



Land Use, Transportation & Infrastructure Committee Summary Minutes

Tuesday, October 05, 2010 11:00 AM City & County Building, Room 391

Members Present: Nevitt, Johnson, Montero, Robb, Sandoval

Members Absent: Hancock, Madison

**Other Council
Present:**

Committee Staff: Gretchen Williams

Bill Requests

BR10-0851 Approves a \$520,161.64 contract with TC2 for Washington Park Boat House exterior improvements, a Better Denver Bond project in Council District 6.

Mark Upshaw, Parks & Recreation

Washington Boat House rehabilitation is a Better Denver Bond funded construction project. This 97 year-old structure, designed by J.J. Benedict, is on the south side of Smith Lake. The Pavilion level has been used continuously for a wide range of events through the years, such as weddings, political events and classes programmed from the adjacent recreation center.

The lower level has been used to support activities on the lake, including boating, fishing and ice skating (it was the warming area). During the last 20 years, it has been used largely for storage. Currently, it stores the bicycles and other equipment of the concessionaire and Parks District maintenance equipment. This is not the best use for this space, and part of this effort was to discover what would be an appropriate use for the lower level.

Work will commence as soon as the contract is executed and should be completed by August 2011.

The bond ordinance language is general, referring to exterior repair and preservation. The work will also address accessibility to the Pavilion level and public restrooms. Site utilities will be upgraded to accommodate future interior

improvements. Site improvements include regrading to improve drainage patterns to protect the building foundation. Trees will be planted to replace the historic landscaping.

The building is a designated Denver landmark, and the Landmark Preservation Commission has reviewed and approved the plans.

The building footprint is roughly 3,400 square feet; the total is approximately 7,000 square feet. Councilwoman Robb noted that under the ordinance regarding construction in parks adopted last summer in conjunction with the new zoning code, Council would have to approve construction of the Boat House if it were being proposed as new construction today.

The Department conducted a public design review process with a stakeholders group, and the process was coordinated with the Washington Park Master Plan process.

The next phase of renovation will be interior work, including restroom upgrade, addition of a bride's room, a caterer's warming kitchen, and replacement of electrical and mechanical systems to enable the lower level to be used as a multi-purpose room. It can accommodate up to 100 people.

A motion offered by Councilmember Johnson, duly seconded by Councilmember Nevitt, to approve filing a bill regarding a \$520,161.64 contract with TC2 for the Washington Park Boat House exterior improvements, a Better Denver Bond project in Council District 6, be filed on Oct. 7 carried by the following vote:

- AYES: Nevitt, Johnson, Montero, Robb, Sandoval(5)
- NAYS: (None)
- ABSENT: Hancock, Madison(2)
- ABSTAIN: (None)

BR10-0852 Approves a Compatible Use Agreement with The Park People for the rehabilitation, renovation and use of the James A. Fleming House in Platt Park in Council District 7.
Scott Robson, Parks & Recreation, and Paige Heydon, The Park People

Scott Robson and Paige Heydon, Executive Director of The Park People, Parks & Recreation's 501c3 non-profit foundation, presented the proposed Compatible Use Agreement for rehabilitation, renovation and use of the James A. Fleming House, an under-utilized historic structure in Platt Park. James Fleming was mayor of the town of South Denver prior to its annexation, and he turned his house into the city hall. The building has a jail in the basement. The building is just less than 3,000 square feet in size, excluding the attic and basement.

Denver Revised Municipal Code Chapter 39, Article V, outlines the process for approving a compatible, non-park use in historic structures in parks. The process has been followed, including Request for Proposals and recommendation of the Parks & Recreation Advisory Board following a public hearing. The Park People was the only non-profit entity to submit a proposal.

Proposed is a 15-year agreement, based on the \$605,000 total cost of restoration by The Park People. No City funds are going into the project. When renovation is complete, approximately January 1, 2012, The Park People will move out of the Eugene Field House on the east side of Washington Park and into the Fleming House. The future of the Eugene Field House is unknown at this time, but the tribute garden will remain in place, and The Park People will continue to care for and add to it.

Through a bid process, Hoehn Architects and Spectrum General Contractors were selected for the contract. The plan is to begin work in November and complete most of the work by May 2011. The scope includes both interior and exterior work.

The Park People have assembled funding for the project through the following sources: its Board of Trustees raised over \$150K; State Historic Fund grant of \$250K, its largest grant in 2009; Gates Family Foundation - \$85K; and Edmund & Eleanor Quick Family Foundation and Koebel Family Foundation - \$10K. Grant requests are still pending with Boettcher Foundation and El Pomar.

The Park People will occupy the second floor with offices and meeting space. The first floor will be available as a Community Event Facility, like the Washington Park Boat House. The project includes installation of air conditioning, all new electrical systems, a fully refurbished catering kitchen, ADA-compliant restrooms on the first floor, and restoration of the grand stair case, which was removed around 1940.

Councilman Nevitt was impressed with the Board's contribution.

Mr. Robson thanked Ms. Heydon and the Board members for all of the work and the fundraising in support of a great building the City does not have the funds to restore.

A motion offered by Nevitt, duly seconded by Johnson to approve filing a bill regarding a 15-year Compatible Use Agreement with The Park People for the rehabilitation, renovation and use of the James A. Fleming House in Platt Park in Council District 7. carried by the following vote:

- AYES: Nevitt, Johnson, Montero, Robb, Sandoval(5)
- NAYS: (None)
- ABSENT: Hancock, Madison(2)
- ABSTAIN: (None)

BR10-0874 Approves text amendment No. 4 to the Denver Zoning Code, correcting section references in several articles regarding detached accessory structures.

Michelle Pyle, Community Planning & Development

This non-substantive amendment would correct an error in the code and clarify the applicability of the detached accessory building standards in each context. The amendment would add a section heading in each of Articles 3-7 and Article 9 and then re-letter all of the subsequent building form diagrams to A, B, C, etc. The amendment would also remove the wayward and unnecessary asterisk following the Detached Garage building form heading in each of Articles 3-7 and Article 9.

CPD has found that the proposed amendment meets all criteria for a language amendment and that it is a corrective amendment to the zoning code for clarification.

A motion offered by Councilmember Sandoval, duly seconded by Councilmember Johnson, to approve filing a bill adopting language amendment No. 4 to the Denver Zoning code carried by the following vote:

AYES: Nevitt, Johnson, Montero, Robb, Sandoval(5)

NAYS: (None)

ABSENT: Hancock, Madison(2)

ABSTAIN: (None)