

**CITIZENS ADVISORY BOARD
MEETING MINUTES**

May 17, 2012

7:30 a.m. – 9:00 a.m.

7350 E. 29th Ave., Suite 300

CAB Members Present: Nadine Caldwell, Bar Chadwick, Lucia Correll, Tech. Amy Esten, John Fernandez, Phil Flores, Khadija Haynes, Shannon Jones, Alice Kelly, Damon Knop, Steve Larson, Pete Maysmith, John Metzger, Barbara Neal, Dennis Piper, Carol Roberts, Justin Ross, Jim Wagenlander **FC:** Tom Gleason, **SF:** Beverly Haddon, Leslie Joseph, Angie Malpiede, **SDC:** Cheryl Cohen-Vader, Rick Gonzales **SCRGP:** Kate Kramer, **Community:** Paul Frohardt, John Liptzkin.

Call to Order: David Netz called the meeting to order. The April 19, 2012, meeting minutes were unanimously approved.

Co-Chair Report: Khadija Haynes reported that she presented at the SDC board meeting in April. The board had acted on recommendations and requests for performance standards and is willing to support the CAB and its appropriate role in the process of Stapleton's development. Also, Khadija reported that representatives from Lowry and Fitzsimons will be at the June CAB meeting.

David passed around a copy of the master contact list for additional corrections. The list, as it stands, has been distributed to the CAB members.

Partner Cities Updates:

- **City of Denver:** No written report.
Bar Chadwick reported that the Sand Creek Bridge is open. Sidewalks are being completed. It is a phased bridge and workers were waiting for the weather to improve to put sidewalks in. Cheryl mentioned in her report that the city is not ready to come back with formed ideas regarding affordable for sale housing. Meetings are being scheduled.
In filing 22, 5 or 6 of the units have received permits. Tom Gleason stated that Century Townhomes is completing the project. These are for sale townhouses located between Tamarac and Ulster, and between 21st Place and the alley at 22nd Place – east of the dog park. David pointed out that they did go through design review.
There is concern from some residents regarding the density of the project. Stapleton is a community that wants to have density and Forest City is responding to the concerns point by point. Forest City will point out that around the development there are similar levels of density.
- **City of Aurora:** No written report.
Nadine Caldwell reported on the new Moroccan grocer who will open his store on Dayton and Montview Blvd. He will be placing produce near the door, to make it more appealing. He is hoping to have his grand opening during the July 4th weekend.

The City Council is looking at taking a vote to the people this fall to extend the bond issue that will be retiring within the next couple of years. They are concentrating on transportation projects and have a list of about 18 projects throughout the city. One of those projects is to improve Montview Blvd. from Yosemite to Peoria. There was a meeting on May 16, that was well attended, at which they came up with 3 different alternatives: 1) 4 lanes of traffic – 2 going each way – 11 feet each, a median of 10 feet, a 5 foot bike lane, and a 6 foot sidewalk and no parking on Montview; 2) 2 lanes of traffic going both ways – 12 feet each, a median of 12 feet, a 7 foot bike lane, 7 foot parking, and 6 foot sidewalk; and 3) one way each side from Yosemite to Havana and merge after that plus a bike lane. A lot of people would like the bike lanes moved to another street. The 4 lanes were a favorite.

John Fernandez reported that the city of Denver had a meeting regarding the Peoria Crossing Bridge over the main railroad tracks. The concern is keeping the roads open during construction. It will go into design build this fall. Construction on the bridge will begin in 2013. Smith Road dynamics will change. There will be a new distribution of traffic.

Question regarding 26th Avenue connections: Westerly Creek School interrupts 26th Avenue as a thru street. The ball is in Forest City's court as to whether they can complete the street and some portion of the park

City of Denver received a \$2 million grant to study transit alternatives along East Colfax from downtown to Fitzsimons. There will be meetings in the fall. Colfax is the most intensely traveled road in the country dependent on buses.

Committee Reports:

- **Design Review:** No written report.
Cheryl Cohen-Vader reported that the committee is starting up again and going back to having a full committee with more formal meetings. The committee is comprised of a group of professional architects with some community representatives. There will be a CAB representative.
- **Membership:** No oral or written report.
- **Housing Diversity:** Written report submitted.
Damon Knop reported: that they are still trying to get their proposal on the SDC agenda for the month of May. They are trying to continue the conversation from before.
From the spinoff that happened from the for sale sign, the city had one meeting. They will be breaking out into 4 subcommittees: resale, builders, 12 gauge process, and an appeals panel for rentals or the buying process. Then there's how to make the changes.
- **Workforce & Business Opportunity:** No written report.
Bev Haddon will be the representative to the CAB from now on. Angie Malpiede and Bev had a tour of the new Goodwill Career Connection Center which will be opening in Quebec Square on May 26. The Careers Connection Centers are new to Goodwill. This is the first one to be in a store. They prepare people to enter the

workforce. They have a training center with a training room and a training program with very specific classes, which have very few guidelines and are free to those 18 and older.

- **Communications:** No oral or written report.

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

Lucia Correll provided an update on the SDC recommendations pertaining to parks. The SDC board deleted half of one of the PAG recommendations then approved what was left. Their deletion of half changed the intent of the recommendation.

The original PAG recommendation is as follows: *Recommendation 2: Complete the design work, grading, and drainage, but do not start any park construction in North Stapleton until Westerly Creek North and the adjacent park north of Filing 12 are completed or planned with specific funding and timelines.* The SDC board revision is as follows: *Recommendation 2: Complete the design work, grading and drainage.*

The intent of the recommendation was to have the parks south of I-70 completed or planned with specific funding and timelines in place before any park construction begins in North Stapleton. The focus of the recommendation was lost in the SDC revision and is no longer a relevant CAB recommendation. PAG unanimously passed a motion stating that they do not approve the SDC motion as passed and Lucia asked that the CAB do the same – to be sent to SDC.

