40:05 --> 00:40:10: it with temporary barriers, planters and paint you can create.  
00:40:10 --> 00:40:14: If you choose a two way cycle track on each  
00:40:14 --> 00:40:18: side of the street, a protected barrier.  
00:40:19 --> 00:40:22: And then the inside what is now the inside curb  
00:40:22 --> 00:40:25: lane can be blocked off and then it can become  
00:40:25 --> 00:40:28: a turn lane as you approach intersections again, you can  
00:40:28 --> 00:40:32: use temporary barriers to do that. Changing the paint you

00:40:32 --> 00:40:35: can narrow the lanes. You can do this to test  
00:40:35 --> 00:40:39: traffic behavior, test whether it actually does really slow traffic  
00:40:39 --> 00:40:43: and test whether people will start to use the surface  
00:40:43 --> 00:40:46: bike lanes and if pedestrians are more enticed to cross  
00:40:46 --> 00:40:47: the street.  
00:40:48 --> 00:40:52: This is a relatively low risk and low cost way  
00:40:52 --> 00:40:55: to test big ideas, and then it's super important to  
00:40:56 --> 00:41:01: monitor that performance. Apply the lessons learned as you  
refine  
00:41:01 --> 00:41:03: the design for the future Blvd.  
00:41:04 --> 00:41:07: Would also say take that time to start using them.  
00:41:07 --> 00:41:13: Transportation models to test alternate intersection  
configurations and you can  
00:41:13 --> 00:41:17: test different ideas about how the central business district is  
00:41:17 --> 00:41:21: going to generate traffic in the future, whether we're going  
00:41:21 --> 00:41:24: to have people returning to the office or not and  
00:41:24 --> 00:41:27: test different volume scenarios, but you want to find out  
00:41:28 --> 00:41:31: if you can alter intersections so that it helps reduce  
00:41:31 --> 00:41:34: traffic speed and may support lane reduction.  
00:41:34 --> 00:41:37: Maybe even an additional lane reduction.  
00:41:37 --> 00:41:42: Roundabouts, for example, are very efficient at these. They  
don't  
00:41:42 --> 00:41:46: work everywhere, but they may well have an opportunity here  
00:41:46 --> 00:41:49: that could help you clean up some of the messiness  
00:41:49 --> 00:41:53: around the wazy Blake market. Spear area intersection.  
00:41:55 --> 00:42:00: That would really create a focal point and could better  
00:42:00 --> 00:42:04: organize and make the whole area safer.  
00:42:06 --> 00:42:07: And then.  
00:42:07 --> 00:42:11: The corridor crossings can be enhanced as Duke was  
suggesting  
00:42:11 --> 00:42:15: better landscaping art weather protection a number ways to  
make  
00:42:15 --> 00:42:19: those more attractive to get you there. Your experience  
getting  
00:42:19 --> 00:42:22: across attained St within be better.  
00:42:23 --> 00:42:24: And the.  
00:42:26 --> 00:42:30: Other ideas about crossings are that there may be  
opportunities  
00:42:30 --> 00:42:33: to go over or go under, while the main emphasis  
00:42:33 --> 00:42:37: would always be to create a lively pedestrian environment at  
00:42:37 --> 00:42:43: the surface cities offer interesting. Potentially there might be  
fascinating  
00:42:43 --> 00:42:46: experiences to be had by going over, going under, don't  
00:42:46 --> 00:42:50: rule it out. Explore interesting opportunities.

00:42:51 --> 00:42:55: And then there are some additional actions to take collaborative

00:42:55 --> 00:42:59: and inclusive planning to make sure all of these things

00:42:59 --> 00:43:03: work together, expand the geographic scope of downtown plans to

00:43:03 --> 00:43:06: include everything on the West side of spear. It has

00:43:06 --> 00:43:10: to be a an an entire comprehensive view. Take a

00:43:10 --> 00:43:13: look at your zoning requirements. You've done a lot of

00:43:13 --> 00:43:18: good things to encourage better Urban Development and manage traffic.

00:43:18 --> 00:43:20: But take a hard look at establishing.

00:43:21 --> 00:43:25: Maximum parking ratios that is the greatest tool you have

00:43:25 --> 00:43:30: to encourage transit, walking and biking without a maximum parking

00:43:30 --> 00:43:33: ratio your your transit future is looks a lot like

00:43:34 --> 00:43:37: what it does now, which isn't bad, but it could

00:43:37 --> 00:43:41: be so much stronger. And then again, if the campus

00:43:41 --> 00:43:46: level review the transportation benefits to see that they're maximizing

00:43:46 --> 00:43:50: use of transit and other modes rather than having to

00:43:50 --> 00:43:51: opt in.

00:43:51 --> 00:43:54: Make a transit pass automatic if you're enrolled or you

00:43:54 --> 00:43:57: work there. It's just built in your fees. You don't

00:43:58 --> 00:44:00: have to, it's just there. You can use any time

00:44:00 --> 00:44:01: you want.

00:44:02 --> 00:44:07: Build on the collaborative planning across agencies, departments, and partners

00:44:07 --> 00:44:11: that you've done. Now you can strengthen that and we'll

00:44:11 --> 00:44:15: need all voices and perspectives to make this work together.

00:44:15 --> 00:44:19: The panel believes these actions will help support a walkable,

00:44:19 --> 00:44:21: successful downtown.

00:44:32 --> 00:44:33: Thank you Ross.

00:44:34 --> 00:44:37: Well, you know one thing that we heard from the very get go that I think was at the core

00:44:37 --> 00:44:40: of what we were asked to look at as a

00:44:40 --> 00:44:42: panel is how do you leverage the assets that are

00:44:42 --> 00:44:45: there? Open space obviously being one of them to stitch

00:44:45 --> 00:44:48: together the various aspects of downtown across your Blvd and

00:44:49 --> 00:44:52: to do some stitching requires thread and as Ross alluded,

00:44:52 --> 00:44:56: that does occur at the street level. That's where some

00:44:56 --> 00:44:59: of that experience is. But I also think and I

00:44:59 --> 00:45:02: think we also believe, as do many of you who

00:45:02 --> 00:45:05:

00:45:05 --> 00:45:06: we spoke with.

00:45:06 --> 00:45:09: That green space really can be that threat.

00:45:10 --> 00:45:13: It's important to note that the area where the Cherry

00:45:13 --> 00:45:17: Creek green space is currently lined has a rich but

00:45:17 --> 00:45:20: somewhat complicated history. It's been around as long as

00:45:21 --> 00:45:24: Denver

00:45:21 --> 00:45:24: has and obviously way way before that, so just

00:45:21 --> 00:45:24: acknowledging

00:45:24 --> 00:45:27: that up front, I think what is interesting is as

00:45:27 --> 00:45:31: we look at some of the constraints, challenges, and

00:45:27 --> 00:45:31: opportunities

00:45:31 --> 00:45:34: that we have today. A lot of those are rooted

00:45:34 --> 00:45:37: in decisions or actions from 100 plus years ago.

00:45:39 --> 00:45:42: So looking at the existing condition, I think most of

00:45:42 --> 00:45:45: you have probably been down there, so I don't need

00:45:45 --> 00:45:48: to enumerate all the different attributes of what currently

00:45:45 --> 00:45:48: exists.

00:45:48 --> 00:45:51: But I think there are key opportunities that are evident

00:45:51 --> 00:45:54: even in its existing condition. And the biggest of those

00:45:54 --> 00:45:57: are things that are very difficult to recreate or to

00:45:57 --> 00:46:01: facilitate, and that's the presence of a natural water system,

00:46:01 --> 00:46:03: even if it's not the way that we would like

00:46:03 --> 00:46:05: it to be. The amount of land in the public

00:46:05 --> 00:46:08: domain that the city and or its partners have influence

00:46:08 --> 00:46:09: over on how to develop.

00:46:09 --> 00:46:12: 70 plus acres or something like that and the amount

00:46:12 --> 00:46:16: of potential partners that you have along these corridors to

00:46:16 --> 00:46:19: implement big visions. So we all know it's going to

00:46:19 --> 00:46:23: take a village. But coincidentally, along this section of Cherry

00:46:23 --> 00:46:27: Creek you have institutions, higher education businesses,

00:46:23 --> 00:46:27: downtown entities, and

00:46:28 --> 00:46:31: then obviously all of the residents that we hope will

00:46:31 --> 00:46:33: both move and stay in downtown Denver.

00:46:34 --> 00:46:37: Now that goes without saying that there are also challenges.

00:46:37 --> 00:46:38: I think we could talk about.

00:46:39 --> 00:46:39: The.

00:46:39 --> 00:46:43: You know, if you're down in the corridor itself, things

00:46:43 --> 00:46:46: you might see that are evident and also very common

00:46:46 --> 00:46:50: across most urban green spaces. Things like you know

00:46:46 --> 00:46:50: continuous

00:46:50 --> 00:46:54: congestion on some of the trail networks, general

00:46:50 --> 00:46:54: maintenance challenges,

00:46:54 --> 00:46:58: safety, you know perceptions of safety, but the most

00:46:54 --> 00:46:58: significant,

00:46:58 --> 00:47:01: I think, as we look through the lens of open  
00:47:01 --> 00:47:03: space being this thread that stitches together.  
00:47:04 --> 00:47:06: Are the channelization of the Creek which makes it very  
00:47:06 --> 00:47:09: difficult to access as a pedestrian, and that really also  
00:47:09 --> 00:47:12: is Ross clearly pointed out? Starts at the street level.  
00:47:12 --> 00:47:15: You know the adjacency of Spear Blvd in its current  
00:47:15 --> 00:47:18: configuration really detracts from the amount of users and or  
00:47:18 --> 00:47:21: uses that you can experience on Cherry Creek and the  
00:47:21 --> 00:47:24: other thing too is, once you're down there, I think  
00:47:24 --> 00:47:26: we heard this said a couple times. There is no  
00:47:26 --> 00:47:29: there there, you know it really serves as a thoroughfare  
00:47:29 --> 00:47:32: for pedestrians, and even in its current condition is quite  
00:47:32 --> 00:47:34: beautiful, but it still is a pass through.  
00:47:37 --> 00:47:40: So we touched on this already, but I think what  
00:47:40 --> 00:47:43: the big idea of things that we've heard related to  
00:47:43 --> 00:47:46: green space are very encouraging to me, because there is  
00:47:47 --> 00:47:50: this sort of understood idea that the future of downtown,  
00:47:50 --> 00:47:53: the future of area, all of these are tied to  
00:47:53 --> 00:47:56: the success of the open space system downtown Denver to  
00:47:56 --> 00:48:00: be successful will need high quality, high performing parks  
and  
00:48:00 --> 00:48:03: open spaces to serve both the workers and the residents  
00:48:03 --> 00:48:06: that we hope will live there. And I think an  
00:48:06 --> 00:48:07: interesting.  
00:48:07 --> 00:48:10: Thought shift that occurred is as we looked at in  
00:48:10 --> 00:48:15: the briefing materials and heard some conversations. This  
idea possibly  
00:48:15 --> 00:48:18: that a Cherry Creek could be the backyard or you  
00:48:18 --> 00:48:20: know it is this asset or this edge when in  
00:48:20 --> 00:48:24: reality with the way that downtown has evolved and grown  
00:48:24 --> 00:48:27: as we redefine where these quote UN quote barriers, these  
00:48:27 --> 00:48:31: imaginary barriers of downtown are it really isn't that it's  
00:48:31 --> 00:48:34: a central spine. You know it is a Central Park  
00:48:34 --> 00:48:37: of sorts, not in its scale or program, but in  
00:48:37 --> 00:48:39: its importance of connecting.  
00:48:39 --> 00:48:41: Unifying different portions of the city.  
00:48:42 --> 00:48:44: So what do we do about that? I'd like to  
00:48:44 --> 00:48:47: start macro as we kind of already have. We started  
00:48:47 --> 00:48:50: at the very, very high level and we're working our  
00:48:50 --> 00:48:53: way down. So with open space as well, I think  
00:48:53 --> 00:48:56: we have an opportunity as a community to think about  
00:48:56 --> 00:48:59: this space differently. You know this is not a trail.

