



**FasTracks Citizens Advisory Committee
Meeting #4
December 14, 2006
1600 Blake Street, Rooms T & D**

MINUTES

Committee Members Present: Tom Ashburn, Julie Bender, Tom Burns, Melvin Bush, Charles Choi, Jim Hall, Anne Hayes, Jeff Holwell, Ken Hotard, Angie Malpiede and Steve Ormiston.

Board of Directors Present: Dave Ruchman.

RTD Staff Present: Liz Rao, John Shonsey, Larry Warner, Pauletta Tonilas.

Others Present: Frank Cannon.

1. Call to Order and Introductions

Angie Malpiede called the meeting to order at 6:00 p.m.

2. Public Participation

None.

3. Approval of Minutes from September 14, 2006 Meeting

Motion by Ken Hotard, seconded by Jeff Holwell to approve minutes passed unanimously.

4. Denver Union Station Master Developer Presentation

Frank Cannon representing the Master Developer briefly discussed the master developer selection process. In November 2006, the partner agencies unanimously selected the Continuum/East West team (now known as the Union Station Neighborhood Company) based on their transportation, development and finance plan.

The key components of USNC plan include:

- Development of a "transit district" which creates flexibility for long term transit growth and focuses on the pedestrian environment
- Fully implemented transportation components by 2011 with all transit improvements completed at one time
- Light rail at grade at the CML
- Regional bus and commuter rail below grade
- Financial plan that reduces the amount of risk to the public
- Proposal fits within existing T-MU-30 zoning
- Creates public space at the Wynkoop frontage and along the 17th Street corridor from the station to the CML
- Respects and rehabilitates the historic station

There are a number of elements in the plan that are fixed including the basic layout of major transportation components such as locating light rail at the CML (subject to NEPA clearance), the regional bus facility below grade adjacent to Wewatta Street, the

commuter Rail below grade adjacent to the historic building, the 16th and 18th street grid and zoning.

The partner agencies have indicated that the Union Station Advisory Committee (USAC) will remain the primary avenue for public. Elements of the plan that the USAC will be reviewing include the connections to transit (both off-site between 17th and DUS and on-site), public space process and design, pedestrian connection and environment between the CML and the station site, shuttle and circulator layout and access, historic station connections, relationship of private development to the street and public space, transit station design and architecture and Design Standards and Guidelines.

Frank reviewed USNC's development program and the existing zoning, height restrictions and ownership of various parcels. He also provided additional information of the phasing of the vertical development and responded to a number of questions concerning their plan. Key elements of the proposed development plan include:

- Redevelopment of public spaces in front of historic Union Station
- Revitalization of train room in Union Station to include market and other retail space
- Creation of new "wing buildings" containing commercial and residential space on either side of Union Station
- Creation of a new 17th Street Transit Plaza from Union Station to the new light rail station
- Construction of two 23-story buildings containing office and residential space to the west of Union Station
- Development of retail locations at the base of buildings along the new public plaza
- 755,000 square feet of new office space proposed
- 245,000 square feet of retail space proposed
- 800,000 square feet of residential space proposed
- 1,980 parking spaces proposed

The USNC plan is posted on the project website, www.denverunionstation.org.

Finally, Roger provided an update on timing and scheduling issues and the negotiating process. The sequencing of infrastructure (transit and utilities) will have a huge impact on the phasing of the development as will the timing of FasTracks corridors. Other items the negotiating team will consider include the timing of land purchases and development, construction of the transportation components and vertical development.

The current project schedule is as follows:

Developer negotiations process:

Terms sheet	Dec. '06 – Feb. '07
Framework agreement	March – May 1

Design/EIS Process:

Design refinement	Jan. 8 - February 20
10%-15% PE for EIS	February 20 - May 15
EIS process	March 1 – Feb. '08
30% Design/GMP	May 15 – Dec. 30

Master Plan:

Plan development	Jan. – March '07
Agency approvals	April '07

Public Finance:
Council TIF approval June 2007
Metro District election Nov. '07

GDP/Design Standards: July '07 – March '08

5. FasTracks Policy for Stakeholder Participation

Liz Rao reviewed the draft SB208 Annual Report to DRCOG.

