

1 buildings um and we went through that exercise at the existing  
 2 elementary, the existing middle school, and the existing high  
 3 school in the area, which is T.J. In the case of , and it's  
 4 already been referenced tonight, Holm and the Middle School, we  
 5 actually already moved uh elementary school kids in a wing of  
 6 the Middle School um to use underutilized space at that Middle  
 7 School. We've added portable buildings at that site. There are  
 8 interesting site constraints at those schools and so, long story  
 9 short is, we ruled out um existing school facilities that the  
 10 district owns for the kind of investment you're going to need to  
 11 make to serve the number of kids that we need to serve long term.  
 12 So the next step is you start to look at sites in the catchment  
 13 area. We went as far north as Hampden; we went up to Hampden; we  
 14 went as far west as I-25. We looked at a parcel of land; again,  
 15 you're looking at a ten-acre parcel; we looked at a parcel of  
 16 land that's owned by Denver Water. We looked at a couple of  
 17 sites in the north part of Denver Tech Center, and then we came  
 18 back across to the east and tried to find a site closer 'cause  
 19 the farther west you move, the farther you get away from where  
 20 the kids are, which then adds other costs associated with, not  
 21 just developing the bricks and mortar of a building, but also now  
 22 the long term transportation needs of moving kids in and around  
 23 this district. So, we continued to come back to the site that's  
 24 in question at Hampden Heights. Ah, and again, we spoke with and  
 25 worked with the Council Office, with Peggy's Office and she had

1 an interest in a rec center on the site. We sat down and talked  
 2 about how we might be able to do a shared facility at the site  
 3 which we've successfully done when we're spending the same  
 4 peoples' money; you're spending the same taxpayer money to do  
 5 these projects. So, how could we leverage the investment and  
 6 make a rec center and school work? Um at the end of the day,  
 7 that was ruled out, as well. But, when we finished all of the  
 8 analysis of looking at the pros and cons of each site, school  
 9 sites, uh the private development sites that would be available  
 10 um to actually build a school without driving up the cost  
 11 substantially, we continued to come back to that this was not  
 12 only the site, but the ideal site uh to build a school building,  
 13 and, when you're gonna spend upwards of \$18-\$20 million to build  
 14 a school, you take that long view and say, uh, if we're gonna  
 15 build an elementary school, we'll need to serve upwards of  
 16 500-700 students ultimately in an elementary school, and this is  
 17 also, by the way, ECE will have a ECE component that will have a  
 18 double benefit to the students because we'll be able to pull ECE  
 19 students out of the existing elementary schools in the region,  
 20 create more capacity in those schools to serve elementary school  
 21 aged kids. So, this investment, this project, has a number of  
 22 benefits. So, again, we, to close, I feel that we did a  
 23 reasonable job at looking at the kinds of sites that worked for  
 24 elementary-based students over the long haul, and again, at the  
 25 end of the day, the site, the Hampden Heights site made the most

1 sense.  
 2 Kniech  
 3 One very, very small follow-up, Mr. Lied. Thank you for the  
 4 explanation. Did you, was the K-Mart referenced by one of the  
 5 other speakers in the catchment area described and was it  
 6 evaluated for its potential, whether it was for sale for not.  
 7 Was it evaluated as a potential site?  
 8 Lied.  
 9 We did not.  
 10 Kniech  
 11 Is it in the catchment area?  
 12 Lied.  
 13 I don't know. I'd have to look.  
 14 Kniech  
 15 Ok  
 16 Lied  
 17 But I would tell you again, for an elementary school that would,  
 18 looking at a commercial site that was previously held by a  
 19 commercial, large, big-box retailer, would typically not be an  
 20 ideal elementary school site.  
 21 Kniech  
 22 Could you say a little bit more about why, please?  
 23 Lied  
 24 Well, when you, again, look at the building, the structure itself  
 25 might be ok for classroom space. We've certainly seen examples

1 where that's done; but you need other things, uh, on the site,  
 2 like playgrounds, like play fields, things that, and in this  
 3 case, a site like that, and without knowing exactly where it is  
 4 on the map, you'd have to look again at transportation costs;  
 5 you'd have to look at other ancillary operating costs in terms of  
 6 evaluating whether any site uh is, when you look at the return on  
 7 investment, is it the right, if we're gonna spend that kind of  
 8 money, is it the right site to meet the long-term needs of  
 9 serving, in this case, elementary school kids. Typically, large,  
 10 big-box retain sites are not appropriate elementary schools.  
 11 President  
 12 Do you have more, Councilwoman? Ok councilwoman Kniech.  
 13 Councilwoman Robb.  
 14 Robb  
 15 Um, I have a question for Jeff Steinberg, to start with. Um I  
 16 was well aware that advocates for domestic violence center had  
 17 their eye on 1330 Fox. They talked to me five years ago, in my  
 18 second term in office. Um, but I'm curious when you were first  
 19 approached by DPS about their interest in 1330 Fox. Er, when you  
 20 first approached DPS.  
 21 Steinberg  
 22 We approached DPS probably two years ago. Uh, we responded to  
 23 DPS two years ago, when they came forward and asked what parcels  
 24 of real estate the City and County of Denver has, period. Uh  
 25 and, we just divulged the acreage that we have obviously at the

1 site, at Hampden Heights was one of those that was discussed. Um  
 2 subsequent to that, as DPS came forward and expressed an interest  
 3 in acquiring that site, uh, we had several challenges with it.  
 4 Number 1, as was discussed earlier, Councilman Lehman did not  
 5 want that sold because she had a vision of a rec center being  
 6 built on that site, so we knew that we couldn't sell the site.  
 7 Um and, as we continued to work with DPS and come up with the  
 8 idea that, of at least having shared ball fields and potential  
 9 open space that would be dedicated at the school for neighborhood  
 10 use, uh the concept of doing a trade with DPS was developed, and  
 11 Robb  
 12 So, when do you think that concept was developed?  
 13 Steinberg  
 14 Um, I would say that it would be less than a year ago, give or  
 15 take, you know, give or take... Right around a year.  
 16 Robb.  
 17 A year ago. So, maybe last May. OK, that answers my question.  
 18 We know a rec center—you know well, from central Denver, doesn't  
 19 take more than two acres. Ah, when I heard that we were talking  
 20 eleven plus acres here, I said, "Ooh – that's a lot." Um, but I  
 21 have a question now, I suppose, for DPS. Um, on June 18, in the  
 22 information Sky Stewart sent us, sent to all Council members,  
 23 there was a link to a presentation entitled "2012 Bond and Mill  
 24 Levy Planning" um it stated June 18 and when you presented that,  
 25 uh, were the School Board members told that this would be a swap

1 Excuse me  
 2 Supice  
 3 We don't plan to build a bridge at this point.  
 4 Robb  
 5 OK  
 6 Supice  
 7 Because two traffic studies were completed, and part of the  
 8 result of those traffic studies initially the plan was to go to  
 9 use Dartmouth and build a bridge but some of the results of the  
 10 traffic studies indicated that there were problems with that and  
 11 that it would be better to move down to Girard, and so that was  
 12 the second traffic study yielded that that they felt that the  
 13 traffic flow would work better with ingress and egress from the  
 14 site heading southbound, right lane, but also using Girard as  
 15 the primary access point, but not needing to build a bridge.  
 16 Robb  
 17 OK, I found the "Conclusions" in those two traffic studies  
 18 somewhat contradictory. The one that, I guess, ended up with  
 19 Girard also suggested, I thought, secondary right in right out  
 20 access on Havana to accommodate buses. I wasn't sure what that  
 21 would be. Kelly, could you put up the one about, you just  
 22 flashed on it before. This is from the one that was talking  
 23 about the Dartmouth access and I thought they were considering  
 24 both Dartmouth and Girard in this. OK, so I highlighted in  
 25 yellow (those are my highlights) but this is from the Eldridge

1 situation?  
 2 Supice  
 3 Uh, I believe so. I'm not actually 100% sure what was included  
 4 in the materials, but I believe in materials, there's some very  
 5 long materials, I'm not sure what you're looking at, in the major  
 6 materials, maybe one hundred pages type...  
 7 Robb  
 8 Do you have Kelly that page from the report put up? It um was  
 9 page 47 under the June 18th presentation. (Secretary looking for  
 10 page 47; this one?) It's the one with the map. We'll come back  
 11 to the other one. That one. I'm not sure if you can see at the  
 12 top, but it's the scope of work description, and it says two  
 13 things of interest: land purchase approximately \$3.0 million. So,  
 14 the price hadn't been finally determined because I think it's at  
 15 \$3.2 million now.  
 16 Supice  
 17 Yeah  
 18 Robb  
 19 Ok. I'm curious about why that changed, but then the bridge  
 20 construction from Dartmouth to Havana at \$1.5 - \$2.0 million and  
 21 the total project including the bridge, is \$21.3 million. So, my  
 22 question is, "Are you building a bridge?"  
 23 Supice  
 24 No, we're not. We don't plan to at this point.  
 25 Robb

1 Report, I'm sorry I don't have the date right in front of me, May  
 2 (?) ok, uh it talks about a level of service "D" with 500  
 3 students. I'm confused about how many students you're planning  
 4 to have because a November, no an October presentation to the  
 5 Board talked about a 250 ECE option and a 500 elementary option,  
 6 so I'm still not clear how many students you're committing to  
 7 having there that goes with these traffic studies.  
 8 Supice  
 9 Well the traffic studies basically supported up to 830 students  
 10 on the site. Currently, um our plans could include and Early  
 11 Education Center, but those aren't part of our initial plans and  
 12 that would be 250 students.  
 13 Robb  
 14 Even though that's what was presented on October 31st to the  
 15 Board?  
 16 Supice  
 17 Tell me what you're reading  
 18 Robb  
 19 I'm reading "Hampden Heights Southeast Elementary and ECE  
 20 Proposed Capacity from Hampden Heights Southeast Elementary and  
 21 Early Childhood Education Center, November 8, 2012"  
 22 Supice  
 23 Yea, we've been very clear all along that it was either going to  
 24 be an elementary school and potentially an early education  
 25 center, if both were needed. Right, and we designed, and the

1 preliminary design showed the ability to build both on the site,  
 2 and that's what we asked our folks to do. Right now, our belief  
 3 is the primary need, the highest need, is an elementary school.  
 4 Um the school that designed would accommodate if we wanted to add  
 5 a 250 seat early education center after the fact. We could do  
 6 that, but right now we're not planning to do that. Our initial  
 7 plan would be to build a 500 seat elementary school.  
 8 Robb  
 9 Ok, well the levels of service aren't very even at the 850 or 750  
 10 level. Let me ask one other question that Councilwoman Ortega  
 11 brought up, and this is about the zoning. I wasn't going to get  
 12 into it but since it came up, it's currently zoned OSA, and my  
 13 recollection, from going through the brain damage of the zoning  
 14 code update, I don't have this in front of me, is that any  
 15 building in OSA must be approved by the Manager of Parks and  
 16 Recreation.  
 17 A woman  
 18 So, I'm not going to pretend to be a lawyer, but it's my  
 19 understanding, and I'll let David jump in if I'm wrong, that  
 20 under State statute, um DPS as an entity of the State, doesn't  
 21 have to follow any of our zoning regulations, so they can build  
 22 in whatever zone...  
 23 Robb  
 24 That wasn't the question I was asking you. I was asking a  
 25 question about the OSA zoning.