00:48:59 --> 00:49:02: This is not a park. This is not infrastructure. It's  
00:49:02 --> 00:49:04: all of those things. And it's also a vehicle for  
00:49:04 --> 00:49:08: conveying the unique culture both past and present of  
Denver.  
00:49:08 --> 00:49:10: And we need to embrace it and plan it and  
00:49:10 --> 00:49:13: brand it that way. That will help give life to  
00:49:13 --> 00:49:13: the space.  
00:49:13 --> 00:49:17: That is beyond circulation beyond just recreation or beyond  
infrastructure  
00:49:17 --> 00:49:20: is just reframing the way that we think about it.  
00:49:20 --> 00:49:22: And this is a tenant that I I hope most  
00:49:22 --> 00:49:25: of us embrace, and it's certainly a soapbox that I  
00:49:25 --> 00:49:28: stand on frequently. But we understand that there are  
infrastructural  
00:49:29 --> 00:49:32: requirements of the Cherry Creek Greenway that goes  
without saying,  
00:49:32 --> 00:49:35: and those must be maintained and preserved in the future,  
00:49:35 --> 00:49:38: but we have to think differently about how we meet  
00:49:38 --> 00:49:41: and solve those challenges. There is the opportunity to look  
00:49:41 --> 00:49:44: at this in this entire corridor as both infrastructure.  
00:49:44 --> 00:49:47: And the minute you know we're protecting downtown, you  
know  
00:49:47 --> 00:49:51: we're retaining the existing flood capacity we're dealing with,  
you  
00:49:51 --> 00:49:54: know all of those things that we know we have  
00:49:54 --> 00:49:56: to, but we can do that in ways that naturalize  
00:49:56 --> 00:49:59: the Creek alignment and open up green space. We can  
00:49:59 --> 00:50:03: do that by thinking about walls differently and solutions of  
00:50:03 --> 00:50:06: walls differently than just purely vertical plants. So I think  
00:50:06 --> 00:50:09: with this also, it's not enough to think about it  
00:50:09 --> 00:50:12: as infrastructure to design it as infrastructure, we have to  
00:50:12 --> 00:50:14: fund it as infrastructure.  
00:50:14 --> 00:50:16: And that's not just the flood walls or that you  
00:50:16 --> 00:50:19: know the flood improvements. That's the entire green space  
because  
00:50:19 --> 00:50:22: it is infrastructure, quality of life, infrastructure for the city  
00:50:22 --> 00:50:22: of Denver.  
00:50:25 --> 00:50:28: And piggybacking on that, you have an opportunity here as  
00:50:28 --> 00:50:31: we look forward into the future in a very dynamic  
00:50:31 --> 00:50:33: and changing climate that we need to leverage as a  
00:50:33 --> 00:50:36: Community all the tools in our toolbox for resiliency that  
00:50:36 --> 00:50:39: we can. And as we think about people coming and  
00:50:39 --> 00:50:42: moving and living downtown, you of course you're dealing  
with



00:50:42 --> 00:50:45: the urban heat island effect and all these other you  
00:50:45 --> 00:50:48: know things that we're experiencing. I think it's been a  
00:50:48 --> 00:50:51: pretty hot week for us here. We've enjoyed it, but  
00:50:51 --> 00:50:53: it's been warm. Yeah, we got to experience the need  
00:50:53 --> 00:50:55: for this right? But the cherry.  
00:50:55 --> 00:50:58: The cultural corridor has the opportunity to really be a  
00:50:58 --> 00:51:01: tool for resiliency in the community. If you've been down  
00:51:01 --> 00:51:03: there, which if you haven't, I'd encourage you to go  
00:51:03 --> 00:51:05: even on a hot day. There is a change in  
00:51:05 --> 00:51:08: temperature. There's a change just being near the water is  
00:51:08 --> 00:51:11: something that is so valuable in a climate like denvers  
00:51:11 --> 00:51:14: that you cannot not embrace it to its fullest potential.  
00:51:14 --> 00:51:16: So as we think about the big broad vision of  
00:51:16 --> 00:51:18: everybody in this room, which is that we have a  
00:51:18 --> 00:51:21: dynamic, active, sustainable and livable Denver, that means  
that we  
00:51:22 --> 00:51:24: have to mitigate these effects of climate change that are  
00:51:24 --> 00:51:26: not going to change in the short term.  
00:51:29 --> 00:51:32: One of the key direct questions we were asked as  
00:51:32 --> 00:51:34: part of our briefing material is to how do we  
00:51:34 --> 00:51:37: increase the amount of green space along Speer Blvd? I'd  
00:51:38 --> 00:51:40: like to add a caveat here that it's not just  
00:51:40 --> 00:51:43: increasing, which I think is a valid goal that should  
00:51:43 --> 00:51:47: be pursued. It's increasing meaningful and interconnected  
spaces, so it's  
00:51:47 --> 00:51:51: not green. For green sake. It's green spaces that facilitate  
00:51:51 --> 00:51:54: all these broader citywide goals that we know we need  
00:51:54 --> 00:51:57: to meet, and that's everything from recreation and leisure,  
obviously  
00:51:57 --> 00:51:59: to catalyzing and facilitating.  
00:51:59 --> 00:52:03: Private development and invest investment. They are not  
mutually exclusive  
00:52:03 --> 00:52:07: ideas, so increasing green space, prioritizing green space  
does not  
00:52:07 --> 00:52:10: preclude private development. And all these other broad  
goals that  
00:52:11 --> 00:52:13: we want to see. In fact, we believe it encourages  
00:52:13 --> 00:52:16: them, and a key aspect of that is thinking about  
00:52:16 --> 00:52:19: parks differently along this corridor. Parks and green spaces.  
You  
00:52:19 --> 00:52:22: know we have already seen, I think of some different  
00:52:22 --> 00:52:26: illustrations of potential elevated green spaces which cross  
spear. And  
00:52:26 --> 00:52:29: as Ross said, those are things that are worthwhile exploring.

00:52:30 --> 00:52:33: In certain circumstances, but we also think there are opportunities

00:52:33 --> 00:52:36: to go under and connect different portions of the campus

00:52:37 --> 00:52:40: to downtown where you are avoiding spear and creating these

00:52:40 --> 00:52:43: unique new dynamic connections from East to West that are

00:52:43 --> 00:52:47: green space connections, not just streetscape or elevated connections.

00:52:48 --> 00:52:50: So what's cool to me about this idea is that

00:52:50 --> 00:52:54: we're thinking about parks on multiple parks and green spaces

00:52:54 --> 00:52:57: on multiple planes. So for example, here we're standing by

00:52:57 --> 00:53:00: the what can be a somewhat intimidating sculpture here in

00:53:00 --> 00:53:03: one of the larger green spaces along the corridor, looking

00:53:03 --> 00:53:06: towards the campus, which on the other side of the

00:53:06 --> 00:53:08: massive divide of spear there is also a pretty large

00:53:09 --> 00:53:10: unprogrammed green space.

00:53:11 --> 00:53:13: Well, this is one of the most difficult areas to

00:53:13 --> 00:53:17: traverse as a pedestrian, so we have the opportunity as

00:53:17 --> 00:53:19: we rethink how we Orient the Creek and how we

00:53:19 --> 00:53:23: handle some of these flood related challenges to create some

00:53:23 --> 00:53:26: of these underpasses. These under parks, which are becoming much

00:53:26 --> 00:53:30: more common as unique, programmable, dynamic urban areas that are

00:53:30 --> 00:53:34: very different that can become destinations and have unique attributes,

00:53:34 --> 00:53:37: namely shade that can help in the larger perspective of

00:53:38 --> 00:53:38: resiliency.

00:53:40 --> 00:53:43: And along with that, and tied to that idea, is

00:53:43 --> 00:53:46: this need to create destinations along the corridor? There's not

00:53:47 --> 00:53:49: one end or the other. There should be an experience

00:53:49 --> 00:53:52: across the entire corridor and a key component of this

00:53:53 --> 00:53:57: is making sure that these destinations are multi generational, multifaceted

00:53:57 --> 00:54:00: and multi seasonal. You know they should appeal and have

00:54:00 --> 00:54:03: some appeal to every resident of Denver or the Auraria

00:54:03 --> 00:54:06: campus regardless of age, ability or level of access to

00:54:06 --> 00:54:09: the space and you're going to do this by embracing

00:54:09 --> 00:54:12: things that we've already heard so far today.

00:54:12 --> 00:54:14: Like this whole notion of place being, you know, at

00:54:15 --> 00:54:17: the core of design decisions. But this really will be

00:54:17 --> 00:54:20: key to bringing families to downtown and to their area  
 00:54:20 --> 00:54:23: campus. There has to be someplace where you can take  
 00:54:23 --> 00:54:26: your child to play. There has to be someplace great  
 00:54:26 --> 00:54:28: to throw a Frisbee with your dog. There has to  
 00:54:28 --> 00:54:31: be a great place to play pick up basketball. Right  
 00:54:31 --> 00:54:33: now there's not. So we have to figure that out  
 00:54:33 --> 00:54:36: and we think there's a great opportunity to do that  
 00:54:36 --> 00:54:39: here. You also have the opportunity because of all these  
 00:54:39 --> 00:54:42: great partners and you know the cultural institutions that line.  
 00:54:42 --> 00:54:46: Both sides to have those uses activities programs spill into  
 00:54:46 --> 00:54:49: and leverage the new green space that's created. As these  
 00:54:49 --> 00:54:52: walls of Cherry Creek are rethought and green spaces are  
 00:54:52 --> 00:54:53: opened up.  
 00:54:54 --> 00:54:57: Another thing that we heard over and over again is  
 00:54:57 --> 00:55:00: that even in its current configuration, Cherry Creek is  
 extremely  
 00:55:00 --> 00:55:03: well used. You know I was out there a couple  
 00:55:03 --> 00:55:06: of times. I feel like I'm a fairly astute pedestrian  
 00:55:06 --> 00:55:09: given my planning background. I was almost hit twice. They  
 00:55:09 --> 00:55:12: were both my fault, so I'll own that. But it's  
 00:55:12 --> 00:55:15: a very, very congested bicycle thoroughfare, and that's an  
 important  
 00:55:15 --> 00:55:19: function that this Greenway needs to provide. But we also  
 00:55:19 --> 00:55:21: cannot do that at the expense of other uses. Other  
 00:55:22 --> 00:55:24: quality of life uses. Think walking your dog.  
 00:55:24 --> 00:55:27: Child is stroller, so looking at separating in this new  
 00:55:27 --> 00:55:30: alignment this through commuter traffic from these other  
 uses, which  
 00:55:31 --> 00:55:34: could also include things like hiking or single tracks and  
 00:55:34 --> 00:55:37: all these different cool things we could integrate down there,  
 00:55:37 --> 00:55:40: but separation and capacity is key, so right now the  
 00:55:40 --> 00:55:42: trail is far too narrow for even the capacity currently  
 00:55:42 --> 00:55:45: has, so we need to think about that differently, and  
 00:55:45 --> 00:55:48: then also include some separation in there and what will  
 00:55:48 --> 00:55:51: help this as Ross mentioned, is integrating some of that  
 00:55:51 --> 00:55:54: really through traffic and a pedestrian friendly, desirable way.  
 00:55:54 --> 00:55:58: At the street level, and as we rethink Speer Blvd,  
 00:55:58 --> 00:56:00: so we shouldn't think that the Creek as it is  
 00:56:00 --> 00:56:04: right now is the only means of safe bicycle transportation  
 00:56:04 --> 00:56:07: between A&B. You know Speer also has to do that.  
 00:56:09 --> 00:56:11: And tied to that, you know you have some of  
 00:56:11 --> 00:56:14: the unique challenges here in this environment where the the  
 00:56:14 --> 00:56:17: Creek is recessed and will continue to be at regardless

00:56:17 --> 00:56:20: of how we change the edges where you have. I  
00:56:20 --> 00:56:22: think I counted at 20 almost 2019 or 20 different  
00:56:22 --> 00:56:25: overpasses that as if you transverse Cherry Creek from the  
00:56:25 --> 00:56:28: river all the way to Colfax. You're continually going under  
00:56:28 --> 00:56:31: these different environments. And yes, a lot of them do  
00:56:31 --> 00:56:34: have some security lighting, but they also, even with that  
00:56:34 --> 00:56:37: are not really great places to be during the day,  
00:56:37 --> 00:56:39: in broad daylight. And there's ways.  
00:56:39 --> 00:56:42: That are lighter, quicker, cheaper. You know, place making  
ways  
00:56:42 --> 00:56:44: that you can activate those spaces with art and additional  
00:56:45 --> 00:56:47: light things of that nature that will increase the usability  
00:56:47 --> 00:56:49: and sense of comfort in those spaces which in turn  
00:56:49 --> 00:56:52: increases the amount of users that you have that we're  
00:56:52 --> 00:56:54: willing to visit the Creek. We did hear from some  
00:56:54 --> 00:56:56: people. They say I'm not even willing to go down  
00:56:56 --> 00:56:58: there. I heard at school kind of looks cool, but  
00:56:58 --> 00:57:01: I'm not going down there, so that's something we have  
00:57:01 --> 00:57:03: to address, both in its current configuration and in the  
00:57:03 --> 00:57:05: recommendations we make moving forward.  
00:57:07 --> 00:57:09: OK, so those are big ideas and I promise we've  
00:57:09 --> 00:57:10: too far there.  
00:57:12 --> 00:57:15: And those are big ideas. I promised we'd start at  
00:57:15 --> 00:57:17: the very top, and we'd work our way down. I  
00:57:17 --> 00:57:20: think what's encouraging about this vision is that it does  
00:57:20 --> 00:57:22: start at the macro level. We need a master plan,  
00:57:22 --> 00:57:25: a corridor master plan that looks comprehensively at all these  
00:57:25 --> 00:57:29: different infrastructural systems and elements through the  
lenses of green  
00:57:29 --> 00:57:31: space, and let that drive the vision for this corridor.  
00:57:31 --> 00:57:34: Right now that doesn't exist yet. You know, we think  
00:57:34 --> 00:57:36: we have a very broad picture of what that could  
00:57:36 --> 00:57:39: be, but there's a lot of details and analysis that  
00:57:39 --> 00:57:41: need to be fleshed out, and a lot of community  
00:57:41 --> 00:57:43: engagement and participation.  
00:57:43 --> 00:57:46: That ultimately will determine whether or not this is  
successful.  
00:57:46 --> 00:57:48: That has to be included. The other opportunity I have  
00:57:48 --> 00:57:51: right now is because of all the new development taking  
00:57:51 --> 00:57:53: place and all the interest in the adjacent parcels. You  
00:57:53 --> 00:57:56: need to partner and leverage that opportunity to see if  
00:57:56 --> 00:57:59: there are any economies of scale that can be realized  
00:57:59 --> 00:58:02: by implementing portions of improvements along the Creek in

concert

00:58:02 --> 00:58:05: with those developments. Now, let me be explicit. That doesn't

00:58:05 --> 00:58:08: mean we're shifting costs of those onto private developments, but

00:58:08 --> 00:58:11: rather leveraging the fact that you know there are economies

00:58:11 --> 00:58:13: of scale that can be realized, and I think regardless

00:58:13 --> 00:58:14: of how you look at this.

