



Commuter Rail Maintenance Facility Environmental Assessment (EA) Meeting Summary

Date of Contact: 10/1/2008

Meeting: CRMF Visioning Issue Focused Team (IFT) Meeting

Presenters: Nadine Lee, RTD; Tracy Faigin Boyle, GBSM; Will Bruder, Will Bruder + Partners; Ben Nesbeitt, Will Bruder + Partners

Number of Attendees: 36

Purpose: To present a summary of the workshop held with TAXI's architect and share the proposed guiding principles for development of the CRMF and surrounding area

Meeting Summary

Nadine Lee welcomed the meeting participants and explained the background of involving Will Bruder + Partners into the CRMF EA process. She described how Will Bruder and Ben Nesbeitt were hired by RTD after the July 30 IFT meeting to assist in developing guiding principles for the CRMF and surrounding areas, and that these principles can be used as tools to advise a future General Development Plan (GDP) for the area, the upcoming public/private partnership Request for Proposal (RFP) for the design and construction of the CRMF, or the EA document.

Tracy Faigin Boyle then introduced the evening's speakers and discussed the agenda for the meeting.

Will Bruder began the presentation entitled "Vision of CRMF as Urban Catalyst." He discussed the brainstorming sessions he and Ben conducted with RTD's project team, the City and County of Denver staff, and adjacent landowners to develop guiding principles for the area. He explained how building the CRMF in the proposed location would be a catalyst for change in the area and how there is great potential for positive, forward-looking development. His presentation showed maps of the current area to give context to the proposed ideas and he also showed a concept of how future development could be located within the site boundaries.

Will then reviewed the proposed guiding principles that resulted from the workshop. These were:

- Optimize the health and quality of the river through emerging public landscape
- Make full use of the river as an amenity...maximize the river as a catalyst and resource to reinforce the sense of place
- Utilize art in site and building development that is integrated, organic & results from an attitude
- Enhance multi-modal connections between a variety of land uses



The presentation continued with Will showing examples of other transit facilities from cities around the world. He described how the new CRMF can fit with the industrial and progressive character of TAXI and the existing area, and he showed a conceptual rendering of what the facility could look like.

He then showed other visual examples of how buffer options could work as well as parking garage models that integrate successfully into neighborhoods. He also showed examples of small scale buildings that could be integrated into the area to create density while keeping a strong sense of character to a neighborhood.

The next part of the presentation focused on the potential for development and recreation around the river. This included bridge connectors over the river, which would also serve as a catalyst for revitalization on both sides of the river and connections for the entire area. Will also showed illustrations that demonstrated the opportunities for opening up space along the riverfront. He showed examples of neighborhood landmarks, such as public art. He included examples of potential activities that could take place on the riverfront including open markets, theater and dining.

To conclude, the presentation showed local images of urbanism on the river, specifically citing examples of recent successful river redevelopment in Denver.

Issues and Themes

After the presentation, community members were given the opportunity to ask questions and comment on the presentation and guiding principles. The following were the main themes that emerged:

- *Positive reaction to the themes presented*—Several members of the community expressed that they were glad Will Bruder + Partners was brought into the process and liked the vision that was presented.
- *Questions about follow up and responsibilities*—There were a variety of questions and concerns about how these principles would be incorporated into a General Development Plan (GDP) or the RFP process so that there would be accountability. As the GDP process moves forward, people said it was important to have a strong level of community involvement. Some said the guiding principles lacked enough specifics. Some indicated that they did not want too much specificity in the guiding principles. Others asked the cost of the proposed vision. Will Bruder stressed that this was the first step in a long-term process. The RTD team told the public to submit additional comments to add to the guiding



principles and that they would incorporate comments as appropriate and post the progress on the FasTracks Web site.

- *Questions on parking structures vs. surface parking*—A few people asked about how the parking would work once the CRMF began development, if a parking structure could be built or if only surface parking was an option. Rick Pilgrim described how parking options could be phased in as the Bus Maintenance Facility was dismantled, and RTD could consider contributing to different alternative parking strategies as the need arises. These needs would be mapped out in the GDP.
- *More control over the RFP process and accountability moving forward*—Some people expressed skepticism that the guiding principles would be strongly represented in the RFP process, and questioned the RTD team's authority to make the GDP actually happen. Others expressed that they wanted to find a way to keep Will Bruder + Partners on the team to ensure there was a high level of design to the CRMF and entire area through the process. Nadine said that RTD could add design architect qualifications to the RFP..