1 A man  
 2 If you want me to grab the zoning code, I'll get ...  
 3 Robb  
 4 Why don't we come back ...  
 5 Another man  
 6 OK  
 7 Robb  
 8 Because, I remember a long discussion about the size of a  
 9 building that could be approved in the open space, I think some  
 10 of the people here might remember that. Thanks.  
 11 President  
 12 Are you finished Councilwoman?  
 13 Robb  
 14 Yes  
 15 President  
 16 Ok, thank you Councilwoman Robb. Uh, Councilman Brooks.  
 17 Brooks  
 18 OK, can I call uh. Thank you Madam President. I just have a  
 19 question of Lauri Dannemiller. This is uh this has to do with um  
 20 parks. And I wanna know um I'm looking at a website for the  
 21 trust of public land. I'm looking at our parks score, uh Lauri,  
 22 and I was kind of pleasantly surprised that we're ranked 13th; I  
 23 mean not the highest rank, but I'm gonna name some of the  
 24 folks—we've got San Francisco, Sacramento, Boston three, New  
 25 York, Washington, Portland, Virginia, San Diego, Seattle,

1 Albuquerque, San Jose, and then Denver, 13, and then Chicago,  
 2 we're ahead of Chicago, which is kind of nice. But, I'm  
 3 wondering, 13, and we always wanna be a little bit a little bit  
 4 higher, so what are we doing, first of all, what's the  
 5 methodology to get a better parks score, one, and, two, what are  
 6 we doing to get more acreage, um, because that seems to be the  
 7 major concern for a lot of the folks here.  
 8 Dannemiller  
 9 Thank you. Um my understanding of the methodology is basically to  
 10 look at population and acreage in park usage, and the standard,  
 11 uh the goal from TPL is ten acres per thousands, right?  
 12 Brooks  
 13 Uh huh  
 14 Dannemiller  
 15 Uh, what we are doing, you know, what we are constantly trying to  
 16 achieve our game plan goals which say to take advantage of  
 17 opportunities presented to you when uh parcels you know become  
 18 available that could be ah in park use um but we just don't go  
 19 kind of uh randomly and say, let's continue to acquire property.  
 20 We have a standard even within the game plan that says try to  
 21 achieve ah ten acres per thousand people. So, we're trying to  
 22 balance you know the needs and the CIP needs of the rest of the  
 23 city within some standard. And so, you know, we are actually at  
 24 that standard right now; we're at ten. If you add in our  
 25 mountain parks, it adds 24, so, theoretically, we're at 34 acres

1 per thousand residents. So, we're well beyond. But, I  
 2 understand that the real standard right now should be the ten  
 3 because a lot of people don't access our mountain parks. But we  
 4 try to achieve the game plan goals and the national standard um  
 5 when there are parcels that present themselves to us, we evaluate  
 6 them um and we may at some point go beyond that. For example,  
 7 we're looking at another property in northeast Denver where  
 8 there's very little access because of a railroad track for folks  
 9 on the north side um of this area, and so, yeah, we can evaluate  
 10 that property and say you know we may be beyond the standard, but  
 11 here's an issue that would, you know, uh require us to go beyond  
 12 because access is poor in that neighborhood or there are other  
 13 neighborhoods where we see an imbalance you know, if you look at  
 14 District 4, it's the highest, to my knowledge, acreage per capita  
 15 in all the city, but we look at District 3 and there's about  
 16 three acres per thousand is my understanding, so ...  
 17 Brooks  
 18 4.2  
 19 Dannemiller  
 20 4.2, thank you. So, if there were an opportunity in District 3,  
 21 we would probably look to go beyond the standard in that case  
 22 because we try to look at equity, which is another game plan  
 23 goal.  
 24 Brooks  
 25 I'm glad you answered that question. That was my next question

1 is. What district has the most park land, and it's District 4,  
 2 the one we're looking at, and then District 3 unfortunately has  
 3 less. Here's my question, "What do you have in the queue for to  
 4 expand our park acreage?"  
 5 Dannemiller  
 6 So, our plan um between 2012 and 2017 is to acquire um an  
 7 additional 392 acres. Um that includes Lowry, ah that includes  
 8 North Stapleton, of course some of the Montbello property we  
 9 referenced; smaller acres in Sun Valley; ah First Creek Trail;  
 10 the southeast corner of Vanderbilt Park; some Westerly Creek  
 11 acreage, and then um Sand Creek through Denver and then some  
 12 North Side Park, so that's about 392 acres ah up till 2017 which  
 13 is which is our plan at this point.  
 14 Brooks  
 15 Ok, and just a last question. In your experience in working for  
 16 the City, have we ever done anything like this, any kind of land  
 17 swap that included taking away some of the park acreage, not  
 18 park, but natural area?  
 19 Dannemiller  
 20 Not to my knowledge.  
 21 Brooks  
 22 OK. Thank you.  
 23 President  
 24 Thank you Councilman Brooks. Councilman Brown.  
 25 Brown

1 Lauri. Thank you Madam President. Ah, to be sure, we had a  
 2 civil discussion tonight; however, embedded in some of the  
 3 comments that we heard were some direct attacks on you, the  
 4 administration and of this Council pertaining to the apparent  
 5 lack of concern that we have for the parks, and specifically, for  
 6 wildlife. And I took notes, and we were accused of cannibalizing  
 7 the land, raping the land, destroying a park, taking out a  
 8 treasure, and that our legacy will be the death of animals. Is  
 9 there someone with a wildlife background that can address these  
 10 issues?  
 11 Dannemiller  
 12 Scott  
 13 Brown  
 14 Scott?  
 15 Dannemiller  
 16 I will preface my comments by that you're probably gonna get a  
 17 broad response, right, um but Scott has worked in the wildlife  
 18 industry for over 20 years, formerly with Colorado parks system  
 19 um and is a resident expert and I can tell you, cares deeply um  
 20 and works towards every day trying to preserve as many um species  
 21 of plants, animals, as we possibly can um to the enjoyment of our  
 22 citizens.  
 23 Scott  
 24 Hello Council. Thank you very much for having me. Um, my  
 25 background is, I've, I am a wildlife biologist. I grew up in

1 Northeast Denver, and, you know, I got the experience of being  
 2 able to go walk into the arsenal before there was a fence. I you  
 3 know I got to experience some open spaces in my neighborhood.  
 4 Um, that's where I learned to enjoy nature, and that's what drove  
 5 me to become a wildlife biologist. I went to CSU I have my  
 6 wildlife degree, I have an aquatics degree and have a  
 7 conservation biology degree. I worked for 18 years for the  
 8 Division of Wildlife teaching kids about the outdoors. I ran the  
 9 fish statewide fishing program. But, you know, I took kids  
 10 fishing, but I taught them about the outdoors. Um, this space I  
 11 you know, once this issue came up, I walked this space probably a  
 12 dozen times. I started at one end and walked into Hentzell Park.  
 13 I started at the parking lot and then actually walked into that's  
 14 Hampden Heights Open Space, and then I walked into Hentzell Park.  
 15 It's a beautiful space, I will agree with everybody. Hampden  
 16 Heights does Hampden Heights Open Space does have prairie dogs on  
 17 it but the property that we de-designated is prairie dogs and it  
 18 has degraded, it is a degraded site. The site that we are  
 19 looking at uh building the school on would be an improvement. It  
 20 actually, if you have an open space and you can't get people into  
 21 it, how do you educate, and I heard a lot of comments about we  
 22 need to get kids out into these open spaces and teach them about  
 23 the outdoors. What a better way of putting a school there and  
 24 actually walking kids straight into the natural area providing  
 25 amphitheatres, taking them down into the creek, teaching them

1 about aquatic ecology; teaching them about history—why people  
 2 came to Colorado. Um I visited the you know the Colorado History  
 3 Museum today with a group of school kids and we talked about why  
 4 people came to Colorado. This space, and I heard others talk  
 5 about animals being moved out of this space. The animals aren't  
 6 going the hawks, the owls, the deer, the coyotes, the foxes—they  
 7 will all still be there. They have adjusted to humans; these  
 8 animals are in all of our parks. Um, as everybody knows, we've  
 9 seen bald eagles in Washington Park, City Park, Berkeley. The  
 10 animals are living in our parks and so I think this site could,  
 11 it could be a win-win for everybody. We can have a site, what  
 12 good does it do to have an open space area, one of the tenets of  
 13 our natural areas program is to get people into those sites and  
 14 activate them. This would help us do that, so  
 15 Brown  
 16 So, Scott if I may, you can address Renee Lewis's comments  
 17 Scott  
 18 Which one was that?  
 19 Brown  
 20 She took the walk in the park, and she was very much concerned  
 21 about the wildlife, and you can, I'm not gonna speak for you, but  
 22 what can you assure her  
 23 Scott  
 24 ...like I said,  
 25 Brown

1 Thank you  
 2 Scott  
 3 I worked for the Division of Wildlife for 18 years. I taught  
 4 kids about this. I'm very passionate about it. This is how I  
 5 live my life. I would never do anything within the Parks  
 6 Department that would remove that out of our parks system.  
 7 Hentzell Park is a very large park. This isn't like we're going  
 8 in to build over the whole park. It is a nine acre piece in the  
 9 corner of the Hampden Heights Open Space that the school will be  
 10 built on and then there will still be additional 70 acres of park  
 11 land that could be accessed from this site. It's not like this  
 12 site is goin' away. And then we will work on enhancing this site  
 13 to actually improve the natural area qualities of the site, so  
 14 Brown  
 15 Thank you, Scott.  
 16 Renee Lewis  
 17 ...wanted to speak  
 18 President  
 19 Sorry the question time is left to the Council. Thank you.  
 20 Councilman Brown?  
 21 Brown  
 22 That's all. Thank you.  
 23 President  
 24 Thank you Councilman. Councilwoman Ortega.  
 25 Ortega