00:58:14 --> 00:58:17: As important as I think funding is, there is no

00:58:17 --> 00:58:20: one silver bullet. There's no source that's going to get

00:58:20 --> 00:58:22: the check today where we could do this all at

00:58:22 --> 00:58:25: once, so we have to be opportunistic, and that's also

00:58:25 --> 00:58:27: tied to this idea of finding partners, and it's kind

00:58:27 --> 00:58:30: of easy. I think in the world of funding to

00:58:30 --> 00:58:32: sell a big idea or a building or an improvement,

00:58:32 --> 00:58:35: but we also have to find partners for both operations

00:58:35 --> 00:58:38: activation and maintenance. The life of this space really just

00:58:38 --> 00:58:41: begins the day the construction is done, and that will

00:58:41 --> 00:58:44: ultimately how you plan for that proactively will ultimately influence

00:58:44 --> 00:58:46: the success of the space.

00:58:47 --> 00:58:49: One thing that I feel like I need to look

00:58:49 --> 00:58:51: where the exits are here before I say this.

00:58:53 --> 00:58:55: We need to think about with regard to the amount

00:58:55 --> 00:58:59: of development that's coming to potentially coming to this area

00:58:59 --> 00:59:02: of downtown and down downtown. More broadly is how do

00:59:02 --> 00:59:05: we ensure that that development is equitable to the existing

00:59:05 --> 00:59:08: residents, and one way to do that is to make

00:59:08 --> 00:59:11: sure that there's some mechanism in place, whether that's an

00:59:11 --> 00:59:15: impact fee structure, which is fairly successful from a parks

00:59:15 --> 00:59:18: perspective, but we want to make sure that the level

00:59:18 --> 00:59:21: of service per resident of green space in and around

00:59:21 --> 00:59:23: downtown Denver doesn't decrease as new.

00:59:23 --> 00:59:26: Residents come, we want new residents to come, but there

00:59:26 --> 00:59:29: has to be funding mechanisms and equitable funding mechanisms that

00:59:29 --> 00:59:32: offset the burden placed on the open space system by

00:59:32 --> 00:59:35: those new residents. So you already do a good job.

00:59:35 --> 00:59:38: Denver already actually does a pretty good job of leveraging

00:59:38 --> 00:59:41: most of the different types of funding mechanisms that I

00:59:41 --> 00:59:44: would advocate for up here. But that is one that's

00:59:44 --> 00:59:46: missing. And again, I want to be clear that this

00:59:46 --> 00:59:49: is focused on not increasing level of service, but strictly

00:59:49 --> 00:59:52: maintaining. So it's a fair. It can be developed in

00:59:52 --> 00:59:53: a fair and equitable.

00:59:53 --> 00:59:56: OK, that does not dissuade development, and again you do

00:59:56 --> 00:59:59: a good job funding. Don't leave anything on the table,

00:59:59 --> 01:00:01: you're going to need to keep leveraging every single funding

01:00:01 --> 01:00:03: source that you're using now.

01:00:03 --> 01:00:07: To realize Cherry Creek over the generations to come. And

01:00:07 --> 01:00:10: the cool thing about that, even in the perspective of

01:00:10 --> 01:00:13: generational improvement, is there are things you can do

01:00:13 --> 01:00:16: today

01:00:16 --> 01:00:20: to start to activate that space. There is such value,

01:00:20 --> 01:00:25: I think, in building awareness and advocates through

01:00:25 --> 01:00:29: immediate, lighter,

01:00:29 --> 01:00:32: quicker, cheaper style interventions, place based

01:00:32 --> 01:00:34: interventions, art based interventions,

01:00:34 --> 01:00:37: pedestrian based interventions in the space that as people

01:00:37 --> 01:00:41: realize

01:00:41 --> 01:00:44: the potential of that asset. They will then be advocates

01:00:44 --> 01:00:47: on your behalf as communities.

01:00:47 --> 01:00:50: Developers, cities when you go out to pursue these bigger,

01:00:50 --> 01:00:52: broader projects because right now I don't think Cherry

01:00:52 --> 01:00:56: Creek

01:00:56 --> 01:00:58: is seen for the potential that it could be, as

01:00:58 --> 01:01:01: the Cherry Creek Cultural Corridor, which is a totally different

01:01:01 --> 01:01:03: idea. So very cool. Very big things you can do

01:01:03 --> 01:01:05: right now today, well tomorrow.

01:01:05 --> 01:01:12: But tomorrow all right? And with that I'd like to

01:01:12 --> 01:01:13: start or I'd like to conclude our discussion the way

01:01:13 --> 01:01:18: we started, which is a conversation, a dialogue with all

01:01:18 --> 01:01:19: of you. So I'm going to turn it over to

01:01:19 --> 01:01:43: Maryland, take us through some questions.

01:01:43 --> 01:01:47: Hey, it's your turn.

01:01:47 --> 01:01:51: Yes, please tell us your name.

01:01:51 --> 01:01:55: And we recognize that, and part of the recommendation is

01:01:55 --> 01:01:59: to test other intersection types. One of the things I

01:02:00 --> 01:02:05: observed with spear right now is the way the signals

01:02:05 --> 01:02:08: metered traffic. You get what we call them. Traffic, business

01:02:08 --> 01:02:12: platoons, great bunches of cars moving together once they're

01:02:12 --> 01:02:13: through.

01:02:13 --> 01:02:13: Then there's just a lot of empty space for quite

01:02:13 --> 01:02:13: a while until the net the signal cycles again.

01:02:13 --> 01:02:13: Umm?

01:02:14 --> 01:02:18: Other intersections smooth out the flow when cars don't stop,  
01:02:18 --> 01:02:20: you don't have to stack them up and store them  
01:02:21 --> 01:02:23: often. You can make do with fewer lanes if they  
01:02:23 --> 01:02:27: can all keep moving through. They don't have to move  
01:02:27 --> 01:02:30: quickly, and we don't want them going too quickly and  
01:02:30 --> 01:02:33: right through the middle of downtown still needs to be  
01:02:33 --> 01:02:37: compatible with the pedestrian environment. That's why we  
suggest doing  
  
01:02:37 --> 01:02:40: the modeling to see how much more efficient can the  
01:02:41 --> 01:02:44: intersections function so that you don't need so many lanes.  
01:02:45 --> 01:02:48: And the the spear does carry a lot of traffic.  
01:02:48 --> 01:02:50: Now we know it's carried a lot in the past  
01:02:50 --> 01:02:54: pre pandemic. The big question is what is the future  
01:02:54 --> 01:02:57: of the downtown office market? This is.  
01:02:57 --> 01:03:01: Plaguing cities all over the country, there's a lot of  
01:03:01 --> 01:03:04: evidence to suggest in the near term. They'll be far  
01:03:04 --> 01:03:08: fewer people commuting in on any given day. 1015 years  
01:03:08 --> 01:03:12: from now, that could change. That's why modeling would let  
01:03:12 --> 01:03:15: you test a lot of different future scenarios and see  
01:03:15 --> 01:03:17: what makes the most sense.  
01:03:19 --> 01:03:22: Thank you hand in the third in the 4th row  
01:03:22 --> 01:03:24: back there. Please introduce yourself.  
01:03:25 --> 01:03:26: Hold on, please.  
01:03:26 --> 01:03:27: We have to make.  
01:03:27 --> 01:03:29: Sure that if you have a question you have to  
01:03:29 --> 01:03:31: speak in the microphone for it to be recorded. So  
01:03:31 --> 01:03:33: if you could wait for one of us to get.  
01:03:35 --> 01:03:39: Thank you Jill locantore. With the Denver Streets Partnership  
kind  
  
01:03:39 --> 01:03:43: of related couple of questions, I was really appreciated. The  
01:03:43 --> 01:03:46: panels focus on all the light rail stations and the  
01:03:46 --> 01:03:51: opportunity for transit oriented development. Wonder if you  
thought at  
  
01:03:51 --> 01:03:54: all about the role of transit on Spear Blvd itself,  
01:03:54 --> 01:03:59: particularly given that they don't. Denver moves. Transit plan  
identifies  
  
01:03:59 --> 01:04:02: Spear Blvd. It's a potential BRT corridor and also I  
01:04:02 --> 01:04:06: was thrilled to see the suggestion of fewer lanes.  
01:04:06 --> 01:04:10: Adding a cycle track, reducing the speed limit to 25  
01:04:10 --> 01:04:14: mph. From my perspective, 6 lanes is still a very  
01:04:14 --> 01:04:17: wide St, and I'm curious if you have any precedent  
01:04:18 --> 01:04:22: examples of six lane boulevards that are designed to actually  
01:04:22 --> 01:04:25: effectively reinforce a speed of 25 mph.

**01:04:29 --> 01:04:31:** Maybe I can start off. Can you hear me so  
**01:04:31 --> 01:04:34:** maybe I can start off talking about from a public  
**01:04:35 --> 01:04:39:** realm and transit oriented communities perspective. We see  
there's definitely  
**01:04:39 --> 01:04:43:** opportunities to double up the users. We know. City of  
**01:04:43 --> 01:04:47:** Denver has a very ambitious target which which is needed,  
**01:04:47 --> 01:04:50:** which is about making the model shift to majority of  
**01:04:50 --> 01:04:53:** the TRIPS is by walking, cycling and transit. So what  
**01:04:53 --> 01:04:58:** is interesting? We're thinking about from a loop perspective  
notwithstanding  
**01:04:58 --> 01:05:00:** you did major long trips to.  
**01:05:00 --> 01:05:05:** Justified and need for share mode. There's opportunity to  
utilize  
**01:05:05 --> 01:05:08:** one of the lanes and using that to very quickly  
**01:05:08 --> 01:05:11:** to provide for the share micro mobility.  
**01:05:12 --> 01:05:16:** Local transit and then I'll have Rosa provide more input.  
**01:05:20 --> 01:05:23:** In the long run, maybe it might be possible to  
**01:05:23 --> 01:05:26:** have fewer than six lanes, and that's why I keep  
**01:05:26 --> 01:05:30:** suggesting need to test future scenarios to see what is  
**01:05:30 --> 01:05:34:** realistic and again need to understand how how people use  
**01:05:34 --> 01:05:37:** spear, how much that it is traffic to and from  
**01:05:37 --> 01:05:40:** I-25 moving through? How much is in and out of  
**01:05:40 --> 01:05:44:** downtown to the extent that it's traffic in and out  
**01:05:44 --> 01:05:48:** of downtown, there's much greater ability to manage  
demand.  
**01:05:48 --> 01:05:51:** That's why I say you got to start with looking  
**01:05:51 --> 01:05:52:** at the parking ratios.  
**01:05:53 --> 01:05:56:** You've got an ample transit system, but if you have  
**01:05:56 --> 01:06:01:** ample parking, they're working at cross purposes. So over  
time,  
**01:06:01 --> 01:06:04:** the parking ratios need to come down so the people  
**01:06:04 --> 01:06:04:** have.  
**01:06:05 --> 01:06:09:** Real reason to consider alternatives in terms of.  
**01:06:10 --> 01:06:15:** Spear as a high transit corridor BRT corridor.  
**01:06:16 --> 01:06:20:** That will come as development right along Spear comes right  
**01:06:20 --> 01:06:23:** now for transit to go down spear. It would be  
**01:06:23 --> 01:06:27:** going out of direction for where people are getting on  
**01:06:27 --> 01:06:30:** and off the buses, so there needs to be immediate  
**01:06:30 --> 01:06:36:** immediately adjacent development to justify that. Again a  
future possibility.  
**01:06:36 --> 01:06:39:** And there is the room to accommodate that.  
**01:06:42 --> 01:06:46:** It's only quite recently that cities have started adopting  
standards  
**01:06:46 --> 01:06:51:** more appropriate to urban conditions for their St designs.



Traditionally,  
lanes have been quite wide that had to do with  
where the money came from and the fact that we  
really we really didn't have urban standards. We had highway  
Interstate standards so we had wide lanes.  
We're now applying narrower lanes and cities across the  
country,  
reducing speed limits so it takes a combination of how  
you design the street as well as the speed limit  
to help slow traffic. But I think it's totally achievable.  
Yes, Sir.  
Hi Fred glick. Thanks. I one quick one about the  
testing. I would like to highlight that within the last  
couple of years, Dottie did close down some lanes on  
spear and convert them to bike lanes when they were  
doing a bridge reconstruction. So there's probably some data  
related  
to that. Dottie planners have actually done a really good  
job of using those opportunities to collect that and prove  
that traffic Armageddon doesn't necessarily happen.  
Umm?  
I was curious you, you talked about eliminating some of  
the right hand turns that cut across the corner.  
What about raised crosswalks? I often hear it's dismissed  
because  
apparently it doesn't work with snow plows, although Boulder  
does  
it and I think they get snow up there too,  
but I am kind of curious your thoughts on on  
using those as a way to help calm the traffic  
and create a safer environment for pedestrians.  
I think there's mixed experience with the effectiveness of  
raised  
crosswalks. Depending on how they're designed, it can  
certainly highlight  
the fact that there is a pedestrian crossing. Just alert  
drivers to that the the profile of that.  
Raise.  
May or may not slow traffic. I've seen that and  
as well as speed cushions a whole variety of techniques  
used. People who drive the route frequently learn the speed  
at which they can go over that comfortably, which may  
be faster than what the you know, the engineers and

01:09:04 --> 01:09:06: planners intended to happen.

