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Neighborhoods work better when they work together.

## Parks and Recreation Committee

To City Council Members

From: INC Parks and Rec Co Chairs

Re: Transparency, Public Process and Proposed Fairfax Park Land Swap

November 20, 2017

Dear Council,

INC Parks and Rec Committee is asking you as a City and district Councilperson to represent communities and neighborhoods of all City districts when dealing with parks and open space. Neighborhoods and the City can't afford to lose any park land, we can't ignore the changes to the non park use of park land, we can't ignore the lack of public involvement and transparency and we can't ignore the lack of open spaces/public parks with development that increases density and needs Council approval.

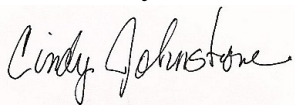
INC Parks and Rec committee is asking for your attention concerning the lack of transparency in regards to park and open land development at 2801 Fairfax. The land at 2801 Fairfax (City Record 013042201) is being offered as a swap in order for a developer to use the land for his future development. In turn he is offering to provide the community with a plaza within the block of his development across the street. The City and Councilman Herndon have worked with the developer to plan the swap of the land listed on the August DPR list of land to be potentially used as a park. Originally the City paid Xcel for this land with the intention of it becoming a pocket park for the local neighborhood. This was communicated by Scott Gilmore to the neighbors during a neighborhood meeting after the land was acquired.

The developer's plaza being considered for the swap has been designed without public input or involvement. Neighbors are being told they will be able to "tweak" the design. Scott Gilmore is very supportive of the swap and has inferred without the swap, the land purchased from Xcel wouldn't be developed as a pocket park for a long time because of budget constraints. We understand that if a plaza is constructed in the development across the street it is at the developer's expense. We are unable to discover if it would become a designated park and if the local residents would be restricted in the way the plaza would be used.

INC Parks and Rec Committee again questions the lack of public process and transparency with the community in this planned swap. The INC Park committee sees this proposal as another example of lip service to public process and to transparency during the early negotiations.

Please ask the tough questions and demand that the City be transparent and not make decisions behind closed doors. If there is a zoning request or project approval presented to Council, please ask the clarifying questions to be assured the public process was followed and early involvement of neighbors was included.

Sincerely,



Cindy Johnstone



Maggie Price  
Co Chairs, INC PARC

cc:

Mayor Michael B. Hancock

Happy Haynes

Jon Murray -Denver Post

Andrew Kenney The Denverite

Aaron Kremmer Business Den

Greater Park Hill Community Inc,

Greater Park Hill News

John Joseph Niemann, Inter-neighborhood Cooperation