

09:17:58 From D - Greg Sorensen (FANS Cheesman Park) : Resolution: INC endorses (1) support for the Globeville Elyria Swansea Coalition Organizing for Health and Housing Justice's planning process for the Triangle, and (2) support for a more inclusive process to revise the National Western Center Master Plan.

09:25:44 From Sarah Lake - No on the Arena Bond :  
<https://www.gescoalition.com/statement-rejection-mayors-nwc-equitable-process>

09:32:03 From Emmett Hobley Montbello : I have a lot of questions myself

09:45:25 From D-Eleni Sarris : \$2 million out of a multi-billion project -170 project -- is inadequate to alleviate gentrification and displacement.

09:45:56 From Emmett Hobley Montbello : Why are other communities involved/

09:46:15 From Emmett Hobley Montbello : not involved

09:54:36 From D - Trupti Suthar (Sunnyside)) : Can we get this presentation?

09:54:54 From Loretta Koehler BHNA : Is there a TIF?

09:55:35 From D - Trupti Suthar (Sunnyside)) : Can we get a link to the feasibility study?

09:58:29 From Sarah Lake - No on the Arena Bond : Here is the market feasibility study:  
<https://nationalwesterncenter.com/wp-content/uploads/2021/07/1909-Stadium-Building-Feasibility-Study-02.08.19.pdf>

09:58:53 From Sarah Lake - No on the Arena Bond : And here is the Arena feasibility study  
[https://nationalwesterncenter.com/wp-content/uploads/2017/10/NWC-Feasibility\\_Study\\_Report.pdf](https://nationalwesterncenter.com/wp-content/uploads/2017/10/NWC-Feasibility_Study_Report.pdf)

09:59:09 From D - Trupti Suthar (Sunnyside)) : Thanks

10:01:59 From D-Eleni Sarris : But they don't want it. Everyone who showed up at council, which was dozens and dozens of residents who don't support this project.

10:03:21 From Emmett Hobley Montbello : this sounds like reparations, our community has not been represented

10:03:48 From D-Eleni Sarris : How are the proponents being bullied, which are mostly developers, construction and city officials? The folks being bullied are those who have been ignored and displaced for years

10:04:05 From D-Drew Dutcher -ESNA : Debbie Ortega: I think your characterization of GES Coalition, the other GES RNOs, and the community as a whole is not entirely correct. There is no "group think". People are not bullied by GES Coalition. I regret that noone from GES Coalition is in this meeting.

10:04:45 From D-Drew Dutcher -ESNA : If there are any bullies, the biggest in the room has been the City.

10:06:09 From D-Eleni Sarris : Agreed with Drew and Jo!! So true about property taxes.

10:06:51 From D-Eleni Sarris : But they cannot afford to pay first and get the rebate late. Why isn't the city fixing that issue.

10:07:00 From D-Eleni Sarris : \*later\*

10:11:58 From D - Trupti Suthar (Sunnyside)) : To CW Ortega - Can you respond to aspects of feasibility study that Sarah pointed out?

10:12:31 From Sarah Lake - No on the Arena Bond : Here is a link to my presentation for those who are interested  
[https://docs.google.com/presentation/d/1f3jWuwHHdxZsL1NwhThSa0vIcu9Lq\\_zD/edit?usp=sharing&ouid=101778638091563007584&rtppof=true&sd=true](https://docs.google.com/presentation/d/1f3jWuwHHdxZsL1NwhThSa0vIcu9Lq_zD/edit?usp=sharing&ouid=101778638091563007584&rtppof=true&sd=true)

10:13:40 From Madison Butler : To Learn about issues 2A-D as well you can

visit risedenver2021.com

10:14:41 From Madison Butler : \*measures 2A-D

10:21:31 From Emmett Hobley Montbello : Hasn't the developer offered 60 acres for parks?

10:22:49 From Georgia Garnsey : 25 acres of the unusable detention pond seem to be included in that figure.

10:24:03 From Maria Flora : The developer will not say whether the "60 acres" includes the 25-acre detention pond on the site, which cannot have trees, trails, picnic tables etc. due to periodic flooding.