01:09:08 --> 01:09:12: I think what is more important is the pedestrians experience.

01:09:12 --> 01:09:17: So if we can slow traffic generally narrow the distance

01:09:17 --> 01:09:18: they have to cross.

01:09:19 --> 01:09:24: Even with paint and then other lighting, making the crosswalk

01:09:24 --> 01:09:28: highly visible is the most important thing.

01:09:30 --> 01:09:33: I would say look the local experience with raised crosswalks

01:09:33 --> 01:09:36: to see how effective they've been. It's a lot of

01:09:36 --> 01:09:40: if they're not effective, you can deploy that money more

01:09:40 --> 01:09:44: efficiently elsewhere. If they've been shown to work well, have

01:09:44 --> 01:09:44: that.

01:09:45 --> 01:09:47: I would like to add to that point is that

01:09:47 --> 01:09:50: this city of Stockholm in Sweden they have adopted a

01:09:50 --> 01:09:54: strategy looking at Vision zero very differently. They know people

01:09:54 --> 01:09:56: are going to make mistake. They know the city is

01:09:56 --> 01:09:59: having an aging population very similar to the situation.

01:09:59 --> 01:10:03: Denver, so from a design standpoint, is they making it

01:10:03 --> 01:10:07: very visible and easy for pedestrians. They know that the

01:10:07 --> 01:10:11: city is spending a lot of money on hospitalization because

01:10:11 --> 01:10:15: of seniors falling on the street. They also have winter

01:10:15 --> 01:10:19: situation just like we did. So what they have is

01:10:19 --> 01:10:22: a 10 meters wide crossing with raised crosswalk and it's

01:10:23 --> 01:10:27: also done with granite, so it provides for the opportunity

01:10:27 --> 01:10:30: for durable and very high quality, seamless experience.

01:10:31 --> 01:10:34: Another example is that in Amsterdam they see that when

01:10:34 --> 01:10:38: there is accident, it's a design problem. So instead of

01:10:38 --> 01:10:41: waiting for a long traffic studies and pilot to get

01:10:41 --> 01:10:44: data, they go in and fix it from day one.

01:10:44 --> 01:10:47: So I think through these a strategy there is opportunity

01:10:47 --> 01:10:51: to look at it differently and then lastly what I'd

01:10:51 --> 01:10:54: like to edit the table is that looking at district

01:10:54 --> 01:10:57: energy, so thinking about how you can use those sources

01:10:58 --> 01:11:01: of energy to have alternative. Maybe it's not about.

01:11:01 --> 01:11:05: That's no cloud. Maybe there's a different way of making

01:11:05 --> 01:11:07: those as clear for your all year long.

01:11:10 --> 01:11:10: Yes.

01:11:14 --> 01:11:17: Chris Shears this is for Dick. I know we want

01:11:17 --> 01:11:21: to focus on crossing Spear Blvd and traffic and Ross,

01:11:21 --> 01:11:25: you're the you're the guy this morning, but Duke, could

01:11:25 --> 01:11:29: you talk a little bit more about the opportunities associated

01:11:29 --> 01:11:33: with opening up more developable real estate in order to

01:11:33 --> 01:11:35: encourage the connection?

01:11:38 --> 01:11:39: Sure.

01:11:43 --> 01:11:47: There's no State University as a State University as is implied in its title. We're always short of resources. It

01:11:47 --> 01:11:51: was only in the past decade plus that we began

01:11:51 --> 01:11:54: to look at the land that we controlled.

01:11:54 --> 01:11:57: Or that friends control, or that the city controlled as

01:11:57 --> 01:12:01: an asset, even land that was given to our foundation.

01:12:01 --> 01:12:04: Our philanthropic arm? Nobody knew what to do with them.

01:12:04 --> 01:12:08: They just sold.

01:12:08 --> 01:12:09: It.

01:12:09 --> 01:12:09: It.

01:12:10 --> 01:12:13: Now if somebody gives us a piece of land, somebody

01:12:13 --> 01:12:16: give us something in California, I think it's worth \$5

01:12:16 --> 01:12:17: million. We think if we spend 2,000,000 it can be

01:12:17 --> 01:12:20: worth \$50 million. Land is valuable, so land around us.

01:12:20 --> 01:12:23: We now begin to look at is what it can

01:12:23 --> 01:12:25: contribute to the educational mission and the education of

01:12:25 --> 01:12:30: students.

01:12:30 --> 01:12:33: And if you're short of resources, how do you diversify

01:12:33 --> 01:12:37: those resources? So we're combining land and the big mission

01:12:37 --> 01:12:40: of the institution. But we have found that we are

01:12:40 --> 01:12:41: sitting on a lot of it.

01:12:41 --> 01:12:42: And that if that's 77 acres I've heard different numbers

01:12:42 --> 01:12:45: in terms of acreage, but let's call it that was

01:12:45 --> 01:12:48: looked at.

01:12:48 --> 01:12:49: As you stood back from it, what is its value?

01:12:49 --> 01:12:50: Obviously each of the three institutions should benefit. Each

01:12:50 --> 01:12:52: should

01:12:52 --> 01:12:55: continue to do what they need to do, either on

01:12:55 --> 01:12:58: that land or elsewhere. But if you really imagined its

01:12:58 --> 01:13:00: possibilities, which we would certainly do because we've

01:13:00 --> 01:13:04: hired a

01:13:04 --> 01:13:06: lot of developers, they're on our team. What do you

01:13:06 --> 01:13:09: think we could do with this and who would occupy

01:13:09 --> 01:13:12: is that for students? Is that for research? This thing

01:13:12 --> 01:13:15: called an innovation district, which is in the minds eye.

01:13:15 --> 01:13:17: How could you build that out with the folks doing

01:13:17 --> 01:13:20: the things that the ball arena? There is a huge

01:13:20 --> 01:13:20: opportunity.

01:13:20 --> 01:13:24: Along that edge to do something significant with a

01:13:24 --> 01:13:27: development partner so we just view everything, whether it's in an

01:13:27 --> 01:13:31: urban core situation like this, which we've now learned to  
01:13:31 --> 01:13:34: handle extremely well and the city turns to us for  
01:13:34 --> 01:13:38: development. Or if it's almost Greenfield things we inherited  
an  
01:13:38 --> 01:13:42: airport in Mesa, we're developing that we're looking for  
partners,  
01:13:42 --> 01:13:46: and in every case we expect some pretty significant  
investments  
01:13:46 --> 01:13:49: on the part of those municipalities in terms of infrastructure  
01:13:49 --> 01:13:50: we just.  
01:13:50 --> 01:13:54: We analyze and interrogate land in a very different way  
01:13:54 --> 01:13:57: related to the mission of the university.  
01:13:58 --> 01:14:01: And it's about at the end of the day diversifying  
01:14:01 --> 01:14:01: your resource.  
01:14:01 --> 01:14:02: Pool.  
01:14:02 --> 01:14:03: To be able to do the things you want to  
01:14:03 --> 01:14:03: do.  
01:14:05 --> 01:14:07: I would say one of the thing about that we're  
01:14:07 --> 01:14:11: also known as having an enormous online presence, which  
we've  
01:14:11 --> 01:14:13: invested a ton of money, and we have 85,000 students  
01:14:14 --> 01:14:17: on our campuses and 130 degree seeking students. 130,000  
degree  
01:14:17 --> 01:14:18: seeking students online.  
01:14:19 --> 01:14:22: Online has raised the profile of our on site. People  
01:14:22 --> 01:14:25: see the quality of our online. We're not the University  
01:14:25 --> 01:14:28: of Phoenix. Hope nobody's here from University of Phoenix  
where  
01:14:28 --> 01:14:31: we are at Phoenix. But you know, those things are  
01:14:31 --> 01:14:34: not incompatible either. The virtual and the actual support  
each  
01:14:34 --> 01:14:37: other. The fact that you are a real campus with  
01:14:37 --> 01:14:40: real faculty doing real things makes your online more  
valuable.  
01:14:40 --> 01:14:43: Your online is a front door to engaging us further.  
01:14:44 --> 01:14:47: So it's interesting that the virtual and the real, the  
01:14:47 --> 01:14:48: analog play together.  
01:14:49 --> 01:14:50: Yes, Sir.  
01:14:54 --> 01:14:57: Thank you, my name is Chris Dunn. I'm a landscape  
01:14:57 --> 01:15:01: architect so this is going to sound somewhat sacrilegious.  
But  
01:15:01 --> 01:15:04: did you look at this width of the medians and  
01:15:04 --> 01:15:08: consider whether those should be? You know, we're we're  
really  
01:15:08 --> 01:15:12: looking at square feet in this whole corridor, and it

01:15:12 --> 01:15:12: seems.

01:15:12 --> 01:15:14: That you know.

01:15:14 --> 01:15:18: Most of the boulevards that were developed over the years

01:15:18 --> 01:15:22: were done to connect the city with the suburbs.

01:15:22 --> 01:15:26: And that you were looking at Cherry Creek north right

01:15:26 --> 01:15:30: now, which was developed 1st Ave in a very suburban

01:15:30 --> 01:15:34: sort of mall style St. And so I'm wondering if

01:15:34 --> 01:15:38: you know, at a certain point Colfax through the rest

01:15:38 --> 01:15:41: of the city if that could be maybe a narrower

01:15:41 --> 01:15:45: media because the goal is to narrow the width of

01:15:45 --> 01:15:48: the whole right of way and make that a higher

01:15:48 --> 01:15:53: quality landscape rather than you know, just these little

pieces.

01:15:53 --> 01:15:58: But is would that be a value to narrow the

01:15:58 --> 01:16:04: right of way and and reduce that median size?

01:16:05 --> 01:16:07: Sure I can. I'll take a stab at this and

01:16:07 --> 01:16:10: turn it over to the person who knows more about

01:16:10 --> 01:16:13: roads too. But you know when we looked at there

01:16:13 --> 01:16:17: through the lens of prioritizing place and experiencing

connectivity. You

01:16:17 --> 01:16:20: know spear is important, but our goal was to minimize

01:16:21 --> 01:16:24: the width of that section as much as possible through

01:16:24 --> 01:16:28: this corridor without compromising functionality. And part of

that was

01:16:28 --> 01:16:31: narrowing. At least you know in terms of the standards

01:16:31 --> 01:16:35: or typical cross sections that we consider significantly

narrowing.

01:16:35 --> 01:16:38: That median in this section, so I don't know that

01:16:38 --> 01:16:40: I could spout off the exact width, but I would

01:16:40 --> 01:16:43: say there's some areas where it's 203040 plus feet wide,

01:16:43 --> 01:16:44: right? Ross, right?

01:16:44 --> 01:16:48: Now, Oh yeah, between Colfax and Rarity, it's all over

01:16:48 --> 01:16:51: the place that's quite wide.

01:16:53 --> 01:16:53: Well.

01:16:54 --> 01:16:58: I'll answer the question for the section north of Colfax

01:16:58 --> 01:17:01: that that we've looked at. We would shift the Creek

01:17:01 --> 01:17:05: to the east side so that differentiates it from the

01:17:05 --> 01:17:09: section South of Colfax, where the road straddling the Creek

01:17:09 --> 01:17:12: and then I think the what we considered. This is

01:17:12 --> 01:17:16: not a a fixed number. What we were considering was

01:17:16 --> 01:17:18: a medium that somewhere in the 16 to 20 or

01:17:18 --> 01:17:22: 24 feet of width. You could agree you could achieve.

01:17:22 --> 01:17:27: The gracious tree lined Blvd. With those dimensions quite

easily.

