

**Stapleton Development Corporation  
Board of Directors  
March 28, 2013  
7:30a.m.  
7350 E. 29<sup>th</sup> Avenue, Suite 300  
Denver, CO 80238**

Agenda

- |   |                             |
|---|-----------------------------|
| I. Approval of February 28, 2013 Minutes      | King Harris                 |
| II. Chairman's Report                         | King Harris                 |
| III. Financial Report                         | Rick Gonzales               |
| IV. Management Report                         | Cheryl Cohen-Vader          |
| V. CAB Report                                 | Khadija Haynes / David Netz |
| VI. Questions & Comments from Written Reports |                             |
| VII. Feedback from the Board Members          |                             |
| VIII. Public Comment                          |                             |
| IX. Executive Session                         |                             |
| X. Adjourn                                    |                             |

***The next SDC Board meeting is scheduled for  
Thursday, April 25, 2013 @ 7:30am.***

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**2. FINANCIAL REPORTS**

**3. MANAGEMENT REPORT**

**4. FOREST CITY REPORT**

**5. STAPLETON FOUNDATION  
REPORT**

**6. WORK FORCE REPORT**

**7. MISCELLANEOUS**

**INSERT UNDER TAB #1**

**Stapleton Development Corporation  
Board of Directors Meeting  
February 28, 2013**

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**Board Members Present:** Nadine Caldwell, Chris Cramer, King Harris, David Hart (on phone), Happy Haynes, Khadija Haynes, Chris Herndon, Rita Kahn, Michael Kearns, Kevin Marchman, Justin Ross, Scott Prestidge

**In Attendance:** Cheryl Cohen-Vader, Bar Chadwick

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Meeting called to order at 7:37 a.m. by Chairman King Harris

I. January 24, 2013 minutes approved as presented.

**II. Chairman's Report**

Chairman Harris gave the Report. SDC and other major stakeholders (City, DPS, DURA and Forest City) continue to meet. Main agenda item is funding options for schools (3 additional schools are needed to meet the growing demand at Stapleton) and other important Stapleton infrastructure needs.

**III. Financial Report**

Rick Gonzales gave the Financial Report for all activity through January 31, 2013. Activity is unremarkable for the month. **A motion to accept the Financial Report was made and properly seconded. Motion passed.**

**IV. Management Report**

Cheryl Cohen-Vader provided a written report that was included in the Board packet. Elizabeth Garner, Colorado State Demographer, will provide a special presentation regarding the demographics of the Stapleton neighborhood.

**V. Urban Farm Lease Amendment**

Ms. Cohen-Vader and Tammi Holloway updated the Board regarding a proposed amendment to The Urban Farm's lease. TUF will lease additional open space acreage (approx. 4 acres) to expand their riding arena. TUF is collaborating with a community solar garden company. The community solar garden company will provide educational programming to TUF as well as offer shares of the solar garden to Denver residents. City of Denver supports this project.

**VI. Tower Rehabilitation Update**

Kevin Burnett provided a brief report regarding the MCA's interest in the Tower building. The MCA business office would be housed in the building. In addition, there would be a 100-150 person theater/meeting area. Tentative plan is for Forest City to acquire the site late 2013.

**VII. CAB Report**

Khadija Haynes provided the CAB Report. The CAB has completed its review of the 2012 SIAs. A copy of the Report is attached. Most of the committee's assessments were substantially similar to last year's

assessments. The SDC Board would like time outside of the Board meeting to review the Report. Chairman Harris noted the receipt of the Report from the CAB and stated that the Board should act on the Report at the next regularly scheduled meeting in March. If Board members have questions they should contact CAB Co-Chair Khadija Haynes prior to the March meeting.

#### **VIII. Feedback from Board Members**

Council Herndon announced his District 11 Neighborhood Forums. The Forums will allow constituents the opportunity to meet and speak with officials from several city departments. The Stapleton Neighborhood Forum will take place March 13<sup>th</sup> at 6pm at the Swigert/McAuliffe campus, followed by the Park Hill Neighborhood Forum on March 19<sup>th</sup> at 6pm at Park Hill Elementary School. The Far Northeast Forum will take place in April. All are welcome to the forums.

CAB/SUN Forum is tentatively scheduled for either the last week of April or the first week of May.

#### **IX. Public Comment**

None.

#### **X. Executive Session**

A motion was made that the Board go into an Executive Session under Colorado Revised Statutes, Section 24-6-402(4)(e), "Determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators." The motion was seconded and the motion passed unanimously.

#### **Executive Session Held at 8:33 A.M.**

##### **Open Session**

At 8:58 A.M. a motion to return to Open Session was made and properly seconded. Motion passed.

Board Member Justin Ross commented that the Board should continue to be mindful of the FC's Affordable-For Sale numbers. Forest City is required to provide 10% of its homes as Affordable-For Sale homes. In 2012, FC sold 508 homes, less than 5 were affordable.

#### **I. Adjournment**

Meeting adjourned at 9:02 A.M.

Minutes prepared by T. Holloway

**The next SDC Board meeting will be held  
Thursday, March 28, 2013 at 7:30 A.M.  
in the SDC Offices located at  
7350 E. 29th Avenue, Suite 300, Denver, CO 80238.**

**INSERT UNDER TAB #2**

**Stapleton Development Corporation**  
**Comments on Financial Reports**  
**February 28, 2013**

The reports listed below are included in the monthly Board of Director's package.

1. Budget Variance as of February 28, 2013 - CASH basis.
2. Unaudited Balance Sheet as of February 28, 2013 - ACCRUAL basis.

**Comments on cash basis budget variances for the month just ended:**

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- Change in cash: an \$11,927 decrease in cash was budgeted, a \$2,685 decrease was realized. Material components of the \$9,242 positive variance are identified below.
- Land Sales and Transfers - as shown below. All funds passed through to DIA.