10:24:13 From D-Eleni Sarris : Agreed. Didn't this developer pay for the Mayor's runoff campaign.

10:24:53 From Woody Garnsey : This would be 25 acres of relatively unusable stormwater drainage land plus pocket parks spread throughout a dense residential and commercial development. Ask Norm Harris to confirm that the 25 acres of stormwater drainage land would be included in the 60 acres.

10:26:09 From Michael Kosnett : Denver's growth and congestion make conservation of all of this green space a public health imperative: It will combat heat island effects and promote exercise, recreation and healing relaxation.

Michael J. Kosnett, MD, MPH

10:31:09 From D-Drew Dutcher -ESNA : How can we be certain that the voice of this developer -- Holleran via Westside -- represents the "voice of the community"? It is my impression that this development effort -- aided by the City -- has been very divisive.

10:32:12 From D - Trupti Suthar (Sunnyside)) : The whole city helped pay for this city asset

10:32:17 From D-Eleni Sarris : Holleran doesn't represent residents; it represents Westside. City residents paid for the easement.

10:32:20 From Maria Flora : Greater Park Hill boundaries are Colfax to North of I-70, Colorado to Quebec. GPHC conducted a survey on the Park Hill Golf Course land. The community responses show that 77% want 100% green space. <https://greaterparkhill.org/wp-content/uploads/2020/03/GPHC-Neighborhood-Survey-Report-2019-for-Distribution-min.pdf>

10:32:27 From D-Drew Dutcher -ESNA : This is my impression from the Steering Committee Visioning process.

10:32:41 From Woody Garnsey : Empower Northeast Denver is a wholly owned subsidiary of real estate developer Westside that it formed for the specific purpose of supporting its development plans and breaking the perpetual open space and recreational conservation easement.

10:32:47 From Georgia Garnsey : Empower Northeast Denver was incorporated by Westside and shares the same address. Is it NE Denver's voices or Westside's voices.

10:33:59 From Woody Garnsey : 302 should properly be characterized as "Westside's choices/Westside's Voices."

10:39:46 From D-Judy Baxter-Montclair : Clearly this ordinance 302 was designed to undo the conservation easement on PHGC, though as written it seems like it could also have consequences for other conservation easements in the future.

10:40:45 From Emmett Hobley Montbello : I'm concerned with displacement and not politics

10:42:05 From D-Eleni Sarris : Unfortunately, this project is extremely political given WEstside's payment for the Mayor's campaign and how this land deal got down. Nothing in here will address displacement

10:42:24 From D-Eleni Sarris : \*done\*

10:42:30 From D-Drew Dutcher -ESNA : The fact that Westside gave \$300K to re-elect the mayor is politics. Our City planning department has become totally politicized -- in favor of developers.

10:43:15 From D-Drew Dutcher -ESNA : Developer-donor-mayor friends.

10:43:36 From Woody Garnsey : breaking the conservation easement would constitute a gift from Denver taxpayers to the real estate developer of at least \$50-60 million (the difference between the fair market value of the land as encumbered by the conservation easement and the fair market value of the land without a conservation easement encumbrance).

10:44:19 From Bridget Walsh : This sounds like CRL, Roger Sherman.

10:45:01 From D - Trupti Suthar (Sunnyside)) : Thanks Woody. This is a gift to the developer.

10:45:32 From D-Eleni Sarris : Privatization of park land owned by a developer isn't public lands.

10:46:36 From Bridget Walsh : It is offensive when he talks about "our community" he represents the developer and pretending he speaks for the community is offensive.

10:47:08 From Georgia Garnsey : But there is no plan. Only vague promises.

10:47:15 From D-Wende Reoch - Cranmer Park/Hilltop : Results of GPHC Survey I found interesting: of the 308 respondents - 69% identify as white, 21% as Black or African-American, 4% Asian or Pacific Islander, 2% as American Indian, Eskimo, or Aleut, and 16% as Other. This information is available in the survey report.