**01:17:27 --> 01:17:30:** The important thing is you know we still need to  
**01:17:30 --> 01:17:34:** try to shorten the length of the pedestrian crossing. They  
**01:17:34 --> 01:17:38:** get a refuge at the median, but still, we're we're  
**01:17:38 --> 01:17:41:** not trying to make this a hike to get from  
**01:17:41 --> 01:17:44:** downtown to the campus or vice versa. So I think  
**01:17:45 --> 01:17:49:** graciousness that complements good function and then the  
more the  
**01:17:49 --> 01:17:52:** important thing is to achieve that usable.  
**01:17:52 --> 01:17:56:** Space on the east side of the the roadway. Whether  
**01:17:56 --> 01:18:00:** that will be to park space, part of the Creek  
**01:18:00 --> 01:18:04:** or building area to be determined. But that's the most  
**01:18:04 --> 01:18:09:** valuable space, so a big wide medium doesn't contribute to  
**01:18:09 --> 01:18:13:** that, and you can still have a a beautifully landscaped  
**01:18:13 --> 01:18:16:** gracious Blvd with a 16 foot median.  
**01:18:17 --> 01:18:19:** I think Evan and I also have something, yeah.  
**01:18:20 --> 01:18:23:** OK, So what I'd like to add to that is  
**01:18:23 --> 01:18:27:** that there's an interesting observation when you are  
articulating the  
**01:18:27 --> 01:18:31:** question you talk about. This is a suburban design and  
**01:18:31 --> 01:18:34:** how to move that to urban area. So what we  
**01:18:34 --> 01:18:38:** find is interesting is that there's a general need of  
**01:18:38 --> 01:18:42:** humanizing arterial. So how do you create expectation? This  
is  
**01:18:42 --> 01:18:46:** a slow space, so it's not just fixing the north-south  
**01:18:46 --> 01:18:50:** Spear Blvd. From an experience standpoint, but it's also the.  
**01:18:50 --> 01:18:53:** East West experience them points or looking at cold flags  
**01:18:54 --> 01:18:56:** as a slow space as your Main Street, so creating  
**01:18:57 --> 01:19:00:** that expectation so when people are coming to the city,  
**01:19:00 --> 01:19:04:** whether they are arriving by walking, cycling, transit or by  
**01:19:04 --> 01:19:08:** car, they know there's expectation. You're entering a very  
vibrant  
**01:19:08 --> 01:19:09:** slow urban space.  
**01:19:10 --> 01:19:13:** I would just make the observation relative to the questions  
**01:19:13 --> 01:19:15:** that have been asked, which are all really good ones.  
**01:19:15 --> 01:19:18:** And by the way, they're they're the right ones to  
**01:19:18 --> 01:19:20:** ask. You live here, it's your street, it's your park,  
**01:19:20 --> 01:19:21:** it's your place.  
**01:19:22 --> 01:19:24:** But to do some of the things are being proposed  
**01:19:24 --> 01:19:27:** by my colleagues, who by the way, this is a  
**01:19:27 --> 01:19:31:** great team. Wonderful people, super smart. You ought to do  
**01:19:31 --> 01:19:35:** what they're suggesting, but when? When the construction  
comes around,

01:19:35 --> 01:19:38: if that's what you're going to do and the disruption  
 01:19:38 --> 01:19:41: which will be measured in years, the question will be  
 01:19:42 --> 01:19:44: asked to what end? So I would say take their  
 01:19:44 --> 01:19:48: advice, but make sure that it's driven towards a larger  
 01:19:48 --> 01:19:51: community goal. City goal, urban goal. It helps you to  
 01:19:51 --> 01:19:52: overcome.  
 01:19:52 --> 01:19:54: A disruption and the nuisance which is for real and  
 01:19:54 --> 01:19:58: effects businesses and and others. So what's the bigger idea  
 01:19:58 --> 01:20:00: that I think is connected to the future of downtown  
 01:20:00 --> 01:20:03: Denver, which is ebbed and flowed? I've seen it for  
 01:20:03 --> 01:20:06: decades, right? Maybe it's a low ebb we want to  
 01:20:06 --> 01:20:09: pick them back up again. Where's education? Go here.  
 There  
 01:20:09 --> 01:20:13: are no great cities without great universities, great  
 educational systems.  
 01:20:13 --> 01:20:16: They need places, but ultimately need leadership. Who's  
 going to  
 01:20:16 --> 01:20:19: carry the water on this? Is it the mayor or  
 01:20:19 --> 01:20:21: any mayor? Not the mayor in place? Is it the  
 01:20:21 --> 01:20:22: university president?  
 01:20:22 --> 01:20:25: Is it the moment community but a big idea and  
 01:20:25 --> 01:20:28: needs strong leadership? Which then when this stuff gets  
 executed  
 01:20:29 --> 01:20:31: and everybody's glad when it's done you knew what you  
 01:20:31 --> 01:20:35: were headed towards and I would suggest couching the  
 specifics  
 01:20:35 --> 01:20:37: in a larger frame all the time.  
 01:20:39 --> 01:20:43: Thank you, I'm Robert Chavez who see you Denver Duke.  
 01:20:43 --> 01:20:46: I want to just build on what you just said  
 01:20:46 --> 01:20:51: because I think that's the important point to what end  
 01:20:51 --> 01:20:56: are we going through this entire process? Because what  
 we've  
 01:20:56 --> 01:21:00: seen is we've seen that we continue. We will continue  
 01:21:00 --> 01:21:04: to have the clash or the conflict between pedestrians and  
 01:21:05 --> 01:21:09: and cars that will not change with with this plan.  
 01:21:09 --> 01:21:13: The over under conversation is the only way that we  
 01:21:13 --> 01:21:17: decouple that conflict and to the extent that it's worth  
 01:21:17 --> 01:21:21: doing, and we're we're changing the routing of the river  
 01:21:21 --> 01:21:25: and we're rebuilding the entire stretch of sphere. Why don't  
 01:21:25 --> 01:21:29: we think a little bit bigger and decouple that conflict  
 01:21:29 --> 01:21:32: that exists? If we do that, there'll be a free  
 01:21:32 --> 01:21:36: flow of pedestrians back and forth across fear, which will  
 01:21:36 --> 01:21:38: allow for the for the.

01:21:39 --> 01:21:43: Development on the opposite side of spirit to flourish and  
01:21:43 --> 01:21:48: the and the conflict with those pedestrians will not exist.  
01:21:48 --> 01:21:51: We won't have to have the conversation about how wide  
01:21:52 --> 01:21:55: the lane is necessarily, or the median, or how none  
01:21:55 --> 01:21:59: of that becomes as paramount as it is today. If  
01:21:59 --> 01:22:02: we figure out that that free flow and and decouple  
01:22:02 --> 01:22:03: that conflict.  
01:22:04 --> 01:22:07: And building on my comments on what you just said,  
01:22:07 --> 01:22:07: chicken and egg.  
01:22:08 --> 01:22:11: Build the flow first. Flow to what and Laura had  
01:22:11 --> 01:22:14: a great diagram. Who's who I really respect you, your  
01:22:14 --> 01:22:18: city planner. 2 arrows between the Auraria campus and  
downtown.  
01:22:18 --> 01:22:22: One of those areas is functional. Students are crossing to  
01:22:22 --> 01:22:23: go into downtown.  
01:22:23 --> 01:22:26: Not happening the other way. As I mentioned someone in  
01:22:26 --> 01:22:28: this audience suggested they've never crossed spear.  
01:22:29 --> 01:22:32: I would suggest build the magnet on the other side  
01:22:32 --> 01:22:34: that says that's worth getting to. We need to now  
01:22:34 --> 01:22:37: work on that flow. I think you build the flow  
01:22:37 --> 01:22:40: first before you know what you're going flowing to. That's  
01:22:40 --> 01:22:43: a real challenge in terms of leadership and presentation of  
01:22:43 --> 01:22:46: the big idea, but they both got to happen. You're  
01:22:46 --> 01:22:47: absolutely right.  
01:22:48 --> 01:22:53: We prefer to envision a coming together across time. Won't  
01:22:53 --> 01:22:56: be in every place, the the the sections will continue  
01:22:57 --> 01:23:00: to be different, but the notion of these two mixed-use  
01:23:01 --> 01:23:05: very important interrelated integrated districts is really a goal  
to  
01:23:06 --> 01:23:08: reach for as well I think sorry for.  
01:23:08 --> 01:23:09: Helping you OK.  
01:23:10 --> 01:23:10: You're right.  
01:23:11 --> 01:23:14: Hi, my name is Luna Hoobs. I heard a couple  
01:23:14 --> 01:23:18: of mentions of the displaced residents and businesses that.  
01:23:18 --> 01:23:18: Have  
01:23:18 --> 01:23:22: you know previously been displaced then obviously those  
that have  
01:23:22 --> 01:23:25: the potential and then also the history of indigenous people  
01:23:25 --> 01:23:28: in the area that I think was most most reflected  
01:23:28 --> 01:23:28: in.  
01:23:29 --> 01:23:32: The cultural corridor idea, but I'm wondering if you have  
01:23:32 --> 01:23:35: any specific examples or ideas on how these communities  
can



01:23:35 --> 01:23:39: meaningfully and financially benefit from this potential development.

01:23:43 --> 01:23:45: I can take a quick stab at that, at least

01:23:45 --> 01:23:47: the first part of it. You know, one of the

01:23:47 --> 01:23:50: things that we talked about when we looked through the

01:23:50 --> 01:23:53: lens of open space is how how. Again, I'm beating

01:23:53 --> 01:23:55: a dead horse here. But how do we leverage that

01:23:55 --> 01:23:58: open space to achieve these much broader goals? And one

01:23:58 --> 01:24:01: of the things that we heard consistently over and over

01:24:01 --> 01:24:04: again is this need for high quality, well connected, but

01:24:04 --> 01:24:07: affordable housing options in downtown. And so as we look

01:24:07 --> 01:24:11: at moving the Creek, creating this cultural corridor that also

01:24:11 --> 01:24:12: tells the story.

01:24:12 --> 01:24:14: Even if it's complicated, one about the history of Denver

01:24:14 --> 01:24:15: and the.

01:24:15 --> 01:24:16: People groups that were here before.

01:24:18 --> 01:24:20: Can we do that in a way that it generates

01:24:20 --> 01:24:24: equitable and accessible amenities for those populations? So I think

01:24:24 --> 01:24:27: affordable housing is part of that. I think awareness and

01:24:28 --> 01:24:31: education are part of that on a broad scale, obviously,

01:24:31 --> 01:24:33: because those the more educated and aware.

01:24:35 --> 01:24:38: You know denverites are then the more of these types

01:24:38 --> 01:24:42: of reparative actions will occur in the future, so it's

01:24:42 --> 01:24:47: also catalyzing that idea in addition to some immediate, more

01:24:47 --> 01:24:50: tangible fiscal benefits that we would hope those.

01:24:50 --> 01:24:51: Populations would enjoy.

01:24:56 --> 01:24:57: 20

01:25:00 --> 01:25:03: That's our connection? Yeah, that's not solely, but I think

01:25:03 --> 01:25:06: that you know I worked on a project actually quite

01:25:06 --> 01:25:09: similar to this in terms of its goals. A little

01:25:09 --> 01:25:12: bit different in context where it was a cultural corridor,

01:25:13 --> 01:25:16: and through a portion of Indianapolis with a pretty storied

01:25:16 --> 01:25:19: and very difficult history, and one of the barriers that

01:25:19 --> 01:25:23: we found in terms of building consensus around investment

01:25:23 --> 01:25:26: in it is just the lack of awareness of the significance

01:25:26 --> 01:25:29: of the story. And once we were able to overcome.

01:25:29 --> 01:25:33: Some of that through demonstrative projects through

01:25:33 --> 01:25:36: advocacy awareness, things

01:25:36 --> 01:25:38: of that nature, we found we had more advocates and

01:25:38 --> 01:25:41: that opened up more opportunities. So is it the end

01:25:38 --> 01:25:41: all? No, but it. It's part of a very, you

01:25:41 --> 01:25:44: know. I think we're all aware a very complicated issue  
01:25:44 --> 01:25:46: that needs to be addressed, but it's going to be  
01:25:46 --> 01:25:47: in bites at a time.  
01:25:48 --> 01:25:49: And it's a combination of things you have to put  
01:25:50 --> 01:25:51: your money where your mouth is.  
01:25:51 --> 01:25:55: And we've all seen areas where previously they were thriving  
01:25:55 --> 01:25:59: neighborhoods. Those neighborhoods were somehow  
needed for other things, and  
01:25:59 --> 01:26:03: people were moved out. I think all three institutions on  
01:26:03 --> 01:26:07: their area campus have recognized that they've offered  
scholarships to  
01:26:07 --> 01:26:10: people who are living now and generations to come, which,  
01:26:10 --> 01:26:13: for free in perpetuity, which is a hugely important gesture.  
01:26:14 --> 01:26:16: And I'll just say we, we just received a very  
01:26:16 --> 01:26:19: generous \$300 million gift to name a college downtown.  
01:26:20 --> 01:26:23: In Phoenix, that would never have come if we hadn't  
01:26:23 --> 01:26:26: gone there first, and a major portion of that gift  
01:26:26 --> 01:26:29: was for a one square mile project in an area  
01:26:29 --> 01:26:32: that was once thriving. Why people came to Phoenix  
Maryvale,  
01:26:32 --> 01:26:35: it's now the most depressed we are dedicating that money  
01:26:35 --> 01:26:39: to everything that community needs, both in terms of  
scholarship  
01:26:39 --> 01:26:42: and and on the ground activity you've got to demonstrate  
01:26:43 --> 01:26:46: that you really are committed to these things and and  
01:26:46 --> 01:26:49: I think these institutions are and can do more. That's  
01:26:49 --> 01:26:51: why we're trying to get more resources.  
01:26:51 --> 01:26:53: It happens to be related to the place.  
01:26:56 --> 01:26:58: And I would just like to add to that is  
01:26:58 --> 01:27:02: that there are example of how to utilize the upcoming  
01:27:02 --> 01:27:08: infrastructure activities to create a local Advisory Council,  
potentially using  
01:27:08 --> 01:27:13: that to be intentional, to create job opportunities and training  
01:27:13 --> 01:27:17: opportunities through a social development plan. So the  
beauty of  
01:27:17 --> 01:27:20: that is that you can use that to start to  
01:27:20 --> 01:27:24: create a definitive area of focuses so that any business  
01:27:24 --> 01:27:25: planning.  
01:27:25 --> 01:27:29: Any of the infrastructure planning or any advocacy or  
storytelling  
01:27:29 --> 01:27:33: has a clear, definitive area that everybody feels they have  
01:27:33 --> 01:27:34: a shared vision.  
01:27:36 --> 01:27:38: This is Tim Jordan. Again, I won't ask any more

