

City Park Friends and Neighbors (Final)
Members Meeting
July 5, 2017
6:00 – 8:00 PM
Parkhill Library, 4705 E. Montview Blvd., Denver, CO 80207

The meeting was called to order at 6:05 pm by CPFAN President LaMone Noles.

A total of about 20 people attended. Thirteen were CPFAN Members (the Member Meeting quorum was present; 12 required.) Four CPFAN Board members were present (Board quorum not present; 5 required). Board Members present: LaMone Noles, John Van Sciver, Bridget Walsh, and Steve Eppler. (See attached sign-in list.)

Welcome: LaMone introduced herself, and showed photos of the Park Hill Fourth of July parade. CPFAN was well represented, as was Ditch the Ditch and others opposed to the P2PH drainage projects, and the I-70 highway boondoggle. Banners and signs were everywhere, including on Louis's and Bridget's micro buss! LaMone stated that we made a big impression and that it was a great success!

Community Reports:

Larry Ambrose; Professor, Past President of INC:

Larry told of his upbringing in Pueblo in the 1950's, and his early experience with an urban renewal project that would have demolished most of the historic buildings in the City. This is where he learned of the importance of zoning and land use, which he has been involved in ever since.

Larry's family subsequently moved to Denver, where he opposed the I-70 project. I-70 was initially proposed to stop in Denver, tying into I-25 north of the mouse trap location, basically where the "reroute" option is envisioned. In the end the business interests prevailed, and the highway was positioned where it cut Globeville in half.

In the 1960's Larry witnessed the phenomena of the high rise, popping up in areas zoned R-3. That zoning was a developers dream, in that it had no height limits, and in the beginning, no requirement for on-site parking. Larry was involved in the push for height control, which ultimately failed when opposed by Cathy Reynolds

and developers. This all in spite of the collection of 25,000 signatures supporting the bill.

Then came the era of Peter Park (head of Denver planning and DEVELOPMENT-named such to please the developers.) Peter Park explained his goal to simplify the Denver Zoning code, meanwhile cutting its size in half. In the end the code book had instead doubled in size and tripled in complexity. Studies and endless meetings stretched from year 2000 through 2010, when the new zoning went into effect. During this time the city was divided into “areas of change”, where most new development would be directed, and “areas of stability” where new development would be limited to preserve the existing character of the neighborhood. People soon learned that the new zoning did not protect areas of stability, as the City Council continued to approve up-zoning in these areas. What’s more, the new zoning provided no protection of areas dominated by historic one-story bungalows and tutors, allowing new houses up to 35 feet in height.

2010 was also the year City Council voted to turn all responsibility for Denver parks over to the Mayor and the executive branch (PRAB Parks and Recreation Advisory Board, selected by the Mayor.) No longer would City Council have control over land use in parks, although they would retain veto power over leasing of parks.

Larry described what the St. Anthony redevelopment project near Sloan’s lake, coupled with the new zoning and developers, can do. During long debate Residents continually stated that they wanted all tall buildings to be located adjacent to Colfax, tapering down in size toward Sloan’s lake. This was agreed to by all parties. However, when the developers presented their plans to the City they were flipped; tall building now located instead along Sloan’s lake. The City approved the new plan, and residents sued, and lost.

Helene Orr; Resident Overland Park Neighborhood:

Helene described how the City is planning to allow large events in Overland Golf Course, starting this fall. (Next to City Park/City Park Golf course, Overland is the largest remaining green space in Denver.) Events would also be allowed in Ruby Hill Park at the recently completed event venue. Helene shared her concerns: Events would be attended by thousands of people (up to 75,000 per day); Parking and access is very limited; Noise for nearby residents would likely be unbearable; The golf course would be unusable for the time needed to set up for concerts, hold the concerts, and then cleanup and repair damage to the park.

Helene said her City Councilman Jolan Clark just recently briefed her and neighbors on the details, asking them not to spread the word. Regardless she is spreading the word, and plans to organize a new RNO for the north Overland Park area. (Please also see article in recent issue of the *Glendale Cherry Creek Times* for more details.)

Tom Morris: Current resident of Capital Hill, past resident of the South City Park Neighborhood Association (SCPNA), as well as president of that RNO; Tom advocated for a Study Group to gather support for a separate zoning that would apply to Denver Parks. Park land is currently zoned “OS”, standing for Open Space. As such there is no limitation to what can be built in our parks. There is a long history of efforts for such things as Fire Stations, business offices, expansion of the zoo, incinerators, big parking structures, hugely oversized playgrounds, and off-leash dog parks, to name a few.

The subject was discussed and an informal vote taken in favor of a resolution to support the establishment of zoning for Denver’s parks. (This could follow the process of the Guidelines under consideration for City Park.)

Steve Eppler: Resident of Congress Park Neighborhood, and CPFAN Board member; Steve discussed the recent Community Advisory Group (CAG) meeting, which he attended along with other CPFAN, Cole, “Ditch the Ditch”, and local residents. Initially the EPA attempted to control the meeting by stating that they would appoint the chairman, and set the agenda. However, as it was quickly pointed out that, according to EPA guidelines, the CAG is for the benefit and protection of local residents living close to superfund sites, not the EPA or representatives of the City of Denver. It was agreed that, for the time being, the EPA would have a co-leadership role and not control the agenda. There was a discussion about the tentative composition of the CAG and voting vs non-voting status. It was decided that community representatives would develop proposed bylaws, a revised mission statement, membership criteria, agenda setting procedure and revised operating procedure. As a first step, the CAG scheduled a tour of the construction site in the near future. It was agreed that information about the geotechnical engineering of the Globeville site and the lining material would be presented at the next meeting.

The meeting was adjourned at 7:55pm

Notes by John Van Sciver
Secretary CPFAN

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