

# **CCEA Community Meeting Minutes**

## **Thursday, April 14, 2011 6:30 PM**

Young American Center  
Brooks Waldman, CCEA President, Presiding

Brooks welcomed everyone and introductions were made by all. Brooks thanked the board for all their work this past year and presented Trish Beck Palamara and Barbara Metzger a small token of the board's appreciation.

### **Cherry Creek Theatre**

Mark Rossman, founder of the Cherry Creek Theatre, thanked the CCE board members for their contribution/sponsorship. The first production, Love Letters, had a great turnout and made money, which is unheard of in the theater business. April 29<sup>th</sup> is the next production of Side by Side by Sondheim which will run for four weekends. It will be performed at Shaver Ramsey. The Theatre group is still searching for a permanent venue and if anyone has any ideas, please contact them through the website, [www.cherrycreektheatre.org](http://www.cherrycreektheatre.org).

Salley Rickenbacker is the Volunteer Coordinator and asked for anyone who might be interested in volunteering to please sign up. The theatre group cannot operate without volunteers. There will be a volunteer orientation on May 2<sup>nd</sup> at Tony Saber's pent house in Cherry Creek North.

### **State of CCEA & Treasurer Report**

Marvin Becker, the board's treasurer, handed out CCEA's financial report/statement. It included a 5 year history. Marv also thanked Lou Radar's and her law firm for all her pro bono work.

### **Election of 2011-2012 Board of Directors**

Ballots were handed out to all paid members for the board of director's election. Brooks announced that anyone may add their name to the bottom of the ballot if they were interested in joining the board.

Barbara Metzger collect the 21 ballots. All board nominations received a majority of votes. Congratulation to the following members who were voted onto the CCEA board:

Jodi Addison  
Nancy Austin  
Marvin Becker  
Nancy Longsworth  
Trish Beck Palamara  
Lou Radars  
Julia Spagnuolo  
Brooks Waldman  
Greg Wolff

### **Greenhouse Project**

Mickey Zeppelin gave a brief update on the status of their Greenhouse project. They have received the preliminary approval with the city and are still working through the lending process. They are continuing to work on the plans, specs and interiors of the buildings. Once the HUD & lending process is complete, the final developer's agreement with the height changes that were approved earlier in the year, will be signed. If HUD doesn't take too long, we're hoping to start construction in February 2012. *Questions:*

Q: What will be the rental cost?

A: 1 bdrm approximately 800 sq. ft will be around \$1300 a month

Q: Is the same architect still involved?

A: Yes

Q: If the market improves, will you consider not going through HUD?

A: Yes

Q: Will you be considering conversion to ownership?

A: Probably not in the short term.

## **Steele Creek Project**

Phil Workman from Bush Development gave a brief update on the Steele Creek Project. Zoning was changed after our developer's agreement was signed on April 23, 2009 but that has not affected our agreement. Bush Development's intention was to develop the entire block and they continue to acquire other lots. 75 Adams, the cleaners, is now under contract and since it's a PUD the rezoning application is under way. Eric Bush still owns all of the properties and investors are now contacting him to be part of this project. He is currently negotiating with a boutique hotel and another has also shown interest. Both hotels are less than 150 rooms. Corporex is no longer part of the 36 Steele St purchase.

## **Cherry Creek Planning Process**

Trish Beck Palamara now chairs the Cherry Creek Steering Committee. The current neighborhood plan is from 2000. Around 2008 there was a desire to update the Cherry Creek Area Plan (now called) and in 2009 the project was launched. Launching a plan update after only 8 years is unusual and demonstrates the growth orientation and demands on Cherry Creek. The three parties involved in the Plan Update are: the City of Denver Community Planning and Development Office, Councilwoman Robb's Office and the Cherry Creek Steering Committee.

The plan document is envisioned to have 5 sections

- How Land is Designated and Used
- Design and Architectural
- Economic Development
- Mobility and Transit – All Forms (Pedestrian, Bicycle, Car, Mass Transit)
- Accountability and Timetables

Trish and Brooks Waldman are on the steering committee and coordination team representing Cherry Creek East. The coordination team is a subset of the Steering Committee and this committee meets the second Wednesday of each month (steering committee meets the third Wednesday of each month) with the exception of August and December.. At present, there are more questions than answers but the group continues on. Nancy Longworth-Haywood and Greg Wolff also represent Cherry Creek East on the steering committee.

One major transportation issue is whether Alameda Parkway will be widened and we already know the community does not want that to happen by way of the association members' support for the city council approved PUD rezoning of Alameda (Garfield and Monroe) properties owned by Evelyn Wolf.

The plan was supposed to be completed by end of 2011 but that is not likely to happen. Depending on decision whether to engage outside consultants, it may be early 2012. A question regarding infrastructure improvements (i.e. storm drainage and street repaving) and their inclusion in the plan was raised. Councilwoman Robb responded that storm drainage has been in the plan and will continue to be in the new plan but obviously not everything will be implemented right away due to budget restraints. There is always a money issue and right now Fastrack infrastructure improvements and commitments are the number one priority.

Trish reminded the meeting attendees that several public meetings for the plan have occurred (e.g., June 2010 city sponsored, February 2011 workshop hosted by CCEA) and encouraged members to share their feedback and ideas with Brooks and Trish. It is important for them to have an understanding of the community's desires.

*Meeting adjourned at 8:30 pm. Next meeting, Thursday, June 16<sup>th</sup>*