

**COLORADO BOULEVARD HEALTHCARE DISTRICT**  
**MEETING MINUTES**  
**Thursday, December 6, 2012**  
**4:00-6:00pm**

Hill Middle School 451 Clermont Parkway

**Introductions by CBHD Chairperson Mary Nell Wolff**  
**Council President Susman and Councilmember Robb**

- CBHD Background
  - CBHD History: committee formed in 1991; put together by Mayor Webb to discuss interaction between hospitals and neighborhood; each organization (business, neighborhood groups) has a representative and an alternate; the only planning committee made up of community and business reps in Denver
  - Michael: group was originally a planning and thinking group, but only recently has attention really focused on the redevelopment
- Update on 9th/Colorado Redevelopment
  - Robb and Sussman were not comfortable moving forward with TIF; questioned whether it would add new sales or just redistribute them; wanted more residential on the site (more pocketbooks); not as mixed use as an urban development should be - predominantly retail;
  - Possible structuring of site:
    - King Soopers is only a possibility, not an inked deal; they may be able to go with a smaller space and open space to the north for senior housing
    - keep the skeleton in place so that no matter what happens in the future, as plans change, stores change, we have the urban design guidelines to create a space that we're proud of
    - possible other tenants, in addition to King Soopers, hotel, Alliance apartments
      - Natural Grocers, Home Goods, Larkburger, deli, natural pet foods store, Chase Bank
      - most small, local businesses will be last to come in
    - 8th & Colorado - Trader Joes coming to corner; slated to open in Fall 2013
- Brief summary of potential financial restructuring of 9th/Colorado Upcoming Public Meetings
  - another public meeting (Jan?) where DURA will come
  - still working toward finalizing the redevelopments; no definitive time lines yet; Mayor's Office will host next meeting
- Questions & Answers
  - Trader Joe's parking: store front will be on Colorado Blvd with parking in rear; currently planning for more parking than they expect to need; a 14,000 SF space, which is smaller than most grocery stores
  - 7-11 store at 13th & Colorado (small medical clinic)
    - the site is currently zoned for business, so can go from one type of business (medical) to another (7-11) without a rezoning application; 7-11 has to address the impact of its store on adjacent properties; public comment period closes tomorrow

## **CBHD Board Administrative Items**

- CBHD Conflict of Interest Policy
  - the policy states that representatives that have a financial interest in the issue are not allowed to vote
- CBHD Minutes/Agenda/Database Management
  - minutes originally handled by city's neighborhood planners; city budget and staffing issues eliminated these positions, so the developer (Shay) took on the role as a good faith gesture to neighborhoods
  - discussion of funding a staff position to handle administrative issues indicates that none of the groups have the money to support this suggestion
  - suggestion that the work between the organizations - rather than maintaining the member list, have each org send minutes to their own groups; could help keep everyone informed;
    - issues brought up: people would need to join their organizations in order to get the information; different levels of commitment and ability from each org; could boost organization memberships
    - need someone to take notes at meetings; Lisa Bingham volunteered; Mary Nell Wolff will distribute to organizations
    - Marcus can continue sending out emails for a while directing people to their neighborhood organizations to sign up for announcements
      - will need contact information for each group
- 2013 CBHD Meeting Schedule
  - have been meeting from 4-6pm as a compromise between business members and neighborhoods; concern raised that many members of the public who are interested in attending can't make the meetings
    - most of the board didn't have a preference on the timing, but in the interest of increasing public participation, discussed changing the time to 6-7:30
      - Board will vote on time electronically
  - will need to look for a location for meetings; crowds overwhelmed National Jewish (parking)
  - January meeting scheduled for Thursday, January 3 cancelled due to holiday
  - Next meeting will be coordinated by the mayor's office and will include other departments (Planning, DURA, etc)

## **Institutional and Neighborhood Organization Updates**

- none

### **Next CBHD Meeting: To Be Determined by Board.**

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