01:27:39 --> 01:27:41: questions, but I'm 11 point of curiosity for me is  
 01:27:41 --> 01:27:43: that where does this get handed off to? And this  
 01:27:43 --> 01:27:46: is really interesting and what's been presented here, but I  
 01:27:46 --> 01:27:49: don't know where it goes from here. Who's who's? What's  
 01:27:49 --> 01:27:52: the entity that get handed to tries to keep the  
 01:27:52 --> 01:27:52: ball moving?  
 01:27:53 --> 01:27:54: This is the moment.  
 01:27:58 --> 01:28:00: Hi good morning everyone. Thank you for joining us. My  
 01:28:00 --> 01:28:03: name is Laura Alderette. I'm the executive director of  
 01:28:03 --> 01:28:04: Community  
 01:28:05 --> 01:28:08: Planning and development.  
 01:28:08 --> 01:28:11: For the city and County of Denver and I, I  
 01:28:11 --> 01:28:15: would say right we are here not just as the  
 01:28:15 --> 01:28:19: city and county of Denver, but with CU Denver with  
 01:28:19 --> 01:28:24: a heck with downtown Denver partnership and from the  
 01:28:24 --> 01:28:27: beginning  
 01:28:27 --> 01:28:31: of these conversations that have started three years ago.  
 01:28:31 --> 01:28:35: What  
 01:28:35 --> 01:28:35: I recognized is that it is going to be the  
 01:28:36 --> 01:28:38: stakeholders around spear that are going to have to come  
 01:28:38 --> 01:28:42: together in addition to the city to move this forward  
 01:28:42 --> 01:28:45: and so.  
 01:28:45 --> 01:28:48: After this, I think we will, as you know, as  
 01:28:48 --> 01:28:51: the recommendations came out are are are coming out and  
 01:28:51 --> 01:28:55: presented this morning. It is as much about the campus  
 01:28:55 --> 01:28:58: as it is about the downtown as it is about  
 01:28:58 --> 01:29:01: the infrastructure and the parks and all the elements, the  
 01:29:01 --> 01:29:04: Community development elements of the city that we will  
 01:29:04 --> 01:29:06: only  
 01:29:06 --> 01:29:09: be successful if we come together and work on this  
 01:29:09 --> 01:29:13: as as a complete community. So what's our next steps?  
 01:29:13 --> 01:29:16: I think laying out you know what are are. Are  
 01:29:16 --> 01:29:20: there some low hanging fruit?  
 01:29:20 --> 01:29:23: That each of us can take on that falls within  
 01:29:23 --> 01:29:26: our bailiwick. That moves our mission forward and then also  
 01:29:26 --> 01:29:31: began doing some of that long range planning to begin  
 01:29:31 --> 01:29:34: testing. These these elements I think the great idea of  
 01:29:34 --> 01:29:36: you know you don't have to invest that you don't  
 01:29:36 --> 01:29:39: have to take a gamble on infrastructure on millions of  
 01:29:39 --> 01:29:42: dollars of infrastructure. There's some great examples or or  
 01:29:42 --> 01:29:45: testing  
 01:29:45 --> 01:29:48: that you can do short term that is low cost  
 01:29:48 --> 01:29:51: that we can find out is it. Does it work?

01:29:36 --> 01:29:38: Or not, and if it's not working, we can  
01:29:38 --> 01:29:40: back it out and try it again. So I think  
01:29:41 --> 01:29:43: those are some of the the places I'm going to  
01:29:43 --> 01:29:46: be from the city standpoint. Be interested in looking towards  
01:29:46 --> 01:29:47: implementing.  
01:29:49 --> 01:29:52: I would add to that is when we look at  
01:29:52 --> 01:29:55: the city. It doesn't say state, land, city, land. It  
01:29:56 --> 01:29:59: just says this is the city and this is where  
01:29:59 --> 01:30:04: we're going and sometimes sometimes city and state are  
clashing  
01:30:04 --> 01:30:07: with each other. But more and more times they are  
01:30:07 --> 01:30:12: working together with each other and the state has capacities  
01:30:12 --> 01:30:13: for for.  
01:30:13 --> 01:30:13: Raising  
01:30:13 --> 01:30:15: revenues for.  
01:30:16 --> 01:30:20: Within the mission, but yet making it available for other  
01:30:20 --> 01:30:24: ancillary projects that really serves the mission as well. So,  
01:30:24 --> 01:30:28: for instance, affordable housing out at the Western liberal  
transit  
01:30:28 --> 01:30:33: and the next neighborhood never operated right under the  
highway.  
01:30:33 --> 01:30:36: There. Those there are ways to find resources and open  
01:30:36 --> 01:30:40: them for use with with the state that are somewhat  
01:30:40 --> 01:30:42: different in the city, and so I think it is  
01:30:43 --> 01:30:47: really important to remember that that's the low lying  
condition.  
01:30:47 --> 01:30:50: And match the match the initiatives we wanted to take  
01:30:50 --> 01:30:53: with the funding that we're most likely to be able  
01:30:53 --> 01:30:53: to get.  
01:30:55 --> 01:30:55: No.  
01:30:56 --> 01:30:57: Anthony.  
01:31:00 --> 01:31:03: Yeah, I just just. I guess I'll take executive privilege  
01:31:03 --> 01:31:06: right now. So Rodney Milton, you and I, Colorado I'm  
01:31:06 --> 01:31:10: executive director here and I think that's where the  
opportunity  
01:31:11 --> 01:31:12: for you and I, Colorado.  
01:31:13 --> 01:31:17: In terms of socializing, the understanding of what the  
recommendations  
01:31:17 --> 01:31:21: are, right so that folks can understand where their place  
01:31:21 --> 01:31:25: is in the implementation process, where the Community is in  
01:31:25 --> 01:31:29: that implementation process, but also an engaging in an  
enabling  
01:31:29 --> 01:31:32: of the implementation side of it. So when they're sticky  
01:31:32 --> 01:31:33: points around.

01:31:34 --> 01:31:37: The implementation side. So how do we do this and  
01:31:37 --> 01:31:41: how do we enable it to happen? You'll like Colorado  
01:31:41 --> 01:31:44: still has the pull of 45,000. We're looking at 46  
01:31:44 --> 01:31:48: members to continue the conversation on the enabling factor.  
My  
01:31:48 --> 01:31:52: background is a city planner. I'm all about doing it  
01:31:52 --> 01:31:55: and making sure that it's capable of being done and  
01:31:55 --> 01:32:00: finding those champions and amplifying that those  
champions that can  
01:32:00 --> 01:32:04: understand what needs to be done. Because we're talking  
101520  
01:32:04 --> 01:32:04: years.  
01:32:04 --> 01:32:05: Out.  
01:32:05 --> 01:32:08: Of implementation and guiding folks along that way, because  
you  
01:32:08 --> 01:32:09: Ali Colorado.  
01:32:09 --> 01:32:10: Will be here for.  
01:32:12 --> 01:32:15: I'd like to just add a quick thought to that  
01:32:15 --> 01:32:17: that I think is important and we hit on it  
01:32:17 --> 01:32:20: a couple different times, but as we looked at what  
01:32:20 --> 01:32:24: were very specific questions related to specific infrastructural  
assets, we  
01:32:24 --> 01:32:27: tried to think about those through what could be a  
01:32:27 --> 01:32:30: much bigger shared vision and I hope that came through  
01:32:30 --> 01:32:32: in in the way we presented this, but one of  
01:32:33 --> 01:32:36: the things that I mentioned specifically through the lens of  
01:32:36 --> 01:32:39: open space, but I think is applicable from a principle  
01:32:39 --> 01:32:42: standpoint, is the need to develop a corridor master plan.  
01:32:42 --> 01:32:45: For this whole area that takes into account the various  
01:32:45 --> 01:32:49: vested interests of the different entities that will ultimately  
deliver  
01:32:49 --> 01:32:52: it so that everyone can a participate in the process  
01:32:52 --> 01:32:55: in addition to the Community and all those Givens. But  
01:32:55 --> 01:32:58: and BC and quantify the value that they will receive.  
01:32:58 --> 01:33:01: So as we look forward into the future, it's it's  
01:33:01 --> 01:33:04: changing the paradigm of, you know. I think, an analogy  
01:33:04 --> 01:33:06: that we use is this idea that right now, at  
01:33:06 --> 01:33:09: least from an outside perception, you know a check or  
01:33:09 --> 01:33:12: the individual universities. The private developments.  
01:33:12 --> 01:33:16: Downtown business district look everybody's kind of. It's like  
houses  
01:33:16 --> 01:33:19: in the same neighborhood, right? But I think the bigger  
01:33:19 --> 01:33:22: picture is it's not houses in the same neighborhood. We're  
01:33:22 --> 01:33:24: all family members that live in the same house and

01:33:24 --> 01:33:27: we all need to care for steward. Maintain this house  
01:33:27 --> 01:33:29: and that house is downtown Denver and if we can  
01:33:29 --> 01:33:32: establish or create a big enough picture that is realistic  
01:33:32 --> 01:33:35: and actionable that everyone can get behind this idea of  
01:33:35 --> 01:33:38: who is the person that is solely responsible for implementing  
01:33:38 --> 01:33:42: becomes a non issue because everybody wants to  
implement, everybody  
01:33:42 --> 01:33:43: sees their value.  
01:33:43 --> 01:33:46: Citizen to the corporate entity, so I think that's key.  
01:33:46 --> 01:33:47: A key first step.  
01:33:51 --> 01:33:52: Anthony.  
01:33:52 --> 01:33:55: So Ryan, that was beautiful I. I think I'm conjuring  
01:33:55 --> 01:33:59: images of a house party, actually right? Festive bringing  
everybody  
01:33:59 --> 01:34:02: together for a celebration of what is possible on Speer  
01:34:02 --> 01:34:05: Blvd. So so first let me just thank you all  
01:34:05 --> 01:34:08: for a really thoughtful analysis of Speer Blvd and all  
01:34:08 --> 01:34:12: the constituencies that are tied to its future. It's quite  
01:34:12 --> 01:34:15: inspiring to see how the the wealth of your talents  
01:34:15 --> 01:34:19: come to coming together can paint a brighter picture. What  
01:34:19 --> 01:34:20: may be possible for our city.  
01:34:21 --> 01:34:24: I want to ask you briefly about East West connections.  
01:34:24 --> 01:34:28: It's amazing to think through how transit oriented  
development and  
01:34:28 --> 01:34:32: increase density right? Looking at repositioning surface  
parking and these  
01:34:32 --> 01:34:34: sorts of things will get us closer to our goal,  
01:34:35 --> 01:34:37: but I'd love to hear your reflections on existing East  
01:34:38 --> 01:34:41: West connections and the potential of potential enhancing  
Larimer or  
01:34:41 --> 01:34:44: others that go directly across Spear. In addition to the  
01:34:44 --> 01:34:47: road diets and expansion of green space.  
01:34:51 --> 01:34:52: You know, I think I.  
01:34:54 --> 01:34:57: I think we all covered that to some degree. So  
01:34:57 --> 01:35:00: yeah, maybe you're asking for like just a little bit  
01:35:00 --> 01:35:02: more. Can you really do it? And I think the  
01:35:02 --> 01:35:05: work that Andrew showed us what you saw in the  
01:35:05 --> 01:35:09: plans. There's clearly an understanding of Larimer as the  
direction  
01:35:09 --> 01:35:11: to the West and and starting point. And obviously it  
01:35:12 --> 01:35:14: comes into a great urban asset. You know, if you,  
01:35:14 --> 01:35:17: if you asked me about a a really super specific  
01:35:17 --> 01:35:20: in one of the documents we were given by the

01:35:20 --> 01:35:22: city and maybe initiated some of this, I think it  
01:35:22 --> 01:35:24: was in Laura's deck. There's a.  
01:35:24 --> 01:35:28: A little plot that's a parking lot and developers wanted  
01:35:28 --> 01:35:31: it and it's sitting right next to the bridge that.  
01:35:32 --> 01:35:35: Andrew is working on, you know, if it is a  
01:35:35 --> 01:35:36: wide crossing.  
01:35:36 --> 01:35:38: 300 feet 400 feet.  
01:35:38 --> 01:35:41: You could have something come up right there. The Little  
01:35:41 --> 01:35:45: tower of a building that was the gateway introduction. It  
01:35:45 --> 01:35:48: could be a coffee shop. It could literally give you  
01:35:48 --> 01:35:52: information about the universities it could give you  
information about  
01:35:52 --> 01:35:54: the city and actual stop midway.  
01:35:54 --> 01:35:57: As you're making your way across there, there could become  
01:35:57 --> 01:36:00: a unique feature in addition to some of the visual  
01:36:00 --> 01:36:02: elements we showed. So you've got to look both big  
01:36:02 --> 01:36:02: picture.  
01:36:03 --> 01:36:07: And really, it's a detail where there are opportunities to  
01:36:07 --> 01:36:11: signal something that is unexpected. Really, functional  
people start to  
01:36:11 --> 01:36:15: gather around it, so I'd be looking for those moments  
01:36:15 --> 01:36:17: that there is so much space, so much land, so  
01:36:17 --> 01:36:21: much opportunity to do those kinds of things there. I'd  
01:36:21 --> 01:36:24: be seeking those out wherever you could. And and.  
01:36:24 --> 01:36:29: They're easy wins. That's low. Hanging fruit could be  
transformative.  
01:36:29 --> 01:36:32: And some of those could be student generated projects from  
01:36:32 --> 01:36:36: art programs, architecture, urban design. There could be all  
kinds  
01:36:36 --> 01:36:40: of installations that keep changing and evolving and catch  
people's  
01:36:40 --> 01:36:42: eye and give them a reason to walk down there.  
01:36:42 --> 01:36:46: And maybe they keep going a little further. They're temporary  
01:36:46 --> 01:36:48: plantings that could be put in. There are a lot  
01:36:49 --> 01:36:52: of things that could make it more attractive, appealing and  
01:36:52 --> 01:36:52: enjoyable.  
01:36:53 --> 01:36:54: And they can be.  
01:36:54 --> 01:36:55: Temporary.  
01:36:55 --> 01:36:58: As well as permanent one great thing that we had  
01:36:58 --> 01:37:01: in some open space between a couple of streets in  
01:37:01 --> 01:37:04: New York. Well, at the last our last election we  
01:37:04 --> 01:37:08: put up the transit transition tent and everybody could come  
01:37:08 --> 01:37:11: in and talk and literally thousands of people came in

