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## Land Use, Transportation & Infrastructure Committee Summary Minutes

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**Tuesday, August 06, 2013      10:30 AM      City & County Building, Room 391**

**Committee Members:** Robb, Chair; Montero, Vice-Chair; Brown; Lehmann; López; Shepherd

**Committee Staff:** Gretchen Williams

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**Council Members Present:** Brown, Lehmann, Lopez, Montero, Robb, Shepherd, Susman

**Members Absent:** None

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### Bill Requests

**BR13-0527 Changes the zoning classification from C-MU-30 with waivers and UO-1 [Urban Center context with waivers and Use Overlay allowing adult businesses] to I-A [Light Industrial] for property at 4735 N. Florence St. in Council District 11.**  
*Theresa Lucero, Community Planning & Development*

This 21-acre site is in far northeast Denver in Stapleton. The proposed zoning will allow for food preparation, permitting Udi's Healthy Foods to consolidate and expand its operations in the warehouse. It will also remove the use overlay allowing for adult businesses.

Community Planning & Development (CPD) staff reviewed the proposed zoning and determined that it is appropriate in this area of industrial warehouses. CPD and the Planning Board determined that the proposed zoning does conform to adopted City plans, including the 1995 Stapleton Development Plan.

The Planning Board on July 17 recommended approval.

A motion offered by Councilmember Lehmann, duly seconded by Councilmember Shepherd, to file the bill carried by the following vote:

AYES: Susman, Brown, Lehmann, Lopez, Montero, Robb, Shepherd(7)  
NAYS: (None)  
ABSENT: (None)  
ABSTAIN: (None)

**BR13-0540 Changes the zoning classification from E-MX-2 [Urban Edge Context, Mixed Use, 2 stories] to E-MX-3 [Urban Edge Context, Mixed Use, 3 stories] for 3057 W. Kentucky in Council District 3.**

*Michelle Pyle, Community Planning & Development*

This 23-square -foot site is in the Westwood Neighborhood near the intersection of S. Federal and Kentucky. The lot contains a former Qwest building of 2 stories which has been vacant for several years. The rezoning would allow the owner to create a third story to accommodate 30 residential units.

Community Planning & Development reviewed the proposed zoning and determined that it is appropriate in the location. Both CPD and the Planning Board found that the proposed zoning conforms to adopted City plans, including the 1986 Westwood Neighborhood plan.

The Planning Board recommended approval on July 17.

The packet contains a letter from the Westwood Residents Association in opposition to the rezoning, primarily due to the limited parking on the site. Thirty residential units will greatly increase the parking demand, and the developer has indicated that he will "weed out" any potential renters who will need a parking space in order to avoid constructing additional parking (the proposed zoning requires 1 space per unit).

Council Lopez said the site is on a high intensity bus route, but he would like to know the number of parking spaces and see the site plan.

Councilwoman Shepherd noted that the letter also mentions another property in the neighborhood owned by the same person that has been left uncompleted and messy for two years. This is a concern.

Councilman Lopez said he is willing for this to move out of Committee today, but he wants more information on the issues raised by the neighborhood.

A motion offered by Councilmember Lopez, duly seconded by Councilmember Susman, to file the bill carried by the following vote:

AYES: Susman, Brown, Lehmann, Lopez, Montero, Robb, Shepherd(7)  
NAYS: (None)  
ABSENT: (None)  
ABSTAIN: (None)

## **Presentations**

Scott Gilmore, Deputy Manager of Parks & Recreation, reviewed the currently designated and partially designated parks. During this process of designations, Parks will try to totally designate all of the partially designated parks.

Last spring, a number of parks totaling 178 acres were designated. Those were the easy ones without title or legal issues on ownership boundaries.

This proposed second group totals 317 acres and are located across the City. The list is:

- Bear Creek
- Dartmouth Gulch
- Fishback
- Heron Pond
- SW Auto Park
- Unnamed at 51st & Zuni
- Central Park at Stapleton
- Greenway
- Parkfield
- Gates Crescent
- Camp Rollandet

Questions have been raised about the boundaries of some of the proposed designations, and Parks has worked to be certain that any exclusions are for good reasons. For instance, certain rights-of-way and utility corridors

cannot be designated. Neither can land owned by the Urban Drainage & Flood Control District.

In Bear Creek Park, the designation area does not include the YMCA site or an historic entrance to the Fort Logan National Cemetery.

Parks must complete surveys and title searches for each designation, and these are expensive activities. The proposed 2014 budget does include funding for finishing the project of designating every park that can be designated.

Northside Park includes a planned 80-acre natural area. Discussions are ongoing with the Stock Show on ways to collaborate in this area. Part of the site is to the Stock contaminated and needs work, and part of it is in Adams County. Denver can designate parkland in other counties, such as the Denver Mountain Parks.

Central Park at Stapleton is nearly 79 acres, and now that the City has taken over its maintenance from the Stapleton Development Corporation, it needs to be designated.

Parkfield Park includes a Natural Area. It could not be designated until the facilities were constructed by the developer.

Gates Crescent Park designation area does not include the parcels recently transferred to Children's Museum. There is shared parking on the west side, which is a little removed from the park. There is also parking area that is part of the park on the east side. Members noted that parking is not easily accessible and many people have no idea it is there.

Camp Rollendet was designated as a natural area several years ago.

The next round of designation planned for spring of 2014 includes approximately 121 acres. After that, 82% of the system will be designated. Ten percent of the system cannot be designated due to utilities and road right-of-way.

The Committee asked for a breakdown of the number of acres of parkland by type.

Public Speaker: Brad Cameron

Committee Discussion

Councilman Lopez said Lakewood Gulch should become a designated park; it should be a top priority. Weir Gulch should become a park and should be designated. The neighborhood wants to name a portion of it. He also mentioned Cedar Park at 154 S. Knox that needs to be designated and maintained by Parks. For years the neighbors have been taking care of it.

Mr. Gilmore said he will provide a list, and he will look into Cedar Park and the others.

Councilwoman Robb mentioned Saco DeBoer's plan to extend Civic Center west to Speer. She had hoped that a city-owned parcel would be used for that, but it was sold by Facilities. She would still like to see that plan realized.

Mr. Cameron said there is some tension between Parks and Facilities, and he hopes that can be worked out before Facilities sells off parcels that should be parts of parks.

Mr. Gilmore agreed, adding that he has a good working relationship with the manager of Facilities.

Councilwoman Robb noted that the actual ordinances for these designations will be brought through Committee as consent items, and she asked Mr. Gilmore when to expect that. He replied that all of the legal work should be finished during August. Council should see the ordinances in the beginning part of September.

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**Park Dedications, Group 2**

*Scott Gilmore, Deputy Manager for Parks*