



## Land Use, Transportation & Infrastructure Committee Summary Minutes

**Tuesday, June 07, 2011**

**10:30 AM City & County Building, Room 391**

**Members Present:** Montero, Robb  
**Members Absent:** Johnson  
**Other Council Present:** Nevitt, Linkhart, Lopez

**Committee Staff:** Gretchen Williams

### Bill Requests

**BR11-0426 Amends the Code to provide a recreation center tiering model recommended by the Recreation Center Task Force and related fee changes.**

*Chantal Unfug, Dody Erickson and Fred Weiss, Parks & Recreation*

A new recreation center tiering model, recommended by the Recreation Center Task Force (Task Force), and fee structure were presented. A summary of the proposed tiers (omits Teens aged 13-19 [free], Seniors and Families [see below]):

	<b>Neighborhood</b>	<b>Local</b>	<b>Regional</b>
Annual membership sample	Youth \$30; Young Adult \$135; Adult \$180	Youth \$50; Young Adult \$180; Adult \$240	Youth \$95; Young Adult \$270; Adult \$360
Service area	1-2 miles	1-2 miles	3 miles
Hours/week	40-60	61-75	76+
Centers	Aztlan; Barnum; Highland Sr; La Alma; MLK; Platt Park Sr; St. Charles; Stapleton; Swansea	Cook; Davis, Eisenhower; Glenarm; GVR; Harvard Gulch; Harvey park; La Familia; SW; 20 <sup>th</sup> St; Ashland (center & pool)	Athmar; Montbello; Montclair; Rude; Schietler; Washington Park; Stapleton Central Park

The new fees would apply as of September 1, 2011.

Task Force and the Administration concluded that the current system is unsustainable, having been largely constructed in the 1960s on a model of small community centers. Several of the buildings are too small to support the recreation programs in demand today.

Existing centers were classified based on size, amenities, location/proximity to other centers, and hours of operation. A long-range plan is to create additional regional centers in Globeville/Swansea and in the central west side of the City.

Development of the tiered membership fee included research on recreation center fees in surrounding cities, discussions with Council members and City employees, and community meetings. The Task Force was reconvened to review the proposed fee plan, which it approved. The department held public meetings in the four quadrants of the City to roll out the fee plan. Most of the 60-70 attendees were supportive of the package once they understood the reasons and specifics.

Even with the proposed fee increases, Denver will in most categories be continue to be below those of other jurisdictions compared.

Several improvements to membership are being made:

- Create a new Family Membership- regular fee for head of household; other members discounted 50%;
- Create a new Young Adult (18-24) Membership;
- Create 15-visit and 30-visit cards;
- Drop-in fitness classes and outdoor pool pass included in all memberships;
- Increased hours at many centers;
- Automatic monthly withdrawal to spread out membership fee payment; and
- Additional capital investment.

Benefits of the proposed structure include:

- Hours will stay the same or increase rather than decrease;
- Provides about 100 additional hours across the system, and the community advisory committees can help decide how those hours are programmed;
- Scholarship programs will remain in place;
- People who want more amenities will pay for them;
- New structure will increase revenue by approximately \$1 million; and
- Cost recovery will increase from 21% in 2010 to 30% in 2013 (which is the cost recovery target the Task Force recommended; General Fund will still be subsidizing Recreation at about 70%).

Councilman Linkhart pointed out that the Task Force also recommended increasing

service for youth, but this proposal does not do that.

Councilmembers Montero, Linkhart and Lopez expressed concerns about the proposal. Comments and questions included:

- Many families do not have checking accounts so electronic funds transfer does not help them spread out the impact of the cost. What else can be offered?
- The comparable are suburbs, not other center cities, many of which are free to kids. Look at large cities.
- Rec centers keep kids off the street and out of trouble; this crime prevention will save the City money in the Safety budget.
- My Place program only goes to Middle School, and we need to be geared to older kids, ages 13-18, because we need to get them early.
- Compare Denver's average family household income in the suburbs.
- We have to do better in outreach to Spanish speaking community and hire bi-lingual staff.
- How do these hours compare to other systems?
- Is no drop in memberships due to fee increases anticipated?
- Provide the revenue by category, such as youth.
- Concerns that next year, the increased fees will continue but hours will be cut due to the budget.
- Fee increases should be in budget conversation rather than mid-year.

Ms Erickson responded that she had talked with other cities. They are typically very different from Denver, and tend to serve only youth, with hours of operation from 3:00 to 8:00 p.m. Denver tries to serve a wider variety of the population. Additionally, many cities have a number of outside partners funding programs.

Ms Unfug said the department brought these fee increases to Committee now rather than wait for the budget talks because they are reflected in the 2011 budget, starting in September.

Councilmembers Robb and Nevitt were supportive of the proposal, noting that:

- The good scholarship program will be even more robust.
- Denver fees will still be at the bottom in the metro area, and these fees are for the people who can pay because others have scholarships.
- People value what they pay for.
- People should pay more for more services.
- We may find that the neighborhood centers really serve a need.
- The Park & Recreation Advisory Brd. supported the proposal (17 ayes; 2 against).

Councilman Nevitt agreed with Councilmen Linkhart and Lopez on the philosophy with respect to youth. He would consider free youth memberships as long as it is revenue neutral. Other categories would have to be increased.

Mr Weiss said an analysis of revenue by category will show that little is coming from youth fees. This is not a dollar issue; it is a philosophy issue. Many people can afford the proposed fees and others can get scholarships. Approximately 1,300 youth are totally free through My Place program.

