

CB 197

Williams, Gretchen - City Council

From: Faatz, Jeanne R. - City Council Dist #2
Sent: Thursday, April 28, 2011 7:03 AM
To: Williams, Gretchen - City Council
Subject: FW: Globeville/ASARCO site/DURA
Importance: High
Attachments: GlobevilleASARCO.vidal.4.11.pdf

Gretchen,

I just wanted to make sure you had this correspondence for our packets before I deleted it from my computer.

Jeanne F.

From: Drew Dutcher [mailto:drew@studiocompletiva.com]
Sent: Monday, April 25, 2011 11:08 AM
To: Faatz, Jeanne R. - City Council Dist #2
Subject: FW: Globeville/ASARCO site/DURA
Importance: High

Dear Jeanne:

The residents of the north Denver neighborhoods of Globeville and Elyria feel it is imperative you know our feelings about the planned "clean-up" of the ASARCO site proposed by Adams County, Denver, and DURA. A "public hearing" at City Council Chambers is scheduled for May 2.

Globeville and Elyria residents feel we have been blindsided; that DURA has acted unilaterally without any input from the neighborhoods; that this process is being rushed for some reason without community input, and – most lamentably – that this is being rammed through without any greater Globeville neighborhood plan that contemplates and considers our future.

Please see the attached correspondence to Mayor Bill Vidal detailing our concerns with this plan.

We wish you the best of luck in your public work, and thank you for your excellent service, and feel free to contact us with any questions.

Thank you.

Contacts:

Margaret Escamilla, President, Globeville Civic Association I: 303-296-6378
 John Zapien, ex-President, Globeville Civic Association II: 303-296-4657
 Juanita Gable, President, Elyria Neighborhood Association: 720-320-1528
 Thomas Anthony, President, United Community Action Network: 303-668-3152
 Armando Payan, President, Globeville Civic Association II: 4707 Pearl Street
 Dave Oletski, Vice President, Globeville Civic Association I: 303-292-3687
 Drew Dutcher, Vice President, Elyria Neighborhood Association: 303-349-4360
 Max Weyker, Vice President, United Community Action Network: 720-422-7567

Drew Dutcher

4/28/2011

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**Globeville Civic Association #1
Elyria Neighborhood Association**

**Globeville Civic Association #2
United Community Action Network**

April 22nd, 2011

Mayor Guillermo Vidal
City and County of Denver

Dear Mayor Vidal:

In your speech to Inter-Neighborhood Cooperation this year you stated you weren't planning to take a passive role during your brief tenure as Mayor. While your career in public service is long and storied, we know your current position as the City's Chief Executive is a unique and authoritative role. We sincerely urge you to utilize it as you see fit. For this reason we are calling your attention to the current "emergence du jour" in the north neighborhoods.

Since the Consent Decree on ASARCO was first issued in 1993, the people of the north neighborhoods, and particularly Globeville, have dealt with the foul legacy of nearly a century of a metals' smelting operation that began without oversight and ended without closure. At this juncture the City is being asked to comply with an arrangement that has taken years of negotiation, however without engagement of the local community. Consequently, although several important steps have been taken towards healing this "open sore" in Globeville, those steps have utterly bypassed the residents of the community most affected by the outcomes, and reached a conclusion and a permanent direction that has taken us unawares and left us as bystanders in the vision of our own future.

While Councilwoman Montero has already taken a position, not bothering to ask for or append a letter from the residents, and continues her maternalistic march pursuing her own agenda¹, the north neighborhoods have ideas and responsibilities of their own. Furthermore, we live here.

While we agree forming a Tax Increment Financing (TIF) District similar to what has funded the planned development of Stapleton and other communities is an important step in our future, we object to having been left out of its program and its Development. The bureaucrats who have been planning the future for us first presented their plans for the May vote on March 9th. The cursory and tardy involvement of the residents and stakeholders who will permanently live with their proposal is unacceptable. Furthermore the thesis of the current TIF plan, that an additional \$10 million in public financing is needed to achieve the "desired" goal of stirring the existing toxic mess with slurry and leaving it there, is completely unsubstantiated minus the existence of a Globeville Neighborhood Plan. Under a "worst case" scenario the entire \$10 million may never be repaid. Under a "best case" none of the \$10 million should be needed. Imagine trying to operate the Stapleton TIF absent a neighborhood plan; or the Denver Pavilions TIF

¹ See her letter to the Business, Workforce and Sustainability Committee dated March 16th, 2011, attached

without an architectural plan. Yet, someone is telling you we need an ASARCO TIF without having a plan to inform the economics DURA represents it demands.

