

**CITIZENS ADVISORY BOARD
MEETING MINUTES**

July 17, 2014

7:30 a.m. – 9:00 a.m.

7350 E. 29th Ave., Suite 200

CAB Members Present: Nadine Caldwell, Diane Deeter, John Fernandez, Andrew Amador, Brad Dodson, Jeff Lamontagne, David Netz, Damon Knop, Lucia Correll, Jason Buztka, Dennis Piper, Brandi Thomas, Kate Kramer, Sherikeri Heflin **SDC:** Tammi Holloway, Ilana Corson **SF:** Angie Malpiede **FC:** Tom Gleason, **City:** Deidra Oss **Others:** Greg Nelson, Greg Holt, Jim Wagenlander, Daryl Miller, Mike Nicks, Ashanti Mason-Warren, Chloe Johnson, Victoria Akvek, Todd Ahlenius, Tim Habben

Call to Order: David Netz called the meeting to order. The June minutes were approved with the addition of Brad Dodson’s comments from the City.

Co-Chair Report: David Netz mentioned that there is an open CAB observer position on SDRC and two members are interested in the position: Harold Skramstad and Phil Flores. The current recommendation is for them to alternate attending commercial design review meetings.

Partner Cities Updates:

- **City of Aurora:**

Nadine Caldwell reported that Wednesday from 6-7:30pm at North Middle School, there will be a meeting to discuss the TOD station plan for the land around the Fitzsimmons light rail station and identify issues. David Netz mentioned that this is also important for Stapleton residents so any involvement is welcome. Ms. Caldwell also reported that Stanley Aviation partners are fully funded and the closing will take place July 23rd, now that the environmental due diligence is clear. They hope to make a formal announcement shortly and the space will be similar to “The Source” which has a variety of mixed-used spaces.

- **Denver:**

Councilman Chris Herndon reported that the Cottage Food rule passed which allows local municipalities to sell homegrown food from 8am – dusk. It was mentioned to remind people that before they begin to sell produce, they check their zoning first with the city and apply for all applicable permits. Properties within the new Denver Zoning Code are not subject to public notification of potential cottage food sales and pay a \$20.00 permit fee. For properties zoned under Former Chapter 59, Cottage foods are considered in the Unlisted Home Occupations and that code process requires a notification and review process and a \$100 fee. While South Stapleton is in the Former Chapter 59 code, Conservatory Green is in the new Denver Zoning Code. Councilman Herndon also reported that the Police Academy had their 3rd graduation and District 5 added 5 new officers. Councilman Herndon is also hosting a “Denver Days” event August 9, which will begin on the Green with bike decorating and the parade will begin at 11am. This ride will utilize the new 26th Ave. bike path to Smiley campus. It was also reported that the new High School in Northfield broke ground on Tuesday in a successful ceremony.

Brad Dodson reported that on Monday, the Mayor gave the State of the City address and gave a “shout out” to Westerly Creek North. The Mayor also talked about affordable housing. A flyer was also handed out announcing upcoming public meetings with Rick Padilla, Director of Housing and Neighborhood Development, which he will speak about a plan going forward, although not city adopted yet. Mr. Padilla will speak about more tactical information such as the approach the city might take. The next meeting is on Tuesday at 6pm at the Rec Center. There will also be a meeting on Thursday at 5:30pm at the Rec Center to discuss the Quebec Alternative study and they will be looking at how to improve connectivity.

Deidre Oss reported that they received the public comments for Section 10 GDP and have forwarded those comments onto Forest City. The City will await the revised submittal and meet with Forest City to discuss the comments. Ms. Oss mentioned that there were minimal comments to which Tom Gleason, Forest City, credited to the involvement of CAB throughout the process.

- **Commerce City:** Andrew Amador reported that the council has extended the moratorium for a year on cannabis sales. Mr. Amador also reported that they are still in negotiation with Kroenke over the redevelopment. It was mentioned that Filing 10 is still in the works and the wildlife refuge dam is still not repaired from the floods. The World Lacrosse Tournament goes through Sunday as well. Mr. Amador also reported that in November 2013, a 1% sales tax increase was passed. Monies from the increase are being used towards a new pool in Commerce City which was described as a “Mini Waterworld”.

