

Citizen Advisory Board
Parks Advisory Group (PAG) Meeting
12/09/2014

draft

Drafted by Kate Kramer

Attendance:

Carol Roberts, Front Porch, Dennis Piper, Former Parks Director/Resident, Jim Hannifin, Aurora Resident, Brad Dodson, City and County of Denver, Kate Kramer, SCRGP, Barbara Neal, Chris Story, Dana Prince, resident, Sean Caffrey, Charlie Nicola, Forest City; Lucia Correll, Stapleton Resident.

Absent: Amanda Schoultz, City Council District 11 Office; Eric Herbst, Resident/TMA; Michael Nicks, Urban Farm:

Approval of Minutes: November Minutes approved.

Denver Finance Department, Brad Dodson:

Brad Dodson presented the PowerPoint slides that he recently prepared and presented to the Denver City Council. A copy of the presentation is available. Brad noted several key points. First, although there may be a gap in funding public infrastructure at Stapleton, especially parks and open space, the issue now is the current needs versus the current funds available. Approximately \$60M is needed in infrastructure costs in the next three years to continue the market-driven build-out of the community. The 2020-2025 timeframe is the first time that the TIF funds will be more than the expenditures needed on infrastructure.

Brad noted that the estimates reflect conservative views of TIF funding generated and infrastructure costs. Other parties (Forest City) believe that the income may be higher and the expenditures lower in the next ten to twenty years.

Brad explained how the City Council has approved bond funding for \$60M so the expansion of Stapleton can continue (will fund needed infrastructure including parks).

Performance Measures for 2015

Lucia updated the draft performance measures for 2015 for Forest City after receiving input from PAG members. The final measures are below.

GOAL: Forest City, as the development manager for PCMD, will complete the remaining parks, as funding allows, utilizing input from community and PAG, through a well-communicated process and in keeping with the principles of the Green Book.

2015 Objectives

During 2015, Forest City, as the development manager for PCMD shall:

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- 1. Construct Westerly Creek North Park and the Uplands areas east and west of Westerly Creek to the same standard as completed portions of Westerly Creek to the south in accordance with the timetable agreed to by the City and Forest City in November 2014.
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- 2. Provide for early PAG and CAB involvement in the planning and design of trunk and in-tract parks at the conceptual and design development stages (40 %)to allow for constructive citizen participation.
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- 3. Present to CAB and SDC --within the first quarter of the year-- recommendations for the sequence of development of remaining trunk park and open space projects for review and endorsement.
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- 4. Provide to the CAB and SDC, in concert with the City, estimated project costs and expected revenue sources for all remaining park projects.
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- 5. Prepare and present to the CAB and SDC a strategic plan for the completion of 26th Avenue Park and associated drainage ways that accounts for proposed land use plans in adjacent Aurora parcels such as the Stanley Marketplace.

The parks remaining to be built are as follows:

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|------------------------------|-------------------|-----------|----------|
| ○ 26 th Ave Park: | No funding | 23 Acres | In Tract |
| ○ West. Creek North/Uplands: | Funding Avail. | 43 Acres | (TOS) |
| ○ P. 10: | Funding Available | 75 Acres | TOS |
| ○ F45, 47 | Partial Funding | 3.5 acres | In Tract |
| ○ Section 10: | No Funding | 176 Acres | TOS |
| ○ Section 10: | No Funding | TBD | In Tract |

Westerly Creek North/Uplands: Charlie

Charlie reviewed the progress on Westerly Creek North Park and the Prairie Uplands Parks East and West. Bids will come in to PCMD in January 2015 and hopefully construction will start on February 1, 2015. The budget is about \$11M and includes over \$2M in outside funds. Matrix will give a presentation on the current 80% design at the January PAG meeting on January 13, 2015.

Meeting Adjourned: 10:10 AM