For instance, who would want to take possession of 80 acres of property that was the cause of hundreds of acres of toxic contamination still remaining in Globeville, Elyria and Swansea, especially if it's still contaminated and deed restricted and liable to be a nuisance for time immemorial and slated for low value use like industrial? We think the question is rhetorical.

On the other hand, who would want to own 80 acres of property with a great view, near the Platte River Greenway and large parks, near a new commuter rail stop, a few minutes' drive from Coors Field and the Pepsi Center, with a great retail center off a major interstate highway and a solid, viable development plan supported by three historic neighborhoods leading the way in the New Energy economy? We think that question is also rhetorical.

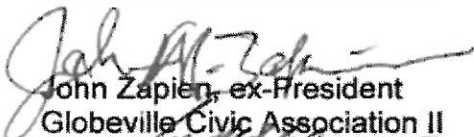
In other words, Mayor Vidal, the bureaucrats, in their own quaint way, are putting the cart before the horse. Here in the north neighborhoods we might have been a bit too trusting, but we do understand if the cart is in front of the horse, the horse can't see where it's going. Adams County has the most to gain from this proposal, but the citizens of Globeville have the most to lose, and that, Mr. Mayor, is YOUR territory.

For this reason we beg you to intervene in this process and demand that the Globeville Neighborhood Plan be adopted first and foremost *prior to any action being taken on the ASARCO site*, obviously a key piece of the future for all parties, and one that demands a context before it is "rolled in slurry."


Yours truly,



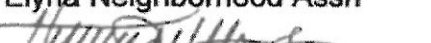
Margaret Escamilla, President
Globeville Civic Association I



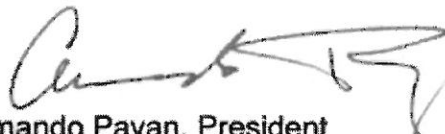
John Zapien, ex-President
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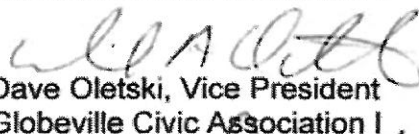
Juanita Gable, President
Elyria Neighborhood Assn



Thomas R. Anthony, President
United Community Action Network, Inc.



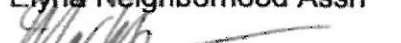
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Globeville Civic Association II



Dave Oletski, Vice President
Globeville Civic Association I



Drew Dutcher, Vice President
Elyria Neighborhood Assn



Max Weyker, Vice President
United Community Action Network, Inc.

CITY COUNCIL

City and County of Denver



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Judy H. Montero
Councilwoman, District Nine

Denver City Council, Main Office:
City and County Building
1437 Bannock Street, Room 451
Denver, Colorado 80202
Phone: 720-865-9534

March 16, 2011

Re: Resolution for Globeville Commercial Urban Redevelopment Plan Public Hearing

Dear Members of the Business, Workforce, & Sustainability Committee:

I urge you to support today's action in approving a resolution to set the public hearing date for the Globeville Commercial Urban Redevelopment Plan public hearing. This is a critical step in complying with Colorado State law which requires 30 days notice before a public hearing is conducted, and it is one of the first of many important steps in realizing the Globeville Commercial Urban Redevelopment Plan.

The Globeville Commercial Urban Redevelopment Plan is a window of opportunity for the City of Denver, Adams County, and the Denver Urban Renewal Authority. This plan allows us to partner together to responsibly remediate and redevelop this important resource for the Globeville neighborhood. I applaud DURA and CCD staff for all their hard work and commitment during this process, and I am eager to start working with my colleagues in the near future to realize the potential of this redevelopment opportunity.

Thank you for your support in approving this resolution before you today, and I look forward to participating in future committee meetings on such an important project for the community of Globeville and the City of Denver.

Sincerely,

A handwritten signature in cursive script that reads "Judy H. Montero".

Judy H. Montero, Councilwoman
Denver City Council District 9

JM/nb



CITY COUNCIL

City and County of Denver



Denver City Council, District Nine Office
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Fax: 303.964.1021
Email: Judy.Montero@denvergov.org

Judy H. Montero
Councilwoman, District Nine

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1437 Bannock Street, Room 451
Denver, Colorado 80202
Phone: 720-865-9534

March 23, 2011

Re: Globeville Commercial Urban Redevelopment Plan and Cooperation Agreement.

Dear Members of the Business, Workforce & Sustainability Committee:

The Globeville Commercial Urban Redevelopment Plan and Cooperation Agreement are two critical steps in finally moving forward with such a crucial project for the Globeville Community and the City of Denver. I extend my sincere apologies for not being able to attend today's Committee meeting, but I want to take this opportunity to express my full support and commitment to these bill requests before you today.

