



Land Use, Transportation & Infrastructure Committee Summary Minutes

Tuesday, August 10, 2010

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City & County Bldg., Rm. 391

Members Present: Nevitt, Madison, Montero, Robb, Sandoval
Members Absent: Hancock, Johnson
Other Council Present: Brown

Committee Staff: Gretchen Williams

Bill Requests

BR10-0697 App. #2010I-00015 to change the zoning of 5550 E. Evans from I-0 to S-CC-3 in Council District 6.

Chris Gleissner, Community Planning & Development

A motion offered by Nevitt, duly seconded by Sandoval to approve filing a bill on Aug. 12 regarding App. #2010I-00015 to change the zoning of 5550 E. Evans from I-0 to S-CC-3 in Council District 6, carried by the following vote:

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

NAYS: (None)

ABSENT: Hancock, Johnson(2)

ABSTAIN: (None)

Chris Gleissner, Community Planning & Development, said this map amendment to change the zoning from I-0 with waivers to S-CC-3, as was requested by Councilman Brown when the new zoning map was being prepared. The current I-0 with waivers is crafted specifically for the former fabric store and is too restrictive for any new owners.

This half-acre site is in an Area of Stability with a mix of industrial and commercial land uses. Including the site in the adjacent area of S-CC-3 will allow a more diverse mixture of commercial and industrial uses. The proposed zoning complies with adopted plans for the area, including Comprehensive Plan 2000 and Blueprint

Denver.

Councilman Brown stated that the owner is trying to sale the property and discovered the omission from the new map.

Councilman Nevitt suggested expediting the process on this map amendment. Councilwoman Robb suggested permitting the bill to be filed on Aug. 12 rather than waiting until after presentation at the Mayor/Council meeting, thus gaining a week.

Councilman Brown said he would not be at Council on Aug. 16 for first reading, but he will be here for the public hearing on Sept. 13.

BR10-0659 Approves a \$1,321,820.23 contract with Colorado Designscares for the third phase of Better Denver Bond Improvements at Cheesman Park, including construction of concrete trails, renovation of crusher fine trails, new irrigation system, and site restoration.

Chantal Unfug and Kent Sondergerath, Parks & Recreation, presented the request for a \$1.3 million contract for the third phase of the Cheesman Park bond project.

The total Better Denver Bond project budget is \$2.9 M. The first phase was \$1.3 M and the second was \$1.5 M.

The third phase, the perimeter of the park, will start in October and run into next summer. This work includes renovation of the irrigation system, replacement of the asphalt trail with concrete, improvement of the crusher fines trail, and addition of pedestrian lighting for security.

The first phase will be on the north end, going into November. The second phase will be on the east side between November and January, followed by phase three on the west side with completion in March. The fourth phase will be the south side of the park and Little Cheesman, or the Esplanade south of 8th Ave., which should conclude by June 15, 2011.

The Department is working on community outreach to inform residents around the park about this phase so they know what is happening closer to their homes.

A motion offered by Nevitt, duly seconded by Madison to approve filing a bill regarding a \$1,321,820.23 contract with Colorado Designscares for the third phase of Better Denver Bond Improvements at Cheesman Park, including construction of concrete trails, renovation of crusher fine trails, new irrigation system, and site restoration, carried by the following vote:

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

NAYS: (None)

ABSENT: Hancock, Johnson(2)
ABSTAIN: (None)

BR10-0671 Approve an ordinance for the sale of City owned property, adjacent to the intersection of 10th and Osage, to the Denver Housing Authority.

Jeff Romine, Office of Economic Development (OED), and Chris Parr and Kimball Crangle, Denver Housing Authority (DHA), presented the request.

Mr. Romaine said this is the first of three contracts that will come to Council in relation to the S. Lincoln Park redevelopment. This is a contract for the sale of 1099 Osage to DHA for \$897,225, the appraised value. DHA has \$10 million in American Recovery & Reinvestment Act (ARRA) funds for the land purchase and redevelopment.

The City purchased the site several years ago from RTD with Community Development Block Grant funds. Proceeds from the sale will go back into the CDBG fund. The site has been environmentally cleaned and is ready for development.

DHA will develop the property, possibly with federal Hope 6 Program funds. Mr. Parr went through the history of Hope 6 in Denver. OED is often a partner in DHA projects, bringing its HOME funds, and sometimes CDBG funds, to the table. Many projects also involve the state and the Colorado Housing Finance Authority.

This will be the first project in a large seven-phase development around the 10th and Osage FasTracks station. Most of the current development in the area is public housing, and DHA created a holistic planning process, looking at all the needs of the community, including job creation, schools, and access to healthy food. A master plan was completed near the end of 2009, following 120 community meetings. Public art is very important to the community, as are green open spaces and link to Santa Fe arts district.

Phase I at 1099 Osage will consist of 100 units of senior housing and will break ground by Oct. 1 to comply with ARRA requirements. Occupancy is anticipated by Jan. 2012. The first floor will include community services. The project design is tracking well to achieve LEED Platinum.

Councilwoman Montero said DHA and the City have been working on this project for about seven years. She thanked DHA for really listening to the community and its needs. This is on the President's Watch List of community redevelopment projects specifically integrating transit.

A motion offered by Councilmember Nevitt, duly seconded by Councilmember Montero, that a bill be filed regarding sale of City owned property, adjacent to the intersection of 10th and Osage, to the Denver Housing Authority, be adopted carried by the following vote:

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

NAYS: (None)

ABSENT: Hancock, Johnson(2)

ABSTAIN: (None)