CITIZENS ADVISORY BOARD
OF THE
STAPLETON DEVELOPMENT CORPORATION
Monthly Meeting
April 17, 2014
7:30 a.m. - 9:00 a.m.

AGENDA

- Call to Order .................................................. David Netz/Lucia Correll
- Approval of January 16, 2014 Meeting Minutes..David Netz/Lucia Correll
- Co-Chair Report..................................................David Netz/Lucia Correll
  - SDC Response to Performance review
- Presentation by Aurora, and Denver: Westerly Creek Connects
  (Marcia Johnson, Bryan Hyde, Melissa Toering, David Marquardt, Vern Adam and
  Elizabeth Lefebvre.)
- Partner Cities Updates
  - City of Denver ..............................................Bar Chadwick
  - City of Aurora ................................................John Fernandez/Nadine Caldwell
  - Commerce City ..............................................Andrew Amador
  - Police Academy/DPD District 5 ............................Ofcs Brandi Thomas/Sherikera Herrera
- Forest City Update ..........................................Tom Gleason
- SDC Update ....................................................Tammi Holloway
- Stapleton Foundation (report in CAB packet) ........Beverly Haddon
- Committee Reports (please refer to written report in CAB packet)
  - Communications..............................................Diane Deeter
  - Design Review Committee:
    Commercial.................................................Laura Edler
    Residential .................................................Laura Edler (interim)
  - Housing Diversity..........................................Damon Knop
  - Membership Committee .................................Lucia Correll
  - Parks Advisory Group .................................Lucia Correll/Donna Garnett
  - Transportation ............................................Angie Malpiede
  - Zoning & Planning.........................................David Netz
- Stapleton Partner Updates (please refer to written reports in CAB packet)
  - Sand Creek Regional Greenway ........................Kate Kramer
  - Bluff Lake Nature Center ............................Jeff LaMontagne/Krista Lewis
  - Master Community Association .....................Keven Burnett/Diane Deeter
  - Stapleton United Neighbors .........................Damon Knop
  - Rocky Mtn. Arsenal ......................................David Lucas
- The Urban Farm................................................TBD
- Public Comment ..............................................David Netz/Lucia Correll
- Next Meeting: Thursday, May 15, 2014, @ 7:30 a.m. – 2nd FLOOR!!!
- Adjourn
Citizen Advisory Board
Parks Advisory Group (PAG) Meeting
March 11, 2014
Approved April 8, 2014

Presented by: Kate Kramer
Reporting Period: March 11, 2014

Attendance:
Kate Kramer, Sand Creek Regional Greenway; Dana Prince, Resident; Chris Story, Bluff Lake; Bryan Hyde, Westerly Creek Connection/Park Hill resident; Madeline Schroeder, Front Porch; Tammi Holloway, SDC; Amanda Schoutz, City Council District 11 Office; Dennis Piper, Resident; Barbara Neal, Public Art SDC; Sean Caffrey, Resident; Paul Frohardt, Stapleton resident; Jim Hannifin, Aurora resident; Brad Dodson, City and County of Denver; Deirdre Oss, CPB-CCD; David Netz, CAB & ZAP; Phil Flores, CAB & ZAP.

Approval of Minutes: Kate forgot to approve the minutes from the prior meeting.

PAG Agenda, March 11, 2014

1. Update on status of the Parks Design and Development Consultant: Dennis Piper, Kate Kramer

2. Section 10 land planning: Dennis Piper
   Review and input to the Forest City preferred option

3. 26th Ave park Update: Charlie
   - Fence removal update for both sides of the Aurora land
   - Information on grading to Westerly Creek
   - Information on path connection to Westerly Creek
   - Correcting flooding problems near Fulton

4. Westerly Creek North/Uplands status (Charlie/Kate/Sean)
   - Design
   - Funding
   - Community meetings

5. Other Updates:
   - Bluff Lake: Chris Story
   - Sand Creek Regional Greenway: Kate Kramer
   - Urban Farm:
     - Denver: Scott Gilmore
   - Public Art: Barbara Neal
   - Denver District 11: Amanda Schoutz

