



Land Use, Transportation & Infrastructure Committee Summary Minutes

Tuesday, November 05, 2013 10:30 AM City & County Building, Room 391

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

Committee Staff: Debra Bartleson

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

Members Absent: None

Presentations

- 1 Proposed Platte Farm Open Space in Globeville.**
Councilmember Montero, District 9; Councilmember Kniech, At-Large; Lauri Dannemiller, Manager of Parks & Recreation; Tangier Barnes, Groundwork Colorado

Councilmember Kniech stated that various City staff and non-profit partners worked collaboratively for one year to create a vision for the Globeville community to transform this open space into a living amenity for the neighborhood. Lauri Dannemiller, Manager of Parks & Recreation, stated that this parcel of land is attached to Argo Park. The land historically has had issues with illegal uses on the land and that has frustrated the community. The problem is this land runs side by side with the train tracks so it is an unsafe area. The land has been under-utilized and has been an illegal dumping area. Groundwork Denver propositioned the city to revitalize the area and they would pay for the clean up and maintenance. Ms. Dannemiller said there would be no capital outlay or acquisition costs that the city would have to incur. After the work has been done, Parks & Recreation will take over the maintenance, but the intent is to have

a low-use amenity.

Councilmember Montero described the history and time it took to get something changed in this area and she is proud of the project and the collaboration. She noted that this project began with the city's Asset Management Division in an attempt to clean up and identify the land area. She recognized Groundwork Denver and Councilmember Kniech's work to help coordinate and bring all parties together, including Xcel.

Councilmember Kniech explained there was need for drainage infrastructure and funding for significant environmental cleanup. She noted that land north of 49th is owned by Xcel. They are hoping the city could negotiate with Xcel for some of the land and in return they will have what they need for towers. Since they are still working on the project they are not sure if a Council bill is required for any of these transactions.

Tangier Barnes, Groundwork Denver, said the term "farm" comes from the original subdivision platted in 1880s. Alfalfa was grown there for horses. She said she's been working with Councilmember Montero and the community to create the vision for this area. The plan is to have walking paths, shade shelters, and natural play areas.

Councilmember Susman asked if the land was a superfund site. Councilmember Kniech said Asarco Trust has taken care of the clean up. The Councilwoman asked if a cap is planned for the irrigation issues. Ms. Dannemiller said they will have to design around the irrigation and that is why they are considering more wild grass and natural areas. Environmental Health will continue to evaluate the type of contaminants that are in the soil, which is why there is no consideration for a community garden.

Councilmember Lehmann asked why there aren't any plans for parking. Councilmember Kniech said primarily the area is residential property that abuts the land. Parking can accommodate low amenity design for small numbers, but the area is not designed for heavy use. Adding a bridge to address the train tracks is also cost prohibited, said Ms. Dannemiller. Ms. Dannemiller said the next steps include finalizing plans and the Groundwork agreement. They are still in the early stages, but will plan on coming back to committee with updates. The Office of Economic Development has also provided funding for the public outreach component and the Mayor's Office supports the project. In addition, Xcel has set aside \$200,000 as seed money for the project.

Mr. Dave Olesky, resident of Globeville, said his family settled in the valley in 1860 and he thanked everyone for their support. He added that this park area would also be handicap accessible, so it won't be an obstacle to anyone visiting. Councilmember Montero is excited about the project and said it represents the history of Globeville. She thanked everyone for their help in getting the project started.

Bill Requests

BR13-0802 Approves an Intergovernmental Agreement with the Regional Transportation District (RTD) for the North Metro Corridor which will construct commuter rail from Denver Union Station to 162nd. This contract only includes the Denver portion DUS-York in Council District 9.

Peter Baertlein and Brian Pinkerton, Public Works

Peter Baertlein, Public Works, stated that this Intergovernmental Agreement (IGA) builds on the 1993 Light Rail Master Agreement. The IGA covers the North Metro Corridor of the commuter rail build out from Denver Union Station to York Street. The IGA requires that Denver contribute 2.5% of the total cost of the corridor and Denver's share in this project is \$5 million. Since the entire FasTracks Program in Denver has been overmatched, Denver incurred a credit for its local match so Denver does not need to contribute funds for its portion and could charge standard fees.

The North Denver Cornerstone Collaborative (NDCC) is also being coordinated with this project. The North Metro Corridor in conjunction with the NDCC will address the storm drainage at the National Western Stock Show (NWSS), Brighton Blvd. improvements, design of the NWSS station, and participate in the National Western Center master planning. RTD needs to purchase land along the tracks at NWSS and is working with the City for the station configuration. Mr. Baertlein stated the land near the tracks is owned by NWSS, and the city and stakeholders are getting prepared now to coordinate with the NWSS studies that are taking place. He noted that the NWSS wanted the rail station where it is currently being planned. Councilmember Robb asked where I-70 traffic would go down and/or up at Humboldt (44th Street). Mr. Baertlein stated there are a lot of moving parts and the Colorado Department of Transportation (CDOT) also needs to do significant drainage work around that area. He noted that RTD is escrowing funds to cover some of those issues.

Councilmember Robb asked how much of that land area is NWSS. Mr. Baertlein stated that some of the land is owned by NWSS and some by other individuals. The plan for this southern corridor is for RTD and Denver to conduct land exchanges, of equal value, and there is no costs associated with the exchanges, it will only involve trading of the deeds for the land. There will be a portion of land purchased at Globeville Landing Park by RTD for \$40,000 and funds will be used to mitigate the area. Patrick Wheeler, City Attorney's Office, reported that this particular land swap does not need to go to the voters for approval. The land would be for public project use, and Globeville Park is not a designated park in the city, and the city could sell that portion of the park. He reiterated that RTD plans on putting the money back into the park. The land being sold is approximately 12,000 sq. ft. Councilmember Montero said she's uncomfortable with that part of the proposal since it is the first that she's hearing about it. She would like to hold this request until the proposal goes to the Neighborhood Planning Group for the

community to provide the information.

Mr. Baertlein said other mitigation items include access and egress, staging and NWSS parking plans. Councilmember Montero asked what the timeline was for the swap and work involved. Mr. Baertlein said the contracts are with RTD for signature, and the goal is to begin as soon as possible. He could work with Community Planning & Development staff to get the information out to the community quickly. Councilmember Robb said the other component is getting Council the information on the land swap.

The Committee held the bill request until City staff conducts outreach to the Globeville neighborhood about this proposal.

The Committee held the bill request in Committee and will reschedule the item back to Committee within the next few weeks.

AYES: Susman, Lehmann, Lopez, Montero, Robb, Shepherd(6)
NAYS: (None)
ABSENT: Brown(1)
ABSTAIN: (None)