

**Citizen Advisory Board**  
**Parks Advisory Group (PAG) Meeting**  
**April 8, 2014**

*Presented by: Lucia Correll*

*Reporting Period: April 8, 2014*

**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 Schoultz, 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 Searns, Resident; Susan Klopman, Urban Farm; Diane Deeter, MCA; Lucia Correll, Resident, CAB.

Absent: Kate Kramer, Sand Creek Regional Greenway;

**Approval of Minutes:** Minutes approved with one change.

**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:**

Dierdre 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, since 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 once DIA completes remediation.
- 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 or re situated and a mound of dirt will be placed along the ridge to facilitate seeding and erosion control. There will be an undulating landscape. There is a public meeting planned around May 20 or 21<sup>st</sup> 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), not including the confluence area, plus \$3M for the Uplands, while Forest City is currently designing WCN to \$5.4M plus \$1m for the uplands. The City and Forest 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 is 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.**

\* 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.