1 Thank you Madam President. I appreciate you allowing me to do  
 2 Round 2 here. Um, so I want to get back to some of the cost  
 3 issues which I think are really critical to this conversation.  
 4 And, again, I just want to clarify that I am an advocate for the  
 5 domestic violence center. I serve as the board president of a  
 6 non-profit Latina safe house organization that does work with  
 7 victims who, with individuals who are victims of domestic  
 8 violence, and um I am committed to that work and commend my  
 9 colleagues who are here that do that work with victims. Um and I  
 10 don't question any need for a school in this quadrant, but I  
 11 think for this body to vote on this issue tonight, this is part  
 12 of the due diligence that we have to go through that we didn't  
 13 get a chance to get completely addressed during the one committee  
 14 meeting where we dealt with the contract issue. There was a  
 15 previous meeting where there were discussions about um taking  
 16 some of the open space that we have that hasn't been formally  
 17 designated and moving forward to designate that land. Um that's,  
 18 those were all you know that's a separate issue than this  
 19 contractual arrangement between Denver Public Schools and the  
 20 City of Denver, and for me, the bottom line comes down to cost,  
 21 transparency in the process, concerns about this being a  
 22 precedent-setting move that can potentially be looked at by other  
 23 people that want to buy City land with the expectation that we  
 24 should do the improvements on the site before it's sold but not  
 25 charge that as part of the cost of the land um and then there are

1 safety concerns associated with the site. Um one of the things  
 2 that I was able to explore and have some conversations with  
 3 people from CDOT was, and we actually had a meeting with Denver  
 4 Public Schools with some of my colleagues talking about safety  
 5 issues at some of our schools. As you know, in the last few  
 6 weeks, we've seen pedestrians hit across the City, one of which  
 7 was you know right over by East High School, and so pedestrian  
 8 safety around our schools is a big issue and it's one that we  
 9 don't want to create at the front end if we can avoid that. And...  
 10 President  
 11 Councilwoman Ortega, excuse me, but, my apologies, do you have a  
 12 question that you would like to ask,  
 13 Ortega,  
 14 Yes, so let me get to my question  
 15 President  
 16 My deepest apologies  
 17 Ortega  
 18 So, on the cost side, the contract spells out one price for the  
 19 value of our land and the Denver Public School land. The  
 20 appraisal um spells out a different price, and I don't know which  
 21 one is correct. So, in the contract, let me pull it up, on page  
 22 6, it says Fox Street is valued at \$3,505,000 and the Hampden  
 23 Heights site is valued, and I'm assuming these are based on  
 24 appraised values, at \$2.8 million, but yet in the actual  
 25 appraisal document that I got today, it says that \$3.2 is the

1 value of the Hampden Heights 11.5 acre parcel that we're talking  
 2 about. So, I'm not sure which one's correct because we've had  
 3 both documents in front of us. So Jeff, can you clarify what is  
 4 the right appraised value of the Hentzell Park site.  
 5 Jeff  
 6 Yes, there were four appraisals done on the two parcels that are  
 7 in question. The City and County of Denver appraised the  
 8 Hentzell Park property through our appraiser, Integra Realty  
 9 Resources, as well as, appraising 1330 Fox Street. Additionally,  
 10 DPS engaged, I believe it was Peter Boes to do appraisals of each  
 11 of those two same respective properties.  
 12 Ortega  
 13 So we did two and they did two  
 14 Jeff  
 15 That's correct  
 16 Ortega  
 17 OK.  
 18 Jeff  
 19 And there was a difference in each of the two properties as to  
 20 what the appraisers came to conclusion on and what we did was we  
 21 negotiated, basically, in the middle for each of the two  
 22 properties uh the value that we were gonna use the delta in the  
 23 transaction  
 24 Ortega  
 25 So, which one am I supposed to use that is correct?

1 Jeff  
 2 Well, they are  
 3 Ortega  
 4 That we're using as the value of this transaction?  
 5 Jeff  
 6 They are all correct, so, in other words, what we come back to is  
 7 a difference of appraiser opinion. So what we use  
 8 Ortega  
 9 ...but we settled on a figure, right?  
 10 Jeff  
 11 Right, we settled on a figure which is not gonna be the  
 12 appraisal; it's going to be a settlement between the delta  
 13 Ortega  
 14 So, what is that figure?  
 15 Jeff  
 16 Well, what we agreed on was is that \$3.2 million was the value of  
 17 the City and County of Denver's property, and \$3.905 million was  
 18 the value of the um property for 1330 Fox, Denver Public Schools.  
 19 Ortega  
 20 \$3.9 million. So you're saying it's still the difference of the  
 21 \$705,000?  
 22 Jeff  
 23 That's correct  
 24 Ortega  
 25 OK. Alright. So let me move on to my next question. And, I

1 apologize um again, I tried to get some of these questions  
 2 addressed during the Committee process. So when you look at the  
 3 site and the fact that um the two traffic studies call for the  
 4 widening of Girard Street because, as I was told when I went out  
 5 and did the walk through of the site, that the entrance off of  
 6 Girard would be the main entrance into the school. Um, so who  
 7 will cover the cost of that? So, that's one. And then the  
 8 second issue is the access to the site off of Havana and um  
 9 whether that actually requires, and Kelly, I'm gonna ask you to  
 10 put up the one slide that shows the bridge that was in one of the  
 11 traffic studies and it's the overlay on the site. So, what I'm  
 12 trying to understand is um, as it appears on this document, it  
 13 crosses over the creek, if I'm not mistaken, and I don't know if  
 14 that involves urban drainage and flood control having to approve,  
 15 and then what the cost is, and who's gonna address that? And,  
 16 then, my last question will be about the drainage pond that CDOT  
 17 required on this site that was done um when Havana was widened  
 18 some time ago, and what happens to those ponds, because it's my  
 19 understanding with that it will require CDOT having to amend  
 20 their um water quality permit with Colorado Department of Health  
 21 and um whatever the "E" stands for ... CDPHE, Health and  
 22 Environment. So, um (looking at drawing of pedestrian bridge  
 23 from Dartmouth over Havana in to Hentzell Natural Area), so on  
 24 here, as you can see, this moved away from Dartmouth being the  
 25 interchange for, um, I'm not sure what reason, but looking at

1 this, and I'm not sure if this was the bridge that somebody else  
 2 was referring to, and as one of the studies calls for, it would  
 3 be um access into the site going southbound on Havana and from  
 4 the site going southbound onto Havana, so there is no left hand  
 5 turn into the site from traffic going northbound; at least that's  
 6 what the studies called for, but, this shows a bridge that is  
 7 access into the site, and I'm trying to get a handle based on the  
 8 studies that were done by Denver Public Schools, the two traffic  
 9 studies...what, what else is needed, and is that part of the cost  
 10 that Denver Public Schools is gonna be expected to incur in order  
 11 to insure that the only access to the site is not just off of  
 12 Girard Street which will create serious bottleneck for the  
 13 neighborhood and for traffic trying to get in and out of the  
 14 school. So, Jeff, I don't know if you want to take a stab...  
 15 Jeff  
 16 That bridge is not going to the built. This bridge, as David  
 17 Supas said earlier when he was up here, is at one point in time  
 18 DPS was entertaining the idea that the ingress and egress to the  
 19 site, the major ingress and egress to the site, would be via  
 20 Dartmouth. And, if that were the case, it would have required  
 21 the bridge. That is not going to be how the property is going to  
 22 be oriented, and ...  
 23 Ortega  
 24 Ok, so we're talking a bridge on Havana, but to get off of Havana  
 25 to the site, as I understand it, would require some kind of

1 bridge over the creek, depending on exactly where that is on the  
 2 site, and I don't know to what degree any of the construction  
 3 drawings have are in the works or whatever, but it would b be  
 4 helpful to know where that ingress and egress is proposed to be  
 5 off of Havana.  
 6 Kelly Lied  
 7 So, I mean this, I'm not sure what document this is, but, I can  
 8 tell you that the early, one of the early studies looked at  
 9 Dartmouth, and bringing, creating a full intersection at  
 10 Dartmouth which would be to the north of the site. Um so uh and  
 11 that it would bring a bridge so that would have a full  
 12 intersection and there was a study done that showed the  
 13 possibility of a bridge that would create access off of Dartmouth  
 14 at the intersection on to the site. That was subsequently ruled  
 15 out through additional civil engineering work between CDOT and  
 16 the engineers that were doing analysis for DPS. This is not a  
 17 bridge. I mean this looks like more of a channel, a water  
 18 channel study. This is, not any document that I have certainly  
 19 seen...part of early studies that we did on the site. There is, as  
 20 part of a current civil studies, though, there would be a  
 21 deceleration lane created on the parcel with a right-in and  
 22 right-out off of Havana ... um  
 23 Ortega  
 24 So, does that require a cross over the creek?  
 25 Lied

1 It does not  
 2 Ortega  
 3 Girard, No it's not on Girard  
 4 Lied  
 5 No, there's no bridge; there is no need for a bridge. Uh, it's  
 6 been ruled out.  
 7 Ortega  
 8 Well...part of the reason I'm asking this question is, when we did  
 9 the walk through, we were told. I asked the question, where the  
 10 other access points were gonna be, because, clearly, just to get  
 11 traffic in and out of Girard isn't gonna work  
 12 Lied  
 13 So there will be two access points. There will be a right-in and  
 14 right-out off of Havana, and ....  
 15 Ortega  
 16 Where  
 17 Lied  
 18 Well, about mid...if you go back to the, I think...do we have a map  
 19 that shows the school layout? If not, we can certainly provide  
 20 that. I know one's been provided that shows the layout of the  
 21 school. Um, but there would be a right-in, deceleration created  
 22 off of Havana, with a right-in, right-out off of Havana and then  
 23 you would also have a signalized entrance off of Girard.  
 24 Ortega  
 25 Ok, Sky's getting the map. And, I think It will be helpful just

1 to see that.  
 2 Lied  
 3 So, it's from this map that's up there, it would be from where  
 4 the park...I'm going to use the parking lot as a reference point,  
 5 so roughly what would be the northern edge of the parking lot,  
 6 give or take, would be the right-in and right-out, um out of the  
 7 site.  
 8 Ortega  
 9 Off of  
 10 Lied  
 11 Off of deceleration lane  
 12 Ortega  
 13 So, it's about half of a block off of Girard is what you're  
 14 saying. Looking at the site,  
 15 Lied  
 16 Again, we have technical people who are civil engineers that are  
 17 working on the project that will work directly with CDOT  
 18 engineers and City engineers. It's gotta meet all kinds of  
 19 requirements in terms of where that right-in right-out can be.  
 20 It's gotta meet CDOT requirements um, and I've not seen the  
 21 latest design, but, nonetheless, uh there's a right-in and  
 22 right-out proposed off of Havana as well as signalized  
 23 intersection at Girard.  
 24 Ortega  
 25 OK, and then my last question, Kelly, is, um, and you and I

