

**CITIZENS ADVISORY BOARD
MEETING MINUTES**

July 19, 2012

7:30 a.m. – 9:00 a.m.

7350 E. 29th Ave., Suite 300

CAB Members Present: Nadine Caldwell, Bar Chadwick, Lucia Correll, Diane Deeter, Laura Edler, John Fernandez, Phil Flores, Khadija Haynes, Shannon Jones, Alice Kelly, Jeff LaMontagne, Steve Larson, David Netz, Dennis Piper, Carol Roberts, **FC:** Tom Gleason, **SF:** Beverly Haddon, Leslie Joseph, Angie Malpiede, **SDC:** Cheryl Cohen-Vader, **Community:** Dan Lipzin, **URS:** Kim Proia, Steve Arbogast

Call to Order: David Netz called the meeting to order. The June 21, 2012, meeting minutes were unanimously approved.

Co-Chair Report: David Netz reported on the Central Park station TOD plan that went before the planning board on July 18. The plan flagged the RK land that is currently industrial mixed use which the zoning blueprint Denver calls for single family or duplex use. Some neighbors have submitted a petition with about 150 names on it opposing the plan. According to Dan Lipzin, a Stapleton resident who attended the Planning Board meeting, the move was to approve the TOD plan with a limiting set of conditions in order to hold further discussion about the RK designation as it moves forward through city council - with the recommendation that it be changed from industrial mixed use to largely residential in some areas. This is in conflict with the zoning for the land. They will work with the neighbors to come up with a final recommendation that everyone can live with. The Planning Board is finished with the plan.

Bar Chadwick requested that the CAB add David Gasper's update from the previous night's Planning Board hearing: "In the context of this plan, there is one area designated for mixed-use, the RK Mechanical site. The existing light industrial use has been in its current location and is a permitted use in the existing C-MU-30 zone district. If the current use leaves its current location and a re-zoning is sought, mixed-use in this context would be primarily residential with the potential for a small amount of neighborhood serving retail."

Khadija Haynes pointed out the obituary for Jeanine Balsamo who was so well loved and remembered for the work she did for SDC and others. Her memorial service is July 20. Khadija also asked how the CAB might feel about inviting some of the Stapleton businesses to come to the CAB meetings and give a short presentation on what their business is and what they do.

Partner Cities Updates:

- **City of Denver:** No written report.
Bar Chadwick reported on a meeting that she and Barb Neal had, on July 16, with artists to look at a 4.4 acre plot just above Northfield Blvd. at Spruce and Trenton. They are looking at doing a combination of earth mounds and stone sculptures. They are also doing landscape artwork for the jail design.

Denver priorities: Discussions have started with the five entities that will be involved with the projects that need to be completed in the next 12 years. There is a process but there is no money.

(Tom Gleason noted that just once he would like to have money but no process.)

- **City of Aurora:** No written report.
Nadine Caldwell reported that the grocery store at Montview Blvd. and Dayton Streets, slated to open this month, will probably not open until September due to unexpected delays.
City of Aurora has started having meetings - the first of three to be held by the end of the year - to discuss options for East Colfax,.
John Fernandez reported that RTD accepted an unsolicited bid from Kiewit Infrastructure to complete the I-225 light rail up to Peoria/Smith Road which will connect up with the DIA line from Union Station. The final RTD vote is next week. A unanimous vote is required for it to pass.
Also, the Aurora city council took a final vote to put before the voters an extension of the existing property tax for a \$70 million transportation package for improvements.

Committee Reports:

- **Design Review:** No written report.
Design Review is still looking for members to sit on the commercial committee for Design Review.
- **Membership:** No oral or written report.
David Netz reported that he received an email from Elizabeth Garner stating that she is maxxed out and is stepping down from leadership of the Membership Committee. CAB will be pursuing options regarding how to proceed with membership.
- **Housing Diversity:** No oral or written report.
- **Communications:** No oral or written report.
- **Parks Advisory Group:** Written report submitted.
Lucia Correll reported that grading has begun in North Stapleton with irrigation in the winter and seeding to be done in the spring.
Dennis Piper reported on the remediation plan for Westerly Creek north. The consultant sent a report to the state for review on July 9. There is some asbestos-containing soil and they found 2 barrels of some sort of substance, resembling oil. There doesn't appear to be any serious contamination. It appears that one of the places where the asbestos is is where all of the widely-reported rubble is. It is hoped that cleanup will begin by fall and be completed by winter. After that the design process can begin but it will be several years before there will be funding for construction.

Cheryl Cohen-Vader reported that concrete barriers have been moved to the area where dumping is occurring to deter further dumping. SDC is prepared to purchase bike gates to further block off the area.