Councilwoman Montero said she did not want this to move out of Committee. The issue for her is to be assured that if these fees are approved, there will be no closures or transitions of centers in her district.

Councilman Linkhart asked to see what the adult fees would be if we move fees from kids to adults. He also noted that administration of the scholarship program involves a lot of staffing and money. We should just make it free.

Councilwoman Montero agreed that it should be free for all kids, including the 13-18 age group. She reiterated that she wants to know about center transitions and closures.

Ms Unfug said that there will be an important announcement about the 13-18 age group next week. She said the fee proposal before the Committee will bring in \$1 million additional revenue, and she would like to give the next administration that flexibility. If this plan is not enacted, we will have to cut an additional \$1 million.

The Committee held this for further discussion at its meeting on June 14, 2011, with additional information requested.

**BR11-0327 Approves the Arapahoe Square Urban Redevelopment Plan, encompassing approximately 93 acres immediately northeast of downtown Denver.**  
*Andrew Johnston, Finance; and Cameron Bertram, DURA*

The Arapahoe Square Urban Redevelopment plan was initially discussed at the Land Use, Transportation & Infrastructure Committee on May 10. The area is bounded approximately by 19th and 24th streets and California and the alley between Lawrence and Larimer. If adopted, the Plan will establish the boundaries in which the Denver Urban Renewal Authority (DURA) could use Tax Increment Financing (TIF) to finance redevelopment projects. Creation of an urban redevelopment area is a recommendation in the City’s newly-adopted Northeast Downtown Area Plan. The designated area contains 10 of the 11 statutory factors necessary to find the area “blighted”, as required by statute. The statute also requires that the plan conform to other adopted City plans.

DURA met with the various community groups and organizations through the plan development process, and the plan has wide support.

Potential TIF projects will be carefully evaluated by DURA to ensure that they

further the intent of the Urban Redevelopment Plan. DURA will consider whether a proposed project would provide high-density development in an appropriate location, and will look for projects that preserve historic structures, are transit appropriate, or provide healthy foods.

AYES: Nevitt, Montero, Robb(3)  
NAYS: (None)  
ABSENT: Johnson(1)  
ABSTAIN: (None)

**BR11-0428 Changes the zoning classification of property located at 4175 E. Warren Ave. from B-4 with waivers & conditions and UO-1/UO-2 to C-MX-5 in Council District 6.**  
*Deirdre Oss, Community Planning & Development*

This 0.28 acre site within the Colorado Center General Development Plan (CDP) area was not rezoned to the new zoning last year because of its waivers and conditions. The waivers and conditions and the current use overlays (adult use and billboards) would no longer apply to the property if rezoned.

Blueprint Denver designates this as an Area of Change/Commercial Corridor and Urban Residential. The Colorado Station GDP calls for a mixture of housing types of 1 to 4 stories. Current land uses to the north of the site are office and residential uses; to the south is a school; to the west is a gas station; and to the east is single family residential.

Community Planning & Development finds that the review criteria have been met. The proposed zoning is consistent with the zoning to the north and west of the site (C-MX-5), and it will bring the property into consistency with adjacent uses and with adopted plans. It encourages transit-oriented development. The zoning is consistent with existing and desired building forms of 1 to 4 stories, and the allowed uses are similar to the former B-4. CPD has received no response from the neighborhood organization.

The Planning board approved the application on its consent agenda on June 1.

A motion offered by Councilmember Robb, duly seconded by Councilmember Montero to file a bill to carried by the following vote:

AYES: Nevitt, Montero, Robb(3)  
NAYS: (None)  
ABSENT: Johnson(1)  
ABSTAIN: (None)

**BR11-0429 Changes the zoning classification for property at approximately 1835 Franklin, the Exempla Saint Joseph**

**Hospital, Campus, from CMP-H, CMP-H2 and H-1-A with  
waivers to CMP-H and C-MX-8 in Council District 8.**  
*Deirdre Oss, Community Planning & Development*

The amendment is designed to update the former Hospital zoning with the new zoning classifications to provide for redevelopment of the hospital campus located generally between Emerson, Franklin, E. 18 Ave. and 20th/21<sup>st</sup> avenues. This is part of the Uptown Health Care District.

The Planning Board recently approved the General Development Plan which provides the framework for redevelopment, including a new hospital structure central to the site with accessory medical facilities and mixed-use zoning along corridors adjacent to the campus. The GDP indicates a new street network, including returning Downing to the grid configuration and connecting 19<sup>th</sup> Ave.

Part of the City Park View Plane crosses this site. One of the existing buildings pierces the View Plane to a greater extent than the proposed buildings, and the requested variance was granted by the Planning Board.

Community Planning & Development finds that the review criteria have been met and that the proposed zoning is consistent with adopted plans, including the Uptown Healthcare District Urban Design Plan. The Planning Board unanimously recommended approval at its meeting on June 1.

The community process has been extensive, including close to 100 meetings with various groups and individuals. The redevelopment of the site will be a huge economic benefit to the City, providing 1400 construction jobs per year for the next four years and hundreds at the new hospital. Infrastructure work will start by the end of the month; groundbreaking will occur in the fourth quarter 2011.

A motion offered by Councilmember Robb, duly seconded by Councilmember Nevitt to file a bill to carried by the following vote:

AYES: Nevitt, Montero, Robb(3)  
NAYS: (None)  
ABSENT: Johnson(1)  
ABSTAIN: (None)