1 talked about this earlier, about uh sidewalks on Havana. It's my  
 2 understanding that there aren't any there today, and um will the  
 3 City, wearing your City hat, um require sidewalks on Havana for  
 4 school traffic trying to get to the site? 'Cause I understand  
 5 they're gonna come from, mostly, the neighborhoods to the west,  
 6 both north and south of the site.  
 7 Lied  
 8 It would be fair to say that, yes, any sidewalks to the extent we  
 9 need pedestrian access off of Havana where there currently are  
 10 not sidewalks, that sidewalks would be added, and those are  
 11 included in infrastructure costs that are part of the overall  
 12 project costs for the development of the school.  
 13 Ortega  
 14 OK. Thank you. Thank you Madam President  
 15 President  
 16 Thank you Councilman Ortega. Councilman Brooks  
 17 Yeah, just a quick question. I just wanted a show of hands how  
 18 many people live within one mile radius of this proposed site.  
 19 Ok. Thank you.  
 20 President  
 21 Ok. I don't see other questions. So, with that, I am going to  
 22 close the public hearing for Council Bill 171, and ask for  
 23 comments by Council. I'm going to call upon Councilwoman Lehman  
 24 first.  
 25 Lehman

1 Thank you Madam President. Um I would like to take a moment to  
 2 thank all of you because I know that for at least 98% of you this  
 3 isn't the first time you've come out to some time to some place  
 4 to comment on this. And that I know everyone here, whether you  
 5 spoke pro or you spoke con, has given this a lot of thought, and  
 6 I appreciate that as part of the democracy that we have, and  
 7 that's why we're here tonight. So, I want to thank you for  
 8 taking your time this evening. Um, I have first want to share  
 9 with you a really quick I've heard lots of we didn't know about  
 10 this, we didn't know about this soon enough, there's a public  
 11 process. And, so what I have done is just kind of categorized  
 12 the number of meetings and other things that I've had. This is  
 13 only my office; DPS had additional ones, but I don't know about  
 14 those; so I'm just telling you what my office did. So, as you  
 15 know, the DPS went to the election 3A and passed a bond issue  
 16 and the money for this project is coming from the bond issue.  
 17 DPS had several um open meetings about what to put on the bond  
 18 issue, and this school, and they had a big committee and the  
 19 school was one of the things they decided to put on this bond  
 20 issue. They were in a quandary; how much time do they put in to  
 21 once they know about this school. Do they put into public  
 22 meetings, when they don't even know if 3A will pass or not. So,  
 23 that was their decision that they had to make. Um and we were in  
 24 similar, the City with 2A was in a similar quandary. Do you go  
 25 and really look at how many hours you're going to put into a

1 library and how you're gonna do good and what do people think  
 2 about it before we even know we have the money to do that? And  
 3 it's just a public issue quandary. OK. Then, my touch with this  
 4 began in October, and I learned about it and in October on my web  
 5 site, there was information on this proposed thing. Um, then it  
 6 was brought to INC Parks Committee. On November 6th, 3A was  
 7 passed, so, then they could go forward. Between November 6th and  
 8 today, um I have been to four neighborhood association meetings  
 9 explaining this. I went, as you heard, to one House District 9  
 10 Monthly Meeting where there was a forum where we talked about  
 11 pros and cons. There were two Parks and Rec Advisory Board  
 12 Meetings where both of them had public meetings, public hearings.  
 13 I did five (showing five fingers) issues of my Peggy's Pages. It  
 14 goes out once a month at the beginning of the month. And between  
 15 October and the one that just went out last week, I talked about  
 16 this five times in my Peggy's Pages. Uh there were two Council  
 17 committee hearings on this, one at Ludy and one at Government and  
 18 Finance. And there were there was a public hearing at that  
 19 point. And I wrote two articles in um neighborhood association  
 20 newsletters. So, there was a lot of, in my view, a lot of public  
 21 information put out there. OK, so I have learned about this,  
 22 heard about this, from all of you, from DPS, I am immersed in  
 23 this. And, I wanna tell you that I am a strong supporter of this  
 24 project. Um, I am your City Council Person. I am just not a  
 25 parks person, I am a family person, I am a neighborhood person, I

1 am a domestic violence person who knows that that is needed. I  
 2 have to look at the whole project, and what this offers to our  
 3 City. This domestic violence center would, as you heard, offer  
 4 wrap-around services and is extremely needed. And the importance  
 5 of one place to get this domestic violence center services all  
 6 together is incredibly important. As you have also heard, the  
 7 need for the new school in this area is great. Um, not only does  
 8 this new school provide, for primary students, that means the  
 9 oldest kids there would be eight or nine; the youngest would be  
 10 four, three or four. That's the age of student that will be  
 11 attending this school. Uh, it would provide additional, not only  
 12 good, and I hope smaller classes for children in the primary age  
 13 that need smaller classes; but also it provide more room in the  
 14 schools that are now overcrowded. Um, it also provides a  
 15 community meeting place for that neighborhood that is closer than  
 16 any other community meeting place. And, it also includes sports  
 17 fields and a playground that the public community has available  
 18 when schools aren't using them. Um tonight, if you have an  
 19 agenda, you will see that um, just a minute, um that there is in  
 20 Council Bill 13-0169 that was on second reading and passed, 15.9  
 21 acres of naturalized area that was dedicated natural area has  
 22 become part of the Hentzell Park dedicated parkland. That means  
 23 in order to do anything else with those 15.9 acres, it has to go  
 24 to a vote of the people. So, given all those things, plus  
 25 Scott's great talk about making this an outdoor education site,

1 it is only positive, I feel, for my district and for the City of  
 2 Denver, and I urge my fellow Council people to vote for it.  
 3 Thank you.  
 4 President  
 5 Thank you, Councilwoman Lehman. Councilwoman Ortega  
 6 Ortega  
 7 Thank you Madam President. Um I'll try not to be redundant with  
 8 some of the comments that I made earlier. Um so clearly, this  
 9 project has brought to light the importance of looking at our  
 10 portfolio of parkland and realizing how much unprotected land  
 11 that we have, and I appreciate the efforts that Parks and  
 12 Recreation has made in um clearly identifying which we need to go  
 13 forward with and I know part of that includes addressing title  
 14 searches and making sure that we own the land and all of that to  
 15 move forward to work with the designation of all of those  
 16 eventually. Um, and, as Councilwoman Lehman said earlier, there  
 17 are some of those that we have moved forward with. Um, for me,  
 18 the biggest issue with how this deal has come about, which, you  
 19 know, addresses both properties um is just the concern about the  
 20 costs, and which costs will be borne by the City of Denver and  
 21 which will be borne by Denver Public Schools. Um the concern  
 22 about um information that was different in some of the documents,  
 23 and I think we got some of that clarification tonight. The  
 24 concern about it being a precedent-setting move for both the  
 25 expectation that other people will think that Denver should pick

1 up infrastructure costs when we sell any of our land; but also  
 2 getting rid of um what has been "undesigned" land and, again, I  
 3 think the measure is to try to protect that are um in the works.  
 4 But, the safety issues, the concern about costs, the drainage, um  
 5 the concern about cost of the roadway improvements, both to  
 6 Girard Street and to Havana Street are unknown in terms of what  
 7 the Denver taxpayers and the City of Denver's budget would be  
 8 expected to incur. And, I am not comfortable moving forward in  
 9 supporting this tonight. Um, based on all of those issues, uh,  
 10 if you look at when the traffic studies were completed, the date  
 11 on them is May of 2012; which means they would have had to be  
 12 approved by either the Admin Staff of Denver Public Schools or  
 13 the Board, long before that, and given them time to do the actual  
 14 work, um, so the fact that the neighbors and this Body didn't  
 15 know anything about this until I think the earliest was October,  
 16 November, when we started hearing from some of you that live in  
 17 the neighborhood. Um, I want to thank all of you who have  
 18 reached out and shared your concerns, both in favor and in  
 19 opposition. This is part of the democratic process. Um, I think  
 20 your input has helped all of us to look at this a lot more  
 21 closely in terms of what is the right thing for this Body to do  
 22 in whether we approve or oppose what has been put on the table in  
 23 front of us. Um, I don't believe the legislative Body is here to  
 24 be a rubber stamp for everything the Administration brings  
 25 forward. It's our job to do the due diligence and make sure that



1 we're asking the right questions, and insuring that, in the big  
 2 picture scheme of things, that this is good for the whole City.  
 3 And, I'm not convinced that all sites have been thoroughly  
 4 explored as possibilities for this school and I'm just not  
 5 comfortable voting in favor of it. So I will be a "no" vote  
 6 tonight. Thank you.  
 7 President  
 8 Thank you Councilwoman Ortega. Councilman Brown.  
 9 Brown  
 10 Thank you Madam President. Uh you know, there are many  
 11 directions on how one approaches this issue. I noted that my  
 12 colleague, Councilwoman Lehman said that she's a neighborhood  
 13 person, a school person, etc., but she's not a park person.  
 14 Well, I am a park person, and that is how I approach this issue.  
 15 I spent eight summers, I spent eight summers in a national park,  
 16 specifically Grand Teton National Park as a river guide and  
 17 naturalist, and I'm sure some of you wish I were still there  
 18 tonight. I floated 28 miles on the stake from Lorrane to Mouse.  
 19 It was one of the better jobs I've ever had. And, I believe,  
 20 along with many historians, and with many ecologists,  
 21 preservationists, conservationists, that the creation of our  
 22 national parks system was America's best idea. Now, you might  
 23 say, "What the heck does that have to do with this?" Because I  
 24 think that it is directly related because I think the parks  
 25 system that we've created in Denver is one of our better ideas.