01:37:11 --> 01:37:14: and sat on milk cartoons and other things and had  
01:37:15 --> 01:37:19: a community experience and an interaction with people they might  
01:37:19 --> 01:37:21: not see in the same way. So I think it's  
01:37:21 --> 01:37:24: a great place to experience and and you may find  
01:37:24 --> 01:37:25: that.  
01:37:25 --> 01:37:28: You do wanna leave voids at certain points to therefore  
01:37:28 --> 01:37:32: heighten the bet. The visibility and the usability of those  
01:37:32 --> 01:37:35: places that you do really want to.  
01:37:35 --> 01:37:38: Occupy thank you, Marilyn and Ross. I'm Nan Ellen, Dean  
01:37:38 --> 01:37:41: of the College of Architecture and Planning at CU Denver,  
01:37:41 --> 01:37:43: and I was just going to say that and first  
01:37:43 --> 01:37:45: of all I want to thank you all that was  
01:37:46 --> 01:37:50: incredible presentation, fantastic proposals. So grateful to the  
amazing sponsors  
01:37:50 --> 01:37:53: who made this happen. We in the College of Architecture  
01:37:53 --> 01:37:55: and Planning started a living.  
01:37:55 --> 01:37:58: Campus initiative about 8 months ago and we've had many  
01:37:58 --> 01:38:01: meetings with many people here and I should say we  
01:38:01 --> 01:38:05: have a number of our Advisory Board members here.  
Eugene  
01:38:05 --> 01:38:06: Howard, Bob Packard, David.  
01:38:08 --> 01:38:11: And and others. And many alumni are here too. We've  
01:38:11 --> 01:38:15: been working on this for years. You've definitely taken it  
01:38:15 --> 01:38:18: to another level. We're really, really grateful for that. Our  
01:38:18 --> 01:38:23: living Urban campus initiative. Actually, we've raised money  
from a  
01:38:23 --> 01:38:26: alum to do design build projects on campus. So  
01:38:26 --> 01:38:29: we're doing both. We're looking at the big picture like  
01:38:29 --> 01:38:32: you did, but then I love how you added a  
01:38:32 --> 01:38:35: little bit at the end. Maryland, the next steps and  
01:38:35 --> 01:38:38: then at the end. This is how we're going to  
01:38:38 --> 01:38:38: implement.  
01:38:39 --> 01:38:41: So we can we want to we want to help.  
01:38:41 --> 01:38:44: We want to be involved. I know we had two  
01:38:44 --> 01:38:47: of our students helping you with this project too. So  
01:38:47 --> 01:38:50: but the question I have is more about. I'd like  
01:38:50 --> 01:38:53: to hear from you since we have you here.  
01:38:53 --> 01:38:55: More about the time frame.  
01:38:56 --> 01:38:59: And the time frame and Duke you mentioned the word  
01:38:59 --> 01:39:03: disruption. So we're sensitive to that too, because we, as  
01:39:03 --> 01:39:07: our various institutions we have plans. We have strategic  
plans.



01:39:07 --> 01:39:08: We don't really.  
01:39:08 --> 01:39:09: Want a big dig?  
01:39:10 --> 01:39:10: Right?  
01:39:11 --> 01:39:12: Because.  
01:39:13 --> 01:39:14: I know.  
01:39:15 --> 01:39:16: We don't want to.  
01:39:17 --> 01:39:20: We we know it's going to take time, you know  
01:39:20 --> 01:39:23: it's going to take other resources, but what do you  
01:39:23 --> 01:39:27: truly envision to be a realistic time frame for what  
01:39:27 --> 01:39:30: you've proposed? And the second part of that, I'm curious  
01:39:30 --> 01:39:33: if you have more ideas about that. 130 feet of  
01:39:33 --> 01:39:36: newly developable land on the east.  
01:39:36 --> 01:39:36: Side  
01:39:37 --> 01:39:38: what you envisioned for that.  
01:39:42 --> 01:39:45: Maybe I can start off with what is immediate can  
01:39:45 --> 01:39:49: be done so CD across the world, including Paris. We're  
01:39:49 --> 01:39:53: looking about five weeks, 5 weeks implementation. How you  
can  
01:39:53 --> 01:39:57: leverage before people going back to school and it could  
01:39:57 --> 01:40:01: be very quick fix putting artificial send in the area,  
01:40:01 --> 01:40:06: setting up opportunities and it's currently meanwhile strategy.  
In other  
01:40:06 --> 01:40:10: words very quickly you created two node as an outdoor  
01:40:10 --> 01:40:12: destination creating.  
01:40:12 --> 01:40:15: Reason for people to see the Creek so so those  
01:40:15 --> 01:40:18: are key. Quick win another piece is that from a  
01:40:19 --> 01:40:22: zero to two years perspective is that you want to  
01:40:22 --> 01:40:26: articulate a series of capital public space project as your  
01:40:27 --> 01:40:31: pipeline and that would help to continue building momentum  
and  
01:40:31 --> 01:40:34: putting a Denver on the map at a global stage.  
01:40:37 --> 01:40:38: I'll, I'll add a little.  
01:40:38 --> 01:40:40: Bit of a layer to that as we looked at  
01:40:40 --> 01:40:43: and I mentioned this in my presentation, but the the  
01:40:43 --> 01:40:46: broad goal of increasing green space or the the outcome  
01:40:46 --> 01:40:50: actually of moving spear shifting spear minimizing its cross  
section  
01:40:50 --> 01:40:53: results in additional space and as I look at that  
01:40:53 --> 01:40:56: through the lens of parks open space, green space and  
01:40:56 --> 01:40:59: experience you have to do that in concert with the  
01:40:59 --> 01:41:02: idea of land use and development right. And I think  
01:41:02 --> 01:41:05: even at a purely pragmatic level just looking at it  
01:41:05 --> 01:41:06: through that.

01:41:06 --> 01:41:08: And to me I I wouldn't want to if we  
01:41:08 --> 01:41:10: can carve out space, I wouldn't want to take all  
01:41:10 --> 01:41:13: of that space and convert it solely to green space.  
01:41:13 --> 01:41:16: That front sphere, because then you don't have this nice  
01:41:16 --> 01:41:20: corridor experience. You don't have the urban edge that we  
01:41:20 --> 01:41:22: were asked to think about in terms of the campus  
01:41:22 --> 01:41:25: setting, and I think ultimately it makes the green spaces  
01:41:25 --> 01:41:29: much more interesting and dynamic because you're bringing  
in more  
01:41:29 --> 01:41:32: youth vested users. So I I mentioned affordable housing. I  
01:41:32 --> 01:41:36: think there's an opportunity for that, but think differently.  
01:41:36 --> 01:41:39: About what that cross section of green space looks like,  
01:41:39 --> 01:41:42: because I think they are going to be areas where  
01:41:42 --> 01:41:45: you're going, you're going to carve some out and the  
01:41:45 --> 01:41:47: best use of what you carve out may be private  
01:41:48 --> 01:41:51: development. You know it may be institutional uses. You  
know  
01:41:51 --> 01:41:54: it may be a campus building. It may be housing  
01:41:54 --> 01:41:56: so that I think is as critical to spear as  
01:41:56 --> 01:41:59: it is to activating and creating a much more interesting  
01:41:59 --> 01:42:03: and authentic urban green space, which is what Cherry  
Creek  
01:42:03 --> 01:42:06: cultural corridor should be. You know you have it.  
01:42:06 --> 01:42:08: Used to be natural in in terms of providing that  
01:42:08 --> 01:42:11: experience, but it is still very urban, so having some  
01:42:12 --> 01:42:14: development that fronts it on both sides fear and the  
01:42:15 --> 01:42:17: Creek I think is a is a great opportunity.  
01:42:18 --> 01:42:19: Yes, Sir.  
01:42:21 --> 01:42:22: No, go ahead.  
01:42:24 --> 01:42:27: Good morning, Joel Noble, chair of the Deborah Planning  
Board.  
01:42:27 --> 01:42:31: Thank you all for the wonderful presentations and different  
facets  
01:42:31 --> 01:42:34: of thoughts on this. I keep coming back in my  
01:42:34 --> 01:42:37: mind Ross to what you were talking about. I think  
01:42:37 --> 01:42:40: you said it so clearly. This is all downtown. This  
01:42:40 --> 01:42:42: isn't one area and another area and a third area  
01:42:42 --> 01:42:45: and we're just trying to make them a little bit  
01:42:45 --> 01:42:48: less bad in how they interact with each other. You  
01:42:48 --> 01:42:50: said clearly, it's all one downtown.  
01:42:51 --> 01:42:54: And this highway condition going through the middle of  
downtown  
01:42:54 --> 01:42:55: is incompatible.

01:42:56 --> 01:43:00: Use the word incompatible with the urban environment and thank

01:43:00 --> 01:43:03: you for that. I think that's that's a vision we

01:43:03 --> 01:43:06: have to all leave with is. How do we make

01:43:06 --> 01:43:08: it all one downtown? And how do we take a

01:43:08 --> 01:43:12: highway condition? You've identified both on spear but also on

01:43:13 --> 01:43:16: area which we haven't given enough talk to talk talk

01:43:16 --> 01:43:20: about. It's another highway condition. How do we make those

01:43:20 --> 01:43:24: boulevards so? The language here matters. And my question for

01:43:24 --> 01:43:26: you all is we get the language right.

01:43:26 --> 01:43:30: That puts pictures in our heads. What do you recommend

01:43:30 --> 01:43:33: as we bring the whole community forward through a many

01:43:33 --> 01:43:37: year process in terms of the role of visualizations, how

01:43:37 --> 01:43:41: much should we be leading with renderings and other ways

01:43:41 --> 01:43:44: for people to not just hear about what we're talking

01:43:44 --> 01:43:46: about? Because change is always.

01:43:46 --> 01:43:47: Scary.

01:43:47 --> 01:43:52: But visualize a connected downtown, a multimodal downtown, a safe

01:43:52 --> 01:43:53: downtown.

01:43:56 --> 01:44:00: Well, first I would say the whole understanding this is

01:44:00 --> 01:44:04: always going to be a busy corridor area and spirit

01:44:04 --> 01:44:07: together and that's why we we said Test A6 Lane

01:44:07 --> 01:44:11: section. Wouldn't it be great if four lanes work, but

01:44:11 --> 01:44:15: when you got a major Interstate interchange and it's one

01:44:15 --> 01:44:19: of only four interchanges for the whole downtown?

01:44:20 --> 01:44:23: That may not be realistic, but Denver has. I think

01:44:23 --> 01:44:27: it's worth reminding people that Denver has this marvelous history

01:44:27 --> 01:44:31: of grand boulevards, and there are they come in various

01:44:31 --> 01:44:35: varieties, and they're in many different parts of the community.

01:44:35 --> 01:44:38: So the chance here is now to have. What is

01:44:38 --> 01:44:40: the downtown version of a Grand Blvd?

01:44:42 --> 01:44:46: I think it can become, you know, the postcard shot

01:44:46 --> 01:44:50: of Denver. You know it was from just northwest looking

01:44:50 --> 01:44:54: over. I think this Grand Blvd becomes the next part

01:44:54 --> 01:44:58: of that postcard shot and becomes a destination almost into

01:44:58 --> 01:45:02: itself. That's a nice place to be. I want to

01:45:02 --> 01:45:06: go there and so visualization does become important, but I

01:45:06 --> 01:45:07: think.