Current Month Acres			Year to Date Acres			Annual Acres		
<u>Budget</u>	<u>Actual</u>	<u>Variance</u>	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
20	0	(20)	20	0	(20)	90	0	(90)

- 20 acres for the High School was budgeted. That takedown is now scheduled for May and estimated at 18.5 acres.
- Notice has been given for takedown of approximately 28 acres for filing 40 (part of original filing 16). Filing 40 was budgeted for Dec 2012 and therefore not included in the 2013 budget.
- Net revenue: \$1,015 positive variance.
  - Both the current and next months rent was received from RTD.
- Overhead Expenses : \$5,862 positive variance.
  - Office services expenses are less than budget. This is a timing difference due primarily to the delay in billing for equipment purchases.
  - Professional services expenditures are for web site development. These expenditures were budgeted for Dec 2012 but delayed until now which may lead to a permanent negative expenditure variance for the year.
- O&M Expenses: \$2,366 positive variance:
  - Repair and maintenance expenditures are less than budget. Expenditures are made as needed and are therefore difficult to predict. It is too early in the year to determine whether or not this variance is permanent.
  - Office services expenses are less than budget. This is a timing difference due primarily to the delay in billing for equipment purchases.

**Comments on accrual basis Balance Sheet for the month just ended:**

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- Accounts Receivable-Other: \$11,891
  - Surveying costs paid by SDC to be reimbursed by DIA when the surveyed land is taken down.
- Accounts Receivable-Tenants: \$3,540
  - Three months of tenant rent past due. Property manager is in communication with tenant.
- Prepaid Expenses (asset): \$46,048
  - 1 month of prepaid rent and staff services.
  - unamortized insurance premiums.
- Liabilities: \$26,113
  - Security deposits held under various lease agreements. A substantial portion of these deposits will be transferred to Forest City once all legal documentation for the transfer of a lease to Forest City is complete.
  - One month of prepaid rent from RTD.
  - accounts payable.

**General Comments**

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- None

**Stapleton Development Corporation**  
 Budget Comparison - Cash Basis  
 For the 2 Months Ended February 28, 2013

Current Monthly Budget	Current Monthly Actual	Variance Favorable / (Unfavorable)		YTD Budget	YTD Actual	Variance Favorable / (Unfavorable)
<b>Revenue</b>						
\$ 390,600		\$ (390,600)	Land & Building Sales	\$ 390,600		\$ (390,600)
(390,600)		390,600	Cost of Sale - Land Option	(390,600)		390,600
			Net Property Sales			
\$ 1,205	\$ 2,159	\$ 955	Rental Income	\$ 2,409	\$ 2,409	
\$ 1,205	\$ 2,159	\$ 955	SDC Gross Proceeds	\$ 2,409	\$ 2,409	
			Other Income		\$ 14,550	\$ 14,550
35	95	60	Interest Income	81	222	141
\$ 1,240	\$ 2,255	\$ 1,015	Total Revenue	\$ 2,490	\$ 17,181	\$ 14,691
<b>OVERHEAD EXPENSES</b>						
<b>G &amp; A Expenses</b>						
			Staff Services	\$ 57,407	\$ 57,111	\$ 296
			Rent	\$ 5,950	\$ 5,949	\$ 1
5,128	1,180	3,948	Office Services	7,428	2,363	5,065
8		8	Other Expenses	17	7	10
\$ 5,136	\$ 1,180	\$ 3,957		\$ 70,802	\$ 65,430	\$ 5,371
<b>Professional Services</b>						
\$ 5,100	\$ 3,195	\$ 1,905	Professional Services	\$ 5,200	\$ 3,195	\$ 2,005
			Consult / Audit Fees	1,750		1,750
\$ 5,100	\$ 3,195	\$ 1,905		\$ 6,950	\$ 3,195	\$ 3,755
\$ 10,236	\$ 4,375	\$ 5,862	Total Overhead Expenses	\$ 77,752	\$ 68,625	\$ 9,126
<b>OPERATIONS AND MAINTENANCE EXPENSES</b>						
<b>Direct Property Management</b>						
\$ 518	\$ (81)	\$ 599	Repair & Maintenance	\$ 1,050		\$ 1,050
10		10	PM Mtg, Meals & Mileage	45	101	(56)
125	92	33	Vehicle & Other	250	92	158
\$ 653	\$ 11	\$ 642		\$ 1,345	\$ 193	\$ 1,152
<b>Allocated Property Management</b>						
			Staff Services	\$ 42,066	\$ 41,325	\$ 741
2,277	554	1,723	Office Services	3,306	1,314	1,992
			Rent	2,763	2,763	
\$ 2,277	\$ 554	\$ 1,723		\$ 48,135	\$ 45,402	\$ 2,733
\$ 2,930	\$ 564	\$ 2,366	Total O&M Expenses	\$ 49,480	\$ 45,595	\$ 3,884
\$ 13,166	\$ 4,939	\$ 8,227	Total Expenses	\$ 127,232	\$ 114,221	\$ 13,011
\$ (11,927)	\$ (2,685)	\$ 9,242	Change in Net Assets	\$ (124,741)	\$ (97,040)	\$ 27,701



**Stapleton Development Corporation**  
**Balance Sheet**  
As of February 28, 2013

**Assets**

Current Assets

SDC Cash & Investments	\$ 805,923
A/R Other	11,891
Tenant Receivables	3,540
Prepaid Expenses	<u>46,048</u>
	\$ 867,402

**Total Assets**

**\$ 867,402**

**Liabilities**

Accounts Payable	89
Security Deposit Liability	22,827
Other Accrued Liabilities	<u>955</u>
	<b>\$ 23,871</b>

**Capital**

Retained Earnings	7,435,705
Voluntary Distributions to DIA	(6,517,225)
Net Income (Loss)	<u>(74,949)</u>
	<b>\$ 843,531</b>

**Total Liabilities and Capital**

**\$ 867,402**

Unaudited

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## **SDC Management Report**

**March 2013**

### **Financial Report**

February's financial position is positive to budget by \$9,242. The largest components of this variance are \$1,015 from RTD's prepayment of one month's rent; delays in billing for equipment purchases, and; less maintenance and repairs than budgeted.

Thus far no land sales have occurred this year. Forest City is anticipating taking down 90 acres in 2013.