Update on status of the Parks Design and Development Consultant
Dennis reported on his employment status. His last day was Friday, March 7, 2014. There has been no formal response to the letter that PAG and CAB wrote to the SDC board regarding the park consultant. A community member has graciously offered to pay for 4 months of the consultant's salary to give SDC more time to look for a funding mechanism. David noted that several SDC board members wish to call a special meeting to discuss the offer. If there is no special meeting, the issue may be discussed at the next SDC meeting on March 27.
**Section 10 PAG Review of Forest City Proposed Land Plan Report (draft March 2014)**

At the last CAB meeting on February 20, Forest City presented a preliminary land use plan for Section 10. Since then, members of several CAB committees and the community met to evaluate how effectively the FC plan achieves land use goals set forth in the “Green Book” and the Stapleton Parks and Recreation Master Plan. The participants felt that a thorough review was necessary to fulfill CAB’s oversight role—to monitor redevelopment progress in achieving the Stapleton vision. A Review Report has been drafted for the PAG and a motion was approved to accept the report and recommend it to the full CAB.

Dennis Piper gave an overview of the report that identified 11 Issue Topics that the FC land use plan (or alternatives to it) needed to address. Each Issue Topic included a Goal Statement and specific Objectives for that goal.

The Goal Statements from the plan are:

**Section 10 Land Use Goals**: Statements that describe the desired future conditions against which proposed plans are measured.

1. **Storm-water Management** - Use trunk open space to manage storm water while maximizing the prairie environment and community use of multi-purpose open space.

2. **Parks and Recreation Program Requirements** - Provide adequate land to comfortably fit the prescribed recreation program components from the Parks Master Plan within a broader prairie landscape, adequately buffered from the adjacent residential development.

3. **Central Park Boulevard north of 56th Ave. / Prairie Parkway extension** - Connect Section 10 neighborhoods with south Stapleton by bike and by efficient automobile access to section 10.

4. **Havana Street north of 56th Avenue** – It would be desirable to have the U.S. Fish and Wildlife Service re-open the Havana Street entry and Havana Street for a short distance (past the Havana lateral drainage channel) and create a trailhead to establish public access from the south and east.

5. **Noise, light pollution, and traffic impacts of Kroenke sports facilities and future Stapleton Sports Complex** - Protect residential areas from the undesirable effects of adjacent land uses including Kroenke sports and concert facilities, the Stapleton Sports Complex, and 56th Avenue.

6. **National Wildlife Refuge/Stapleton Boundary** - Establish boundary conditions that both safely enclose the site and its wildlife and prevent intrusion except at designated access points, and in no way interferes with the national wildlife refuge mission. Assure that wildfires can be prevented from spreading from either side of the boundary to the other.

7. **Trails and Bikeway Connectivity** - Connect Section 10 to Stapleton in the south and to the regional trail way system.

8. **Housing Mix** - Provide population diversity and housing for all income levels.

9. **Panoramic Views** - Capture and protect distant panoramic views of the city skyline and the Front Range Mountains.

10. **Sustainable Design** - Plan Section 10 with attention to sustainability and environmental conservation.
11. **Wildlife Management** - Trunk Open Space in Section 10 provides adequate food sources, vegetative cover and accessible water to support wildlife (primarily smaller mammals, local and migrating birds).

Section 10 Report, Related discussion by PAG:
David Netz, and Kate Kramer noted that David Lucas from the RMANWR does not want homes on the border with the Refuge because of prescribed burn/fire issues. It would also be a shame if the views to the Refuge to the north were blocked by private homes, rather than the views being available to everyone.

David noted that the CAB housing committee was meeting this afternoon to discuss Section 10 and will have recommendations also.

Since Heidi Majerik stated at the CAB meeting that the current FC plan is subject to more changes, Dennis Piper presented some alternative land use concepts that were prepared in response to the goals and objectives in the PAG review. The hope is that these (and other ideas) can be shared with the Forest City planning team (including Peter Calthorpe) to develop a shared vision for Section 10. Ideally this would occur before FC submits their proposal for the City GDP process.

