

**Stapleton Development Corporation  
Board of Directors Meeting  
August 27, 2015**

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**Board Members Present:** Nadine Caldwell, Kevin Marchman, Pat Teegarden, King Harris, John Moyer (by phone), Stephen Miller, David Hart, Lucia Correll (by phone), Happy Haynes, Chris Cramer

**In attendance:** Ilana Corson, Tammi Holloway, Greg Holt, Bar Chadwick, Carol Roberts, Steve Larson, Tom Gleason, Jan Bevier, Jason Sanders, Robert Thompson, Darcey Ventura,

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Meeting called to order at 7:38 a.m. by Chairman Kevin Marchman.

I. The July 23, 2015 minutes were presented. **A motion to approve the minutes was made and properly seconded. Motion passed.**

**II. Chairman's Report**

Chairman Kevin Marchman reported that all are invited to tour St. Stephens on 9/6 at 9am. Chairman Marchman introduced Claudie Minor. Mr. Minor developed some of the early affordable housing here on site (Syracuse Village). It was also reported that the Green book Photo Exhibit, featuring photographs by Steve Larson, will be at Sam Gary Library on 10/6.

**III. Financial Report**

Jan Bevier gave the Financial Report. Ms. Bevier reported that last month's financials were within budget with nothing unexpected taking place. There was a 43-acre land sale, which is the largest sale year-to-date. **A motion to accept the Financial Report was made and properly seconded. Motion passed.**

**IV. Management Report**

Tammi Holloway gave the Management Report. Ms. Holloway reported that plans to convey the 103 acre parcel also known as Sand Creek III and IV is in progress. This parcel holds the Urban Farm, the weather service and a City and County of Denver Parks maintenance facility. The leases have been terminated with SDC and any new leases will be executed with CCD. Black Lives Matter 5280 is the organization that most recently initiated the #Changethename campaign by posting and distributing fliers in the Stapleton neighborhood. Ms. Holloway will meet with a representative from the organization on Friday to discuss their issues and where they would like the name changed since it is not legally the name of the area. A story on Colorado Public Radio also featured a discussion on the issue. **A motion to accept the Management Report was made and properly seconded. Motion passed.**

**V. City Reports**

Bar Chadwick gave the Denver report. Ms. Chadwick reported that the funding for Westerly Creek North came in from FEMA, Urban Drainage, and NERDs. It was also reported that the land exchange for the northern fire station took place but right now there are no funds for the actual building, which will be at Central Park Boulevard and 49<sup>th</sup> Ave.

Greg Holt reported that RTD's sublease for the temporary park-n-ride is set to expire at the end of August. DIA will extend their lease one month to allow the contractor to remove all materials and vehicles. Forest

City will then remove the infrastructure in the lot in accordance with the sublease provisions. Ms. Holloway also commented that the new park-n-ride is expected to open mid September.

Nadine Caldwell gave the Aurora report. Ms. Caldwell reported that on 8/18, the FC planning meeting for new Stapleton homes and park in Aurora was held at Fletcher Elementary school and about 100 people were in attendance. It was well received, with only a few comments regarding lighting and wellness stations. It was mentioned that the new parcel will be part of the Bluff Lake neighborhood. City Council will make comments by 9/11 and then the plan will go to the planning commission in October.

Chris Cramer gave the Commerce City report. Mr. Cramer reported that the next two projects in their "5 in 5" plan are a new Rec Center and the widening of Tower Road to Pena, with a possible ramp. It was also reported that with the build-out of Conservatory Green and Northfield, there has been renewed interest in retail at Victory Crossing, which is owned by Kroenke.

#### **VI. CAB Report**

Lucia Correll reported that there will be a special meeting of the Stapleton United Neighbors on 9/10 or 9/24 to discuss the #changethename campaign with BLM5280, since their August and September meetings were canceled due to conflicts. Ms. Correll also mentioned that Dog Daze would take place on 9/13 at F15 Pool.

#### **VII. Forest City Update**

Tom Gleason reported that Forest City will present their new market-rate project, which will be the final parcel of the 29<sup>th</sup> Avenue Town Center, to CAB and the Housing Diversity committee in September for comment. It was also mentioned that there will be a ground-breaking for the 84-unit Northeast Denver Housing project, at CPB, on a date to be announced shortly.

#### **VIII. Other – Punch Bowl Social**

Robert Thompson, with Seasoned Development, and Darcey Ventura, with OZ Architecture, presented the plans for Punch Bowl Social which will be in the old Stapleton tower building's first two floors. Seasoned Development is purchasing 2 acres at Central Park Boulevard and Martin Luther King, making a \$6.5 million dollar investment. The building is going to be a modern approach to mid-century/art deco décor. The tower will not be utilized because of lack of ADA accessibility and the third floor will house Punch Bowl's corporate offices. The restaurant will feature bowling alleys, bars and a large outdoor space with amenities such as lawn bowling, a waterless pool and a dedicated food truck. There will be about 200 employees at this location. The tower could have some sort of lighting as well up to the top but it has not been determined what this will look like. Mr. Thompson gave credit to Councilman Chris Herndon for approaching him with the idea and Mr. Thompson is looking forward to having his corporate offices in such an iconic building. The plan is to open by summer 2016 to take advantage of the outdoor space.

#### **IX. Adjournment**

Meeting adjourned at 8:48am

Minutes taken by I. Corson

**The next SDC Board meeting will be held  
Thursday, September 24 at 7:30 A.M.  
in the SDC Offices located at  
7350 E. 29th Avenue, Suite 200, Denver, CO 80238.**