

Overland Park Neighborhood Association (OPNA) – January 26 2017

Meeting called to order at 6:30 pm by President Mara Owen

Business

Minutes from October meeting approved

Treasurer Report

(reminder: annual dues are now due for 2017. \$10 per household, \$25 business. Paid members are voting members)

Beginning Balance		\$ 7,260.25
Membership Deposit		\$ 25.00
Payments - Paint		\$(3,742.85)
		\$
Ending Balance Per Bank		\$ 3,542.40
	OPNA Funds	\$ 462.28
	Paint Money	\$ 2,301.39
Outstanding		
	Paint	\$ (253.73)
	Insurance OPNA	\$ (500.00)

Comment from Rob - do we raise the annual dues? Mara - at this time we want to continue to keep the dues affordable to every household in our neighborhood.

Police Report and COP shop

CRO Jim Lopez
720-913-1248
Jim.lopez@denvergov.org
District 3
1625 S. University Blvd.
Non-emergency dispatch # 720-913-2000

NEW!!! Grand Opening Saturday, Jan 28 noon to 3pm

Broadway COP Shop
487 S. Broadway #300
Denver, CO 80209

Presentation on a Business Improvement District (BID) in our neighborhood

Presenters:
Jamie Licko, President of Centro jamie@becentro.com. More information regarding Centro can be found [here](#)
and
Ben Hrouda with the Broadway Motel redevelopment at Iowa ben.hrouda@mercuryrep.com

Ben has been working on projects in the area where 1.5 years ago, the Broadway Motel was bought by his company, Mercury Real Estate Partners. While developing the plans, they also had a discussion on what else they could do to help to improve the area including the Iowa underpass. They have been working with the city where a grant was obtained by DRCOG <https://drcoq.org/> to improve the Iowa underpass, along with the bike path along Santa Fe.

Jamie, provided a powerpoint presentation on how her company works with districts to help them improve their areas along with addressing issues such as homelessness. They work together with the city to better understand the challenges, to identify what the issues are, and how to leverage resources.

The business district they have identified as an area of improvement in our neighbor is the area between Mississippi Ave and Evans (north-south) and Broadway and Santa Fe (east-west) This is mostly a commercial area which they are studying. Initially, only a concept, they have come to our neighborhood meeting first to open the conversation. A BID would provide collective funding into the neighborhood. Currently there are 14 existing BID's in Denver. You can find out more at <https://www.denvergov.org/>

BID's are managed by a board of stakeholders where the neighborhood determines the board. Property owners are taxed based on square footage. The city collects the taxes but does not control the money which is returned back to the area to be used for projects to improve the district. There is a legal process to go thru in order for this to happen, including petition, public hearing, city council and tabor election.

Amy – asked about social services? Homelessness and affordable housing is a big concern throughout the city. She sited Urban Peak providing housing for youth as an example. Can the BID funds be directed to Urban Peak? Jamie responded that the BID is meant to do good within the neighborhood. It can be used towards facilities and can be as flexible as you want it to be.

Jack – Did this come from the city? The city pulled the data and a formal map to extract data.

TC – RiNo and Five Points – many being pushed out – no affordable housing? Has a concern of the lack of affordable housing and the gentrifying of neighborhoods. Why should we do it here?

Jamie - Five points – their BID is only 3 weeks in operation. BID's come in as result of negative reaction in an area. RiNo – in operation for 12 months – they created the BID to stop the forces of the market – creating a Yurt village for the homeless, working together with the levitt community and homeless agencies.

Tracey – commented that the downtown BID has been in operation for 30 years.

Question to Ben – How many affordable units in the Broadway development? 40 total units, 4 units as affordable. Go to 616south.com for more information and to contact brokers.

Paul – thanked the presenters and apologized for the rudeness that was happening during their presentation

JC – There are currently 2 existing improvement properties (LMD) – what is the vision? They would like to form a working group of property owners and plan to outreach in Feb. The BID would be designed to include the existing LMDs.

Discussion and announcement of public meeting for potential music festival at Overland Golf Course

Mara was approached by the city to find out whether OPNA would be interested in having an open discussion about a possible plan to host an annual 3 day music/cultural festival on Overland Park Golf Course. The OPNA board, along with a small group of neighbors met to discuss and to compose a letter which was sent to the city stating that we were interested in working with the city to find out more. The letter which was sent and that Mara referred to in our meeting is at the end of these notes.

