



# 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 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

00:13:57 --> 00:14:00: changing workplaces,

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

00:14:00 --> 00:14:03: Denver

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

00:14:03 --> 00:14:05: 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.

00:14:12 --> 00:14:16: Housing's expensive

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

00:14:16 --> 00:14:20: 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

00:14:26 --> 00:14:29: thing, same challenges in many ways, and they're related.

00:14:30 --> 00:14:33: 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

00:14:47 --> 00:14:50: going to school to get educated at times over your

00:14:50 --> 00:14:53: life and on the campus that you have here you

00:14:53 --> 00:14:56: have the full spectrum of offerings with regard to education.

00:14:56 --> 00:15:00: That's a great asset.

00:15:00 --> 00:15:01: You're also positioning yourself really well. This happens to

00:15:02 --> 00:15:06: 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 --> 00:22:03: Very big at large scale about what could happen at

00:22:03 --> 00:22:05: that intersection.

00:22:05 --> 00:22:07: Thank you very much. Now I'm going to turn on

00:22:07 --> 00:22:09: my friend Yvonne.

00:22:09 --> 00:22:11: So the question is how to make this happen? What

00:22:11 --> 00:22:13: we want to present to you is a framework for

00:22:13 --> 00:22:15: action leading by public realm and public spaces and also

00:22:15 --> 00:22:17: build upon the legacy of the Denver core area. The

00:22:17 --> 00:22:19: vibrant mix users and creating urban spaces for this new

00:22:19 --> 00:22:21: 150 acre and transforming that into a mixed-use community,

00:22:21 --> 00:22:23: the

00:22:23 --> 00:22:25: broader.

00:22:25 --> 00:22:27: Strategy is that using this to kickstart a series of

00:22:27 --> 00:22:29: capital investment project so they can put Denver on the

00:22:29 --> 00:22:31: global stage.

00:22:31 --> 00:22:33: So we know that our area is the largest collective

00:22:33 --> 00:22:35: college campus in Colorado and it is also within walking

00:22:35 --> 00:22:37: 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  
there.  
00:25:36 --> 00:25:39: We see there's a lot of land that is available,  
00:25:39 --> 00:25:43: but those are underutilized. They're a either are getting taken  
00:25:43 --> 00:25:47: over by vehicular traffic, so there's a redundancy of those  
00:25:47 --> 00:25:51: infrastructure, and also there is a lack of programmable  
space,  
00:25:51 --> 00:25:54: so that will be our key focus. We also see  
00:25:54 --> 00:25:56: surrounding the 150 acre.  
00:25:56 --> 00:25:58: Is not avoid is not a whole because you have  
00:25:59 --> 00:26:02: the existing community. In fact, on the campus you have  
00:26:02 --> 00:26:05: two primary school within the campus. So what we see  
00:26:05 --> 00:26:08: as a as a another top party and also one  
00:26:08 --> 00:26:11: of the low hanging fruit is that show some of  
00:26:11 --> 00:26:14: the improvement that making this as a model of how  
00:26:14 --> 00:26:17: you can bring the kids and the families into the  
00:26:17 --> 00:26:21: campus in the most convenient way. Making walking, cycling  
as  
00:26:21 --> 00:26:25: a top choice because of the climate in here investing  
00:26:25 --> 00:26:26: in green infrastructure.  
00:26:26 --> 00:26:29: Not just to deal with flooding, but dealing with the  
00:26:29 --> 00:26:30: heat is paramount.  
00:26:30 --> 00:26:33: And other items that we see is that there is  
00:26:33 --> 00:26:37: tremendous assets already on the campus. So through our  
interview  
00:26:37 --> 00:26:40: we heard from stakeholder that they they do want to  
00:26:40 --> 00:26:43: optimize these as the local destination. How to use it  
00:26:43 --> 00:26:46: to attract the community onto the campus so the blue  
00:26:46 --> 00:26:50: 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  
 by  
 00:29:43 --> 00:29:47: river and Creek. So how to be intentional creating the  
 00:29:47 --> 00:29:49: Creek to create connection? We know that there is a  
 00:29:50 --> 00:29:53: history about flooding. We know that there's a need of  
 00:29:53 --> 00:29:56: shade, so using that early on to set-up this mechanism  
 00:29:56 --> 00:29:58: and lastly, what we want to leave at the table  
 00:29:58 --> 00:30:01: is that over the last we we really encourage to  
 00:30:01 --> 00:30:05: see the momentum and the excitement of people coming  
 together.  
 00:30:05 --> 00:30:07: We see it a physical model when we also see  
 00:30:07 --> 00:30:11: there is an opportunity now to turn the physical model  
 00:30:11 --> 00:30:14: into a living digital model so that everybody can see  
 00:30:14 --> 00:30:17: what is happening on the ground. So we also learned  
 00:30:17 --> 00:30:20: that Denver has a legacy on sustainability, so this is  
 00:30:21 --> 00:30:24: a very quick way of apart from the collaboration to  
 00:30:24 --> 00:30:27: continue putting Denver on the map. How we meeting  
 necessarily  
 00:30:27 --> 00:30:31: how we are continually staying as a platinum for cities  
 00:30:31 --> 00:30:34: at the lead level. How are they ever continue to  
 00:30:34 --> 00:30:35: be not just the 4th?  
 00:30:35 --> 00:30:38: The next time we look at the news, it's the  
 00:30:38 --> 00:30:41: second most sustainable destination in the world. Thank you.  
 00:30:54 --> 00:31:01: So the transportation challenge you face is balancing  
 regional circulation  
 00:31:01 --> 00:31:05: needs with local access and the kinds of urban design  
 00:31:06 --> 00:31:11: moves that support a vibrant, walkable downtown that  
 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

00:36:39 --> 00:36:43: district.

