



# Community Meetings Summary

**August 18 – Reunion Recreation Center**

**August 27 – Derby Resource Center**

**6:30 – 8:30 p.m.**

## **Topics: Future Land Use Plan and Transportation**

### **Attendance**

Approximately 12 people attended the first meeting and eight people signed in for the second meeting.

### **Consultant Presentation and Discussion**

See attached PowerPoint files. At both meetings, the planning team divided the rooms into three stations to address: (1) Plan Elements and Guiding Principles, (2) Future Land Use Plan and Categories, and (3) Transportation Plan. Prior to breaking into groups, the consultant provided a brief presentation regarding the Future Land Use Plan and categories. The remainder of the meeting was operated as open house where participants could circulate to stations and ask questions and make comments.

### **Comments and Questions**

Most people who attended the meetings had questions about how to interpret the Future Land Use Plan and its symbols and categories. Many attendees were interested in the Transportation maps, as well as proposed future roads shown on the Future Land Use Plan.

### **Land Use:**

- Participants at the Reunion meeting mostly conveyed support for buffering the airport as shown through version 1.2, liked the commercial center concepts and locations, particularly in the Northern Range, and agreed with the proposed road extensions shown on the map. Many questions were related to proposed and future commercial developments (particularly Wal-Mart and grocery stores) in the Northern Range.
- What is happening with the old High School property? Should the plan propose the city prepare a subarea plan for that area, given the uncertainty of timing and school district plans? (Note: The site shows as state/school property on the plan. It is not designated for redevelopment.)

- Tower Road: Concerns that this road will be carrying huge volumes of cars with the E-470 buildout. It can only be a 6-lane road maximum.
- DIA North area shows a lot of future employment and technical-related development. (Note: It was explained that this is a concept plan for future development and not as refined as other planning areas.)
- Consider making changes to Future Land Use Plan in the areas around 65<sup>th</sup> and US 2. There is a nursing home and residential in the area shown as mixed-use. (Note: mixed-use does not preclude those uses.)
- The mixed use category should acknowledge/allow for pre-existing mobile home uses along Hwy. 2. (Note: plan contains policies stating that existing mobile homes will remain; the city does not intent to push them out, only encourage improvements to quality.)
- The change in the Tiffany area to Industrial is appropriate (from residents of that area).
- The change in the Irondale area to Industrial is appropriate (from one resident of that area). The area is very mixed anyway.
- The north range needs more commercial areas.

### **Transportation:**

*(The following comments are listed off of comment forms received by FHU.)*

- Bus:
  - o Better access to RTD would help with riding more.
  - o Lower cost. I could ride 104<sup>th</sup>/Reunion Parkway to DIA, but it is \$6 each way, which seems a bit much for a 12 minute ride.
  - o A job on a bus line would make it more attractive to ride. Closer to 104<sup>th</sup> and Tower. It would be useful to go to downtown Denver for evening.
- Walkability:
  - o More off-street bicycle/walk trails.
  - o Improvements needed at 104<sup>th</sup> and 85.
  - o More trails off-road, for bicycling and walking.
  - o I live in Reunion, which is walkable, although I'd like a tunnel at 104<sup>th</sup>/Reunion Parkway to ride/walk to the recreation center. (walk to Landmark Academy, Recreation Center, 104<sup>th</sup>/Tower, and 104<sup>th</sup>/Chambers. Wide sidewalks makes biking more desirable.
  - o More trails around Buffalo Run. Connections to existing trails. Improve bus transportation between suburbs along major corridors (104<sup>th</sup> and 120<sup>th</sup>).
  - o I walk from 112<sup>th</sup> to about 120<sup>th</sup>, walking through Buffalo Run. The Greens, The Reserve, and Highlands @ Buffalo Run. There are sidewalks.

- Safety:
  - o My kids cross 104<sup>th</sup> from Southlawn to North Reunion (to the Recreation Center pool). I worry about that intersection crossing.
- Tower Road:
  - o Needs to be expanded to 4 lanes.
  - o Widen Tower from Pena to 120<sup>th</sup>. (at some distant point in the future. Pass 88<sup>th</sup>. Widen Tower so landfill traffic doesn't interfere.)
  - o I would like to get onto Pena Boulevard going west from Tower.
- Highway 2:
  - o Still needs improvement – widened and consistent speed zones.
- Highway 85: Older city – terrible traffic congestion.
- 72<sup>nd</sup> Avenue: Congestion makes it difficult to get around.
- 104<sup>th</sup> Ave:
  - o Widen and increase speed limit to 45.
  - o Improving – the widening needs to continue all the way west.
- Other Streets/Intersections:
  - o Sidewalks along roads are useful, but not attractive for walking/bicycling. "Trails" which turn, rise and fall, pass over creeks and through woods are attractive for bicycling and walking.