

Stapleton Development Corporation
Board of Directors Meeting
Approved Minutes
May 25, 2017

The meeting was called to order at 7:39 by Chair Pat Teegarden.

The April meeting minutes were approved as presented after a motion by Stephen Miller.

Financial Matters: Jan Bevier reported that SDC is operating right on budget. Stephen Miller moved the financial report be accepted and it was seconded by King Harris. The financial report was accepted.

Management Report: Tammi Holloway reported that the Aurora Commercial closings were again postponed. Ms. Holloway also reported that Kevin Marchman (not in attendance) would like to invite a City of Denver representative to speak to SDC regarding affordable housing. Ms. Holloway is continuing to meet with SDC Board members regarding the transition or wind-down of SDC.

Public Comment: Stapleton resident John Venhoff is concerned about the proposed zoning for a 3-acre vacant lot at MLK Jr. Blvd and CPB intersection. Tom Gleason of Forest City provided a brief overview on the property and the proposed zoning. This property was not included when CCD did new zoning in the area. CMU20 is the current zoning and Forest City is seeking MRX5. There is not a development plan in place for the site, but Mr. Gleason would anticipate residential and retail may be proposed. The new zoning designation will go to the full city council for a final vote in July.

Stapleton Resident John Venhoff shared his concerns with the proposed zoning – Venhoff, on behalf of himself and approximately 15 neighbors, is objecting to the requested zoning change. Their stance is that the proposed zoning would allow for buildings that are too high and the site would become too dense for the neighborhood. The proposed zoning would allow for a single 5-story building. Venhoff stated that 3 stories are currently the maximum between Ulster St. and Havana. Venhoff and neighbors also are rejecting any retail/commercial and cited there would be too much traffic. Per Venhoff, the Denver Planning Commission considered the request for 90 minutes before approving it 5-4.

SDC Board member Justin Ross stated that he is in support of the Forest City proposed zoning. Jim Wagenlander invited Mr. Venhoff to attend ZAP in June.

City Updates:

- **Aurora** – Nadine Caldwell reported that the Stanley housing went to the planning commission. Parking may be a concern, especially with the additional forthcoming residential.
- **Commerce City** – Chris Cramer noted that Central Park Blvd north of 56th Ave is now open.
- **Denver** – City Councilman Chris Herndon reported on conversations regarding the G.O. Bond. The Executive Committee will make recommendations to the mayor regarding the \$900 million that will be dispersed.
- **Denver** – Bar Chadwick commented on the recent SUN forum. Scott Gilmore provided a DPR update, Bar provided the City updates.
- **DIA** – Greg Holt informed the board of the due diligence taking place on the Aurora parcel.

CAB Report – CAB Co-Chair Jim Wagenlander thanked Chair Pat Teegarden for attending a recent CAB meeting. Mr. Gordon mentioned the establishment of their FOCUS program where they will be focusing on a specific issue to make meetings more impactful and interesting. Wagenlander stated CAB is continuing a self-examination of self-relevance to determine if there is a future for some element of CAB. Wagenlander encouraged SDC to include CAB in its wind-down plan.

Stapleton Related Entities:

Forest City – Tom Gleason provided the zoning information earlier in the meeting.

Stapleton Foundation – Landri Taylor informed that the BBC report was the FOCUS of the recent CAB meeting. Mr. Taylor reported Northfield high received their IB Certification last week. The Foundation will provide funding to assist families needing support with IB Program fees. Mr. Taylor also reported that Fletcher Campus in Aurora will be converting to Rocky Mountain Prep Charter. It will be a 2-year transition and the Foundation has been involved with the community and staff. The Foundation is providing immersion language assistance to the new principal to strengthen Spanish language skills. Happy Haynes shared Rocky Mountain Prep is a top performing charter.

No comments from Written Reports.

Chairman’s report: Pat Teegarden commented that many are interested in where the SDC Board is going in the future. Conversations will continue regarding this topic. Chair Teegarden also offered his congratulations on the IB designation at Northfield.

Additional Comment: Nadine Caldwell mentioned the grand opening of Moorhead Rec. Center on June 29th 4-6 PM.

The meeting was adjourned at 8:52 AM

Attendees:

Board Members Present: Nadine Caldwell, Pat Teegarden, Stephen Miller, Scott Prestidge, Justin Ross, Happy Haynes, Chris Cramer, Chris Herndon, Jim Wagenlander, Greg Holt, Terry Whitney (via telephone), King Harris (via telephone)

In Attendance: Tammi Holloway, Bar Chadwick, Lori Kerr, Jan Bevier, Landri Taylor, Tom Gleason, John Venhoff (Stapleton resident), John Fernandez