Lucia reported that as a result of the Chris Herndon meetings, there will be an August 9th meeting to put together a committee which will begin to look at ways to acquire funding to close the parks funding gap.

Khadija Haynes reported having seen 4 large coyotes at Central Park Boulevard near I-70.

- **Zoning & Planning:** Written report submitted.

David Netz reported that ZAP has reviewed the first of three senior housing projects – a market rate senior housing project for people 55 and older and 63 and older. In the next one or two months there will be a 250-unit luxury project coming up for review, and, sometime after that, an assisted living project.

- **Transportation:** No written report submitted.

Angie Malpiede reported that she had a meeting, the previous week, with the RTD public art director, Brenda Tierney. The pads for public art had inadvertently been taken out of the TOD plans. RTD is not able to change the DTP designs without paying a change penalty. Instead two pads on the RTD land south of Smith Road on each side of Uinta will be saved for future art. RTD allocated funds for art on the West Line and hopes to do the same for the East Line.

The RTD board is having a special meeting next Tuesday, at 5:30 p.m., to vote on the I-225 corridor and there will be another public hearing so that RTD can ensure that all of those who want to have a say in the plan have been heard.

There was a group of people touring underground DIA the morning of July 19 as part of the HUB's walking program. The HUB has partnered with Walk to Connect to develop a series of walking programs. The first two are coming up – 7 hour neighborhood walkabouts where community people learn to access what's in their neighborhoods, as well as transit. Then they will recruit walking advocates to encourage people to walk more.

The HUB is working with Recycle Bicycles, which is a non-profit group of retired folks who build bikes to donate to low income people who need them. The HUB is also partnering with Be Well in their sponsorship of a bike rodeo in northwest Aurora.

The HUB is developing biking maps and walking maps.

Khadija Haynes suggested that Segways could be used for those folks who are unable to walk long distances. Angie stated that her employee, Sam Ramirez, has been talking to Segway distributors.

SDC Update: Written report submitted.

Cheryl Cohen-Vader reported that SDC will get some bids for what it will cost to remove the rubble at the Westerly Creek area after the remediation has been completed. It is not anticipated that much of the rubble will have to be moved as

a result of the remediation. There is ongoing discussion with DIA regarding funding for this project.

Forest City Update: Written report submitted.

Kim Proia from URS reported on the Fulton, Iola and Kingston Street extensions. Per the IGA with the cities of Denver and Aurora and with Park Creek, Fulton and Iola need to be built by September 1, 2013 and Kingston by June 1, 2014. The 4th one is the Dayton and Emporia connection by June 1, 2017. Construction documents have been submitted to the city of Aurora for a full review and to the city of Denver for a more limited review. Fulton Street at 25th Avenue will be rededicated as a city street since it has been part of the Jehovah's Witness' property, and Fulton will be rebuilt to go straight through. Utilities and infrastructure will be rebuilt - sanitary sewers and waterlines, as well as storm sewer improvements, throughout the extensions. If approvals move quickly URS hopes to have the first three street connections completed, ahead of schedule, by the end of 2012.

Stapleton Foundation: No written report submitted.

There was to be a sneak peek at the Sam Gary branch library on the evening of July 19 at 6:00 p.m. The actual dedication will be August 11 and is expected to be a big event with the mayor, Councilman Herndon, the Sam Gary family, and more. There will be games, tours and other family events all that day.

Stapleton Partner Updates:

- **Stapleton United Neighbors:** No oral and written report.
- **Master Community Association:** Written report submitted.
Diane Deeter reported on the greatly increased use of the facilities and attendance at events this summer, which have brought inherent growing pains. There has been vandalism - a 3rd panel was broken at the F15 pool. There was an early morning party at the Aviator pool which resulted in draining and cleaning of the pool. The community is being alerted to the issues in the neighborhood and security is being considered for the pools.
- **Bluff Lake Nature Center:** No written report.
Jeff Lamontagne reported on the much greater attendance at this year's earth day events and the fireside chats. The evening of July 19, Bluff Lake has scheduled a wine tasting fundraiser from 6:30 to 8 p.m.. And August 13, there will be a golf tournament at Fitzsimons golf course.
Bluff Lake has submitted a grant - through the National Resources Defense Element related to events at the arsenal and Shell Oil - in order to create conditions so that Bluff Lake doesn't dry up.
- **Sand Creek Regional Greenway:** No oral or written report.
- **The Urban Farm:** Written report submitted.

- **Johnson & Wales:** No oral or written report.
- **Police Academy/Denver Police District 2:** No written report.
- **Others:**
- **Adjourned:** The meeting was adjourned.
The next meeting of the Citizens Advisory Board will be **August 16, 2012,**
@ 7:30 a.m.