### **Bond Financings**

Work continues on DPS's financing program for the middle/high school in North Stapleton. All parties have agreed to the terms of this transaction. Financing documents will now be drafted. PCMD is planning a refinancing of some of its higher interest rate bonds. If successful, it will free up capacity for additional infrastructure financing.

### **Affordable Housing Program**

The City presented its ideas for improving Stapleton's Affordable for Sale Housing Program. Meeting participants included representatives from Forest City, CAB Housing Committee and SDC, and City Staff from the Affordable Housing Department and Mayor's Office. While there is much work to be done on this, it was generally agreed that the City's work was a good starting point. We will continue to meeting to on this issue.

### **Forest City's Response to CAB's Review of 2012 SIA's**

See attached letter from Forest City

### **Parks Updates**

As of now, it looks as if remediation efforts on Westerly Creek North are nearing conclusion with no other issues yet identified. Attention is also being given to the adjacent areas: the East and West Uplands, and the Confluence. While parts of these areas maybe re-looked at to assure no remediation issues remain, most of the upcoming work revolves around topography and possible drainage issues. (Map attached).

Park design work continues for North Stapleton Linear Parks. Currently the focus is on the linear park area between Xenia and Yosemite with north-south boundaries of 51 Avenue and Northfield Boulevard. Forest City, Denver Parks, SDC and PCMD are involved in this planning process.

A letter from Forest City responding to some two requests raised in a community meeting about the 26th Avenue Park is attached.

**Dumping Ordinance**

City Council passed an ordinance providing for very stiff penalties for illegal dumping. The cleaning of such dumping has been one of SDC's substantial and expensive undertakings. Using our website we are going to solicit help from residents to provide us with pertinent information on any illegal dumping activity they may witness.

**Other Board Matters**

The Board needs to develop a diverse list of potential candidates so that we have a pipeline of candidates. If you have thoughts on potential candidates, please discuss with King Harris, John Moye or Cheryl Cohen-Vader.

**The next SDC Board Meeting is scheduled for**

**Thursday, April 25th @ 7:30am**

F O R E S T   C I T Y

STAPLETON

S T A P L E T O N ,   I N C .

Telephone 303-382-1800

7351 East 29th Avenue  
Denver, Colorado 80238

[www.StapletonDenver.com](http://www.StapletonDenver.com)  
Email [info@StapletonDenver.com](mailto:info@StapletonDenver.com)

March 4, 2013

Rev. King Harris  
Chairman  
Stapleton Development Corp.  
7350 E. 29<sup>th</sup> Avenue (Third Floor)  
Denver, CO 80238

Dear Mr. Chairman:

I would like to take this opportunity to respond to the 2012 report from the Stapleton Development Corporation's Citizens Advisory Board (CAB) in regard to Forest City's progress in the redevelopment of Stapleton.

We appreciate the CAB's generous comments that Forest City's implementation of The Green Book has "proceeded well and the overall design results exceed many of the original concepts." The CAB was also gracious in its acknowledgement that "major parks, roadways and retail areas (are) complete" noting that Stapleton has become a "national model for new urbanism." As always, we appreciate the time and effort everyone brings to their roles as members of the CAB.

#### Challenges

Among the "challenges" expressed in the CAB report was the concern that the pace of for-sale residential development has run ahead of rental housing. Until recently, the market for multifamily rental housing has been weak, but Forest City was prepared to act quickly once that market turned around and we accelerated the development of market rate rental housing.

In the past year, 118 units of market rate rental homes in Eastbridge were completed, as were the first phase (85 units) of the 220 unit Aster Town Center Apartments adjacent to the United Air Lines Flight Training Center. Once the adjacent land becomes available from DIA, we will be able to move forward with the full build out of those apartments. In addition, at this time, we also have 352 units of market rate rental homes under construction and scheduled for completion later this year at Aster Conservatory Green immediately east of the Northfield Retail Center. Looking ahead to the scheduled arrival of FasTracks commuter rail service, we anticipate the opportunity to create a transit oriented development at the Central Park Station that could have 600 units of

multifamily housing. And finally, we are also positioning ourselves to execute a higher density rental product elsewhere at Stapleton than we have previously developed should the market reach a point in the future where we can underwrite such a project.

In regard to affordable rental housing, 91 units in the affordable Bluff Lake Apartments opened this past year on land provided at no cost by Forest City to Mercy Housing in east Stapleton. The Bluff Lake Apartments serve formerly homeless and very low income residents who are participants in Denver's Road Home housing program. And, we are negotiating with Northeast Denver Housing to develop 60-70 affordable apartments on our next donated parcel of land, which will be on Northfield Blvd. in our Conservatory Green neighborhood.

The CAB report also included several recommendations:

#### Housing Diversity Recommendations

1. *"Land bank" sites in South Stapleton for market rental and affordable for-sale.* As indicated above, Forest City has demonstrated that it will provide multi-family market rate rental housing, north and south of Interstate 70, when the market warrants it. In terms of affordable for-sale housing, as you know, Forest City is working with SDC and the City of Denver to address the challenges that have confronted that program, not only at Stapleton, but throughout the city. And, although affordable rental housing was not mentioned by the CAB in this recommendation, we would like to point out that 35% of all existing rental units at Stapleton are affordable---exceeding the 20% requirement of The Stapleton Affordable Housing Plan by 15%.
2. *"Halt land transfers to avoid a shift of resources to North Stapleton when South Stapleton commitments have not been completed."* Forest City has demonstrated a capability and a commitment to continue the residential development south (in the new Bluff Lake Neighborhood) simultaneously with the commencement of residential development north (in the Conservatory Green Neighborhood). Last year, Stapleton produced \$36.8 million in new sales and property taxes; halting land transfers would destroy that momentum and not be in the best interests of anyone who is committed to The Green Book's vision of Stapleton as one neighborhood.
3. *"Invite other rental housing developers."* Forest City has partnered with Mercy Housing Southwest and Northeast Denver Housing to provide land at no cost that has enabled the two nonprofits to provide very successful affordable rental housing. Stapleton is a priority in Forest City's residential portfolio and we anticipate providing as much multifamily housing as the market can absorb.

