

**CITIZENS ADVISORY BOARD  
MEETING MINUTES**

March 21, 2013

7:30 a.m. – 9:00 a.m.

7350 E. 29th Ave., Suite 300

**Present:** Nadine Caldwell, Bar Chadwick, Diane Deeter, Laura Edler, Scott Gilmore, Khadija Haynes, Chris Herndon, Shannon Jones, Alice Kelly, Damon Knop, Steve Larson, Jeff LaMontagne, Krista Lewis, Kevin Marchman, Barbara Neal, Dennis Piper, Carol Roberts, Jonathan Stalls, Jim Wagenlander, **FC:** Tom Gleason, **SF:** Bev Haddon, Leslie Joseph, Angie Malpiede, **SDC:** Cheryl Cohen-Vader, Rick Gonzales

**Call to Order:** Khadija Haynes called the meeting to order. The February 21, 2013, meeting minutes were unanimously approved.

**Co-Chair Report:**

Khadija Haynes stated that CAB presented its report to the SDC board in February. Two SDC members responded in writing: Michael Kearns and Justin Ross. In their responses they mentioned that they were pleased at the CAB report. Most of their responses revolved around housing – particularly affordable housing. They commented on wanting to get parks finished. They showed concern about south Stapleton’s being developed before north Stapleton is begun. There is concern that entry-level single family homes are selling at the upper \$300, 000’s.

***Partner Cities Updates:***

- **City of Denver:** No written report.  
Bar Chadwick reported that the city completed the DPS term sheet March 15, to meet their deadline for getting it out to their board members. The full board approval vote, for it and the new board appointee, is to be March 22 after which the term sheet will be put into documents.  
The Parks Department has begun discussions with DPS regarding the use of the sports fields at the new high school for the community as well as for students. There was an affordable housing meeting on March 15 at which Tom Gleason, Alan Pettis, members of the SDC board and the city housing office, as well as Justin Ross and Damon Knop, were in attendance. It appears that the city is moving forward with trying to make some adjustments that will make it easier to get more affordable for sale housing at Stapleton.  
The city’s Transportation Department received a letter from the transportation committee of SUN expressing concern about the width of 26<sup>th</sup> Avenue as it goes from Aurora into Denver. The concern is regarding the speed along that stretch. The city will do some striping that widens the bike lane, and leaves the traffic pattern as one way, in order to address those concerns.

Angie Malpiede stated that she met with Amy Rens, from traffic engineering, to discuss getting a traffic signal at 36<sup>th</sup> and Syracuse near the *Buffalo Wings* restaurant. It is hoped that the light will be installed by the end of the year. Councilman Chris Herndon reported that Landri Taylor has been appointed to the Denver school board to fill the vacant seat.

Some of the effect of the passing of referendum 2A is that some library branches will go from being open 32 to being open 48 hours a week, including the Pauline Robinson and Sam Gary branches. The Green Valley Ranch branch will go to 52 hours as soon as the staffing issues are addressed.

For the first time in 5 years the city budget will be balanced,

The second Monday in May it will be decided whether Denver will move forward with the commercial sale of marijuana. Community meetings are ongoing throughout April.

- **City of Aurora:** No written report.

Nadine Caldwell reported that at the 26<sup>th</sup> avenue Park planning commission meeting on March 13, community response was very positive and the commission voted 6 to 0 to move forward with the park.

There has been approval of an offer made by a film company wanting to use Stanley Aviation. If they receive their necessary financing, it will bring 200 jobs into the area.

Water tap fees in Denver for a single family home are \$4370 vs. c. \$30,000 for Aurora. There is a committee in Aurora working to reduce the fees – but it will only be about \$6,000 to \$8,000 less.

The Fitzsimons neighborhood held their first community meeting to reach out to neighboring communities, on March 20. Attendance was poor. Several attendees expressed concern regarding their being evicted from their apartments along Peoria and Paris streets as a result of developers' purchasing properties to develop for student housing. A local school principal, who attended, expressed concern regarding the decrease in the school population as a result of these evictions. Restaurants, on and off campus, RTD issues, affordable hospital care, handicap accessibility, and fears while crossing Colfax Avenue, were all issues brought forth by those community persons who attended the meeting.

John Fernandez explained the mandate, to have a campus master plan by June 2013, that the University is under.

Also, regarding the persons being displaced by developers' purchasing their apartment buildings, he explained that what is being seen is indications of gentrification. It underscores the view that this is part of an opportunity triangle: Stapleton, Lowry and Fitzsimons. Investor acquisition is resulting in larger, extended families being replaced by smaller households, say students.