Committee Reports:

- **Housing Diversity:** No written report. Damon Knop gave an update. Mr. Knop reported that the committee was formalizing its response to the article in the Front Porch. It was requested that Forest City present on affordable housing in September. It was also expressed that the committee felt strongly about submitting comments to the city about Section 10 GDP, even though they realize this was not the appropriate place for them.
- **Membership:** Lucia Correll introduced Greg Nelson, who represents the East Montclair neighborhood. Ms. Correll also mentioned that they were seeking others from surrounding neighborhoods.
- **Parks Advisory Group:** It was reported that in the last PAG meeting, the main topic was moving of the sports fields in Section 10 to Filing 47. Scott Gilmore attended the PAG meeting and felt that putting the sports complex in the center of a community was just not feasible, but there will still be areas for activities. Mr. Gilmore also mentioned that there were challenges with funding and what can be built and the city doesn’t have any money to build so it’ll have to be independent. Forest City has provided someone to help with funding. Charlie at Forest City said that he would possibly engage Civitas to help. It was also reported that the 26th Ave. Park east of Fulton will not be built until housing is built on the eastern portion of the Aurora part of Stapleton. The cleanup for west of Fulton will hopefully begin in fall.
- **Zoning & Planning:** Meeting notes were provided. David Netz asked if anyone had any information about a 2006 design charrette that took place about Eastbridge as residents

are eager for the information. Mr. Netz also mentioned that Geneva Court is owned by PCMD and as plans move forward, they will decide the future of Geneva Court. The ZAP's main recommendation is that the site be reviewed as an urban plan for a town center and not as a simple retail design review. Forest City and the City were asked to provide more vision for the entire area.

- **Stapleton Design Review:** No meetings in July.
- **Transportation:** Angie Malpiede announced that the TMA has officially changed their name to Northeast Transportation Connections. Ms. Malpiede reported that they will host a series of walking events to show neighborhood connectivity. They will all be free. Ms. Malpiede also said that the RTD Board of Directors authorized \$10,899,000 to Mortensen to build the new Central Park bus terminal.

Stapleton Partner Updates:

- **Bluff Lake:** There was no representative but a question was posed as to how they could announce their partners on a sign. It was recommended that they submit proposed signage to SDRC and they would also need to submit to Denver Parks and to the City..
- **Rocky Mountain Arsenal:** No updates.
- **Forest City:** Tom Gleason gave the report for Forest City. Mr. Gleason reported that King Soopers is actively working on making the site pedestrian friendly. King Soopers has not officially committed but have used a lot of time and monetary resources towards the project already.
- **District 5** – Brandi Thomas reported that the District has a few upcoming events. On 7/29 at 6:30pm in the Montbello Library, there will be a presentation about the marijuana laws. On 8/5, they will host a “National Night Out” event at the Villages at Gateway Apartments. On 9/20 from 9am-12pm, they will host a “Bikes for Life” event, which will work with Children’s Hospital. Ms. Thomas gave the crime report for the prior 28 days. It was reported that there were 4 less burglaries and auto thefts decreased from 12 to 9. Motor vehicle break-ins went up from 16 to 19. It was also mentioned that Stapleton did very well on an organized sting that had been set up to try to catch thieves. A bike was left in an open garage for 4 hours and no one stole it but neighbors did call about the undercover vehicle, reporting it as suspicious and someone else closed the garage. Nadine Caldwell asked about the impromptu vendors on Moline and the District reported that as long as they had permits, they could use the land until development begins.
- **Stapleton Foundation:** No updates.
- **MCA:** Diane Deeter reported that over 2000 people came to their Pancake Breakfast in Central Park. There will be a beer fest on 7/19, which still has tickets available, just not VIP tickets. This will be an open even but please, no dogs. Another upcoming event is Cinema in the Park, which will be Friday on The Green and the movie will be “The Bicycle Thief” with a lecture by Vinny Pinturo beforehand. Ms. Deeter also reported that they will be moving upstairs from SDC to the 3rd floor in the next few months. It was also mentioned that the mosquito levels are normal and posted on the website. Ms. Deeter reported that because of all the media attention Stapleton got because of the mosquitoes, Cutter sent a palette of bug spray to hand out.
- **Sand Creek:** Kate Kramer reported that the Upland/Westerly Creek designs were at 40% completion and Kate Kramer mentioned that they will know the decision of the grant they

applied for by end of September. Ms. Kramer said that they are working on Westerly Creek and Uplands Park as they continue to pave the greenway. Sand Creek also just received a two year grant from SunCor that will be divided over the two years. Lastly, they are working with RTD to focus on the underpass at Smith Road.

- **SUN** – Damon Knop reported that King Soopers has been taking up most of their time. There was just an election so check their website for updated information. Mr. Knop also said that their annual kickball tournament overlaps with a 5K so they are trying to work out the details with that.
- **Urban Farm:** No updates.

- **Others:**

- Jim Wagenlander observed that given the diversity and range of topics being discussed and reviewed by the CAB, he is pleased that everyone has been very involved lately and believes that it reinforces the importance of CAB's role in the community.

- **Adjourned:**

The meeting was adjourned. The next meeting of the Citizens Advisory Board will be **August 21, 2014 at 7:30am.**

Prepared by I. Corson