#### Parks Advisory Group

(26<sup>th</sup> Avenue Greenway)

1. *Develop plan of action with specific timelines and responsibilities, beyond the 2-acre initial park.* Forest City has met numerous times with the CAB and residents along 26<sup>th</sup> to solicit their input about the plan to construct a two acre park with a paved trail connection to the Westerly Creek Open Space. Forest City will be making another public presentation of this plan to a public hearing of the Aurora Planning Commission on March 16<sup>th</sup>. As you know, Forest City is not required to build this park until some date in the future when we might seek the entitlements to begin residential development on the

Aurora parcel east of the park. Nevertheless, we are proposing to build the park now as construction of the Aurora street extensions commences so that residents in Denver and Aurora have use of the open space.


2. *Enhance communications with the surrounding neighborhoods.* See response #1 under this category.

(North Stapleton)

1. *Renew efforts to involve neighborhoods and citizens in the design and review process – prior-to decisions and development (Good initial GDP meetings, then essentially no updates).* Forest City's Senior Vice President, Charlie Nicola, attends most meetings of the CAB's Parks Advisory Group to provide updates as requested. It is the responsibility of the PAG to convey that information to the neighborhood associations and citizens it represents. In addition, Forest City's Director of Development, Heidi Majerik, briefed the full CAB at its December 2012 meeting on the development of Conservatory Green. No particular questions were raised at that time in regard to the design of the parks.

Thank you for allowing Forest City to comment on the 2012 CAB report. As always, we look forward to continuing to work with you and the members of the SDC Board and its Citizens Advisory Board to keep the redevelopment of Stapleton on track to further success in 2013,

Sincerely yours,



John S. Lehigh  
President

cc: Cheryl Cohen-Vader, President, Stapleton Development Corp.



Telephone 303-382-1800

7351 East 29th Avenue  
Denver, Colorado 80238

www.StapletonDenver.com  
Email info@StapletonDenver.com

March 7<sup>th</sup>, 2013

Dear Mr. Rooney,

Thank you again for taking the time with your neighbors to meet with Forest City staff and our engineer to discuss the 26<sup>th</sup> Avenue and Fulton Park design. From the meeting we took two major themes from your comments and evaluated the feasibility of producing those items which are listed below.

***Request: Cancel the park project and improve 26<sup>th</sup> Ave to the full road section-***

After considering and evaluating this request we continue to believe the 26th avenue park will be an important amenity that should be constructed for the citizens of Stapleton and Aurora. The cost of building out 26<sup>th</sup> avenue from Fulton Street west to Clinton, increasing its current width of 30 feet to the authorized 48 foot cross section, would be prohibitive until such time as residential development has commenced in Aurora. As a result of that review, we have determined it is in the best interests of the residents of Stapleton and Aurora to continue forward with the construction of the 26<sup>th</sup> Avenue and Fulton park and trail connection to Westerly Creek as planned, performing only the roadway improvements along the frontage of the park from Fulton west to Florence.

***Request: Replace the proposed asphalt path on the south side of 26<sup>th</sup> Avenue with a 5' concrete sidewalk per the ultimate road design-***

Our engineers have determined the cost to design, permit and construct the 5' concrete sidewalk adjacent to 26<sup>th</sup> Avenue on the south side of the road would be prohibitive until residential development commences in Aurora and full build out of the park and the length of 26<sup>th</sup> avenue from Fulton west to Clinton is required. As a result, we will construct the 5' asphalt path as shown on the plans, which ultimately will be replaced with the concrete sidewalk at the time of 26<sup>th</sup> Avenue construction.

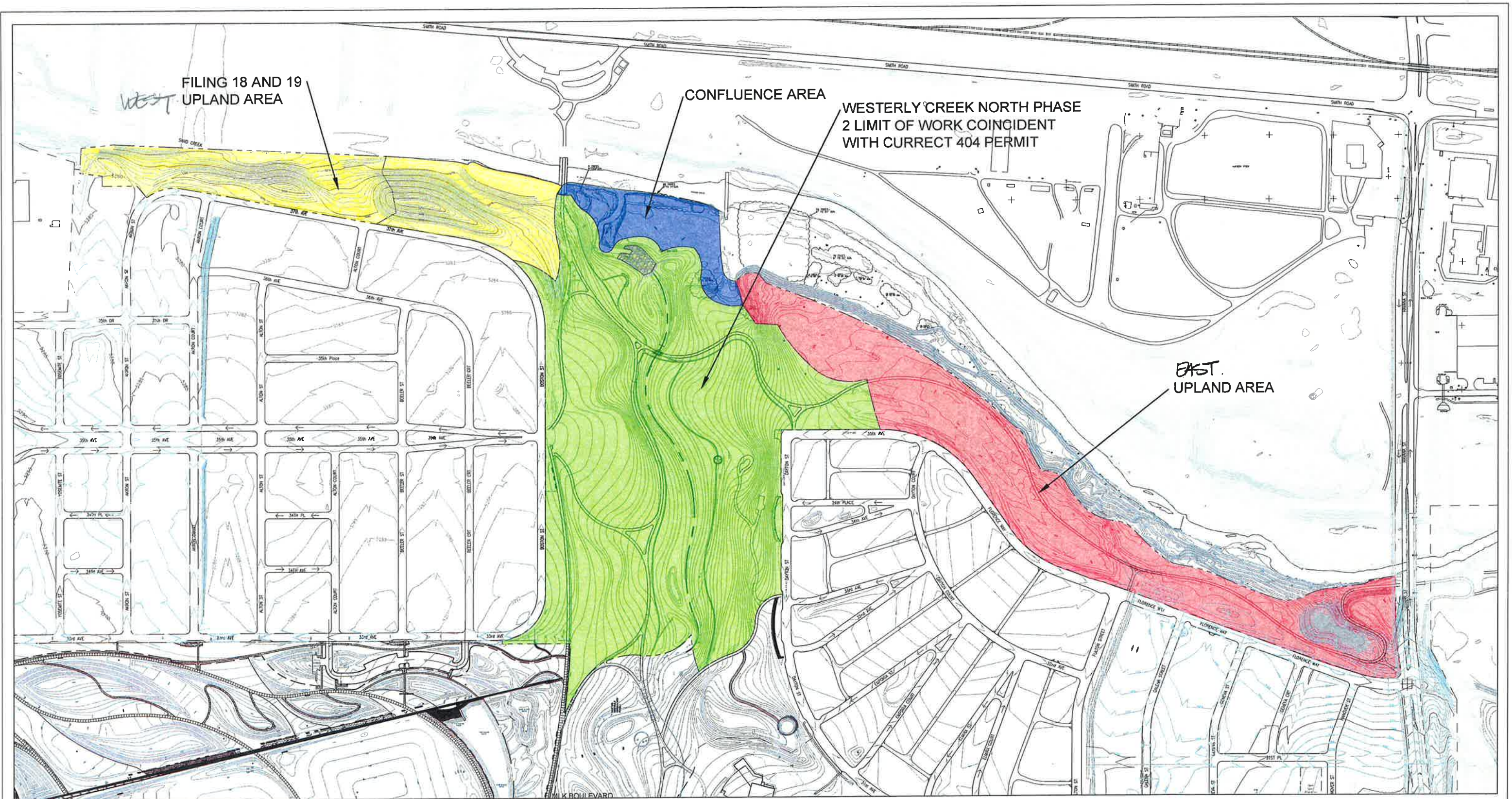
Thank you for taking the time to discuss your concerns and give us the opportunity to evaluate pros and cons of those recommendations.