PAG members are concerned that even with this very thoughtful paper, few of its ideas will be integrated into the final plan. They asked “what is next with this report, so the ideas will become part of the process and not just criticism of forgone conclusions.”

Deirdre Voss and Brad Dodson discussed the city’s GDP process. Brad noted that the city has welcomed many more public meetings than are normally part of a GDP process already. He assumed the high level of engagement would continue. There is a City/Forest City meeting on Section 10 on March 17 and Brad said it was a presubmission meeting.

Paul moved and David seconded, the following motion. The PAG endorses the Stapleton Section 10, Forest City Proposed Land Plan, PAG Review, draft March 2014, and urges that it actively be considered as part of the long-term planning. The motion was passed unanimously.

Phil asked how the ZAP should be involved since the ZAP devoted a meeting to discussion of Section 10. David noted that few if any of the ZAP suggestions were reflected in the current design, and that he and Phil should discuss how to proceed with ZAP offline.

**26th Ave. Information:**
Charlie wrote brief answers to the questions regarding the 26th Avenue Park because he could not attend the meeting. The following are his responses in bold.

6. **26th Ave Park Update:** Charlie, Charlie’s comments in bold
   - Fence removal update for both sides of the Aurora land
     **DIA will not permit until they complete remediation**
   - Information on grading to Westerly Creek
     **In process – topo survey under way to determine requirements (stat)**
   - Information on path connection to Westerly Creek
   - Correcting flooding problems near Fulton
     **Started construction this week**
Several follow up questions were asked. What is the status of remediation? Who shall we ask? DIA/Greg Holt? What is preventing the remediation from being completed? Regarding the confluence with Westerly Creek near Stanley Aviation, what additional steps are being taken to address flooding? Is the work the Urban Drainage is doing on Westerly Creek going to have an impact on the confluence of 26th Ave Park and Westerly Creek Park? At the last PAG meeting, Diane Deeter asked if 26th Avenue can be a bike park? Paul moved the following motion which was seconded by Dana; PAG shall encourage the MCA to further explore the possibility of a bike park in the 26th Ave park. It passed unanimously.

**Westerly Creek North/Uplands**

*Westerly Creek North/Uplands status (Charlie/Kate/Sean) Charlie’s comments in bold*
- Design

**Second meeting upcoming**
- Funding
- Community meetings

**At a point in design development a public meeting is planned**

Brad said that the public process will be discussed at the next design meeting tomorrow. Sean stated that the neighbors would like to see early design drawings so their input might have some impact.

Brad said the total budget for Westerly Creek North Park, the Prairie Uplands to the east and the Uplands to the west is $9.5M or $9.6M. If the city gets the $2M in grants, the budget may be reallocated to other park projects. Kate noted that Paul moved the NGC Recovery Fund forward last week and received unanimous approval from the Natural Resource Damage Trustees for 2 proposals. The PAG thanked Paul.

Brian noted that he is putting together a presentation on Westerly Creek for the CAB in April. Kate asked if he wanted to also present to the PAG in April. David and Brian will confer about the presentation.

Kate thanked Bar and the City for moving Westerly Creek North and the Prairie Uplands Park forward after many years of languishing.

**Partner Reports**

Bluff Lake Nature Center, Chris Story noted that they are working intensively on prairie dog management, trying to prevent the spread of the prairie dogs. They will take a break in a few weeks, to allow the pups to grow.

Barbara Neal told us that the pyramid art project near Spruce Way and Northfield Blvd has been defunded. There were many problems with the art that was selected including maintenance and building costs. The funds will be used on a new art project in the Northhill Upland Park. There is a very fast turn around on that project since the park construction is underway.

Paul moved and Dana seconded to adjourn. The meeting was adjourned at 9:58 am.
Report to CAB
Parks Advisory Group (PAG)
April 17, 2014

Presented by: Lucia Correll
These notes are based on draft PAG minutes from the April meeting.

