

**CITIZENS ADVISORY BOARD  
MEETING MINUTES**

August 21, 2014

7:30 a.m. – 9:00 a.m.

7350 E. 29th Ave., Suite 200

**CAB Members Present:** Nadine Caldwell, John Fernandez, Andrew Amador, Brad Dodson, Jeff Lamontagne, David Netz, Damon Knop, Lucia Correll, Jason Buztka, Dennis Piper, Barbara Neal, Kate Kramer, Mike Nicks, Councilman Chris Herndon, Diane Deeter **SDC:** Tammi Holloway, Ilana Corson **SF:** Angie Malpiede, Bar Chadwick **FC:** Heidi Majerik, Tom Gleason, **City:** Deidra Oss, Scott Gilmore **Others:** Greg Nelson, Greg Holt, Tom Francis, George Stapleton, Patrick Chelin, Eric Herbst, Leslie Joseph, Carol Roberts, Michele Fuerst, Monica Jones, Molly Armbrister, Scott Peterson

**Call to Order:** David Netz called the meeting to order. The July minutes were approved.

**Co-Chair Report:** David Netz said that it has been mentioned that neither CAB Co-Chair is able to make the SDC meetings so they would like someone from CAB to report to SDC. Nadine Caldwell was nominated and accepted just for the month of August. Mr. Netz also mentioned that the Quebec alternative study is still taking comments.

**Partner Cities Updates:**

- **City of Aurora:**

Nadine Caldwell introduced Mark Shaker, who announced the closing on Stanley Aviation will happen today. There will be a rezoning meeting on 9/10 and a full site plan by October 1. It was noted that David Netz would like a presentation from Stanley at an upcoming CAB meeting.

John Fernandez mentioned that the ground-breaking for the Corporex Even Center will be 9/17. Mr. Fernandez also said that the Fitzsimmons stationary planning project is underway and the big question has become “how much housing is necessary?” There are hopes that there will be a public meeting about this issue in September but it might be in October.

- **Denver:**

Councilman Chris Herndon expressed his excitement that City Council members will now be a part of the sheriff reform executive steering committee. Councilman Herndon also thanked everyone for their participation in his Denver Days event bike ride to Smiley.

Brad Dodson gave a presentation about the “gap” in funding that exists. Mr. Dodson explained how the process works with TIF and DURA and gave details about how the TIF money is collected and distributed. It was reported that the TIF money collected will be more as the years go on which will help to fund the gap but the problem with the gap is timing because TIF increases over time, but funds are needed now to complete the infrastructure. Mr. Dodson reported that the city is hoping to leverage their future earnings of TIF to fund the gap sooner. They are working with DURA and Councilman

Herndon to look for other funding options which may include outside lenders or potentially, a City Retained Tax. Mr. Dodson said that they are at a document preparation point right now and will continue with the flow chart that they must adhere to.

- **Commerce City:** Andrew Amador reported the Boys & Girls Club has 2 acres on Mile High Park which they have submitted plans for. The plans have also been submitted for the pool at 68<sup>th</sup> and Quebec. It was also reported that the foundation for the new Northfield High School has been poured. Two new schools had their grand opening this week as well. Mr. Amador also mentioned that he met with the owner of the drive-in on 88<sup>th</sup> and the city is not trying to shut it down, despite the rumor.

### **Committee Reports:**

- **Housing Diversity:** Damon Knop reported that the committee met and talked about affordable for-sale lots.
- **Membership:** Lucia Correll introduced Greg Nelson, who represents the East Montclair neighborhood. Ms. Correll also introduced four other residents that are interested in joining CAB.
- **Parks Advisory Group:** Lucia Correll reported that the Sports Complex is still an issue of discussion and that dealing with it now is the preferred way to go. PAG suggested updating the study in the Green Book and speaking to neighboring communities to find the regional needs. Scott Gilmore commented that there will be a Sports Complex but there are no funds right now. It has never been said that there will not be a complex.
- **Zoning & Planning:** David Netz reported that the committee had a concept discussion with the retail developer for the west end of Eastbridge. They are planning to come back in September or October with the actual plan.
- **Stapleton Design Review:** No meeting in August.
- **Transportation:** Angie Malpiede reported that the Northeast Transportation Connections is providing bike parking at events throughout the community. They are also hosting a walking series which gives community members paths to connect to the surrounding neighborhoods. There will be a Bike for Life event on 9/20 from 9am-12pm, which promotes biking and safety.