1 We should all be proud of it. As one enters Yellowstone National  
 2 Park on the Montana side, Gardiner, Montana, there is an arch  
 3 going back to when this park was preserved, this area was  
 4 preserved in 1872, before the territory of Wyoming ever became a  
 5 state. Our first national park—it was our first national park in  
 6 the world. And above that arch, there is an inscription with  
 7 eight simple words, "For the benefit and enjoyment of the  
 8 people." And I think that we can apply that national park  
 9 philosophy to our parks in Denver for the benefit and enjoyment  
 10 of the people. If I thought that building this school would harm  
 11 the wildlife, I would not support it. But I am confident that it  
 12 will complement our educational system, especially that  
 13 elementary school level, where it is needed desperately. And so,  
 14 I support this tonight, and I want to thank Councilmember Lehman  
 15 for all of her hard work and diligence. I know it's been tough.  
 16 And I know, like on many issues we have down here, and  
 17 Councilmember Robb knows this better than many of us, we have  
 18 friends on both sides. We have friends on both sides. And this  
 19 is not easy, but I support this tonight. Thank you Madam  
 20 President.  
 21 President  
 22 Thank you Councilman Brown. Councilman Lopez.  
 23 Lopez  
 24 Thank you Madam President. I am not an ecologist or a wildlife  
 25 guru, but um I'm also a neighborhood kid. And, you know, tonight

1 I heard different people talk about their passions, both for this  
 2 project and against it, and for this land swap and against it. I  
 3 just want to say that I wholeheartedly believe what some of you  
 4 have said, stated I mean folks who support a park are also  
 5 supporters of a domestic violence, the domestic violence center  
 6 and the cause to end domestic violence. All right? And visa  
 7 versa. And I think um, you know, ah, for whatever reason, and  
 8 for whatever, you know, situation that we're in right now, I wish  
 9 it could be a win-win. Uh, I am somebody who is a park person,  
 10 as well. I come from a district that has 4.2 acres per thousand  
 11 people of parkland – the least in the City. It has high obesity  
 12 rates; high heart disease rates. Uh, why is this national  
 13 measure important? Because it's almost formula; it's damn near  
 14 scientific to know that the more park acreage you have, the  
 15 healthier the community will be, and the longer they will live.  
 16 I know this because this is a cause that I've taken on City  
 17 Council, unknowingly. It just fell into my lap, and we ran with  
 18 it. We've gone so far as to testify in the U.S. Congress for  
 19 park land. Our park will be opened, hopefully, in the Fall,  
 20 Scott. Um Lori. Thanks to the Community and thanks to Parks and  
 21 Recreation, um Four Winds Park, hopefully, made National news,  
 22 and it is a national model how we did it. We didn't wait for a  
 23 threat of development; we just did it, and you know, I totally  
 24 understand that cause. What's a west-side kid got to do with a  
 25 park, clear on the opposite side of town? Well, I also went to

1 Hamilton Middle School, and I know District 4 Parks pretty well,  
 2 because I should have been in school some of those days; instead  
 3 we enjoyed the park land; and they were the best memories when I  
 4 was a kid. Uh, Galena, my best friend lived on Galena, and I  
 5 know exactly the street and the park right in that area. I know  
 6 the little pathway because we used to walk that all the time.  
 7 So, I do have some familiarity with the area. I'm a DPS, born  
 8 and raised kid, and I attended more middle schools, elementary  
 9 schools than I can count. Um, but, the reason why I say this is  
 10 because I know that, by building a school at this site, doesn't  
 11 mean that District 4 and the neighborhoods that surround Hentzell  
 12 Park will be robbed of park space. You have double the amount of  
 13 the national average recommends. Double. Twenty acres per  
 14 thousand people. In Denver, if you want to be surrounded by  
 15 parks, just travel to southeast Denver. Beautiful parks. And,  
 16 you know, if this school is built, it will not threaten that  
 17 acreage. It, Hentzell Park will still exist. And there will  
 18 still be people to enjoy it. Neighbors and kids and students.  
 19 Um, and also because, you know, despite having a history in the  
 20 neighborhood, you know, playing football in Bible Park, after  
 21 school hours. I also know that I am not the elected leader in  
 22 that neighborhood. I am not the Councilperson there. I don't  
 23 know the issues as well as she would. And I don't pretend to  
 24 know 'em. And I have a lot of respect for your councilwoman in  
 25 making that decision in the neighborhoods that she represents.

1 And, because of that, you know, and because of the fact that, you  
 2 know there is more than ample amount of acreage of park land,  
 3 just on the Denver side, not far away from Cherry Creek Reservoir  
 4 either, um or the trail that leads to it, you know, I'm gonna  
 5 support your Councilwoman who speaks for a lot more people than  
 6 this room can ever hold. There's a lot of people who are not  
 7 here, and, you may nod your head, but, she's the councilwoman in  
 8 that district, and I'm gonna support that. Uh, so that's the  
 9 reality of the situation. Um, we're not talking about Central  
 10 Park, New York; we're not talking about the Comanche or Pawnee  
 11 Grass Lands. We're not talking about, um, a burial ground where  
 12 I know some of MY ancestors will not be buried. We're talking  
 13 about a land; that you know Parks and Recreation and government  
 14 aside hasn't been very different then when I remember it back in  
 15 1992. And I hope some change comes to that land, and I hope  
 16 folks can enjoy it. And I hope it can become a uh diamond for  
 17 the neighborhood and for those kids, your kids. So, I  
 18 wholeheartedly support this. Councilwoman, thank you for your  
 19 work.  
 20 President  
 21 Thank you Councilman Lopez. Councilwoman Shepherd.  
 22 Shepherd  
 23 Thank you Madam President. Um, I want to start off my comments  
 24 today by also thanking my colleague Councilwoman Lehman, and I  
 25 really applaud her passion for her neighborhood, for her

1 district, for families, children, and for all the really, really  
 2 hard work that she has put into trying to find something to do  
 3 with this site over her years in office. Um so I want to start  
 4 by saying that. Um, I also want to say that none of the  
 5 comments, I'm not here to debate the merits of whether we need a  
 6 new school in Councilwoman Lehman's district or not nor whether  
 7 the need is questionable concerning the domestic violence center.  
 8 I think everyone has adequately proved the need for both of those  
 9 things tonight. OK, so I just want to make that clear. Um, I  
 10 actually received an e-mail early on, from one of my own  
 11 constituents in my own district regarding um this potential land  
 12 swap. She was in opposition, and she offered a really  
 13 interesting perspective on domestic violence that I would just  
 14 like to read to you really quickly. Um so, she has asked to  
 15 remain confidential; I will not say her name. "I spent my young  
 16 childhood watching my father beat up my mother. In those days,  
 17 the police would come and just tell my mom to be a better wife  
 18 and then leave. So, I very personally know that the need for  
 19 support for women and children in domestic violence situations.  
 20 I also know that the only place I found solace and peace was a  
 21 small strip of woods behind our house. The only happy memories  
 22 that I have with my mom revolve around caring for the wildlife  
 23 that wandered through our yard and taking walks through the  
 24 woods. I believe that it is philosophically flawed to suggest  
 25 that we need to destroy nature and kill wildlife in order to

1 protect women from domestic violence. Violence against nature  
 2 and animals are just two things in the continuum that include  
 3 violence against people. All three are about displaying power  
 4 over something that is perceived to not being able to defend  
 5 itself. The answer to helping women and children suffering from  
 6 the effects of domestic violence is not by destroying nature." I  
 7 just  
 8 President  
 9 Please, hold your applause, please  
 10 Shepherd  
 11 Um, I just wanted to share that perspective. I know this area  
 12 well as a cyclist. I moved to Denver 14 years ago. For many,  
 13 many, many years, when I first lived in Denver, I did not have  
 14 very much money, but I had a bike. Didn't have a very reliable  
 15 car either. So, even though I moved to the Denver area so that I  
 16 could access the mountain areas, um, I didn't really have a lot  
 17 of money or opportunity to do that. But I could get on my bike  
 18 at the Confluence Park area, and I have traveled over all of our  
 19 trail system extensively. I know it very, very well. I have  
 20 probably cycled through this particular area a hundred times, and  
 21 I know this particular area very, very well. Um, it is, and I've  
 22 heard many of you speak to this tonight, a quality natural area.  
 23 You can be someone that doesn't have a car or any money, and you  
 24 can either cycle or walk through this area, and have this amazing  
 25 wilderness experience, in the middle of a huge, bustling

1 metropolitan area. You can close your eyes; you can smell the  
 2 smells; you can observe the wildlife; you can see the water. In  
 3 this particular area, as you all know (looking up), you can look  
 4 around and you can see so much wilderness and open space. And  
 5 you can imagine that, even though you're in the middle of the  
 6 City, that you are actually out in the wilderness, and it is an  
 7 amazing experience. And, I know that all of the folks in this  
 8 room, I don't need to tell you that; you live out there, and you  
 9 know that. Um, you know, that is really unique. I heard many of  
 10 you use that word. It is a really unique and valuable and  
 11 precious experience. Mr. Case, I very much appreciated your  
 12 photo. I mean, we've heard the word "degraded" used a lot in  
 13 terms of this particular area; I think your photo with all that  
 14 beautiful blanket of white fresh, virgin snow shows that maybe  
 15 "degraded" is a question of perspective. So, while I've been  
 16 considering all these issues, I actually had some communications  
 17 with um Lauri Dannemiller and Scott Gilmore um early on, asking  
 18 what it would cost to rehabilitate this area. And she, and Lauri  
 19 responded to me that it is going to cost about \$50,000 to, you  
 20 know, again, we've hear a lot about the degradation of the area,  
 21 that it's going to cost about \$50,000 to fully rehabilitate and  
 22 restore the area that will be designated as a part of this swap.  
 23 \$50,000. And I said, "Well, what about if you restore the entire  
 24 area. What would that cost?" and she said, "Well, if you  
 25 extrapolate that figure to the nine additional acres in the

1 proposed swap, that would be an additional \$66,000." So, again,  
 2 total price for the restoration of the entire area: \$116,000.  
 3 \$116,177. Earlier today, I was talking with City Attorney David  
 4 Brodwell, and I said, "Can you talk to me a little more about the  
 5 charter and what is our charge under the charter with regards to  
 6 the parks?" It's very clear. We have been elected to protect,  
 7 preserve, and maintain parks and open space. And I asked him,  
 8 "Is there a charge anywhere in our charter about schools or  
 9 building schools?" And he replied, "No." And I said, "Well,  
 10 what about domestic violence or social services?" Again, that  
 11 was not necessarily listed as a core city function. Ok, stay  
 12 with me here, I've got a couple more points I'd like to make. My  
 13 colleagues have heard me argue very, very passionately in recent  
 14 weeks for the need for density and for smart growth and smart  
 15 development in this city. We live in an area that has an  
 16 incredibly limited source of water. We have, due to all the  
 17 sprawl that has already happened in the Denver metropolitan area,  
 18 we are constantly losing farm land, and in danger of losing more,  
 19 um through numbers of people who continue, hundreds of thousands  
 20 that continue to move here. So, I believe that supporting smart  
 21 growth and density is extremely important um because it uses less  
 22 resources than sprawl does. I believe the flip side of that  
 23 argument also is, if we are going, if I or we are going to  
 24 support density, then we need to also work doubly hard to  
 25 preserve our quality open space and our quality parks. If we