Moving forward with the Cooperation Agreement and Redevelopment Plan will finally begin the process of healing what has long been considered a deep sore in the Globeville Community. While the Cooperation Agreement and Urban Redevelopment Plan do require a commitment on behalf of Denver to establish a redevelopment area and commit tax increment financing, we will surely double the return on our investment by providing a healthy and sustainable community for the residents of Denver. It is this investment in our community that I urge you to support the Urban Redevelopment Plan and Cooperation Agreement.

I applaud the Denver Urban Renewal Authority (DURA) Staff for all their hard work and commitment on this project, and I respectfully request the following questions be submitted to DURA Executive Director Tracy Huggins during today's Committee meeting:

1. If this Urban Redevelopment Plan, and the related Cooperation Agreement, is not approved, what will happen to this site?
2. Understanding that the City of Denver Administration and the Adams County Administration are supportive of the project and the use of tax increment financing, why is DURA (Board and Staff) supportive of using their authority, tools and resources to facilitate the project?

Continued

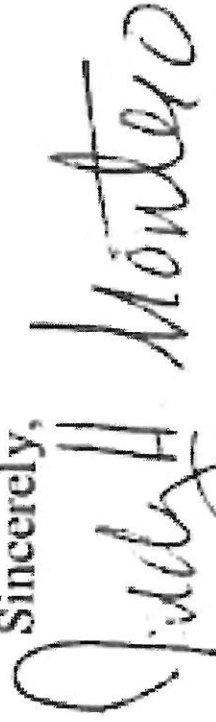


Continuation

I sincerely appreciate the opportunity to have a response to these questions from DURA Staff during the Committee meeting today.

The potential and opportunities this redevelopment project can bring to the City of Denver are truly amazing and long over due. I urge you to support these bill requests, and I sincerely thank you for the opportunity to submit this letter as my testimony and support for such a critical step forward for the future of this community.

Sincerely,

A handwritten signature in dark ink, reading "Judy H. Montero". The signature is fluid and cursive, with the first name "Judy" and last name "Montero" clearly legible. The initials "H." are written between the first and last names.

Judy H. Montero, Councilwoman
City of Denver Council District 9

JM/nb

Cc: Tracy Huggins, Executive Director, DURA

Dheeraj and Ajith Brothers

Re: May 2 Public hearing

From: armando payan <armandopayan@yahoo.com>
To: "Batchelder, Nathan D. - City Council"
Cc: Tom Anthony <supercab@earthlink.net>
Subject: Re: May 2 Public hearing
Date: Apr 11, 2011 12:29 PM

What do we have to do to get a plan in place. Judy Montero aid claims there is a plan. Can you expand on that topic.

Thanks.

From: "Batchelder, Nathan D. - City Council" <Nathan.Batchelder@denvergov.org>
To: armando payan <armandopayan@yahoo.com>
Sent: Mon, April 11, 2011 11:51:20 AM
Subject: RE: May 2 Public hearing

Hi Armando,

Thank you so much for your email. The public hearing will be held at the City and County building, located at 1435 Bannock Street, Denver CO, 80202. The hearing will take place in Council Chambers, located on the 4th floor of the building.

Currently there is no official Globeville Community Plan, but there are many other plans in progress or completed that have included large portions of Globeville. These include:

- River North Plan – covered southeastern portion of the neighborhood:
<http://www.denvergov.org/Planning/CompletedPlans/RiverNorth/tabid/432664/Default.aspx>
- RINO Greenway Plan - covered the S. Platte River for the entire length of the neighborhood:
<http://cms.denvergov.com/Portals/626/documents/RINO.pdf>
- 41st and Fox Station Area Plan – covered much of the western portion of the neighborhood south of I-70:
<http://www.denvergov.org/TOD/StationAreas/41stFoxStation/tabid/395233/Default.aspx>
- New Zoning Code – much of the neighborhood was re-zoned based on the new code <http://www.denvergov.org/Planning/CompletedPlans/RiverNorth/tabid/432664/Default.aspx>

We also understand the significance of Globeville having its own separate plan, which is why we will continue to work with Community Planning & Development for the funding and completion of a future Globeville Community Plan. One of the first steps in moving forward with a community plan is a neighborhood assessment, and this was completed in 2008. Also, a important component of any future plan would require remediation of the Asarco site, which the Globeville Commercial Urban Redevelopment Plan would achieve.

Again, thanks so much for your email, and please do not hesitate to contact me in the future if you have any other additional questions or concerns.

Best,

Nathan Batchelder
Policy Analyst, Council District 9
Councilwoman Judy Montero
303-455-8960 (office)
Nathan.Batchelder@Denvergov.org

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www.JudyMontero9.com

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