The Colfax Corridor Connections, a planning study which is looking at transit capacity building from the Auraria campus to I-225, has been narrowed down to three technologies: enhance buses, bus rapid transit, and street cars. The bus system in that corridor is at capacity.

One of the Fasttrack proposed at grade crossings is at 25<sup>th</sup> and Peoria Street where the light rail will cross from the east side of Peoria to the west side in front of and

taking part of some Stapleton Aurora property. There are safety and traffic volume concerns at that intersection.

Jim Wagenlander stated that the gentrification issue provides an opportunity for Stapleton to provide some of the housing that will be needed by those persons needing housing as a result of being displaced. Much time and effort has been expended on the Denver issues, maybe now it is time to address the Aurora issues.

### ***Committee Reports:***

- **Communications:** No written report.  
Diane Deeter reported that the spring forum has been set for May 2 at the Stapleton Recreation Center.
- **Design Review:** Written report submitted.  
Laura Edler reported on 2 meetings, both of which were involving Denver Public Schools. DPS, being a public entity, is not required to undergo the design review an ECE to 8th grade school. The recommendations included the placement of buildings and playground process, but have agreed to do it.  
The March 13th meeting was concerning the Eastbridge Elementary, an ECE to 8th grade school, which will be located between 26<sup>th</sup> and 28<sup>th</sup> Avenues and Kingston and Lima Streets,.  
The February 20th meeting was regarding the school located 2 blocks north of Northfield Blvd. at Verbena and Stoll Place. The recommendation included their sports fields being made accessible to the neighborhood.
- **Housing Diversity:** No written report.  
Damon Knop reported that last month's meeting was one of the best attended in some time. They are looking at logistics on how to accomplish changes they're working on and will have a more comprehensive report next month.
- **Membership:** Written report submitted  
Diane Deeter reported that the committee met and laid out the needs and desires, of the committee, for membership on CAB. Lucia has taken on contacting those members who have not been attending. The committee thinks it needs to reach out to people in the northeast corridor of Stapleton, in northeast Park Hill and in Commerce City.  
In addition, Khadija would like to step down as co-chair of CAB and the membership committee is seeking someone to co-chair with David Netz.
- **Parks Advisory Group:** Written report submitted.  
Kate Kramer reported that PAG needs a more formal membership and an email list.  
The meetings have been moved to 8:30 a.m. from the previous 7:30 a.m. time. At the last meeting there was a presentation from Urban Drainage about some of the issues they are facing working with Westerly Creek.

Also, PAG has been working closely with Denver Parks and Scott Gilmore. Those interested in becoming a formal member of PAG should contact Lucia Correll, Kate Kramer, Dennis Piper or Donna Garnett, who will get you onto their formal voting list. There are no special membership requirements. PAG is trying to improve their representation.

Dennis Piper reported that Urban Drainage stated that Westerly Creek is, overall, doing very well but there are a couple of places where, due to flooding, there has been serious erosion and Urban Drainage has recommended that drop structures be put in at their expense.

Scott Gilmore, deputy manager of Denver Parks and Recreation, reported that part of the 404 project will include the confluence of Westerly and Sand Creeks. The Denver Department of Parks & Recreation are continuing to work on the parks in the north and things are going well.

The Denver Water Department has officially announced a Stage 2 drought which will require citizens to go to mandatory twice a week watering. The water levels are at an all time low - lower than in 2002 - so this is a very serious situation. Those ticketed will face a \$200 fine.

Parks & Rec kept the sports fields closed an additional month, to April 1, to protect the fields. They will be monitoring the fields closely and will not hesitate to close any fields felt to be in danger of harm.

Parks will be mandated to a 20% reduction in potable water use. Some parks are on recycled water use which is not being limited.

The Stapleton interactive fountain is being fixed and will be operating. All interactive fountains will be operating throughout the summer. No decorative fountains will operate through the summer with the possible exception of the seal fountain at Civic Center which might have to run to prevent damage to it.

The My Denver Card program will kick off during spring break (March 25 to 29).

Kids from 5 to 16 years old will be able to attend all city recreation centers and pools for free until further notice.

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

- **Transportation:** Written report submitted.

Angie Malpiede announced the launch of a new program. Last year's neighborhood walkabouts resulted in some discoveries: people are afraid to walk in their neighborhoods and when they did venture out, they discovered the benefits of neighborhood walks, including getting to know their neighbors, the commercial establishments, and the health benefits. TMA has teamed up with "*Walk to Connect*" to develop neighborhood walking programs and events. Together they have developed 4 neighborhood walking maps: Stapleton, Montclair, Park Hill, and northwest Aurora. These maps, which include walking tips, are waterproof, tear-proof and pocket-sized.