1 develop like crazy, and we don't preserve these important areas,  
 2 I think not only it's a shame, but I think it degrades all of our  
 3 quality of life over time. Ok? So, I know that's a little bit  
 4 harder to wrap your brain around, but what I said, but the flip  
 5 side of supporting smart growth is supporting quality parks and  
 6 open space, and that is something that I have been charged to do  
 7 by the Charter, and by being elected. So, you know, we've heard  
 8 so much about what is this, you know, what are we gonna have to  
 9 pay in this transaction; what needs to happen to take of the site  
 10 to prepare it for development; how, what kind of public  
 11 infrastructure are we gonna need; that kind of thing. So, we  
 12 learned that we need spend \$705,000 to DPS. Uh, I toured the  
 13 site, I don't know, maybe about six weeks ago, and I noticed how  
 14 there's so much differences in...it's gonna take a tremendous  
 15 amount of moving dirt to make that site level and prepared for  
 16 development. Um, today is the first time I've heard that the  
 17 site is actually definitely in a floodplain. And that DPS is  
 18 gonna bear the responsibility of taking it out of the floodplain.  
 19 And, we've heard a lot about traffic issues and the  
 20 infrastructure improvements that are gonna be needed to support a  
 21 public school on the site. Um, we've talked specifically tonight  
 22 about Havana and Girard Street, um, sidewalks; it's a little bit  
 23 unclear what the cost is gonna be of all that and who's gonna pay  
 24 for it; kinda sounds to me like Denver taxpayers will be  
 25 responsible for that. So, and I just want to say, back to site

1 discussion, it does concern me, according to the frequently-asked  
 2 questions handout that we on Council received, that this site  
 3 represents the only viable option to meet DPS's needs in the  
 4 area. When we were speaking about the catchment area earlier  
 5 tonight, and Kelly Lied was unaware of whether or not the K-Mart  
 6 site was in the catchment area. During that time, my colleague  
 7 was nodding her head and was saying that it is in the catchment  
 8 area. I'm concerned about the fact that, as I said earlier, that  
 9 there IS no Plan B. DPS doesn't have a Plan B if the vote were  
 10 to fail tonight. The truth is, if the vote failed, DPS would  
 11 find another site. So, in conclusion, when I consider the cost  
 12 of \$705,000, the amount of money to level the site, taking it out  
 13 of a floodplain, traffic infrastructure issues, how much will  
 14 they cost—we don't know; who's gonna pay for it that? Vs the  
 15 \$116,177 that it would take to rehabilitate this site, to me, the  
 16 choice is clear. I would say, leave the site as a quality open  
 17 space. There is always another site for the school, and I have  
 18 discussed the way I felt with my colleagues several weeks ago.  
 19 She was extremely gracious about our conversation. She said she  
 20 would not be furious with me; going forward, for me, um  
 21 expressing my sentiment on this, but um, I can't support this.  
 22 There's always a site for another school. Once open space,  
 23 quality open space is gone, it's gone. I will not be supporting  
 24 this tonight. Thank you.  
 25 President

1 Thank you Councilwoman Shepherd. Councilwoman Montero  
 2 Thank you Madam President. This is a difficult decision, as I  
 3 used to be the public information office at Parks and Recreation.  
 4 Actually worked with Susan Baird and um actually worked with the  
 5 first uh what was Gail's name, Gail Weinstein, the first  
 6 naturalist. And so, I feel very familiar and very conflicted  
 7 about this particular decision. Having said that, I represent  
 8 Council District 9, and tonight, in one of the testimonies,  
 9 Globeville was described as an industrial wasteland, and I'm  
 10 offended by that and I know that the people that I represent will  
 11 also be offended by that because it's an area that, maybe doesn't  
 12 look up to par for other people, but it's an area, nonetheless,  
 13 where people live, they do business, and they try very hard to  
 14 have an improved quality of life. The area that was being talked  
 15 about is very near Northside Park, which is just close to the  
 16 South Platte River, off of the Armory. It is close to Heron Pond  
 17 and Public Works has purchased property near Northside Park, the  
 18 other area that would come on board after all the land is  
 19 acquired would take that particular green space for the people  
 20 that live in Globeville that for some think is an industrial  
 21 wasteland. It would improve their open space to over 80 acres,  
 22 and I think they deserve that. And I think they deserve the  
 23 dignity that everybody else does. I doubt, I don't even know  
 24 what the number is of people per acreage, but I know that it's  
 25 not that high. And, for those reasons, I have to make a choice.

1 And my choice is to expand the park land for people that I  
 2 represent in Globeville. And my hope is that some day, we'll be  
 3 able to turn around the stereotype that was expressed tonight,  
 4 but that's where I'm gonna come down. The other part that I also  
 5 want to express and, it's important for you to hear this, I  
 6 respect Councilwoman Lehman so much. We served together as  
 7 Council aides, and um, now we've served together here on City  
 8 Council. And, I know that I've always found her to be very  
 9 methodical and analytical about the decisions she makes. Part of  
 10 it is probably instinct, but I also, in talking with her, think  
 11 that building the school would become a catalytic project for the  
 12 neighborhood for the future. We're talking about bringing new  
 13 life and new students and new families to this particular  
 14 neighborhood. And, so, with all due respect, I will be  
 15 supporting Councilwoman Lehman and I wanted to get that on the  
 16 record. Thank you.  
 17 President  
 18 Thank you Councilwoman Montero. Councilman Nevitt  
 19 Nevitt  
 20 Thank you Madam President. Um, first off, I just wanna thank  
 21 everybody for coming out tonight. Uh, and I particularly want to  
 22 thank uh the opponents of this uh deal for comin' out. ... Taking  
 23 a stand against losing open space is uh exactly the right thing  
 24 to do, and I applaud you for it, and I'm glad that you're out  
 25 there advocating for open space and trying to urge us not to lose

1 a single acre. The irony of this situation, at least to me, is  
 2 that this isn't really about open space. This is about two  
 3 institutions trying to solve a problem and finding a solution at  
 4 the intersection. So, we have a city that's trying to do right  
 5 by victims of domestic violence, trying to find a location that  
 6 is near to the Justice Center Complex that can provide  
 7 wrap-around services, and that we don't have millions of dollars  
 8 to spend on it. That's what we're trying to do, on the City  
 9 side. And then you have Denver Public Schools facing the  
 10 problem of over-enrolled schools, huge demand for elementary  
 11 school seats, uh, no existing schools to accommodate those,  
 12 either current students or future students, in trying to find a  
 13 location to build a new elementary school to accommodate that  
 14 increased demand. So, uh, Denver Public Schools is looking  
 15 around for that site, and uh, I don't know, I guess I disagree  
 16 with my colleague, Councilwoman Shepherd, I don't think, you  
 17 know, rain doesn't follow the plow, and there isn't always a site  
 18 to build a school. This site showed up. This is the spot that  
 19 works. It works for Denver Public Schools for a whole host of  
 20 reasons; and, it belongs to us, and so, by doing this  
 21 transaction, we can actually get our hands on a building that  
 22 meets the needs for a domestic violence center for the  
 23 wrap-around services near the Justice Center Complex at a  
 24 dramatically lower price—a price that we can actually afford.  
 25 So, here you have this confluence of interests between the City

1 and County of Denver and Denver Public Schools. The shame of it  
 2 all, and I'm saying it's a shame, is that the piece of property  
 3 we're looking at is open space. And, on its face, we shouldn't  
 4 be getting rid of it. I agree with my colleague, we should not  
 5 be getting rid of it. But, we have these other interests, and we  
 6 have to, as policy makers, we have to think more broadly about  
 7 the whole panoply of interests at stake here. So, here we have  
 8 this confluence of interests between the City and County of  
 9 Denver and Denver Public Schools, this works. The price is the  
 10 loss of that open space. Is it worth it? Is it worth it?  
 11 That's the question. And, I know y'all are saying, "No."  
 12 (pointing) Um, but, I'm looking at it, and um, you know, one  
 13 side of the ledger is, of course, the domestic violence center,  
 14 the other is, this side of the ledger also is the school. So,  
 15 how big of a loss is that open space? It's a loss, I'm conceding  
 16 that, it's a loss. But, how big of a loss? And, it's 11+ acres;  
 17 Three acres of that is defunct parking lot. It's adjacent to 70  
 18 acres that is a whole lot better open space. If you had to pick  
 19 eleven acres out of 80 acres uh to sacrifice, I think you'd  
 20 probably pick this eleven acres. Um, this is also a part of the  
 21 City that has the most open space per capita. My colleague,  
 22 Councilman Lopez, spoke quite eloquently about the other parts of  
 23 the City that have a real dearth of open space uh per capita.  
 24 This part of the city has uh a wealth of open space per capita.  
 25 So, again, I'm conceding loss of open space...bad. How bad? If

1 you were gonna take it from any part of the City, this is the  
 2 part of the City to take it from. Now, does it represent a  
 3 slippery slope? Is this, are we heading down, is this you know  
 4 the first nail in the coffin of Denver open space? Um, no,  
 5 we're, we continue to add open space and new park space to our  
 6 system. Uh, we're also, in fact, tonight, is the final vote on  
 7 designating eight locations, and I think there's more to come, of  
 8 currently designated open space and designating it as designated  
 9 park land; thereby putting it out of reach of any of these kinds  
 10 of considerations. It's park land; it's park land. Uh, forever.  
 11 And, some of that is actually in Hentzell Park. So, we're  
 12 actually adding to the protected park land in Hentzell Park. Um,  
 13 and then on the plus side, and this may be cold comfort, on the  
 14 plus side, I also see, and we've had many discussions about it,  
 15 that this elementary school would actually be an opportunity, in  
 16 fact, um, Jeff Schumacher spoke eloquently about this, this  
 17 school would actually be an opportunity to do ahh natural  
 18 education for kids, so the irony, I'm sure you would take it as a  
 19 bitter irony, would be that we're sacrificing eleven acres of  
 20 open space to produce a generation of advocates for open space  
 21 through the elementary education. So, um all that is by way of  
 22 saying it's a shame that we, the sacrifice here is some open  
 23 space, but what I see on the positive side of the ledger, what I  
 24 see as the great marriage of interests between the City and  
 25 County of Denver and what we need to do for victims of domestic