The motion is as follows: *The Citizens Advisory Board (CAB), upon being informed that the Stapleton Development Corporation has passed an altered version of a CAB recommendation, namely Recommendation #2, wishes to clarify that CAB does not recommend the revised and passed version. We wish to have that struck as representing a CAB recommendation.*

The motion was made by Lucia Correll and seconded by Jim Wagenlander. Discussion followed. The motion passed unanimously.

- **Zoning & Planning:** No written report.

David Netz reported that the engineer for the 7/11 convenience store proposed for Montview Blvd. presented before the ZAP committee. Some residents attended with concerns about the lighting and the traffic that will be generated.

The 2nd topic was an update on the Central Park Station.

Phil Flores presented an update on an MCA meeting concerning the tower. MCA is proposing adjunct facilities west of the tower and parking east of the tower.

The discussion that followed was questioning the entire development but with no resolutions or problems. MCA has a large model with the tower and buildings.

The tower building base would be used for various offices and activity rooms.

The tower, itself, would be remodeled and used on a limited basis. Auditoriums and meeting spaces would be on the west side of the tower. Presentation of the proposal might come to the ZAP in June. Studies are still being done.

The tower still belongs to DIA but is being maintained by SDC for DIA – with limited funding. SDC’s job is to keep it secure – to keep kids and others from breaking in and damaging it.

The Stapleton tower is only 1 of 2 or 3 ex-airport towers still in existence. Historical designation will more than likely be done eventually. The outside of the structure could not be changed; the inside could be altered for current usage as long as it doesn’t affect the exterior.

- **Transportation:** Written report submitted.

Angie Malpiede reported that the TOD master plan draft is out and everyone on the CAB should have received one. June 14 is the date for the final meeting for the key stakeholders.

The Hub’s grand opening is June 2. The new police chief and the new District 2 commander will be there.

There will be a pre-25 mile bike ride in honor of the Denver Century bicycle ride that the Hub is helping to host on Father’s Day at Central Park.

On Bike to Work Day the Hub is hosting 4 breakfast stations.

And the first big walk is taking place on this date, May 17.

Every Saturday there are adult and kids’ bike rides through the Major Taylor Biking Club.

Stapleton Summer Strolls start on June 22.

SDC Update: Written report submitted.

The SDC website is now going up. A vendor has been hired and Tammi Holloway is supervising the project.

Forest City Update: No written report.

Leasing is going well at the new Astor Town Center apartments on MLK Blvd. and Roslyn Way and the first tenants have moved in.

Forest City is in negotiations with a nonprofit for the first parcel of donated land for affordable rentals on Northfield Blvd. More information is forthcoming as they move along.

The opening of the Central Park Bridge has sparked interest in office development and a new hotel is going up on the northeast corner of I-70 and Central Park Boulevard.

The *Tower Center* is a one story medical building, to be at MLK Blvd. and Ulster to Uinta Streets, that a pediatrician is having built.

There is a forum this same evening, May 17, at Central Park Rec Center.

Stapleton Foundation: Written report submitted.

Beverly Haddon suggested that maybe the SUN’s Inclusivity and Education committees could make presentations to the CAB regarding what they are doing and possibly share constructive solutions when they are ready.

Stapleton Partner Updates:

- **Stapleton United Neighbors:** No written report.

Damon Knop reported that the SUN was having a meeting on that same night, May 17, which would include a panel. PAG will be on the panel – the focus of the meeting.

- **Master Community Association:** No oral or written report.

- **Bluff Lake Nature Center:** No written report.

John Metzger reported on a very successful earth day celebration on April 22, which had the financial and volunteer support of MCA, Forest City, and Sand Creek Regional Greenway Project. About 700 persons participated in the day's events. Thanks to the support of the *be well* project there is a new sign at Bluff Lake.

- **Sand Creek Regional Greenway:** Written report.

Kate Kramer reported on upgrades at the trailhead accomplished by way of thousands of volunteer hours. They are hoping to get the front gate in during the summer. Cars driving up and down the greenway trail are a concern to farmers who are concerned about their animals. Special thanks to Caroline Fry, DOC and Commerce City.

They had a wonderful celebration, two weeks ago, for the volunteers. Thanks to *Famous Dave's* for providing meals for the volunteers.

Fast Tracks is closing the trail at Central Park Blvd. Sand Creek has identified a detour that appears safe. It will go across the pedestrian bridge near the trailhead to the south of Sand Creek – on top of the existing trail – going across from 37th to Xanthia and then to the Central Park Bridge and back onto the trail from there. The detour will be for about a year at which time RTD will provide a permanent, very safe trail.

- **The Urban Farm:** No written report.

Khadija Haynes reported that the “ugly chicks” (chickens) are back, as well as turkeys and baby lambs – all of which are available for viewing.

- **Johnson & Wales:** No oral or written report.

- **Police Academy/Denver Police District 2:** No written report.

Tech. Amy Esten reported that the CAB meeting coincides with a meeting in which the new commander - Commander Calo, presents every month. She is coordinating with him for a time when he might not have to present and can attend a CAB meeting. Commander Calo will be at the forum that same evening, May 17, and someone from animal control.

There are still problems with construction crime. Police and Forest City are working together, with the builders, to develop a system of security.

- **Others:** Khadija Haynes thanked the Stapleton Foundation for its positive impact on the quality of education in the area.

Adjourned: The meeting was adjourned.

The next meeting of the Citizens Advisory Board will be **June 21, 2012 @ 7:30 a.m.**