The city has set up 3 meetings to allow Overland Park neighborhood and surrounding neighborhoods to participate in learning more about the effects and to ask questions. The first meeting was held on January 18, 2017 where the neighbors from the NW quadrant of Overland Park were invited, as they are in the area which would be most impacted. A short presentation was given by the organizers and a discussion was lead by councilman Jolon Clark. What follows is a summary of questions and comments which were captured during this meeting.

The next meeting will be held this Monday, January 30th, at Overland Golf course from 6-7pm. The third meeting is scheduled for Wednesday, February 1st. See flyer at end of these notes.

Summary of questions and comments from January 18, 2017 meeting

1. Will there be parking in the residential streets?
 - a. Can we have permitted parking on neighborhood streets? Generally parking is restricted in the neighborhood and streets would be monitored and cars towed. Areas outside of neighborhood would be provided for parking and shuttles.
2. General Hours of Festival?
 - a. Fri-Sun 1pm-10pm
3. Is there a Plan for Environmental Impact Study? How wildlife might be impacted.
 - a. Yes, there would be a combined effort with organizers and local groups to study and report
4. Do you have Template for the Contract Terms?
 - a. Denver Parks and Rec has a copy of contract used in SF
5. How is the neighborhood specifically involved in contract?
 - a. Mayor signs formal agreement
 - b. Neighborhood helps with ideas
 - c. Goes through City Council approval
 - d. Contract is public document
6. Specific amount should go to Overland Golf Course specifically?
7. Have you walked the site?
 - a. Access either through neighborhood or Florida
 - b. Movement of people
 - c. Access points would be all built out
 - d. Draft site plan to focus on traffic engineering/access
 - e. Stage on driving range
 - f. We can build better access if necessary
8. What are the music acts?
 - a. Country usually most raucus
 - b. Type of line up concerns?
 - c. Many types of acts
9. I love my neighborhood. This is Woodstock in our front yard. How are we going to keep our neighborhood quiet and safe?
 - a. Significant security
 - b. Analysis of how people get there and get out
 - c. Clean neighborhood – referred to Richmond neighborhood in SF
 - i. Cleaning every hour
 - ii. Tow agreement
 - d. NOTE:No decisions made tonight!
8. Safety Question
 - a. Is it worth looking at other options?
 - b. Agree with security concerns
 - c. Wristbands to know where people are
 - d. Wandering / metal detectors
9. Would South end of golf course site be used?
 - a. Site map / logistic
 - b. Stage layout
 - c. Sound engineer
 - d. Control speakers / lights
10. How many stages?
 - a. 4 to 5
11. Will create more fencing
 - a. Temporary fencing, protect fencing, wildlife

12. Cultural elements?
 - a. Local music acts
 - b. Local artists
 - c. Work with community to get artists
 - d. Job creation for community (400+)

13. Will my house be affected?
 - a. Log cabin on Huron & Jewell
 - b. No, festival won't be on that side

14. Music Bands?
 - a. Other festivals included Beyonce, Pearl jam, Radiohead, Lionel Ritchie,
 - b. Diverse bands
 - c. Celebration of music in its entirety
 - d. Outside Lands line up is a good example
 - e. No Phish

15. Improvements to the neighborhood?
 - a. Jewell Bridge project
 - b. Physical / Infrastructure
 - c. Non-profit volunteer opportunities

16. Economic Impact
 - a. 30-35K people per day
 - b. 4th to 5th year may increase to 70K per day (closer to SF)
 - c. \$40 million impact in Denver – Direct
 - d. 6 to 7 figure profit in later years (year 4 and 5)

17. In SF did neighbors have to pay for tickets?
 - a. We want to be good neighbors

18. Does Jolon want to carry this?
 - a. Jewell Bridge always comes up
 - b. Doing all he can to bring money to district

19. Levitt Pavilion affects us
 - a. Shaky Steve also access issue
 - b. Outreach of this festival can become a model
 - c. Support investment in Neighborhood

20. Shuttles? Incentives for public transportation
 - a. Yes, Uber, taxi, parking, lot rental, mass transit, B-cycle

21. Connections to get there
 - a. Proposed bridges @ Jewell & Wesley
 - b. Go Bond for Bridges
 - c. Seed money for design?
 - d. Pedestrian bridge

22. Active lifestyle – celebrate the Outside Lifestyle – Biking, physical activity

22. Has this been done before?
 - a. We are setting the precedent here in Denver

Also here is a link to a similar festival held every year in San Francisco by the organizers Superfly.

https://en.wikipedia.org/wiki/Outside_Lands_Music_and_Arts_Festival

Question/Comments made during our monthly meeting

Who is sponsoring? Anschutz Entertainment Group (AEG) [Live](#) and [Superfly](#).