Sincerely,

Heidi Majerik

Director of Development







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**CITIZENS ADVISORY BOARD  
MEETING MINUTES**

March 21, 2013

7:30 a.m. – 9:00 a.m.

7350 E. 29th Ave., Suite 300

**Present:** Nadine Caldwell, Bar Chadwick, Diane Deeter, Laura Edler, Scott Gilmore, Khadija Haynes, Chris Herndon, Shannon Jones, Alice Kelly, Damon Knop, Steve Larson, Jeff LaMontagne, Krista Lewis, Kevin Marchman, Barbara Neal, Dennis Piper, Carol Roberts, Jonathan Stalls, Jim Wagenlander, **FC:** Tom Gleason, **SF:** Bev Haddon, Leslie Joseph, Angie Malpiede, **SDC:** Cheryl Cohen-Vader, Rick Gonzales

**Call to Order:** Khadija Haynes called the meeting to order. The February 21, 2013, meeting minutes were unanimously approved.

**Co-Chair Report:**

Khadija Haynes stated that CAB presented its report to the SDC board in February. Two SDC members responded in writing: Michael Kearns and Justin Ross. In their responses they mentioned that they were pleased at the CAB report. Most of their responses revolved around housing – particularly affordable housing. They commented on wanting to get parks finished. They showed concern about south Stapleton's being developed before north Stapleton is begun. There is concern that entry-level single family homes are selling at the upper \$300, 000's.

**Partner Cities Updates:**

- **City of Denver:** No written report.

Bar Chadwick reported that the city completed the DPS term sheet March 15, to meet their deadline for getting it out to their board members. The full board approval vote, for it and the new board appointee, is to be March 28 after which the term sheet will be put into document.

The Parks Department has begun discussions with DPS regarding the use of the sports fields at the new high school for the community as well as for students. There was an affordable housing meeting on March 15 at which Tom Gleason, Alan Pettis, members of the SDC board and the city housing office, as well as Justin Ross and Damon Knop, were in attendance. It appears that the city is moving forward with trying to make some adjustments that will make it easier to get more affordable for sale housing at Stapleton.

The city's Transportation Department received a letter from the transportation committee of SUN expressing concern about the width of 26<sup>th</sup> Avenue as it goes from Aurora into Denver. The concern is regarding the speed along that stretch. The city will do some striping that widens the bike lane, and leaves the traffic pattern as one way, in order to address those concerns.

Angie Malpiede stated that she met with Amy Renz, from traffic engineering, to discuss getting a traffic signal at 36<sup>th</sup> and Syracuse near the *Buffalo Wings* restaurant. It is hoped that the light will be installed by the end of the year.

Councilman Chris Herndon reported that Landri Taylor has been appointed to the Denver school board to fill the vacant seat.

Some of the effect of the passing of referendum 2A is that some library branches will go from being open 32 to being open 48 hours a week, including the Pauline Robinson and Sam Gary branches. The Green Valley Ranch branch will go to 52 hours as soon as the staffing issues are addressed.

For the first time in 5 years the city budget will be balanced,

The second Monday in May it will be decided whether Denver will move forward with the commercial sale of marijuana. Community meetings are ongoing throughout April.

- **City of Aurora:** No written report.

Nadine Caldwell reported that at the 26<sup>th</sup> avenue Park planning commission meeting on March 13, community response was very positive and the commission voted 6 to 0 to move forward with the park.

There has been approval of an offer made by a film company wanting to use Stanley Aviation. If they receive their necessary financing, it will bring 200 jobs into the area.

Water tap fees in Denver for a single family home are \$4370 vs. c. \$30,000 for Aurora. There is a committee in Aurora working to reduce the fees – but it will only be about \$6,000 to \$8,000.

The Fitzsimons neighborhood held their first community meeting to reach out to neighboring communities, on March 20. Attendance was poor. Several attendees expressed concern regarding their being evicted from their apartments along Peoria and Paris streets as a result of developers' purchasing properties to develop for student housing. A local school principal, who attended, expressed concern regarding the decrease in the school population as a result of these evictions. Restaurants, on and off campus, RTD issues, affordable hospital care, handicap accessibility, and fears while crossing Colfax Avenue, were all issues brought forth by those community persons who attended the meeting.

John Fernandez explained the mandate, to have a campus master plan by June 2013, that the University is under.