1 violence and Denver Public Schools and what they need to do for  
 2 elementary school kids that this is a price worth paying. So,  
 3 thank you, Madam President, I'll be supporting this this evening.  
 4 President  
 5 Thank you Councilman Nevitt. Councilwoman Kniech.  
 6 Kniech  
 7 Thank you Madam President. My colleagues have thanked those of  
 8 you who spoke tonight. I want to thank an additional group of  
 9 people which is our Parks and Rec Advisory Board members, one  
 10 of...my appointee was unable to speak. He was in the leader group  
 11 there. (pointing to her left) Um, but he is a recent appointee  
 12 Shane Right, and you and your colleagues on this Board have  
 13 worked very hard, and it's been, you've done the job with  
 14 integrity and done your best to evaluate things, and I want you  
 15 to know, personally, how much I appreciate your service and all  
 16 of the service that you provide us citizen members of that Board.  
 17 I also want to thank the staff. I'm not sure there's been an  
 18 issue that we have quite, has quite as many inquiries,  
 19 frequently-asked questions, and back and forth as this one. One  
 20 thing I can assure you is your elected officials have done their  
 21 homework, and have done their due diligence regardless of where  
 22 they fell on this. Um, you know, I think about a call I got from  
 23 a constituent last week. I put out a constituent survey, and um  
 24 he said, "Councilwoman Kniech, I'm really mad at you about this  
 25 survey because you barely asked any yes or no questions. Um, you

1 just kept putting these choice questions, so I had a question  
 2 about open space, and I said, "Would you compare, for example,  
 3 improving the quality of the existing open space; or would you  
 4 like to uh buy more open space; or would you like a balance of  
 5 both" but he really wanted yes or no questions. He wanted me to  
 6 say, "Do you want more open space?" Yes or no. Uh, "Do you want  
 7 more police service?" Yes or no. But that's just never the  
 8 decision we face up here. When we look at a budget line item,  
 9 "Would you like more police officers?" or "Would you like more  
 10 street paving?" "Would you like more, you know, home ownership  
 11 opportunities" or "Would you like more rental opportunities?"  
 12 Um, we're always doing these trade-offs, and so that's the seat  
 13 from which I make my decision tonight, and the seat from which my  
 14 colleagues have made it. Um, I shared some of my thoughts in  
 15 Committee, and a very short recap is, I do have some  
 16 disappointments about how this unfolded. I learned about this  
 17 from a constituent; I learned about it in September; and I  
 18 researched it for a full eight weeks uh before I received a  
 19 single email from the Administration or a department, and I was  
 20 never briefed on it by DPS, in spite of the fact that went  
 21 through my office on other bond issues, and other measures. So,  
 22 I learned of it the wrong way and I had to do the digging myself,  
 23 and I'm disappointed about that. Um, I'm also disappointed about  
 24 some of the science that went into the de-designated decision,  
 25 and I think that, I agree with Mr. Gilmore regarding the fact

1 that other species will continue to exist on this parcel, but  
 2 there is not an ecologist or a biologist independent of the City  
 3 who will say that parcel size and impact of use doesn't matter.  
 4 Um, you add 500 cars, I'm sorry, our kids don't walk to school  
 5 anymore, we have a school choice system, um and you add the  
 6 impacts of development and it will impact. Will it eliminate it,  
 7 I don't think so. Um, and I'm with Councilman Brown, I would not  
 8 be able to support a transaction like this, but I wish we would  
 9 have been a little more honest about those impacts, and we would  
 10 have said, these impacts are there, when you add development,  
 11 when you reduce parcel size, it impacts things. We think it's  
 12 worth it, but I wish we had been a little more um scientifically  
 13 accurate about that. But, that's not the decision I'm faced with  
 14 today. I'm not faced with "did we make the most accurate  
 15 decision" or "did we do we support open space or not." I am  
 16 faced with a transaction between two competing values and, you  
 17 know, Councilwoman Shepherd mentioned our Charter, but you know,  
 18 public safety is a core component of our Charter, and every  
 19 individual who is a victim of abuse that I don't protect given  
 20 option to, um I'm potentially sending police resources to this to  
 21 resolve; I'm potentially sending resources to clean up. I'm  
 22 sending human resources services to deal with the impact on the  
 23 children, and so, I do think that protecting peoples' public  
 24 safety in their own home is a core piece of our Charter. So,  
 25 then I'm left with weighing these two pieces. I'm left with

1 weighing the incredible value that I place on open space, both;  
 2 and I appreciated, again, Councilman Brown's you know comment  
 3 about the value to the people. I would go even one step further  
 4 though. I would say that open space has an intrinsic value. It  
 5 cleans our air, it provides, you know, a buffer for natural  
 6 disasters. There's all kinds of things that it provides that go  
 7 beyond just our enjoyment, as people. So, I want to move us from  
 8 the transaction to what comes next though because you're  
 9 wondering why you're here at 9:35 and was it worth it, the time  
 10 you spent. And I think it was, because, even though I'm gonna  
 11 vote for this um transaction tonight because I've weighed those  
 12 human impacts, and I weigh them a little bit heavier than I weigh  
 13 these other values. It doesn't mean that you haven't been heard,  
 14 and it doesn't mean that we don't have work to do. And, here's  
 15 what I would ask you, is that we not just come down to this  
 16 Council when we have a transaction. Um, I would ask that we work  
 17 to transform the City's approach to open space. Um, we are a  
 18 land-locked city, and it isn't ever gonna be easy. There's never  
 19 gonna be a clean parcel of land available to grow our open space  
 20 in Denver. There's never gonna be an easy parcel that is  
 21 affordable to add to our open space in Denver. We're never gonna  
 22 have enough money to restore all the spaces we have to the  
 23 pristine condition we would like. That does not mean that we  
 24 don't continue to prioritize. We have to buy dirty land  
 25 sometimes; we have to buy old K-Marts; I will say it, we have to

1 buy old K-Marts, and we need to plow down the parking lots. Uh,  
 2 and we need to invest in--why is that? It's because of the  
 3 people value that Councilman Brown mentioned. It's because of  
 4 the intrinsic value; but it's also, honestly, about the economic  
 5 value. When we invest in those places, people wanna live here;  
 6 people wanna do business here; and people wanna visit here. And,  
 7 that's the economic engine it is. And so, I would ask, and I've  
 8 asked my PRAB member, I have said that regardless, and he voted  
 9 against this transaction, and I respect that. He, it's his job  
 10 to vote his conscience on that Body, and I support him  
 11 wholeheartedly. But, we have work to do, and I hope that PRAB  
 12 takes a leadership role; I hope that this Council takes a  
 13 leadership role, in saying we have to take the hard path, and I  
 14 think that what that looks like is that we don't um only acquire  
 15 open space where it's easy; we don't only dedicate open space  
 16 when it's pristine; um, and we have to raise the bar, and so that  
 17 is where I would hope that everyone who's here tonight gets  
 18 involved and doesn't just stick with the transaction; you try to  
 19 transform this City's approach. I think we have the potential; I  
 20 think you heard about some of the river activities that are  
 21 happening; but, I think that um I'm committed to that work, so  
 22 I'll be voting on a very close call for this transaction tonight,  
 23 but I will be dedicating my energy towards the values going  
 24 forward because I think it's the right thing for our city and I  
 25 hope that others will join me and I hope that others will

1 continue to communicate with my colleagues and with the Mayor's  
 2 office, so that, don't just hear from us now, but they say, "What  
 3 is your funding source for acquiring open space?" "What is your  
 4 funding sources for restoring open space?" And, "Where does it  
 5 rank in priority?" Those are questions we should be asking in  
 6 the budget cycle that comes up. They are questions we should be  
 7 asking when the priorities come out next year. And we shouldn't  
 8 forget about them. So, I think, if we do that, uh, we have the  
 9 potential to continue to build on what is a very difficult  
 10 decision tonight, and I appreciate the colleagues on all sides.  
 11 I respect Councilwoman Lehman greatly, but I will say I evaluate  
 12 each decision on its own merits, and I would never vote on  
 13 something just because a colleague was. And, so, I respect you  
 14 greatly; it's because the merits of this um weighed in favor of  
 15 this decision and not because of whose district it is and how  
 16 they were voting. So, I wanna close with that, and thank you for  
 17 your time tonight. Thank you Madam President.  
 18 President  
 19 Thank you Councilwoman Kniech. Councilman Brooks.  
 20 Brooks  
 21 Thank you Madam President. I just wanna, again, thanks for all  
 22 the folks who came out in favor and against. It is 9:35. I know  
 23 I'm ready to be home and kiss my babies, and so I know you guys  
 24 wanna get home, too, so I appreciate you being there to pay for  
 25 parking, to sit in these hard benches. It is not easy, so, but

1 thank you, thank you. I wanna also thank the folks who  
 2 participated in this ah transaction and Kelly Lied, and and Jeff  
 3 and Supres over here from DPS, and Lauri Dannemiller, and Skye,  
 4 having to deal with all of us. I think, a lot of times, that the  
 5 public, when they come into a situation, um it's pretty easy to  
 6 send emails and assume the worst, but these folks have worked  
 7 pretty hard, and um let me say, um, that I've read most of the  
 8 emails, and I've answered the phone calls, and um you know,  
 9 everyone is, this is the beautiful piece of the democratic  
 10 process. But I always try and tell people this, think the best.  
 11 Do not always think the worst. This situation right here, when  
 12 you think about back room deals, when you think about cronyism,  
 13 when you think about things like that, it's for a person's own  
 14 good. But this deal is about something bigger; it's about for  
 15 the greater good. So, I just want us to be fair um, in that  
 16 approach. Um, you know, this has been a tough decision; I've  
 17 received a lot of phone calls, even folks past-elected officials,  
 18 uh, one in particular who's the former mayor of the City who  
 19 touts himself as being the one who acquired the most parcels of  
 20 land of any mayor in the City, and um, you know, one of the  
 21 things, it's just been really tough to figure out where I'm  
 22 supposed to land in this, and here are my three reasons for why I  
 23 landed where I landed: #1 is unusual and extraordinary  
 24 circumstances. Um, I feel like we have had, we have  
 25 extraordinary circumstance in the place that we're in right here,

1 with , with the school, with the Divi Center, all of these  
 2 opportunities that we have, um, at the same time, with open  
 3 space, and it being the first time with our natural spaces that  
 4 we have de-designated it. I mean, that's huge. And, it's  
 5 something that I don't take lightly. It's something that I've  
 6 considered for a while and um when you look at all three of these  
 7 issues um it's hard you know, especially for us who are not from  
 8 this particular district, to chose. Um, and you know, I found out  
 9 about all of this information and Councilwoman Kniech took the  
 10 words right out of my mouth, in, late in the game, in October, as  
 11 well, and didn't get a chance to be briefed, and we, as public  
 12 officials, and, as the City of Denver, and Denver Public Schools  
 13 can always do a much better job. And so, I wanna say that first  
 14 and foremost. One thing that, I think, Councilman Nevitt kind of  
 15 talked about, but is extraordinary and important to our process,  
 16 should be our fiduciary responsibilities, as City Council  
 17 individuals. And, as I look at this, and there are several  
 18 projects in my district that I'm trying to, to build from the  
 19 ground up, some from existing properties; if we were to build  
 20 this Divi Center, um from purchasing land, and from the ground  
 21 up, it would be \$15 million. Because we are doing this land  
 22 swap, it's \$5.9 million. If we look at the school, the school is  
 23 not, we are not going to have to purchase the land, DPS would not  
 24 have to purchase the land, and they're gonna be able to build the  
 25 school. Now, when you begin to think about taxpayer money, and