Attendance:
Dana Prince, Resident; Chris Story, Bluff Lake; Bryan Hyde, Westerly Creek Connection/Park Hill resident; Steve Larson and Carol Roberts, Front Porch; Tammi Holloway, SDC; Amanda Schoutz, City Council District 11 Office; Dennis Piper, Resident; Barbara Neal, Public Art SDC; Sean Caffrey, Resident; Paul Frohardt, Stapleton resident; Jim Hannifin, Aurora Resident; Brad Dodson, City and County of Denver; Deirdre Oss, CPB-CCD; Phil Flores, CAB & ZAP; Charlie Nicola, Forest City; Nadine Caldwell, SDC, CAB, ZAP; Scott Gilmore, Denver Parks and Recreation; Deirdre Oss, CCD-CPD; Greg Holt, DIA; Todd Ahlenius, Resident; Phil Flores, CAB/ZAP; Eric Herbst, Resident/TMA; Angie Malpiede, TMA; Bob Sears, Resident; Susan Klopmann, Urban Farm; Diane Deeter, MCA; Lucia Correll, Resident, CAB.

Update on status of the Parks Design and Development Consultant: Dennis Piper
Lucia reported that Dennis’ contract had ended on March 7. Tammi said that she was working on scopes of work for park work. Dennis said that it would seem logical to talk with him about what needs to be done. (He has done that work for 15 years.)

Section 10 land planning:
Deirdre Oss reported that there had been nothing new. Dennis Piper led a process whereby CAB input was developed for Section 10. PAG/CAB want to be sure that their input is utilized as planning goes forward. Dierdre was waiting for the Forest City plan after which there would be a public meeting.

There were many questions about the GDP process and concerns about the process not allowing for public input. If there is sufficient interest among PAG members, we can arrange for a time to look more in detail at the process. (I will attach to these minutes some information about the GDP process.)

Brian Hyde brought up the idea of Stapleton looking at individual housing solutions to drainage problems as well as the "bathtub"(e.g. large detention basins) kind of ideas that are being talked about. Scott said that we did need to catch the water, but Brian insisted that there could also be additional solutions like rain gardens and porous surfaces rather than hardscapes in housing. He felt that Stapleton should be leading the way.

26th Ave park Update: Charlie/Greg
This agenda item has been hanging for a couple of months and this meeting was an attempt to bring all the relevant people together to get answers.
- Contamination: DIA has found substances that need to be removed in only one section of the grid. Greg reported that DIA made a claim on the insurance and they were waiting for an answer. Once he gets the Insurance Company acceptance of the claim, he can prepare a plan for CDPHE. He has contractors on site that can do the work. Although he cannot commit to a definite time frame, if everything went well, the work could be done by the end of summer. Charlie added that the development east of Fulton depends on the NFA determination west of Fulton, where drainage needs to be constructed.

- Fence Removal: Forest City owns the land between Fulton and Emporia and will determine when to remove the fence. DIA owns the land west of Emporia and the fence will remain until Forest City takes down that property.

- Park Construction Fulton to Westerly Creek: The playground is almost completed and Forest City is installing a 5 foot asphalt path from Fulton to Westerly Creek so that children can ride their bikes to school without crossing streets (among other reasons). Forest City will also proceed with the plan to install a crushed gravel loop through the area from Fulton to Westerly Creek.

- Quality Concern: Bob Searns brought up the construction being used on the Aurora parcel, characterizing it as old technology that could be done better. Charlie responded that the work is temporary and the permanent work will be different. He added that the work in question is to prevent flooding which has been a problem in that area.

**Westerly Creek North/Uplands status (Charlie/Dennis/Sean)**

Charlie reported the good news that some agreement has been reached on how to handle the Uplands area. That area will be “table topped”; that is the large pieces of debris that stick out, will be removed and the rest will be covered. There will be an undulating landscape. There is a public meeting planned around May 20 or 21st where people will be able to give input.