Also, regarding the persons being displaced by developers' purchasing their apartment buildings, he explained that what is being seen is indications of gentrification. It underscores the view that this is part of an opportunity triangle: Stapleton, Lowry and Fitzsimons. Investor acquisition is resulting in larger, extended families being replaced by smaller households, say students.

The Colfax Corridor Connections, a planning study which is looking at transit capacity building from the Auraria campus to I-225, has been narrowed down to three technologies: enhance buses, bus rapid transit, and street cars. The bus system in that corridor is at capacity.

One of the Fasttrack proposed at grade crossings is at 25<sup>th</sup> and Peoria Street where the light rail will cross from the east side of Peoria to the west side in front of and

taking part of some Stapleton Aurora property. There are safety and traffic volume concerns at that intersection.

Jim Wagenlander stated that the gentrification issue provides an opportunity for Stapleton to provide some of the housing that will be needed by those persons needing housing as a result of being displaced. Much time and effort has been expended on the Denver issues, maybe now it is time to address the Aurora issues.

### ***Committee Reports:***

- **Communications:** No written report.  
Diane Deeter reported that the spring forum has been set for May 2 at the Stapleton Recreation Center.
- **Design Review:** Written report submitted.  
Laura Edler reported on 2 meetings, both of which were involving Denver Public Schools. DPS, being a public entity, is not required to undergo the design review an ECE to 8th grade school. The recommendations included the placement of buildings and playground process, but have agreed to do it.  
The March 13th meeting was concerning the Eastbridge Elementary, an ECE to 8<sup>th</sup> grade school, which will be located between 26<sup>th</sup> and 28<sup>th</sup> Avenues and Kingston and Lima Streets.  
The February 20th meeting was regarding the school located 2 blocks north of Northfield Blvd. at Verbena and Stoll Place. The recommendation included their sports fields being made accessible to the neighborhood.
- **Housing Diversity:** No written report.  
Damon Knop reported that last month's meeting was one of the best attended in some time. They are looking at logistics on how to accomplish changes they're working on and will have a more comprehensive report next month.
- **Membership:** Written report submitted  
Diane Deeter reported that the committee met and laid out the needs and desires, of the committee, for membership on CAB. Lucia has taken on contacting those members who have not been attending. The committee thinks it needs to reach out to people in the northeast corridor of Stapleton, in northeast Park Hill and in Commerce City.  
In addition, Khadija would like to step down as co-chair of CAB and the membership committee is seeking someone to co-chair with David Netz.
- **Parks Advisory Group:** Written report submitted.  
Kate Kramer reported that PAG needs a more formal membership and an email list.  
The meetings have been moved to 8:30 a.m. from the previous 7:30 a.m. time.  
At the last meeting there was a presentation from Urban Drainage about some of the issues they are facing working with Westerly Creek.



Also, PAG has been working closely with Denver Parks and Scott Gilmore. Those interested in becoming a formal member of PAG should contact Lucia Correll, Kate Kramer, Dennis Piper or Donna Garnett, who will get you onto their formal voting list. There are no special membership requirements. PAG is trying to improve their representation.

Dennis Piper reported that Urban Drainage stated that Westerly Creek is, overall, doing very well but there are a couple of places where, due to flooding, there has been serious erosion and Urban Drainage has recommended that drop structures be put in at their expense.

Scott Gilmore, deputy manager of Denver Parks and Recreation, reported that part of the 404 project will include the confluence of Westerly and Sand Creeks. The Denver Department of Parks & Recreation are continuing to work on the parks in the north and things are going well.

The Denver Water Department has officially announced a Stage 2 drought which will require citizens to go to mandatory twice a week watering. The water levels are at an all time low - lower than in 2002 - so this is a very serious situation. Those ticketed will face a \$200 fine.

Parks & Rec kept the sports fields closed an additional month, to April 1, to protect the fields. They will be monitoring the fields closely and will not hesitate to close any fields felt to be in danger of harm.

Parks will be mandated to a 20% reduction in potable water use. Some parks are on recycled water use which is not being limited.

The Stapleton interactive fountain is being fixed and will be operating. All interactive fountains will be operating throughout the summer. No decorative fountains will operate through the summer with the possible exception of the seal fountain at Civic Center which might have to run to prevent damage to it.

The My Denver Card program will kick off during spring break (March 25 to 29).

Kids from 5 to 16 years old will be able to attend all city recreation centers and pools for free until further notice.

- **Zoning & Planning:** Written report submitted.

- **Transportation:** Written report submitted.

Angie Malpiede announced the launch of a new program. Last year's neighborhood walkabouts resulted in some discoveries: people are afraid to walk in their neighborhoods and when they did venture out, they discovered the benefits of neighborhood walks, including getting to know their neighbors, the commercial establishments, and the health benefits. TMA has teamed up with "*Walk to Connect*" to develop neighborhood walking programs and events. Together they have developed 4 neighborhood walking maps: Stapleton, Montclair, Park Hill, and northwest Aurora. These maps, which include walking tips, are waterproof, tear-proof and pocket-sized.

Jonathan Stalls, of *Walk to Connect* introduced the maps which contain suggested 6 mile routes at a 3 mile per hour pace.

There will be a large community walking event on August 24, 2013.

**SDC Update:** Written report submitted.

Cheryl Cohen-Vader reported that the Design Review Committee has added a new architect, Michelle Delk, who works with Civitas and is a Stapleton resident. Dumping at Stapleton has been a persistent problem, for which cleanup is very expensive. Now that the Denver city council has passed an anti-dumping bill, SDC is asking everyone to be on the lookout for dumpers. Taking a picture with the vehicle license plate number will be helpful in reporting the perpetrators.

**Forest City Update:** No written report.

Tom Gleason reported that the visitors' center for Conservatory Green has opened, just north of Macy's, on the north side of Northfield Blvd. Conservatory Green will have 352 market rate rental units opening later this year.

The Fulton, Iola, Kingston Street connections will be underway soon, to be completed by September 1.

Barbara Neal reported that the artwork at the F15 pool has been formally de-accessioned and will be destroyed and replaced by vertical cedar siding. This artwork suffered at least 2 incidents of damage. The de-accessioning and decision to destroy the artwork were not taken lightly and was settled on after much consideration.