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

00:36:43 --> 00:36:46: 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

00:37:17 --> 00:37:21: 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

00:44:42 --> 00:44:45: panel is how do you leverage the assets that are

00:44:45 --> 00:44:48: there? Open space obviously being one of them to stitch

00:44:49 --> 00:44:52: together the various aspects of downtown across your Blvd and

00:44:52 --> 00:44:56: to do some stitching requires thread and as Ross alluded,

00:44:56 --> 00:44:59: that does occur at the street level. That's where some

00:44:59 --> 00:45:02: of that experience is. But I also think and I

00:45:02 --> 00:45:05: think we also believe, as do many of you who

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.



01:06:51 --> 01:06:54: Traditionally,  
01:06:54 --> 01:06:57: lanes have been quite wide that had to do with  
01:06:57 --> 01:07:01: where the money came from and the fact that we  
01:07:01 --> 01:07:03: really we really didn't have urban standards. We had highway  
01:07:04 --> 01:07:09: Interstate standards so we had wide lanes.  
01:07:09 --> 01:07:12: We're now applying narrower lanes and cities across the  
01:07:13 --> 01:07:16: country,  
01:07:16 --> 01:07:20: reducing speed limits so it takes a combination of how  
01:07:22 --> 01:07:23: you design the street as well as the speed limit  
01:07:27 --> 01:07:30: to help slow traffic. But I think it's totally achievable.  
01:07:30 --> 01:07:34: Yes, Sir.  
01:07:34 --> 01:07:37: Hi Fred glick. Thanks. I one quick one about the  
01:07:37 --> 01:07:40: testing. I would like to highlight that within the last  
01:07:40 --> 01:07:44: couple of years, Dottie did close down some lanes on  
01:07:44 --> 01:07:48: spear and convert them to bike lanes when they were  
01:07:48 --> 01:07:51: doing a bridge reconstruction. So there's probably some data  
01:07:52 --> 01:07:55: related  
01:07:55 --> 01:07:55: to that. Dottie planners have actually done a really good  
01:07:56 --> 01:08:00: job of using those opportunities to collect that and prove  
01:08:00 --> 01:08:04: that traffic Armageddon doesn't necessarily happen.  
01:08:06 --> 01:08:10: Umm?  
01:08:10 --> 01:08:14: I was curious you, you talked about eliminating some of  
01:08:14 --> 01:08:16: the right hand turns that cut across the corner.  
01:08:16 --> 01:08:19: What about raised crosswalks? I often hear it's dismissed  
01:08:19 --> 01:08:22: because  
01:08:22 --> 01:08:25: apparently it doesn't work with snow plows, although Boulder  
01:08:27 --> 01:08:31: does  
01:08:31 --> 01:08:36: it and I think they get snow up there too,  
01:08:36 --> 01:08:40: but I am kind of curious your thoughts on on  
01:08:40 --> 01:08:43: using those as a way to help calm the traffic  
01:08:44 --> 01:08:45: and create a safer environment for pedestrians.  
01:08:47 --> 01:08:50: I think there's mixed experience with the effectiveness of  
01:08:50 --> 01:08:54: raised  
01:08:54 --> 01:08:57: crosswalks. Depending on how they're designed, it can  
01:08:57 --> 01:09:01: certainly highlight  
01:09:01 --> 01:09:04: the fact that there is a pedestrian crossing. Just alert  
01:09:04 --> 01:09:07: drivers to that the the profile of that.  
01:09:07 --> 01:09:10: Raise.  
01:09:10 --> 01:09:13: May or may not slow traffic. I've seen that and  
01:09:13 --> 01:09:16: as well as speed cushions a whole variety of techniques  
01:09:16 --> 01:09:19: used. People who drive the route frequently learn the speed  
01:09:19 --> 01:09:22: at which they can go over that comfortably, which may  
01:09:22 --> 01:09:25: 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

01:12:17 --> 01:12:20: million. We think if we spend 2,000,000 it can be

01:12:20 --> 01:12:23: worth \$50 million. Land is valuable, so land around us.

01:12:23 --> 01:12:25: We now begin to look at is what it can

01:12:25 --> 01:12:30: contribute to the educational mission and the education of 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.

01:12:42 --> 01:12:45: And that if that's 77 acres I've heard different numbers

01:12:45 --> 01:12:48: in terms of acreage, but let's call it that was

01:12:48 --> 01:12:49: looked at.

01:12:50 --> 01:12:52: As you stood back from it, what is its value?

01:12:52 --> 01:12:55: Obviously each of the three institutions should benefit. Each should

01:12:55 --> 01:12:58: continue to do what they need to do, either on

01:12:58 --> 01:13:00: that land or elsewhere. But if you really imagined its

01:13:01 --> 01:13:04: possibilities, which we would certainly do because we've 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 development

01:13:24 --> 01:13:27: 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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