### **Stapleton Partner Updates:**

- **Bluff Lake:** No updates.
- **Rocky Mountain Arsenal:** No updates.
- **Forest City:** Heidi Majerik presented the updated Section 10 GDP plan that they submitted to the city for 2<sup>nd</sup> review. Forest City expects to go through at least one other submittal, if not two. The first change noted was the connections for Central Park Boulevard. Through comments, it was clear that there was a desire to have the roadways lined up so they looked at that and made the change accordingly. The land plan also changed slightly to create more land in the retention area which reduced the park area through the middle. Due to this change, the full baseball fields that were depicted have been removed and Ms. Majerik mentioned those fields will be more multi-use now since there isn't as much room. There was also a grading study done and more land added to the perimeter. An additional park was added to the Northeast. To reduce flooding from the arsenal (since have a limited right to release water), a decision was made to create a retention pond with a channel which will shrink as regional improvements increase.

- **District 5** – no updates.
- **Stapleton Foundation:** Be Well is hosting Yoga in the Park.
- **MCA:** Diane Deeter reported that the Shakespeare Festival was on Sunday, which brought “The Tempest” to the Green. There was also a Kid’s Triathlon, where 341 kids participated. This Friday, Vinny Pinturo will hold another discussion before the Cinema in the Park event. This week, the movie is “Saving Faces”. Labor Day will be the last day for the pools. There will be DJ’s to mark the closing. Stapleton Rocks will be in Northfield on 9/6, where local bands will be featured. Dog Daze will be 9/7 at F15 Pool. On 9/13 they are opening the North Green with a community picnic and concert. The first 500 people who register online will be seated on shared blankets and enjoy free food. Ms. Deeter also mentioned that the MCA has been asked about programming in the future Eastbridge Town Center to which they have responded that so far, they do not plan to do events because they do not have land.
- **Sand Creek:** Kate Kramer thanked Denver Parks & Rec for helping them secure a small GoCo grant which allowed them to pave more of the Sand Creek trail. The Xcel event that will take place on 9/6 will double as the NPET day. They will be doing flood recovery and planting trees. Ms. Kramer also mentioned that there are repairs on the trail in Commerce City so be careful if you are going that way. Lastly, it was mentioned that SunCor helped pave the Denver portion of the trail.
- **SUN** – Damon Knop reported the SUN survey came out on their website. There were 1500 participants. They rated Stapleton as a 7.8 on a scale of 10. Median children per household is 1.4. 89% were satisfied with the parks but there was a mention of wanting more sheltered picnic areas and dog poop bags. Mr. Knop also mentioned that 49% of participants oppose the current Eastbridge plan.
- **Urban Farm:** Mike Nicks reported the Farm Fest will take place 10/4. Diane Garnett will be leaving Urban Farm on 9/1.
- **Others:**
  - Scott Peterson came to speak about the Stapleton Jets. Over the last few years, Mr. Peterson has been running a youth lacrosse league. In 5 years, the league has grown from 12 to 150 youths. Mr. Peterson appealed to the group to dedicate sports fields that their league can use. This has been the group’s biggest struggle and Mr. Peterson said that their league is willing to pay increased fees to secure fields. David Netz responded by mentioning that there will be a discussion about the potential sports field south of 56<sup>th</sup> in the coming months.
- **Adjourned:**

The meeting was adjourned. The next meeting of the Citizens Advisory Board will be **September 18, 2014 at 7:30am.**

Prepared by I. Corson