01:45:08 --> 01:45:11: Spend some time on the history of these things. Locally.  
01:45:11 --> 01:45:14: All the different examples and see what you can do  
01:45:14 --> 01:45:17: really critical to work with the development.  
01:45:17 --> 01:45:21: Partners at the Ball Arena site and elsewhere nearby to  
01:45:22 --> 01:45:26: understand their needs and see see what ideas they can  
01:45:26 --> 01:45:30: bring to making this a better place. It'll help them.  
01:45:31 --> 01:45:33: And it'll it'll help all of downtown.  
01:45:35 --> 01:45:37: You know, it's interesting as designers.  
01:45:38 --> 01:45:42: We love visualizations and we love working on them. But  
01:45:42 --> 01:45:47: visualize visualizations towards an opportunity to realize is  
really crucial.  
01:45:48 --> 01:45:51: When we were planning that issue, downtown Phoenix  
campus, which  
01:45:51 --> 01:45:54: was mostly surface parking lot, it was sort of like  
01:45:54 --> 01:45:57: Jerry Creek. People thought it was dangerous, wasn't  
dangerous. This  
01:45:57 --> 01:46:00: wasn't enough. Going on there at moments really. You're  
going  
01:46:01 --> 01:46:03: to put a campus there. There's no evidence of an  
01:46:03 --> 01:46:06: educational opportunity, so it took visualizations to show it.  
But  
01:46:07 --> 01:46:08: the target was a bond election.  
01:46:09 --> 01:46:12: So the visualizations were in the service of a chance  
01:46:12 --> 01:46:14: for you, the voters to say, is that a good  
01:46:14 --> 01:46:17: idea? Would my son or daughter now stay in the  
01:46:17 --> 01:46:19: area and go to school and maybe even work and  
01:46:19 --> 01:46:21: live here? It passed 2 to one in a state  
01:46:21 --> 01:46:24: that ranks about 49 for K through 12 education moment.  
01:46:24 --> 01:46:28: People want education, so the visualizations of what could be  
01:46:28 --> 01:46:30: which were on the front page of the newspaper in  
01:46:30 --> 01:46:33: their schematic form and continue to be useful with the  
01:46:34 --> 01:46:36: Council and the mayor and others. But we could see  
01:46:36 --> 01:46:39: the opportunity to turn a visualization into reality.  
01:46:39 --> 01:46:43: Because there are going to be resources dedicated to it.  
01:46:43 --> 01:46:47: If you all like this, if they're visualizations waiting for  
01:46:47 --> 01:46:48: a champion.  
01:46:49 --> 01:46:52: A tort visualizations that are champions as I need. I'm  
01:46:52 --> 01:46:55: going to go out there. In this case, the mayor  
01:46:55 --> 01:46:59: and campaign for that really useful, so they're useful. The  
01:46:59 --> 01:46:59: context is.  
01:46:59 --> 01:47:00: Important.  
01:47:01 --> 01:47:04: So I think one of the things that's brilliant about  
01:47:04 --> 01:47:08: visualizations is they're not in concrete and they show you

01:47:08 --> 01:47:12: sometimes. Oh, that isn't what I wanted. That isn't what  
01:47:12 --> 01:47:15: I intended, just for a moment, I'll reflect back to  
01:47:15 --> 01:47:18: 2005 to 2008. What are we going to do with  
01:47:18 --> 01:47:19: Lincoln St?  
01:47:19 --> 01:47:21: How is it going to look? We went over and  
01:47:21 --> 01:47:26: over again. We had visualization of after visualization after  
01:47:26 --> 01:47:28: visualization.  
01:47:26 --> 01:47:28: But you know what happened? It worked out.  
01:47:29 --> 01:47:34: And to our surprise, the neighborhood came together and  
01:47:34 --> 01:47:38: then  
01:47:34 --> 01:47:38: the world started coming. And so I think that it's  
01:47:38 --> 01:47:43: really important to consider them not as an unchangeable  
01:47:43 --> 01:47:48: representation,  
01:47:43 --> 01:47:48: but rather something that in this stage for certain, induces  
01:47:48 --> 01:47:52: another discussion and brings out more people who can say,  
01:47:52 --> 01:47:56: oh, now that I saw that. Maybe that's not what  
01:47:56 --> 01:47:56: I want.  
01:47:57 --> 01:48:00: So, or maybe it actually is, but I I think  
01:48:00 --> 01:48:03: it is a tool that we can use. I don't  
01:48:03 --> 01:48:06: go crazy with 3D stuff that's you know, but just  
01:48:06 --> 01:48:09: just those things you can do a fly through. You  
01:48:09 --> 01:48:12: can do it through a few things. You can walk  
01:48:12 --> 01:48:15: along the street and it will tell you a lot,  
01:48:15 --> 01:48:18: but it really comes back to and as verily and  
01:48:18 --> 01:48:21: I were talking a couple of days ago. You have  
01:48:21 --> 01:48:24: a way of bringing communities together in discussions that I  
01:48:24 --> 01:48:27: think is really remarkable and I think it is.  
01:48:27 --> 01:48:31: Because you spend time listening as well as time speaking.  
01:48:32 --> 01:48:36: That said, even though some of these things are far  
01:48:36 --> 01:48:39: away, I think that what I would like to just  
01:48:39 --> 01:48:43: under score for maybe what it might be. The last  
01:48:43 --> 01:48:47: comment or two here is get started. Start the test.  
01:48:47 --> 01:48:49: It's not, that's not expensive.  
01:48:50 --> 01:48:53: Waiting too long may be expensive.  
01:48:53 --> 01:48:56: So that's why I thought any last question, Sir.  
01:49:01 --> 01:49:05: Hi, thanks Fred Glick again. You know, as we've been  
01:49:05 --> 01:49:08: sitting here talking, one of the things that I've been  
01:49:08 --> 01:49:12: contemplating in Ross you just referred to it as the  
01:49:12 --> 01:49:16: the historic nature of Spear Blvd and it's widely recognized  
01:49:16 --> 01:49:19: to be part of Denver's historic Pkwy system. Very tied  
01:49:19 --> 01:49:23: into the city's beautiful history etcetera and while I can  
01:49:23 --> 01:49:26: in my mind make arguments on both sides of it,  
01:49:26 --> 01:49:30: I wonder if you guys in your discussions considered the

01:49:30 --> 01:49:32: historic preservation implications.

01:49:33 --> 01:49:37: Constraints as part of this for for what you've presented

01:49:37 --> 01:49:40: is a is a very radical rethinking of of that

01:49:40 --> 01:49:43: street. In a lot of ways, and so that's the

01:49:43 --> 01:49:46: first part and the follow on, I guess is, are

01:49:46 --> 01:49:50: there other instances you would point to of these?

01:49:51 --> 01:49:54: Roads that are in a way very much character defining

01:49:54 --> 01:49:58: or perceived as being character defining of the city that

01:49:58 --> 01:49:59: have been rethought.

01:50:03 --> 01:50:04: Did that make?

01:50:04 --> 01:50:07: Sense yes, and I've got a long history and historic

01:50:07 --> 01:50:11: preservation and one always wants to be a little careful

01:50:11 --> 01:50:15: about what gets preserved because I mean you, you could

01:50:15 --> 01:50:15: argue.

01:50:16 --> 01:50:18: I mean, in some ways the.

01:50:18 --> 01:50:20: The current version of Spear.

01:50:20 --> 01:50:24: Was bold in its own way, and fortunately the whole

01:50:24 --> 01:50:28: neighborhood got leveled. And then the problem was actually

01:50:28 --> 01:50:32: there.

01:50:28 --> 01:50:32: Was too much space. There weren't enough constraints to

01:50:32 --> 01:50:35: really

01:50:32 --> 01:50:35: focus on a more precise design, but as I said,

01:50:35 --> 01:50:38: it's still an important path of green in a part

01:50:38 --> 01:50:41: of town where you don't get a lot of green,

01:50:41 --> 01:50:44: and that's in part because the Creek is nearby and

01:50:44 --> 01:50:47: it was a nod to the historic legacy of the

01:50:47 --> 01:50:48: parkways.

01:50:49 --> 01:50:50: But

01:50:51 --> 01:50:54: I don't think preserving the actual cross section in the

01:50:55 --> 01:50:58: the extreme width of this thing is a particularly worthy

01:50:58 --> 01:50:59: goal.

01:50:59 --> 01:51:02: But there is a story to be told and this

01:51:02 --> 01:51:06: could be built in to some part of the experience

01:51:06 --> 01:51:09: of being there, whether some sort of pictorial or set

01:51:09 --> 01:51:13: of maps that tells the story. There may be other

01:51:13 --> 01:51:16: ways to do the story, but to tell the whole

01:51:16 --> 01:51:20: history of Denver from the first people who lived at

01:51:20 --> 01:51:23: at the where the waters meet and and how the

01:51:23 --> 01:51:27: city ultimately starts at that spot and develops, and how

01:51:27 --> 01:51:29: your roads reflect that.

01:51:30 --> 01:51:33: So I think that would be an interesting background to

01:51:33 --> 01:51:36: understanding letting people understand how you get to the

01:51:33 --> 01:51:36: new.

**01:51:37 --> 01:51:40:** The new version. So the story I think needs to  
**01:51:40 --> 01:51:41:** be preserved.  
**01:51:43 --> 01:51:47:** This local landmark status for the section of spear north  
**01:51:47 --> 01:51:51:** of Colfax. The national designation I understand is for the  
**01:51:51 --> 01:51:55:** part South. I don't want to make light of local  
**01:51:55 --> 01:52:00:** landmark designation, but frankly there aren't a lot of  
constraints  
**01:52:00 --> 01:52:03:** about what you do next and I think the generous  
**01:52:03 --> 01:52:07:** public nod or the nod to a better public realm  
**01:52:07 --> 01:52:11:** would be trying to re embrace and reclaim the historic  
**01:52:11 --> 01:52:13:** city. Beautiful efforts to get.  
**01:52:13 --> 01:52:16:** The Boulevard that works for the 21st century.  
**01:52:17 --> 01:52:20:** And I'll piggyback on that with if you look back  
**01:52:20 --> 01:52:23:** from a historical lens, not at the cross section or  
**01:52:23 --> 01:52:26:** alignment of sphere, why why was it create? Why would  
**01:52:26 --> 01:52:30:** the boulevards and parkways created? They were  
experiential elements. You  
**01:52:30 --> 01:52:33:** know they were part of the experience of the city,  
**01:52:33 --> 01:52:36:** and they were intent on conveying the aspirations of what  
**01:52:36 --> 01:52:39:** the city wanted to become. And so I think as  
**01:52:39 --> 01:52:42:** we think about both through the lens of respectfully, you  
**01:52:42 --> 01:52:43:** know, historic.  
**01:52:44 --> 01:52:46:** Recognition, but also is that working today.  
**01:52:47 --> 01:52:49:** You know, if the history of Spear Blvd was to  
**01:52:49 --> 01:52:53:** convey something about Denver to provide an experience  
that is  
**01:52:53 --> 01:52:55:** unique to be a gateway as experience in and of  
**01:52:55 --> 01:52:58:** itself, is it working now because that's where it started?  
**01:52:58 --> 01:53:01:** So if we're going to preserve and talk about preserving  
**01:53:01 --> 01:53:04:** or embracing history, it needs to be in physical form  
**01:53:04 --> 01:53:07:** and that needs to be acknowledged. But it also needs  
**01:53:07 --> 01:53:09:** to be an intent and vision. So I think it's  
**01:53:09 --> 01:53:12:** a balance. Let's push pull the tension between the two.  
**01:53:12 --> 01:53:16:** So from urban design perspective, I just have one thought  
**01:53:16 --> 01:53:17:** to add the intent.  
**01:53:17 --> 01:53:21:** Our city beautiful and also the enhance of Parkway, is  
**01:53:21 --> 01:53:25:** about creating the experience of moving along as a piece  
**01:53:26 --> 01:53:29:** of recreation as a piece of leisure. So we apply  
**01:53:29 --> 01:53:32:** that to the 21st century. How do we move? Is  
**01:53:32 --> 01:53:37:** focusing on walking, cycling and jogging. That's from that  
appreciation  
**01:53:38 --> 01:53:41:** standpoint. So I think what is a opportunity in here  
**01:53:41 --> 01:53:45:** is that similar to Shammi lease it do have a

01:53:45 --> 01:53:48: very strong history but the contemporary.  
01:53:48 --> 01:53:52: Expectation expression of that. From an experience standpoint, from a  
01:53:52 --> 01:53:56: user standpoint, can have a different legacy like no other  
01:53:56 --> 01:53:59: words is not a Parkway from moving vehicle. It could  
01:53:59 --> 01:54:03: be your 21st century urban promenade that where you want  
01:54:03 --> 01:54:06: to have the parade festival the seal to five weeks  
01:54:06 --> 01:54:09: that we talk about in here so that you make  
01:54:09 --> 01:54:12: that into a place of destination that people will gather.  
01:54:13 --> 01:54:16: So I think what we should say is I for  
01:54:16 --> 01:54:18: one and I think the panelists.  
01:54:18 --> 01:54:22: All are believing that maybe we have done what we  
01:54:22 --> 01:54:26: wanted to do, which is to launch another conversation  
among.  
01:54:26 --> 01:54:27: You, you're very.  
01:54:27 --> 01:54:30: Very good at it and I also want to recognize  
01:54:30 --> 01:54:34: two young men from CU. They worked with us this  
01:54:34 --> 01:54:38: week. They are entering into their final year of architecture  
01:54:39 --> 01:54:44: structures and I think they represent something very  
interesting, which  
01:54:44 --> 01:54:48: is while some people then choose after school to leave.  
01:54:48 --> 01:54:52: And explore somewhere else so many of the people who  
01:54:52 --> 01:54:56: are in this education now stay here, and that, I  
01:54:56 --> 01:54:59: think is a really, really wonderful thing to keep in  
01:55:00 --> 01:55:03: mind to cherish and figure out how you can make  
01:55:03 --> 01:55:07: it continue to happen. So Caitlin Johnson and Riley wines  
01:55:07 --> 01:55:11: stand up and we'd like to thank you very much.  
01:55:18 --> 01:55:22: And with that, thank you all for your attention and  
01:55:22 --> 01:55:23: your great comments.  
01:55:29 --> 01:55:29: OK.

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