Jonathan Stalls, of *Walk to Connect* introduced the maps which contain suggested 6 mile routes at a 3 mile per hour pace.

There will be a large community walking event on August 24, 2013.

**SDC Update:** Written report submitted.

Cheryl Cohen-Vader reported that the Design Review Committee has added a new architect, Michelle Delk, who works with Civitas and is a Stapleton resident. Dumping at Stapleton has been a persistent problem, for which cleanup is very expensive. Now that the Denver city council has passed an anti-dumping bill, SDC is asking everyone to be on the lookout for dumpers. Taking a picture with the vehicle license plate number will be helpful in reporting the perpetrators.

**Forest City Update:** No written report.

Tom Gleason reported that the visitors' center for Conservatory Green has opened, just north of Macy's, on the north side of Northfield Blvd. Conservatory Green will have 352 market rate rental units opening later this year.

The Fulton, Iola, Kingston Street connections will be underway soon, to be completed by September 1.

Barbara Neal reported that the artwork at the F15 pool has been formally de-accessioned and will be destroyed and replaced by vertical cedar siding. This artwork suffered at least 2 incidents of damage. The de-accessioning and decision to destroy the artwork were not taken lightly and was settled on after much consideration.

**Stapleton Foundation Update:** Written report submitted.

Bev Haddon reported that *be well* is recruiting more block captains in all 5 neighborhoods.

In the DPS meeting earlier in month, it was announced that the recommendation to the school board will be that the McAuliffe school move to the Smiley location. At that meeting also the idea of a shared boundary for Stapleton and Park Hill from middle school and above was introduced.

The meetings for the new Stapleton elementary and high schools are being held.

**Stapleton Partner Updates:**

- **Police Academy/Denver Police District 2:** No written report.  
Angie Malpiede announced that *the Hub* is storing paint for graffiti removal. Anyone needing graffiti removal should contact them.
- **Stapleton United Neighbors:** No written report.  
Damon Knop reported the SUN survey went out and they have already had over 1000 respondents. It appears to be obvious that citizens would like a large campus high school, such as East High School.  
SUN is also collaborating with the East Montclair neighborhood where they are attempting to influence the development of businesses at Central Park and Montview Blvds . They will be reaching out to Nadine Caldwell for Aurora input.

There will be no SUN board meeting this month due to the community meeting on April 2.

- **Master Community Association:** No written report.  
Diane Deeter reported on a delegate meeting held on March 20 to discuss the proposal of the community art center. Discussion right now is concerned with whether or not MCA should own or lease the building. Forest City will provide to the delegates, who are representatives of the community, more information and they will meet again in April to finalize their decision before taking it to the community for their input. The affect on dues will be a major concern of the residents and will play into the planning of this.
- **Bluff Lake Nature Center:** Written report.  
Jeff LaMontagne provided a power point presentation on the “Update on Bluff Lake”. He discussed the history of the land that was set aside in 1994-5 to be used for environmental science, open space/wildlife refuge. It is 123 acres of very bio-diverse land along the Sand Creek Greenway.  
There is an ongoing process of what more BLNC can do.  
Thanks to the Stapleton Foundation, *be well* and the Nature Conservancy there is new signage at Bluff Lake Nature Center.  
April 20 is the Race for Space with Sand Creek Regional Greenway Partnership. Bluff Lake has applied for funding for a year round lake.  
On April 3, at MCA, there will be a community listening session to learn what the community would like to see at Bluff Lake.  
Krista Lewis, the development director, discussed sponsorship, giving and volunteer opportunities at Bluff Lake.
- **Sand Creek Regional Greenway:** Written report submitted.  
Kate Kramer thanked Bar Chadwick for her helping to make the event with Secretary Salazar happen.  
Also, on the map handout, the Future Stapleton Trail Segment won’t occur until 2014, not in 2013.
- **The Urban Farm:** Written report submitted.  
Khadija Haynes announced that the Urban Farm is hosting a family barn dance and barbeque dinner fundraiser on April 13.

Note:

Khadija announced that John Ross who has worked with Bluff Lake and was instrumental in raising funds throughout the community died in the past week of cancer. The proceeds from the sales of his photography book will go to benefit both Sand Creek Regional Greenway Partnership and The Urban Farm.

- **Adjourned:**  
The meeting was adjourned. The next meeting of the Citizens Advisory Board will be **April 18, 2013 @ 7:30 a.m.**