**Stapleton Foundation Update:** Written report submitted.

Bev Haddon reported that *be well* is recruiting more block captains in all 5 neighborhoods.

In the DPS meeting earlier in month, it was announced that the recommendation to the school board will be that the McAuliffe school move to the Smiley location. At that meeting also the idea of a shared boundary for Stapleton and Park Hill from middle school and above was introduced.

The meetings for the new Stapleton elementary and high schools are being held.

**Stapleton Partner Updates:**

- **Police Academy/Denver Police District 2:** No written report.

Angie Malpiede announced that *the Hub* is storing paint for graffiti removal. Anyone needing graffiti removal should contact them.

- **Stapleton United Neighbors:** No written report.

Damon Knop reported the SUN survey went out and they have already had over 1000 respondents. It appears to be obvious that citizens would like a large campus high school, such as East High School.

SUN is also collaborating with the East Montclair neighborhood where they are attempting to influence the development of businesses at Central Park and Montview Blvds. They will be reaching out to Nadine Caldwell for Aurora input.

There will be no SUN board meeting this month due to the community meeting on April 2.

- **Master Community Association:** No written report.  
Diane Deeter reported on a delegate meeting held on March 20 to discuss the proposal of the community art center. Discussion right now is concerned with whether or not MCA should own or lease the building. Forest City will provide to the delegates, who are representatives of the community, more information and they will meet again in April to finalize their decision before taking it to the community for their input. The affect on dues will be a major concern of the residents and will play into the planning of this.
- **Bluff Lake Nature Center:** Written report.  
Jeff LaMontagne provided a power point presentation on the "Update on Bluff Lake". He discussed the history of the land that was set aside in 1994-5 to be used for environmental science, open space/wildlife refuge. It is 123 acres of very bio-diverse land along the Sand Creek Greenway.  
There is an ongoing process of what more BLNC can do.  
Thanks to the Stapleton Foundation, *be well* and the Nature Conservancy there is new signage at Bluff Lake Nature Center.  
April 20 is the Race for Space with Sand Creek Regional Greenway Partnership.  
Bluff Lake has applied for funding for a year round lake.  
On April 3, at MCA, there will be a community listening session to learn what the community would like to see at Bluff Lake.  
Krista Lewis, the development director, discussed sponsorship, giving and volunteer opportunities at Bluff Lake.
- **Sand Creek Regional Greenway:** Written report submitted.  
Kate Kramer thanked Bar Chadwick for her helping to make the event with Secretary Salazar happen.  
Also, on the map handout, the Future Stapleton Trail Segment won't occur until 2014, not in 2013.
- **The Urban Farm:** Written report submitted.  
Khadija Haynes announced that the Urban Farm is hosting a family barn dance and barbeque dinner fundraiser on April 13.

Note:

Khadija announced that John Ross who has worked with Bluff Lake and was instrumental in raising funds throughout the community died in the past week of cancer. The proceeds from the sales of his photography book will go to benefit both Sand Creek Regional Greenway Partnership and The Urban Farm.

- **Adjourned:**  
The meeting was adjourned. The next meeting of the Citizens Advisory Board will be **April 18, 2013 @ 7:30 a.m.**

## Landri Taylor avoids labels, offers simple agenda for DPS board

By Kevin Simpson *The Denver Post* *The Denver Post*

Posted:

DenverPost.com

Unfazed by a bumpy selection process and eager to get started, Landri Taylor prepared to begin his eight-month interim appointment on the Denver Public Schools board later this week with a simple agenda.

"There's only one issue — eliminate the achievement gap among students in DPS," said Taylor, appointed Monday to fill a vacant seat on the seven-member board. "That's it. We don't have to get bogged down with a dozen other things."

But the two months preceding his appointment found the board struggling — unsuccessfully — to find common ground in choosing someone to replace Nate Easley, who resigned in January to run the Denver Scholarship Foundation.

Taylor, 62, has a long history of involvement in city affairs through a variety of private and non-profit ventures, most recently as president and CEO of the Urban League of Metropolitan Denver. For the next several months — longer if he wins re-election in November — he will represent District 4, which encompasses the diverse communities of the city's northeast corridor.

Board president Mary Seawell tried to direct a collaborative process that would narrow 25 applicants to a consensus, or at least majority, choice.

But the effort faltered and then collapsed at a special meeting last week in which one board member protested by refusing to vote on the three finalists. A day later, finalist Taggart Hansen withdrew from consideration while criticizing the DPS board for its dysfunction and "political posturing."

But Taylor seemed unaffected by either the process or the politics.

"Dysfunction is a matter of where you sit and your experience," Taylor said. "I've been a long-time Democrat, and we're often called the party of dysfunction because we enlarge the tent for everyone to give their two cents."

"I'm comfortable in that environment."

Taylor has close ties to Denver Mayor Michael Hancock and the two worked together, while Hancock served on the city council, on the controversial effort to reorganize the Far Northeast schools, one of the recent notable DPS reform projects.

But Taylor hesitates to cast himself as an unflinching proponent of the reforms advanced by current Superintendent Tom Boasberg.

"I support the direction, but time is wasting," Taylor said. "We need to accelerate what we're doing in terms of not only graduating kids but making sure they're being prepared for college or employment. The status quo is never good enough."

But Taylor resists being labeled a reformer because "that boxes you into a corner." Although the board seat

has been called a swing vote, he said he doesn't identify with any particular current board members.

"I identify with Landri Taylor," he said. "My presence on the board will be a positive factor on us being able to recognize exactly what our mission and goals are and keep us focused in that direction."

Van Schoales, CEO of the A+ Denver school reform group, said that Taylor's work on behalf of the Far Northeast turnaround effort shouldn't be construed as a rubber stamp for the current DPS administration.

He noted that Taylor, who has served on the A+ Denver board but will now leave that position, pushed the district to ensure strong leadership in the revamped schools.

"He's by no means, as some have said, a 'yes' person for (Boasberg) or whomever," Schoales said. "He's been clear in his position that he'll support the turnaround efforts in the school district. I also think he'll push the idea that things aren't having enough impact fast enough."