Joanne – profit from the festival goes directly into the general fund as stipulated in the municipal code of City & County of Denver. There's no guarantee that the Overland neighborhood, Parks & Recreation, or the Overland Golf Course will directly receive any money unless a separate deal is made with AEG. Also, what role will OPNA play on behalf of the neighborhood in the immediate days ahead? Will any committees be formed to research and inform the residents?

Helene – voiced deep concern over the implications of allowing the use of our public open space by private entities so that they can make money, feeling that this would set a precedent and could have far-reaching consequences for parks throughout the city. Overland Golf Course was designated as a park in 1956. AEG is a multi-national, multi-billion dollar corporation who stands to make millions of dollars from this festival.

Someone asked why not do it in City Park? Helene responded that they tried and that neighborhood said no.

Also was mentioned that the second meeting is happening this Monday at overland golf course. 6pm

Paul - because the "devil is in the details", it is very important for our neighborhood to be involved in the process of developing the contractual details between AEG, Superfly and the city, where we can also get clarifications regarding assumptions that are being made, and that we should have until just before the contract is signed to voice our collective approval or rejection of what's being proposed.

Paul - reiterated what he heard at the first event meeting, that a parking plan will be developed which will clarify how our neighborhood will be involved and protected.

Laurie - commented on her concern of not only the festival on the golf course but the pedestrian bridge that would affect some on the land on the golf course.

Mara - encouraged everyone to come to the upcoming meetings for further discussion. Also, please contact Mara if you are able to walk the neighborhood with flyers.

mkowen18@gmail.com

Overland Social

Overland Socials occur on the **second Wednesday** of the month: It is a chance to get together with neighbors and hang out at one of our local restaurants. The next social will be

February 8th - The Post 6:30pm until...

Watch for reminders on our Facebook page (see link below)

Jolon Clark's Office (Council District 7)

Maggie provided the following updates:

Introduced Autumn, a new staff member, who came from the Greenway foundation. She will be working on events including a district tree planting day and neighborhood clean ups.

All permits for Levitt Pavilion are complete. There was an Initial meeting with marijuana consumption bill. They are forming an Advisory committee to figure out what type of establishments would be allowed to obtain a license. It can't be in a bar. Since the clean air act still in place, you can consume but you cannot smoke. Last say will be by RNOs.

Ray- Any word on bond package? It is in the Mayor's office now so don't know yet. Councilman Kniech is proposing an idea to have citizen input for 11 million dollar part of the budget so that there is more participation in decision making.

How to help Jolon? – join an advisory group for example - small parking lot areas. 1990's small commercial lots. Tend to be retail, restaurants.. rebuild or reuse instead of buying up for large parking lots. Don't have to provide parking. Developers are building micro apartment buildings with no parking where 72% own a car. Proposing moratorium is continued. Transportation demand management plan. Parking restrictions and provide bus passes, Meeting next wed 3pm planning board will talk about this. City and county building. Send a note to Jolon. Call Robin Kniech

Sheriff's advisory board. Taking applications which you can find [here](#) at Denver gov.

Community announcements (open to anyone)

Ronnie got federal green paint – 2 gallons to paint the medallions which are being tagged on Evans Bridge. Divide and conquer. Email Mara mkowen18@gmail.com to pick up the paint. The faster we cover up the tagging, the more it will deter future occurrences.

Compassionate things in our neighborhood (open to anyone)

We are a compassionate neighborhood.

Mara - Announced that the City of Denver declared itself a compassionate city.

Mara - Thanked Paul, Helene and Terry for walking the neighborhood, delivering flyers.

TC - Thanked Scott for opening the SkyLark to allow for public speaking. He also thanked Paul for coming to his speech.

Jack – Recognized Jerry Horne who has done many things for a disabled neighbor and others including bringing fishing poles and teaching kids how to fish on Overland Pond.

