

**CITIZENS ADVISORY BOARD  
MEETING MINUTES**

December 18, 2014

7:30 a.m. – 9:00 a.m.

7350 E. 29th Ave., Suite 200

**CAB Members Present:** Nadine Caldwell, Diane Deeter, Greg Nelson, John Fernandez, Phil Flores, Jeff Lamontagne, David Netz, Damon Knop, Chris Herndon, Lucia Correll, Angie Malpiede, Bob Wyckoff, Jim Wagenlander, Barbara Neal, Tia Cavendar **SDC:** Tammi Holloway, Ilana Corson, King Harris **FC:** Tom Gleason **Others:** Greg Holt, Leslie Joseph, Beverly Haddon, Alexis Harrigan, Carol Roberts, Steve Larson, Amanda Schultz

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

**Co-Chair Report:** David Netz thanks everyone at SDC and especially Tammi Holloway for her efforts over the last year. Mr. Netz says that March is the 20<sup>th</sup> anniversary of the Green Book and the Stapleton Foundation is planning a celebration in the spring to commemorate. Lucia Correll also mentions that Stapleton made national news because so many packages are getting stolen off of porches.

***Partner Cities Updates:***

- **City of Aurora:**

Nadine Caldwell reported that the ground breaking for Legacy Charter School, a school for pregnant/parent teens, will be at 8:30am on 12/19/14. Stanley Marketplace has expressed interest in hiring some students from the school as employees. Anschutz also has a program for pregnant teens and would like to work with the school as well.

John Fernandez added that on Friday, Enterprise Community Partners closed on a regional TOD fund that will be used for land banking. The fund will be a revolving loan that will capitalize at 24 million. It will also help fund affordable housing region-wide. TIF grants are being sought for a bike corridor through campus. It was also mentioned that a grant to fund the Tollgate Creek Regional trail has also been approved and this will fund the project from Alameda up to Sand Creek and will be built as part of the Lightrail project zone to provide a continuous path. Mr. Fernandez also said that the land on Peoria between 30<sup>th</sup> and 32<sup>nd</sup> that is south of the fire station, which has sat vacant for years, is the potential site of 200-250 workforce housing units. An application will be submitted to JAFFA in May.

- **Denver:** Councilman Chris Herndon reported that their toy drive was a success and they will be delivering the toys for tots this weekend. The Rec Center will have Santa this coming weekend but to see him, families must bring a toy for donation. Councilman Herndon also announced that the Stapleton financing pass through city council. Lastly, Alan Pettis will be leaving at the end of the month for seminary school and will be replaced by Alexis Harrigan as the new aide. She was introduced.
- **Commerce City:** No updates.

### *Committee Reports:*

- **Housing Diversity:** No report.
- **Membership:** Lucia Correll said that there will be two new members next month from the Conservatory Green area.
- **Parks Advisory Group:** Lucia Correll reported that Brad Dodson, from City and County of Denver, presented information about the \$60 million loan that was just awarded to them. Spruce Street will open to 56<sup>th</sup> by January 1. Ms. Correll also said that the Westerly Creek and Uplands budget is \$11.5 million and the IFDA is going through the city now with plans to begin construction in January or February.
- **Zoning & Planning:** David Netz reported that Digstown will be opening their second location and came to present their concept. The store will be set back from the street which is a little different than normal. The plans for the new Horizon Assisted Living facility were also presented.
- **Stapleton Design Review:** Phil Flores reported that the review committee met earlier in the week and looked at five sketches of upcoming new buildings.
- **Transportation:** Angie Malpiede reported that Commerce City did not receive the funding needed to expand the CPB bus line but they are still working on it. They have also submitted an application for 501 C 3.

### **Stapleton Partner Updates:**

- **SDC:** Tammi Holloway reported that they are still on the legal journey with Recycled Materials. There is a stipulated agreement but no hearing has been scheduled. Ms. Holloway also mentioned that the SDC board forwarded a letter to Forest City supporting CAB's resolution regarding affordable housing. The Stapleton Design Inc. board met earlier in the month and Ms. Holloway tasked the staff to create an easy-to-understand information sheet regarding design criteria and the process.
- **Rocky Mountain Arsenal:** No updates.
- **Forest City:** No updates.
- **District 5** – Lieutenant Wyckoff reported that Officer John Adsit, who was struck and dragged by a car at a protest, is having a hard time recovering. A prayer vigil will take place Saturday at 11am at 900 Elati. Lieutenant Wyckoff also said that package thefts are up in the area so be sure to sign for your packages or have a neighbor available. Car theft is up due to people starting their cars and then going inside. Please do not do this unless you have an automatic car starter.
- **Stapleton Foundation:** Beverly Haddon reported that they are actively working on outreach for funding a third building at the new Northfield High School. Ms. Haddon mentioned that they are excited about the Legacy Charter School and plan to engage with them as well as other schools in Aurora. The foundation is also working to get a program at the new Aurora rec center.
- **MCA:** Diane Deeter reported that the MCA has moved their office to 7350 E. 29<sup>th</sup> Ave. #300. They have wrapped up their events this year but plan to get back to it 1/2/15.

- **Bluff Lake:** Jeff LaMontagne reported that they are in the middle of their fundraising campaign to restore the lake and as of now, about 110 donors have raised about \$50,000. The Race for Open Space will be in May and will benefit the lake as well as a Beer, Brats & Blues event that will take place 5/29 and will be co-hosted by the MCA.
- **Public Art:** Barbara Neal reported that Tuesday, RTD met to review proposals for the Central Park Lightrail station and all the proposals were rejected. There is an \$85,000 for the project as well and now they will go ask for more submittals.
- **Sand Creek:** No updates.
- **SUN** – It was reported that King Soopers is still the hot topic of conversation.
- **Urban Farm:** No updates.
  
- **Others:**
  - Jim Wagenlander expressed that he believes that because of CAB’s effort at “Cabinet in the Community”, the fence between Denver and Aurora is now coming down. Mr. Wagenlander says that in speaking with the mayor and letting him know this was a priority, it expedited the process. Nadine Caldwell points out that this discussion about the fence coming down, has been ongoing before the “Cabinet in the Community” event and just credited CAB would be incorrect as many other people have been involved in the discussion. Ms. Caldwell says the timing of the event and the fact that the fence came down were all coincidental and the fence was coming down no matter what.
  - David Netz charged each committee with putting together their performance standards for the meeting in January. For housing, a full scenario of housing, including Section 10. For PAG, the completion plan for remaining parks. ZAP will take a look at Eastbridge. Mr. Netz would like to discuss what the plan is for unfunded projects as well as brownfield vs. greenfield development. Mr. Netz would also like to somehow address the lack of “major” investments that Forest City has in the community. Tom Gleason of Forest City clarified that although Forest City is not investing in specific projects, they have invested money in the infrastructure and has provided various other sources of funding for Stapleton. Mr. Gleason would like CAB to clarify what a “major” investment would be so that Forest City can address the issue.
  
- **Adjourned:**

The meeting was adjourned. The next meeting of the Citizens Advisory Board will be **January 15, 2015 at 7:30am.**

Prepared by I. Corson