

**CITIZENS ADVISORY BOARD
MEETING MINUTES**

February 16, 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, Officer Amy Esten, John Fernandez, Phil Flores, Elizabeth Garner, Donna Garnett, Beverly Haddon, Khadija Haynes, Chris Herndon, Leslie Joseph, Alice Kelly, Damon Knop, Kate Kramer, Angie Malpiede, Pete Maysmith, Barbara Neal, David Netz, Dan Oltersdorf, Dennis Piper, Carol Roberts, Justin Ross, **SDC:** Rick Gonzales, **FC:** Tom Gleason.

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

- **Co-Chair Report:**

- Update on CAB presentation to SDC Board... Khadija Haynes reported that several CAB members attended the January 26, 2012, board meeting. The CAB power point was presented and Khadija felt that it was met with enthusiasm. The board put together a task force to address the housing piece, and is moving forward with that. David continued with: The housing topic generated more discussion than any other topic in a long while. SDC has drafted a letter to the mayor's office to address the pace of affordable housing in Stapleton. At next month's meeting, SDC will focus on the other recommendations on the presentation. All of the Parks and ZAP recommendations will be covered in a special meeting the SDC Board has called for February 23, 2012. Their meetings are usually every 2 months, but they have added a meeting this month to address these issues. Pete Maysmith added that he saw that there were 2 different perspectives around the breadth with which the housing issue is perceived. The fact that citizens are actively engaged helps to direct the future of Stapleton – helps to move things forward. Lucia Correll stated that Jim Wagenlander pointed out those items in the green book. The SDC board will hold a special meeting on February 23, 2012, to address the PAG and ZAP concerns. This meeting will focus on Westerly Creek.

- Stapleton: Who we are by the numbers and demographic trends...Elizabeth Garner

Elizabeth Garner of the State Demography Office provided a power point presentation delineating Colorado population trends, and Denver population trends, specifically, Stapleton population trends. (A pdf. copy was sent to all the CAB members and is attached to these minutes.)

There are 8 houses built in the 70's or 80's that are included in the Stapleton tract that have been grandfathered into Stapleton.

- Financing Stapleton – TIF and Property Taxes (Source and Use of Funds)..Rick Gonzales

Note: At this point, the chairpersons changed the order of the meeting in order for Rick Gonzales to make his power point presentation regarding current major funding sources

for infrastructure design and construction. (A pdf. copy is attached to these minutes.)

Rick focused on the big picture with a few numbers thrown in. He talked about the structure to get things paid for at Stapleton – primarily infrastructure and construction – focus on the major funding sources. There are three entities who decide what gets funded at Stapleton – Park Creek Metropolitan District, the City and County of Denver, and Forest City.

Some discussion followed regarding how Stapleton property taxes are collected and distributed.

Partner Cities Updates:

- **City of Denver:** No written report.
David Netz asked Bar Chadwick about the funding of the 35th Avenue bridge. How will it be paid for? What does that do to the planning for the park? Bar responded that the funding has shifted to the connections for I-70. There is no money to build a bridge that no one wants.
- **City Council Update:** Councilman Chris Herndon announced that there would be a Park Hill forum that same night from 6 to 8 p.m. at Smiley Middle School, 2540 Holly Street. There will be 2 more meetings - on Wednesday, February 22 there will be a Stapleton tower meeting and the big meeting will be on March 7 at the Central Park rec center regarding redistricting (a hot topic). For more information, go to the Denver website – denver.org for the redistricting maps.
- **City of Aurora:** No written report.
Nadine Caldwell reported that Aurora will be connecting the streets between 25th and 26th. The construction on Fulton and Iola Streets will be initiated in 2012 and the Fulton Street connection will be completed in 24 weeks by September 1, 2013. The Dayton - Emporia connection will be completed by June 1, 2017. Kingston Street will be completed no later than June 1, 2014.
The removal of the original airport fence was addressed – a comment from the study session stated that they believe a coordination of the 3 parties during construction – Denver, Aurora and DIA – can deal with it. Once the streets are cut through, the fence is basically down.
Westerly Creek village and the Montview corridor plan that was put together is now a part of the city of Aurora's comprehensive plan.

Committee Reports:

- **Design Review:** No oral or written report.
- **Membership:** No oral or written report
- **Housing Diversity:** No written report.
- **Communications:** No oral or written report.

- **Workforce & Business Opportunity:** No oral or written report.
- **Parks Advisory Group:** Written report submitted.
- **Zoning & Planning:** No oral or written report.
- **Transportation:** No oral or written report.
 Angie Malpiede reported that the collaboration between the Stapleton TMA, the Denver Police Department Cop Shop and the Major Taylor Cycling Club of Denver now has a name: The HUB at Stapleton, which will also house all three of those entities. And... they are open for business.
 The first tour of the East corridor is being held February 17 at 9:00 a.m. The entire east corridor – from the Denver Union Station to DIA is on the tour.

SDC Update: Written report submitted.

Forest City Update: Written report submitted.

Stapleton Foundation: No oral or written report.

Stapleton Partner Updates:

- **Stapleton United Neighbors:** No oral or written report.
- **Master Community Association:** No oral or written report.
- **Bluff Lake Nature Center:** Written report submitted.
- **Sand Creek Regional Greenway:** No oral or written report.
- **The Urban Farm:** No oral or written report.
- **Johnson & Wales:** No oral or written report.
- **Police Academy/Denver Police District 2:** No oral or written report.
- **Others:**

Adjourned: The meeting was adjourned.

The next meeting of the Citizens Advisory Board will be **March 15, 2012 @ 7:30 a.m.**

DRAFT