1 public money, those are all important issues that we have to  
 2 consider. And, this is an extraordinary way to take care of  
 3 issues that are huge in our city. I think the third and final  
 4 thing and this is why I brought up Lauri Dannemiller, is we are  
 5 giving up, some say eleven acres; I walked the property on  
 6 Friday, and it's nine acres; there's that concrete lot there,  
 7 it's 2.3-2.4 acres, but we're giving up nine acres of open space  
 8 and getting back 392 acres over five years. And that's why I  
 9 needed to hear from Lauri Dannemiller herself, saying what is the  
 10 City's plan to acquire more acreage. So, I think those some  
 11 important decisions for me, and I think the data was laid out.  
 12 I wanna thank everybody involved, and I will be voting yes.  
 13 President  
 14 Thank you Councilman Brooks. Councilwoman Robb.  
 15 Robb  
 16 Thank you Madam President. And, thanks to all of you, both  
 17 private citizens and public servants in the room, DPS reps who  
 18 are here tonight, um Public Works, Parks, City Attorney, and I  
 19 don't think anybody mentioned the passion that the DA's office  
 20 has put into this project. Uh, for those of you who think we've  
 21 been ignoring you, guess what, we wouldn't be talking so long if  
 22 we hadn't been reading all of those emails. Um, a lot of them,  
 23 it was just impossible to respond to the volume that was here,  
 24 and a lot of them really didn't ask for a response. I tried to,  
 25 especially to my constituents, when a response was asked for.

1 Obviously, reasonable people can disagree. And I actually  
 2 believe that we ought to, in the good of civil discourse. And,  
 3 obviously, there is no perfect process. As Councilwoman Lehman  
 4 said, it is always tough, even tougher in this seat than I  
 5 thought it was when I was in your seat, to decide when you have  
 6 enough information that a project is real and the process starts.  
 7 But, another thing I have learned and in this process, starting  
 8 late um, late information to the public, to the Parks and Rec  
 9 Advisory Board, to the School Board, reduced the ability to have  
 10 another option. And I think, while a lot of people can say this  
 11 is about problem solving and combining, a creative way to meet  
 12 all the various needs, I'd say it may be about, it's not solely  
 13 about, but it may also be about the way the public's business is  
 14 done in public. I proposed, when I heard about this, at least  
 15 from the City's viewpoint, that in the interest of not having to  
 16 sacrifice designated natural area, that we look at selling.  
 17 Councilwoman Susan Shepherd asked this during the question  
 18 period, we look at selling a parcel of land in my district very  
 19 close to 1330 Fox, at 14th and Elati. The information I got was  
 20 that that would probably sell, maybe I shouldn't say it out  
 21 loud—we're not selling it though, but it would probably sell for  
 22 around \$2 million. This Council, maybe two months ago, approved  
 23 the sale of an orphan parcel in Cherry Creek for nearly \$500,000.  
 24 That gets us very close to the \$3.2 million, really it's a \$3.9  
 25 million purchase price, of the Hentzell Park Open Space. The

1 City and Rose Andern Center were already willing to put in  
 2 \$705,000, so we're getting closer yet, and by the way, what we're  
 3 putting in is coming out of a contingency fund that we protect.  
 4 So, I didn't see the dollars being so different. But, by the  
 5 time I knew enough to make some alternative suggestions and try  
 6 to solve a problem, I was told I was two years too late. We know  
 7 that traffic studies occurred in April and May and that in June,  
 8 the School Board was being told the results of those studies.  
 9 The cost on this, we don't know for sure whether they were told  
 10 this was a swap. I heard in Committee, the information on it  
 11 being natural area didn't occur until about July. That's, sorry,  
 12 a little slow. We were able, I was in a very tight position,  
 13 about five years ago when there was a proposal from the  
 14 Administration to put a history center in Civic Center Park. And  
 15 I remained open minded to that, but we had enough time, even, it  
 16 wasn't a lot, but to set up a process and we had discussions, and  
 17 there was a compromise proposed, and I believe, because that  
 18 compromise didn't meet all of the history center's needs, and  
 19 also because the public felt the way many of the people we heard  
 20 from tonight, that the history museum found another alternative.  
 21 We just didn't have that chance now. I do wanna say that I  
 22 respect the Board of Education and the school administration's  
 23 decision on whether a school is needed. Um, I think it's so, so  
 24 important that we bolster our schools. They've been becoming  
 25 more popular. I think, citywide, we have more kids enrolled than

1 ever, and I think that's really important to a vital school  
 2 system. But, as Vince Carroll said in his editorial, there'll  
 3 always be demand on our open space. There will always be demand  
 4 on it. And, at the same time, and he said this, too, every year,  
 5 Denver is becoming a denser and more vertical urban center,  
 6 raising the civic value of every oasis of open space. If it's  
 7 hard to find a different school site in southeast Denver, where  
 8 will we find future open space in southeast Denver, even though  
 9 they seem well endowed with that at this moment, by numbers, and  
 10 where, if, and I think it's a long shot, a school weren't built  
 11 on this land, where would we find the money to buy it back?  
 12 'Cause, that's our option. So, tonight, it's hard to say I'm not  
 13 gonna support this swap, especially in light of the proclamation  
 14 that we started our meeting with, on child abuse, but I realize  
 15 all of us are making hard decisions tonight. My vote, in  
 16 opposition to the transaction is a voice for the fact that  
 17 transactions concerning public lands and open space demand,  
 18 almost more than any other thing we do, early and extensive, not  
 19 late and exclusive public process. I think that's very  
 20 important. Um, nearly everything else has been said; I could  
 21 elaborate on the zoning, but I...you got your money's worth  
 22 tonight in terms of sending us lots of emails and hearing our  
 23 response. I think it has been a good debate.  
 24 President  
 25 Thank you Councilwoman Robb. Councilwoman Lehman



1 Lehman  
 2 I would like to just take one minute to thank my fellow Council  
 3 people who have spent time reading your emails and talking to you  
 4 on the phone, who have thought about this, and discussed it and,  
 5 as you can tell by the discussion, have spent a lot of time on  
 6 this. And, I think I am really proud of the Denver City Council  
 7 tonight. So thank you.  
 8 President  
 9 Thank you Councilwoman Lehman. Well, as President, I get the  
 10 privilege of having the last say, and often that's very difficult  
 11 because of the eloquence of my fellow Council members and um  
 12 their thoughtfulness. I do want to thank all of you for what was  
 13 an excellent uh public hearing; very respectful, as I mentioned.  
 14 I want to particularly thank the parents of that baby back there.  
 15 That baby happens to be the youngest neighborhood activist that I  
 16 have ever been able to have the pleasure of having in the  
 17 Chambers. Um, really appreciate you staying this late, and  
 18 bringing that baby. It shows how important the issue is to you,  
 19 and it was obvious how important the issue is to everybody in  
 20 here. I, too, am very proud of the people that I get a chance to  
 21 work with. You could hear by their questions that they didn't  
 22 take this issue lightly. They studied it hard; I mean they are  
 23 quoting chapter and verse of page 27 line 4 um of the materials  
 24 that we received, and certainly everybody listened to the uh read  
 25 the emails, talked on the phones, and everybody in the room likes

1 schools, and everybody in the room likes domestic violence  
 2 centers, and what a very difficult decision it is to decide you  
 3 know what decide between one or the other. The decision, as many  
 4 people said, was this location, and I think what we have here, as  
 5 several people mentioned, we have we had a wonderful democratic  
 6 process; um perhaps we could have studied it a little longer,  
 7 timing is always something that's difficult to manage. But if it  
 8 weren't for the people who were worried about our open space, it  
 9 was those folks, you, and us, who were the catalyst for one of  
 10 the biggest um operations that our Parks and Rec are going to  
 11 take in terms of designating area that they had not designated  
 12 before. It really brought to the attention of all of us what we  
 13 needed to do in the City. I, it is a very difficult decision.  
 14 It's a very difficult decision for all of us, no matter how we  
 15 come down on this. But I do believe that the good that will come  
 16 out of this outweighs the difficulty and perhaps the, I don't  
 17 wanna say the "bad" but the loss of the natural area because I  
 18 feel like we're going to get more than we're giving. So, I too  
 19 will be supporting this and I thank my fellow Council people for  
 20 what was a prodigious effort in understanding this issue. Madam  
 21 Secretary, roll call.  
 22 Secretary  
 23 Lehman Aye  
 24 Lopez Aye  
 25 Montero Aye

1 Nevitt Aye  
 Ortega No  
 2 Robb No  
 Shepherd No  
 3 Brooks Aye  
 Brown Aye  
 4 Faatz Aye  
 Herndon Aye  
 5 Knietch Aye  
 Ortega Do you want me to vote twice?  
 6 (Secretary, your vote didn't show up)  
 Madam President Aye  
 7 President  
 I have all of the votes in. Madam Secretary, please close the  
 8 voting, and announce the results.  
 Secretary  
 9 10 ayes 3 nays  
 President  
 10 10 ayes 3 nays. The bill's passed.  
 Um pre-adjournment. On Monday, April 8th 2013, Council will hold  
 11 a required public hearing on Council Bill 187 designating 27  
 Colorado Boulevard the Doctor Margaret Long House as a structure  
 12 for preservation. And, on Monday, April 29th 2013, Council will  
 hold required public hearings on Council Bill 155 changing the  
 13 zoning classification of the northeast corner of East 1st Avenue  
 14 and Fillmore Place on Council Bill 173 changing the zoning  
 15 classification of 1172 (Could you hold your conversations till  
 16 the outside of this room? Thank you.) Mariposa Street, and 1120  
 17 and 1122 West 12th and on Council Bill 188 changing the zoning  
 18 classification for 13000 East Albrook Drive. Any protests  
 19 against Council Bill 155, 173 or 188 must be filed with the  
 20 Council Offices no later than Monday, April 15, 2013. And,  
 21 seeing no other business for this body, this meeting is  
 22 adjourned.  
 23 <http://www.denvergov.org/sirepub/mtgviewer.aspx?meetid=1476&docly>  
 24 pe=AGENDA  
 25 1