

**CITIZENS ADVISORY BOARD
MEETING MINUTES**

October 18, 2012

7:30 a.m. – 9:00 a.m.

7350 E. 29th Ave., Suite 300

CAB Members Present: Nadine Caldwell, Bar Chadwick, Diane Deeter, Laura Edler, Tech. Amy Esten, John Fernandez, Phil Flores, Elizabeth Garner, Donna Garnett, Tim Habben, Khadija Haynes, Councilman Chris Herndon, Shannon Jones, Alice Kelly, Damon Knop, Jeff LaMontagne, Steve Larson, Barbara Neal, David Netz, Dennis Piper, Carol Roberts, Jim Wagenlander, **Community:** Daniel Liptzin, **FC:** Tom Gleason, **SF:** Angie Malpiede, **SDC:** Cheryl Cohen-Vader, Sentoria Hardiman, **SCRG:** Kate Kramer.

Call to Order: David Netz called the meeting to order. The September 20, 2012, meeting minutes were unanimously approved.

Co-Chair Report: David Netz

Partner Cities Updates:

City of Denver: No written report.

Bar Chadwick : ULI is hosting its annual meeting in Denver and Stapleton is a hot topic. She also told a story about a teacher who took her first grade class on a nature walk and encountered city workers poisoning prairie dogs. She was distressed and sent emails to the city voicing her concerns after having gone back to the classroom and discussing with the children what they had seen. Bar went on to report that the City is following all local, state and federal regulations in regards to removing prairie dogs from over taking vegetated habitat.

Parks & Rec has been forced to remove prairie dogs causing damage due to overpopulation. Tom Gleason noted that the normal prairie dog population is 10 per acre, right now there are 30 per acre. Landscaping is in danger. Denver Parks will probably use carbon monoxide as a more humane process to reduce the population of prairie dogs. A Westerly Creek Elementary teacher has asked her students to communicate their concerns. Dennis Piper reported that when the Stapleton Airport closed, he went out and investigated and other than on the edges, the airport had no prairie dog populations.

Chris Herndon reported on three events:

- 1) Denver County Jail ribbon cutting for the new addition on Tuesday October 16th.
- 2) Boys and Girls Club Groundbreaking on new building in Park Hill on October 17th.
- 3) At its regular meeting on Monday, October 22, beginning at 5:30 p.m., the City Council will conduct a public hearing on the Mayor's Proposed Budget for 2013.

- **City of Aurora:** No written report.
Nadine Caldwell reported that Aurora has a new council member for Ward I, Sally Mounier. She was appointed to fill a vacancy and will have to run for the office next November. She is very interested in the Stapleton project and Nadine is providing her information from the CAB and SDC meetings.
The last meeting of the Colfax Corridor Community Workshop will be Wednesday, October, 24, at North Middle School, 12095 Montview Blvd from 6-8 pm..The purpose is to create a plan and vision for Colfax from Yosemite to Interstate 225. Everyone is invited.
John Fernandez had a meeting with a group regarding the new Montview bridge over Westerly Creek. Park improvements/construction topics were discussed. The group will continue to meet on a quarterly basis.

Committee Reports:

- **Communications:** No report.
- **Design Review:** No written report.
Laura Edler reported that there were two commercial design review meetings in September. Both were to discuss the construction of rental apartment complexes for seniors. Each of the buildings is planned to be 3 to 4 stories high. The first presentation, by Wilson and Company, is for a complex which is planned to contain 108 units to be located at 29th and Willow Street. The Zocalo Development Corporation's plan is to develop their complex at MLK Blvd. and Syracuse Street. It is planned to include underground parking. Handicap accessibility was suggested to them.
- **Membership:** No report.
- **Housing Diversity:** Written report submitted.
Damon Knop reported that Stephanie Inderwiesen and Bar Chadwick presented on the City's progress on the affordable for sale plan in Stapleton at the Housing committee meeting held October 11.
Nothing is official yet but some ideas are as follows: These ideas involve tweaking the existing system to make it run more smoothly and have better results. They have begun the vetting process which included coming to the committee meeting and getting "boots on the ground" feedback. Some possible changes:
 1. A way for the city to be notified sooner of default.
 2. Shortening of the deed restriction/covenant.
 3. A lower starting price on the part of the builder.
 4. An escalating resale rate for income of potential buyers of resales.
 5. Options of how a seller could buy out of the program
 6. Some rental options that control but don't restrict a seller as much as they currently do.

Feedback from the committee ranged quite a bit most appeared positive and the City seemed open to hearing feedback. The City wants to add a lender to the City focus group as well. Justin Ross was volunteered

- **Parks Advisory Group:** Written report submitted.

Donna Garnett reported on horse riding in Stapleton. She forwarded a letter approved by PAG requesting that CAB send a letter notifying Denver Parks and Recreation of Stapleton's inclusion of horse riding throughout the open spaces in the Master Development Plans.