10:48:21 From D-Wende Reoch - Cranmer Park/Hilltop : Correction to my typo 21% identify as Black or African-American

10:49:10 From Maria Flora : Please vote for 301 and against 302. If you want a yard sign, send me an email at mjflora@msn.com. For more information, visit this website: <https://yesopenspace.org/>

10:49:43 From Emmett Hobley Montbello : what about the effects of Gentrification

10:53:36 From Bridget Walsh : How many trees does the developer envision chopping down.?

10:53:37 From Woody Garnsey : nothing could gentrify the neighborhood more than construction of a mixed use residential and commercial development on the land

10:54:12 From Emmett Hobley Montbello : the neighborhood has already been gentrified

10:54:18 From Rocky Piro : Comment for both presenters: Denverite Game Plan for Parks and Recreation (adopted in 2019) states that Denver already has a 1950 acre in park land today (pages 117, 154). Game Plan also states that, given the current population growth, without acquiring additional land and maintaining existing park land, the city is projected to have a 4700 acre gap (page 117, 154).

10:54:53 From D-Judy Baxter-Montclair : Thanks M. Kosnett for speaking to the larger issues important to our well-being now and in the future

10:56:22 From D-Drew Dutcher -ESNA : I had another comment, but will try to address both briefly.

10:56:43 From Bridget Walsh : How much longer do we have to listen to this developer.

10:57:13 From D-Eleni Sarris : So are you saying that Andy Klein from Westside Development represents North East Park Hill neighborhood?

10:57:37 From Woody Garnsey : There will be massive dense development in the area of the 40th and Colorado A-Line Station going west toward RINO. Two

identified development groups have assembled at least 35 acres near the station. This is all the more reason to preserve the open space and have the city purchase the land for a terrific regional park accessible throughout the city via the 40th and Colorado A-Line Station.

10:58:48 From D-Eleni Sarris : Transit oriented development leads always leads to higher housing costs. We need a plan to address that prior to redeveloping an area.

11:00:05 From D- Carolyn O'Shea, Montclair : Sorry, no. NE Park Hill residents should not matter the most given the fact that ALL Denver taxpayers funded the conservation easement. ALL residents should have a "voice at the table."

11:00:06 From Samie Burnett : If PHGC is not equitably developed then what is the opposition's plan as an alternative for improving economic and housing opportunities for the residents of northeast park hill

11:01:24 From D-Eleni Sarris : Great point, Drew.

11:01:42 From D- Carolyn O'Shea, Montclair : Denver already lags behind other major cities in park space.

11:01:47 From Woody Garnsey : This is a citywide issue involving a real estate asset--the conservation easement. This is not a rezoning issue involving privately owned land without an encumbrance like the perpetual conservation easement.

11:02:03 From Emmett Hobley Montbello : nothing was said when the golf course was taken

11:02:23 From Samie Burnett : I see my question is being ignored.

11:02:51 From D-myles tangalin Congress Park Neighbors : Blueprint Denver allows CPD to review and up-zone adjacent properties for future redevelopment.

11:02:58 From Maria Flora : The golf course was shut down by the city and Westside under a 2019 settlement agreement. No citizens had a voice in that decision.

11:03:07 From Woody Garnsey : Everyone should know that documents establish that the City considers Westside to be the "client" of the Community Planning and Development Department.

11:04:16 From D-myles tangalin Congress Park Neighbors : Adjacent residential property would be rezoned to much higher density in the future.

11:05:03 From Bridget Walsh : And the developer knows what the "community" wants better than the RNO's?

11:06:24 From Samie Burnett : Harry, your answer in no way addressed the specifics to my question. What is the alternative plan?

11:06:38 From Parry Burnap : Are there long lasting impacts of 302 in the future beyond the PHGC?

11:07:08 From Woody Garnsey : Development should occur on land outside the boundaries of the PHGC land--not on the precious open space.

11:07:21 From Bridget Walsh : LIAR.. it is not about a golf course.

11:07:29 From Samie Burnett : What is the alternative plan to address the economic needs of PHGC is not developed?