- SB208 requirements:
 - Passed in 1990
 - RTD may not take action relating to the construction of a regional fixed guideway mass transit system until approved by the Metropolitan Planning Organization (DRCOG).
 - Each component part or corridor of such system must be approved separately.
 - Approval must include method of financing and technology.
- Annual Review Guidelines:
 - Project definition and scope
 - Plan and corridor costs
 - Revenue projections
 - Implementation schedule
 - Operating characteristics
 - Level of bus service
- Previous DRCOG SB208 approvals:
 - Central Corridor (Metro Area Connection)
 - Central Corridor extension
 - Southwest Corridor
 - Southeast Corridor (T-Rex)
 - Central Platte Valley LRT
 - FasTracks (Adopted overall plan and individual corridors in 2004)
- Project definition and scope:
 - No changes in any FasTracks projects except West Corridor
 - Only West Corridor completed NEPA
 - West Corridor has proposed scope and schedule changes
 - All other corridors in NEPA process
- West Corridor
 - Value engineering and risk assessment studies in 2005
 - Cost-containment strategies proposed to manage material price escalation
 - Three strategies:
 - Accelerate construction
 - Increase peak hour headways in one segment
 - Shift the LRT alignment to eliminate costly tunnel
 - Environmental Assessment underway for cost containment proposals
- Revenue projections:
 - Based on actual sales and use tax collections
 - Includes actual program progress, expenditures and receipts
 - Issuance of \$600M in bonds at lower interest rates
 - Scheduled for Board adoption on September 19
- Implementation schedule
 - Updated schedule accelerates three projects
 - West Corridor
 - Denver Union Station (DUS)

- Light Rail Maintenance Facility
- Level of bus service
 - FasTracks committed to 1% annual increase in Bus Service
 - 2006 to 2011 TDP and annual budget call for a 1.2% increase in bus service in 2006
 - 2006 adopted budget increased Bus Service hours to 3,030,707 per year (an increase of 1.2 percent)
- 2006 program milestones:
 - Lawsuit challenging FasTracks ballot issue dismissed
 - Commuter rail vehicle study to evaluate design and operating characteristics
 - Adopted Program Management Plan
 - Quality Management Oversight Program manual and procedures adopted
 - Quality of Life measurement program
 - Public Information/Involvement program
 - Established corridor liaisons
 - Developed Transit Technology Education Program
 - FasTracks Anniversary Event
 - Citizens Advisory Committee
 - Transit Oriented Development
 - Board adopted revised Transit Oriented Development (TOD) Policy
 - Board adopted TOD Strategic Plan
 - West Corridor TOD workshop
 - Partnered with local jurisdictions on developing new land-use plans at 27 station areas
- Questions by Committee members

Anne Hayes asked if DRCOG has ever turned down a change? Liz noted that DRCOG has never denied a request outright, but has asked for changes or additional analysis.

6. Review FasTracks 2006 Team Factbook

Karen Morales reviewed the FasTracks Team Factbook with the Committee and asked for feedback on other topics that might be included. Suggestions from the members included:

- Timeline for construction and update when changes are made
- Connect it to the annual report to DRCOG and updated financial plan
- List of standard meetings
- Delete phone extensions
- Basic financial information
- More operational/service features
- CAC contact information

The Committee also discussed possible distribution locations and methods.

7. Comments by Committee Members

Charles Choi expressed concerns about TOD along the West Corridor, specifically relating to land use issues around the station and asked if RTD can influence jurisdictions to increase zoning? Liz noted that zoning decisions rest with the local government. Charles shared information he has been hearing regarding some zoning changes Lakewood is considering and the perception that RTD is forcing the city to do so. It was agreed that a comprehensive TOD workshop would be held in January.

Ken Hotard expressed his belief that the CAC should not spend a lot of time discussing/focusing on land use aspects of zoning.

8. Adjournment

The meeting was adjourned at 8:05 p.m.