

**CITIZENS ADVISORY BOARD
MEETING MINUTES**

May 15, 2014

7:30 a.m. – 9:00 a.m.

7350 E. 29th Ave., Suite 200

CAB Members Present: Lucia Correll, Diane Deeter, Laura Edler, John Fernandez, Phil Flores, Andrew Amador, Brad Dodson, Jim Wagenlander, Jeff Lamontagne, Councilman Chris Herndon, Barbara Neal, David Netz, David Lucas, Harold Skramstad, **SF:** Angie Malpiede, Beverly Haddon, Leslie Joseph **SDC:** Tammi Holloway, Ilana Corson **FC:** Jim Chrisman, Tom Gleason, Heidi Majerik **City:** Diedra Oss **Others:** Carol Roberts, Amanda Allshouse (SUN)

Call to Order: David Netz and Lucia Correll called the meeting to order. The April minutes were approved with the changes noted.

Co-Chair Report: Lucia Correll announced two upcoming meetings. One will be at 5:30 on Tuesday for the public meeting of Westerly Creek/Uplands at DSST. The other is a SUN meeting on Monday, at 6:30 in the Rec Center.

Ms. Correll also mentioned that Angie Malpiede was working to bring RTD back in the future to talk about the projects.

Partner Cities Updates:

- **City of Denver:** No written report.
Councilman Herndon reported that the mayor approved changes to the Inclusionary Housing Accordance which will benefit affordable housing. There was also a rezoning approval for Conservatory Green from 56th up to Central Park Boulevard where there will be at least 80 affordable housing units.
- **City of Aurora:** No written report.
Nadine Caldwell reported that the Walmart colors have been adjusted and approved to meet their recommendations. A signed agreement has been made for Stanley Aviation and we are now in a 90 day waiting period before it is finalized. A retail specialist has been brought in to talk about new potential shops near The Fox Theater in Aurora as well. Two new shops have also opened recently: a Southern pie shop and a Moroccan restaurant.
John Fernandez added that Stanley is at the International Shopping Center Convention in Las Vegas to gain interest in the site. They are looking for first-in-market shops. There will need to be remediation done to the site as well. Mr. Fernandez mentioned that they got a grant through Kaiser to conduct a study of Montview Blvd. where the Denver and Aurora areas meet. This will include a look at the 2 mile stretch to accommodate traffic. The kick-off will be in July. A separate study, funded by DRCOG, will look at converting parking. It will concentrate on the best ways to structure parking and how to best market the new East line. Mortensen was chosen to create the new parking structure at Iliff as well.

- **City and County of Denver:** Brad Dodson reported that the public meeting for the Uplands/Westerly Creek will be on Tuesday and they will be presenting their plans as well as constraints during that time.
- **Commerce City:** Andrew Amador reported that Victory Crossing at 56th is in negotiation with Kroenke Sports to develop. They have also identified retailers that would like to locate near City Hall and Dick's. Mr. Amador said the 72nd and Colorado light rail is funded and will be complete by 2018. There will be bike lanes on 72nd that will connect to bike trails. The IGA also expires this year.

Committee Reports:

- **Housing Diversity:** No written report.
- **Parks Advisory Group:** Written report in packet.
- **Zoning & Planning:** Written report in packet.
- **Stapleton Design Review:** Written report in packet.
- **Transportation:** No written report.
Angie Malpiede reported that the Northeast Walkfest was a success.

Stapleton Partner Updates:

- **Rocky Mountain Arsenal:** David Lucas stated that this is a major moment on the master plan and that this Friday, they will choose a preferred alternative to the master plan. They are also working closely with Forest City on the Section 10 development. Mr. Lucas also said that the Secretary of the Interior will be coming next Thursday to make an announcement about youth employment. 11 bison were also born recently.
- **Forest City:** Ms. Majerik presented the initial plan that will be submitted to the City for the GDP. She mentioned that the 1st version was presented to CAB in February where they took the comments and presented again in March. They have now submitted the pre-application for the GDP. From the comments that they have received, they redrew the land plan. In the newest version, they have looked at the space along 56th and imagine the retail there similar to 29th Ave. Town Center. They have also put in an open space connection that connects to the exterior open space. The exterior open space creates a buffer. The 3 finger model that was originally presented has been reduced to a 2 finger model. They have also decided to engage Civitas to take a look at the field and make sure there will be enough room for the amenities that are planned. They also have realigned Central Park Boulevard to make a better flow. They will be submitting the GDP very shortly and from that, the city has 14 days to review the documents. After that, if the documents are complete, the city will post the designs online and allow 21-45 days for the public to review them. They will then conduct a public meeting which all relevant parties will be notified about.

- **Others:**
 - CAB Resolution – Lucia Correll presented a resolution drafted by members of CAB in response to the GDP. The CAB feels that they would like the commitment of SDC to support their Affordable Housing efforts and would not like the City to approve the GDP without Forest City also making a commitment to build affordable housing. There was much discussion on the wording of the resolution as well as the intent. Members of Forest City mentioned that this is not the place in the GDP to make such a commitment which was further explained by the City and County of Denver. They mentioned that this stage is not as detailed as further stages and therefore would not have the detail of affordable housing units and where they might be located. Some amendments were made to the document and the document was approved with the amendments and will be brought to the SDC Board.
 - Eastbridge – Amanda Allshouse from SUN board came to CAB to speak about the meeting that happened about Eastbridge. She mentioned that the community responded to Forest City’s proposal for Eastbridge and it was not very positive. They came up with their own plans and proposal and sent it to Forest City where they received a “NO” response. Forest City mentioned that they reviewed the community’s response and it does not make sense from a developer’s standpoint. It was made clear that without a large grocer, there would not be ANY development on that site.

- **Adjourned:**

The meeting was adjourned. The next meeting of the Citizens Advisory Board will be **June 19, 2014 at 7:30am.**

Prepared by I. Corson