Seawell said Taylor's positions don't fall easily into any category.

"All of us are pretty nuanced," she said. "Landri's ties to the community are stronger than any philosophical belief."

Some of the opposition to Taylor's appointment centered on concern about representation for District 4's large and growing Latino population. Nearly half the students in that area are Hispanic, with 27 percent black and 12 percent white, according to DPS.

At a special meeting last week, board member Arturo Jimenez lamented a process he called "a political sham" that slighted Latino residents and would yield a candidate "who lacks a larger context than the homogeneous, upper-income Stapleton neighborhood."

Taylor, who lived for 23 years in Montbello but the last 10 in Stapleton, took issue with the notion that he couldn't effectively represent the Latino community. His emphasis on closing the so-called "achievement gap" — referring to lagging minority academic progress — also speaks to that concern.

"I've had 40 years of experience representing all areas of the community, including Latino, African-American, majority whites and Asians," he said. "I feel comfortable addressing anyone's concerns about my expertise and track record regarding what I did in these communities."

Board member Andrea Mérida welcomed Taylor to the board and said she looked forward to working with someone with his level of community involvement. With respect to the large and growing Latino presence in District 4, she noted that "a good, community-minded person can bridge a lot of gaps."

"Landri is a person who injects himself into the fabric of the community," Mérida said. "As I like to characterize it, that area has gone without authentic representation for three and a half years. I expect that to change."

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Kevin Simpson: 303-954-1739, [ksimpson@denverpost.com](mailto:ksimpson@denverpost.com) or [twitter.com/ksimpsondp](https://twitter.com/ksimpsondp)

## **With Landri Taylor being chosen for the school board, the district's stability is assured for now.**

*By The Denver Post Editorial Board The Denver Post*

*Posted:*

DenverPost.com

A school board member resigns and a replacement must be found. It's a common enough occurrence in school districts across the state. But even the most prosaic procedure can turn into a contentious spectacle on the Denver school board — as witnessed the past two months since the resignation of Nate Easley and the search for a replacement.

Fortunately, the board's latest mini-drama ended Monday — and ended well — when president Mary Seawell chose Landri Taylor to represent northeast District 4 for the remainder of Easley's term, which concludes this year. Taylor is a solid choice, as he is intimately acquainted with northeast Denver and with school district issues, and will be able to contribute immediately.

The choice is also wise because Taylor was involved in the far northeast turnaround plan for schools and generally supports the recent reformist direction of the district — even if he resists any label that "boxes you into a corner."

Not that we ever doubted Seawell would choose someone who supported recent reforms if the board failed to muster four votes in favor of an applicant — as of course happened with the tie-breaker Easley gone from the sharply divided panel. Seawell would have betrayed her own legacy if she hadn't tried to sustain a working majority.

Still, it's hard to overemphasize the importance of this appointment. As the record of the past few years has proved, there is no hope for a reconciliation between the two board factions, in part because they hold starkly different visions of the district's future.

There's nothing scandalous about that, of course. What's most discouraging — and unnecessary — is the way several board members have repeatedly sought to personalize disagreement and accuse the other side of bad faith.

It happened again early in the hunt for Easley's replacement when board member Arturo Jimenez suggested, according to EdNewsColorado, the process "feels racist. It feels like the Latino voices on the board are not being heard."

Yet when it came time for Jimenez to vote for finalists for the board seat, he failed to vote for any of three Latinos on the list of applicants. Neither did board member Jeannie Kaplan, who nevertheless joined Jimenez in supporting the Colorado Latino Forum's call for reopening the process.

Without a hint of irony, Jimenez and Kaplan wrote that "we support the Colorado Latino Forum's desire to include Latino candidates in the selection of the representative from District 4."

With Taylor's selection, Denver residents can be assured of the district's stability at least through November's election.

But that's far too short a time frame for the full reform agenda to be put in place — and the reason why, not

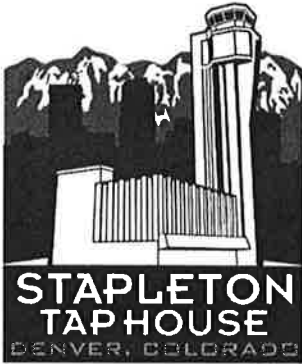
for the first time, so much will hinge on a DPS board election.

Thursday, February 28, 2013 \* YOURHUB \* YOURHUB.COM

## Stapleton Tap House announces plans to open this summer in Denver

Microbrewery taphouse plans to feature around 20 craft beers on tap

Posted: 02/25/2013 06:58:48 AM MST Updated: 02/25/2013 06:58:48 AM MST Author: Joe Nguyen



Plans have been announced for a microbrewery bar to open in Denver's Stapleton neighborhood this summer.

The Stapleton Tap House, brainchild of real-estate broker Michael Kearns, will feature around 20 different Colorado beers on tap, with a cap of one to two beers from each brewery. Kearns said he wants to feature beers that are not easily found outside smaller tasting rooms, such as Caution: Brewing or Strange Brewing.

"We wanted you to try a whole bunch of beer you wouldn't be able to get anywhere else," he said.

The taphouse is tentatively scheduled to open in June or July. The location of the bar is under wraps, Kearns said, until the lease is finalized.

"We wanted to do something in the neighborhood," he said, "a real neighborhood-focused business."

Although the plans are to only serve snacks at the location, he said there will be plenty of food vendors nearby.

Initially Kearns, a homebrewer, and his wife set out to start a brewery in the Stapleton area. After deciding that it wasn't a viable business plan, they changed their focus.

"The concept is a bit of a Colorado microbrew visitor center," he said.

Now that there's an official announcement, he said, he is now fully entrenched in the project.

"One of the other brewers joked with me that when the explorers landed, they immediately burned their ships," he said. "I can't back out."

*Joe Nguyen: 303-954-2595, [jnguyen@denverpost.com](mailto:jnguyen@denverpost.com) or [twitter.com/joehub83](https://twitter.com/joehub83)*