There appears to be some disagreement about the budget for the Westerly Creek North and the Uplands. Denver is using figures of $6.4M for Westerly Creek North (WCN) plus $3M for the Uplands, while Forest City is currently designing WCN to $5.4M. The City will be working out these numbers. Dennis asserted that all remaining parks should be handled in a similar way in determining budgets. Dennis stated that since Forest City has used the estimated development cost for north Stapleton parks such as IFDA P-10, then the WCN budget should be done the same way. The budget of WCN should be determined by what it would cost to build the elements that are needed to keep it consistent with the quality of the already existing Creek rather than using the 2007 budget number and designing to that number.*

There is still the potential for grant money of $2M that would come to Uplands and the Sand Creek Regional Greenway and this money should be used for enhancement to those areas.
Other Updates:
  - Bluff Lake: Chris Story
Bluff lake and Sand Creek Regional Greenway’s Race for Open Space is this weekend. There will be 5, and 10 K races and a half marathon. There are already 500 people signed up. It should be a great event.
  - Urban Farm: Susan Klopman
Urban farm’s summer program is open for enrollment. There are day and evening programs and you can sign up on the website. These usually fill up fast so pass the word and secure your space.
  - Public Art: Barbara Neal
Lucia reported that Barbara is managing the process of selecting artwork for Conservancy Green. The three finalists have been selected and are preparing submissions. This is a fast moving project as construction in on-going in the area.
  - Diane Deeter MCA:
MCA is still not sure of their new location. They are busy with the summer programs. Pools are being uncovered. Life guards being hired. There is a construction project on the green to expand the stage area and increase capacity for theatrical events. A bike parking area is being built. The calendar of events will be posted in the May Front Porch.

9:50 am: Meeting adjourned.

* Addendum: Dennis Piper’s history of the Stapleton Parks explains some of the discussion about the cost of Westerly Creek North. The $5.4M WCN budget number being advanced by Forest City was actually $4.75M in 2007 and came from the “Good Citizen Fund.” Those funds were subsequently transferred to DPS to build an elementary school at Forest City’s recommendation. The original 2007 WCN design cost estimate was $6.3M. The cost was reduced to $5.5M by eliminating the wetland area at the confluence and pulling the drop structure back from Sand Creek a $530k savings, plus another $300K in savings by drastically cutting back on plantings. Now the wetlands are back in the design again so the cost will increase..
Stapleton Design Review Committee
Report submitted by Laura Edler
April 16, 2014

The committee has met via “email” since the last Cab meeting. Further reviews of the plans for the Stapleton Business Center addition were done. The business in question is a Public Storage facility located on an odd shaped lot between Havana and Geneva streets. Approval was given for the changes requested by the SDRC.

Our next meeting is scheduled for April 18th, with a full agenda that runs from 9:00AM to noon. 4 different businesses will be looked at during the meeting.

FC town center
King Sooper’s site plan
Conservancy Green Town Center
Northfield Storage Facility

Laura Edler
April 20, 2014

David Banas, Assistant Solicitor General
Colorado Department of Law
Natural Resources & Environment Section
Ralph L. Carr Colorado Judicial Center
1300 Broadway, 7th Floor
Denver, CO 80203

Dear Natural Resource Damage Trustees:

The Stapleton Citizen Advisory Board (CAB) strongly supports the Westerly Creek and Prairie Uplands Parks grant that Denver Parks and Recreation is submitting to the Rocky Mountain Arsenal Natural Resource Damages Recovery Fund.

The park has been on hold, due to lack of funding, since 2008. The neighborhoods surrounding the future park look forward to a beautiful, natural area, which will support a wide variety of birds and wildlife. The community greatly appreciates the southern section of Westerly Creek and its native landscape. We understand that Westerly Creek North Park has the same goals and similar design – Westerly Creek with healthy riparian zones and upland grasslands restored with native plants.

We support the plan for the Prairie Uplands Park, to restore damaged land to a native shortgrass prairie. The neighbors have a favorite tree along the Uplands area, where raptors including bald eagles roost. We enjoy living side-by-side with our wonderful wildlife.

Thank you for your consideration of this grant and we look forward to having DPR start construction if this grant is approved. Thank you.

Sincerely,
(1) Conservatory Green – Retail Development

Troy Gardner, Development Director at Forest City Enterprises made some introductory remarks regarding the location of the project and its relation to the development of the town center. He then turned over the presentation of the preliminary plans for the project to the developer and architect. The project is located directly across the Northfield Boulevard from the Macy store at the Town Center. The preliminary proposal includes several lower profile commercial buildings along the Boulevard with the interior of the block to parking for the development. The preliminary plans were well received by the committee. The schedule for development of the project is seen in the early fall. It was noted that the plan development would be presented to the Design Review committee with a possible update to the ZAP Committee.