Dennis Piper reported that in the Stapleton master plan there were places where horse trails were required and some places where they were recommended.

He reviewed all of the approved planning documents that have referenced the provision for equestrian use at Stapleton. Those documents included: The *Green Book*; the Sand Creek Regional Greenway Master Plan, The Major Park, Westerly Creek and Greenways Master Plan, The Stapleton Parks Needs Assessment, and The Stapleton Parks and Recreation Master Plan. All of these documents were prepared with the participation of and were approved by Denver Parks and Recreation.

The outcome of the CAB discussion about equestrian use in parks at Stapleton came to the conclusions that:

1. It has always been the intent of all parties that some equestrian use be provided for within Stapleton parks and open space.
2. Specifically in Westerly Creek and along the Sand Creek Greenway where separate soft surface paths are provided (where possible).
3. Equestrian trails were also designated as required for the Sandhills Natural Area in the parks master plan, but changes to the parks concept in the north will require further discussion re. equestrian use.
4. Khadija Haynes understood DPR has no specific written policy prohibiting horses, other than that "pets" must be on a leash. (This needs to be confirmed).

Bar Chadwick will talk with Scott and Laurie Dannemiller about the matter to see if it simply requires instruction to park staff to permit horses in these areas.

If it is more complicated the CAB will propose an MOU be done to establish a written policy.

Kate Kramer introduced a motion, seconded by Alice Kelly, "The CAB will ask Bar Chadwick to discuss the CAB's strong support of horses on the Sand Creek Regional Greenway and the Westerly Creek Greenway. If needed, the CAB will recommend that a resolution or MOU be drafted to ensure that horses can use SCRG and WCG into the future."

The motion was voted on and approved unanimously.

There are concerns regarding the lack of maintenance of the pond in Central Park. It smells and there is trash in and around it. Bar will check with Parks.

Two of the glass panels at pool F-15 were damaged this summer. There are discussions being held to determine ways to protect the artwork while maintaining its integrity.

- **Zoning & Planning:** No report.
- **Transportation:** Written report submitted.
 Angie Malpiede reported. TMA's Employee Network Transportation Council will begin to meet quarterly with key HR people to talk about what's happening in and around the greater Stapleton area. The first meeting is to be held on Tuesday, October 23, at SDC. There will be a drawing for 2 tickets to *Cirque du Soleil* with an overnight hotel stay.
 Try Transit encourages employees to get out of their cars and try riding transit to work and are being asked to journal their experience. They were given a bus pass and a journal and will meet with TMA.
 The Central Park Boulevard TOD Master Plan is no longer a draft and received a unanimous vote from Denver City Council on September 23rd.
 It has one of two Health Impact Assessments for a TOD in the Denver Metro Area which, it is believed, will become the norm. Angie also thanked David Gaspers and Theresa Lucero for their hard work and leadership in working on the plan, it could not have gotten where it is without them.

SDC Update: Written report submitted.

Forest City Update: Written report submitted.

Stapleton Foundation: No written report.

Angie Malpiede invited the CAB members to *be well's* community celebration being held on November 1 at the Double Tree Hotel.

Stapleton Partner Updates:

- **Police Academy/Denver Police District 2:** No written report.
 Tech. Amy Esten reported on the DPD's annual Halloween party to be held on Halloween night at the Denver Police Academy. She was congratulated on her promotion.
 There has been an increase in new construction burglaries. A security guard has been hired to patrol the area.
 Also, there has been a rash of garage burglaries in south Stapleton, mostly of unlocked garages. The CAB members were advised to be on the lookout for a group of 3 to 6 young teenage boys on bicycles cruising the alleys of Stapleton.
- **Stapleton United Neighbors:** Written report submitted.
 Damon Knop reported that SUN is working on communications.
- **Master Community Association:** No written report.
 Diane Deeter reported that 14,000 feasibility studies were sent out, regarding the tower 's being used as a cultural arts center, 600 have been returned.

Khadija Haynes met with Keven Burnett and he has agreed to have the CAB minutes put on the MCA website, temporarily, until SDC's website is developed.

- **Bluff Lake Nature Center:** No written report.
Kate Kramer reported for Bluff Lake. Bluff Lake is replacing all their signs and will be installing mile markers on the trails.
- **Sand Creek Regional Greenway:** Written report submitted.
Kate Kramer passed out her report on the SCRG and thanked REI for their support of volunteer efforts.
- **The Urban Farm:** No written report.
Donna Garnett reported that The Urban Farm is taking farm animals out throughout the metro area until the end of November.
Khadija Haynes reported that The Urban Farm is contemplating a solar farm which would be sponsored by the City and Excel Energy.
- **Johnson & Wales:** No oral or written report.
- **Others**
- **Adjourned:**
The meeting was adjourned. The next meeting of the Citizens Advisory Board will be **December 20, 2012, @ 7:30 a.m.**