Jack - Also related a story of a woman that was drunk – called 911 – the daughter and father showed up. Sarah - the EMT, waved the cops off and worked with the family and got them to the hospital.

Mara - mentioned that the Mayfair neighborhood is asking us to come and talk about compassion as they are wanting to adopt this into their own.

Rob – Thanks all the ladies and men that went to the Women's march

Meara – provided a public health announcement on smoking. If you know anyone who smokes help them to stop.

Alex - Thanked his neighbor Eric who came over to let them know that their garage door was open.

Meeting adjourned at 8:28pm

Next neighborhood meeting will be on **Thursday, February 23**, 2017, at **6:30 pm** at **Overland Studios 2205 S. Delaware St.**, Denver, CO 80223 Come join us and find out what is happening in our neighborhood.

Also, check us out on our **Website** and also to read the **minutes** from past meetings.

<http://www.opnadenver.org>

And like us on Facebook



Public Meeting



DENVER
THE MILE HIGH CITY

Wednesday, February 1

6:00-7:30PM

Schmitt Elementary School

1820 S. Vallejo Street

Denver, CO 80223

Project: Potential Music Festival in District 7

Purpose: Join the City and County of Denver, the Overland Park Neighborhood Association, the Ruby Hill-Godsman Neighborhood Association and the Athmar Park Neighborhood Association for a public meeting to discuss a potential music festival at the Overland Golf Course.

Please attend this public meeting to learn more about the current status of this opportunity and to provide input on the community needs and interests in hosting this event.



For more information, please contact GRACE RAMIREZ | Office of Special Events | 720.913.1517 | Grace.Ramirez@denvergov.org



December 12, 2016

Mayor Hancock and Councilman Clark,

We, the neighbors of the Overland Park Neighborhood Association (OPNA) are writing this letter to express our excitement about the opportunity to bring a music festival to Overland Golf Course.

This excitement is tempered by a desire to engage fully in a robust dialogue about the potential impacts on the land, environment, and quality of life in our neighborhood. We see an opportunity for this festival to be a great asset for our neighborhood, our parks, and Overland Golf Course, and we therefore ask that you move this plan forward and schedule a meeting for us with both city staff and the festival staff so that we can ask questions and talk through our concerns.

We would also like to thank the city for coming to our neighborhood at the beginning of this process, before any contracts or agreements were made, to begin a dialogue regarding the possibility of a music festival in our neighborhood. This process of starting with an open dialogue, and involving neighborhoods in the entire decision making process is something we first saw with the Colorado Public Radio (CPR) development, and is a much preferred and appreciated alternative to the typical process.

On Sunday December 11, the board of OPNA and several of the most affected and interested neighbors met with Councilman Jolon Clark to discuss the proposed music festival at Overland Golf Course. After a robust conversation about the known details of this project, we unanimously agreed that we are open and excited about the possibilities of this music festival landing in our community. We also unanimously agreed that the devil is in the details, and our neighborhood would need to continue being a significant part of any ongoing discussions and the final approvals.

To that end, we would very much like to continue the conversation and next steps, and would also like to preemptively identify some details and conversations that are most important to us in regards to this festival. These are listed below:

- A continuing robust dialogue and authentic involvement of the neighborhood, similar to the CPR process
- Desire not to create a precedent for public lands to be used by private enterprise
- Desire to create a precedent for engaging in open dialogue with neighborhoods regarding any significant and high impact uses such as these, not simply allowing them because they have been allowed elsewhere. Seeing this type of use as a special exception that must be approved.
- Protection of trees and environment (preventing destruction of resources that cannot be replaced)
- Safety and quality of life of the neighbors located the closest to the festival (strategic egress/ingress points)
- Improvements to the neighborhood including pedestrian infrastructure, signage, connectivity and others
- Ongoing protection and maintenance of the open land that is Overland Golf Course
- Transportation of festival attendees in a way that is sensitive to both residents and businesses
- Addressing the impact on wildlife, specifically implications of sound and volume on local animals
- Access to historical documentation of impacts of this festival on other places, especially neighborhood, economical, and environmental
- Benefits of this significant investment actually allocated to the most impacted, i.e. the South Platte River, Overland Park Neighborhood, Overland Golf Course, and our parks.

Again, we appreciate the City for having approached us at the beginning and are excited to see the continuation of this collaborative process.

Sincerely,

The Overland Park Neighborhood Association