(2) Forest City Updates

Troy Gardner gave a brief update of various projects.

(3) There being no other items for the ZAP Committee the meeting was adjourned at 5:15 PM.
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Sincerely,
JOIN in the fun and help Bluff Lake Nature Center celebrate its inaugural Raptor Day and Bird Fest! The day starts with a parade for kids (families too!) from the neighborhood. Paraders can begin at two locations: Moorhead Rec Center or Isabella Bird Elementary (details below). Kids under 12 are encouraged to come in “raptor” costumes. Be creative! **All children walking in the parade must be accompanied by an adult.** Programming, including a live raptor presentation from Nature’s Educators, fun kids crafts, and more will round out the day.

OPEN to all ages! No pre-registration is required. Come for the early parade, join at the later stop, or just come to Bluff Lake after noon.

11 a.m. **Paraders assemble at Moorhead Recreation Center**
2390 Havana St., Aurora 80010

11:15 a.m. **Parade leaves for Bluff Lake Nature Center**

11:30 a.m. **Parade arrives at Isabella Bird Elementary School**
1350 East 33rd Ave., #219, Denver 80205

11:45 a.m. **Parade arrives at Bluff Lake Nature Center**
3400 Havana Way, Denver 80238

12-3 p.m. **All-day Programming Begins**
- Bird identification and binocular stations with expert birders on hand to help identify different species
- Bird “banding” bracelet craft for kids

12:30 p.m. **“Rescued Raptors”**
Live raptor presentation by Nature’s Educators

1:30 p.m. **“All About Great-Horned Owls”**
Karen Drozo, Audubon Master Birder

2:15 p.m. **“Identifying Birds Through Behavior”**
Mary Ann Bonnell, Morrison Nature Center at Star K Ranch

**COST** is $3 per person, or $1 per person if at least one child in your group participates in the parade. Kids 3 and under are free.

For more information, please visit us online at:
www.blufflake.org/events
Women's Self Defense

Date: 05/17/14
Time: 9:00 to 1:00
FREE CLASS

Denver Police District 5 will be presenting a FREE 4 hour women's self-defense/survival class. The class will provide basic safety and self defense tactics, as well as provide knowledge in violence prevention.

LOCATION
CENTRAL PARK RECREATION CENTER
9651 E MARTIN LUTHER KING JR BLVD
MULTI PURPOSE ROOM
DENVER CO 80238

SPACE IS LIMITED!
Contact District 5 Community Resource Officers, Brandi Thomas or Sherikera Heflin to sign-up. 720-913-1400

Highlights
FREE, FUN and what you learn could save your life!
Class is for participants 15 and older
FREE COMMUNITY WALKING EVENT!
KICK-OFF | 9AM AT 33RD & HOLLY ST

30+ THEMED WALKING TRIPS ACTIVITIES FOR ALL AGES
GIVEAWAYS PEDESTRIAN SAFETY WALKABILITY AWARENESS CHALK ART

Sign-up early to hold your spot for our themed walking trips hosted by area experts! *
- Walk with City Council Member Albus Brooks
- Local Retail, Public Art, and Library Walks
- Bluff Lake Nature Center, Sand Creek Regional Greenway,
  & Rocky Mountain Arsenal
- Writing, Urban Planning, Urban Herbs, Urban Garden Themes
- Business Coaching & Career Coaching ‘Walkshops’
- Walk Audits & Holly Square Walkability
- Historical and Cultural Walks
- Fitness Classes (Tai-Chi, Zumba, Yoga)
- Holly Square Open House with a host of tours & activities!

*All trips are family friendly. Please go to www.newwalkfest.com/trips to sign-up!

PRESENTED BY STAPLETON AREA TMA
Co-sponsors:
walk2connect

Event Partners:

FOLLOW @NEWALKFEST ON

SAT
5/10
PRE-REGISTER ONLINE!
www.NEWALKFEST.com