11:07:29 From D-Drew Dutcher -ESNA : This development effort is basically "government for sale". The mayor's developer-donor-friend (Westside) got the City to develop land that the citizens of Denver paid to preserve in a conservation easement.

11:08:20 From D-Judy Baxter-Montclair : The save open space is not about saving a golf course it is about saving open space. Why pray tell did you buy this property with an easement clearly in place on this.

11:10:40 From D- Carolyn O'Shea, Montclair : Mr Harris, let's not pretend that Westside bought the land out of the goodness of their heart in order to help residents of NE Park Hill.

11:11:09 From Woody Garnsey : Even if Westside might make some clear "promises," they won't be legally meaningfully enforceable. This property will look like 9th and Colorado Boulevard at the end of the day.

11:12:47 From Samie Burnett : I'm not getting answers from the opposition as well.

11:12:50 From D-myles tangalin Congress Park Neighbors : 9th & Colorado promised a grocery store but later told the neighborhood the numbers did not work for the bank. So no grocery store.

11:14:20 From D-Wende Reoch - Cranmer Park/Hilltop : Myles - there is a Trader Joes across the street. Better disagreement with 9+CO would be about the open space.

11:16:04 From D-myles tangalin Congress Park Neighbors : The developer promised a new grocery store as part of the development as presented to the community. That promise was not fulfilled.

11:16:37 From D-Drew Dutcher -ESNA : This developer, Westside, through Ken Ho, has stated there will be no grocery store.

11:16:37 From D-Wende Reoch - Cranmer Park/Hilltop : That is just not true

11:17:36 From D-Drew Dutcher -ESNA : A grocery store requires "roof tops", a catchment area of approx. 25,000 homes for a Safeway or King Soopers. That does not exist yet. So the developer CANNOT and DID NOT promise a grocery store.

11:18:55 From D-Judy Baxter-Montclair : The economic needs of the area and the undoing of this easement are separate issues. The city needs to think about in many areas.

11:19:04 From D-myles tangalin Congress Park Neighbors : Sorry Wende, it is! I attended the few public meetings on the project.

11:19:19 From Rocky Piro : For information: Game Plan (2019) states that the city owns about two dozen conservation tracts within the city's greater park system (i.e., mountain parks included) (p. 44)

11:19:37 From D-Drew Dutcher -ESNA : I think that is the crux of the problem: the lack of City leadership. City leadership that always defers to developers.

11:19:38 From Daniel Boyd : My vote on 302 is an overwhelming NO!

11:22:18 From Norman Harris : <https://empowernedenver.com/>

11:22:29 From Woody Garnsey : This is a land use decision involving a piece of land preserved from development by a city-owned conservation easement real estate asset. This is not a typical land use rezoning effort regarding privately owned unencumbered land.

11:22:33 From Georgia Garnsey : The benefits of open space to NE Denver residents are incalculable.

11:22:37 From Norman Harris : [norman@holleranddevelopmentgroup.com](mailto:norman@holleranddevelopmentgroup.com)

11:22:45 From D- Carolyn O'Shea, Montclair : This would set a terrible precedent for overturning conservation easements in the future.

11:22:54 From Penfield Tate : I can be reached at [Penfield@penfieldtatelaw.com](mailto:Penfield@penfieldtatelaw.com) thank you everyone.

11:22:57 From Michael Kosnett : The former PHGC lies in an Opportunity Zone that provides enormous tax breaks for developers. The more they spend, the more tax break. See NY Times: <https://www.nytimes.com/2020/06/17/business/trump-opportunity-zone-jobs.html>

<https://www.nytimes.com/2019/11/16/opinion/trump-tax-opportunity-zones.html?searchResultPosition=1>

11:23:32 From Woody Garnsey : Green versus concrete!

11:23:41 From D-Drew Dutcher -ESNA : Thanks to everyone for a great discussion!

11:23:45 From D-Wende Reoch - Cranmer Park/Hilltop : Myles - I attended those meetings, too. One of MANY items on the community input wish list was a grocery store but this idea was contradicted by a simultaneous desire to have small, locally owned retail and NO BIG BOXES.

11:24:16 From Norman Harris : thank you all 🙏