



Public Amenities Committee
Meeting Summary

Wed. Oct. 8, 2008 10:30 a.m. Conference Room 391

Members Present: **Lehmann, Madison**
Members Absent: **Johnson**
Other Council Present: **Robb**

- TreeLink contract
 - High Point Parks Development Agreement
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1. **Parks & Recreation: TreeLink Contract**

Committee Action

The Committee approved filing a contract with TreeLink regarding on-line donations to Tree by Tree – The Mile High Million.

Summary of Discussion

Sara Davis, Tree by Tree Program Coordinator, said that TreeLink is a 501(c)3 organization that collects on-line donations in support of 46 TreeBanks in 30 states. The proposed contract will allow it to collect donations on behalf of Denver's tree program for a fee of 6% of the donations received. It is anticipated this source will provide \$10,000 annually, a 20% increase in the program's annual budget. On-line donations are easier and faster than writing a check.

TreeLink provides marketing of the program. Recently, it partnered with the music group Foo Fighters in an on-line auction of a block of seats at a concert at Red Rocks. Proceeds were donated to the tree program.

Councilwoman Lehmann asked Ms. Davis to provide the council members with an article about the donation program for their newsletters. Ms. Davis said she needed volunteers to help plant 500 street trees in the Greater Park Hill Neighborhood.

2. **High Point Parks Development Agreement**

Committee Action

The Committee approved filing the proposed development agreement with LNR regarding parks, open space and trails at High Point, and vesting certain development rights for 15 years.

Summary of Discussion

Janell Flaig, Community Planning & Development; Devon Buckels, Parks & Recreation; Patrick Wheeler, Assistant City Attorney; and Brandon Wyszynski, Project Manager for LNR Property Corporation, the High Point developer, presented the proposed agreement.

High Point is a master-planned community south and southwest of DIA. Most of the land is in Aurora. The Denver portion comprises nearly 270 acres between 64th Avenue and the 72nd Avenue right-of-way, and Tower Road to Dunkirk, which is the City limits, and Dunkirk Road and Himalaya. Zoning on the property reflects a mixed-use plan: C-MU-10, C-MU-20, C-MU-30 and R-MU-20.

Currently in Denver, two hotels are under construction on Tower Road; a third hotel is near groundbreaking; and a fourth is in the planning stage. A 90,000 square foot building of flex office space will be under construction soon.

The DIA Noise/Development Contour Line runs roughly along the West Fork of Second Creek and 68th Avenue. Residential development is not allowed north of that line per the High Point joint development agreement with Aurora. The planned rail line to DIA runs along the 72nd Avenue right-of-way, and a transit station may be constructed near Dunkirk.

The High Point General Development Plan (GDP) was recorded in October 2005. An Administrative Amendment was approved in March 2007. In September 2008, Council approved an Intergovernmental Agreement with the Denver High Point at DIA Metropolitan District, which addresses the funding of infrastructure required for the project and the region.

The GDP is being further amended consistent with the proposed agreement regarding transfer of certain public lands and the completion of improvements involving parks, trails and open space.

Three years is the maximum amount of time rights can be vested by general development plan. High Point's development horizon is longer than three years. As a result, the development agreement includes vesting of certain development rights for 15 years from date of approval. These rights include the land use and densities per the current zoning.

The agreement outlines specific land to be transferred to the City:

- Neighborhood Park – minimum of 8.8 net acres west of Dunkirk at about 67th Ave.
- Open Space – several identified tracts, a minimum of 15.36 net acres for various recreational uses, natural area, wildlife habitat and similar amenities.
- Trail Corridor – adjacent to the West Fork of Second Creek, a minimum 80-foot wide regional trail corridor, part of the northeastern Emerald Strand.
- West Fork of Second Creek – area within the 100 year flood plain for drainage, flood control, and water feature.
- Commercial Park – minimum of 1.7 contiguous acres within one-quarter mile radius of 71st Avenue and Dunkirk; the type of development will depend upon whether or not the RTD rail station is constructed; will be owned by Denver Parks & Recreation but maintenance will be the responsibility of the developer or the metro district.

The agreement describes specific improvements to be made on each of the parcels by the developer. Design standards and a phasing plan are part of the agreement. Following a two-year warranty period after construction, Parks & Recreation will take over maintenance of the neighborhood park, the trail corridor, the open space.

Denver Public Schools has been involved in review of the plans but has not indicated interest in a school. Filing No. 1 includes a school site, and the development agreement provides the option of payment in lieu of land.

Gretchen Williams, Council Legislative Services, 10-09-08