

WeCAN General Membership Meeting  
Minutes  
August 14, 2012  
Prepared by Chad Reischl

**Agenda**

- 6:00 Call to order and Announcements
- Police Officer Report
- Presentation by EFG Brownfield Partners on the St Anthony's Redevelopment
- Adjourn

**MINUTES**

The meeting was called to order at 6:05 by Ben Stetler

**Announcements**

- Music in Jefferson Park. This Sunday Aug 19<sup>th</sup>, 5:00- 7:30 Come bring a picnic (or eat at a food truck) and enjoy Irish rock/jazz music by the Indulgents
- Fairview Elementary Farmer's Market: Runs every Sunday till October from 12-2pm at 12th and Decatur
- 442 WeCAN Members...Please continue to register people so that we can reach our goal of 500 members!
- Groundbreaking for the new Library: Friday Aug 24<sup>th</sup> 9:30am at library site.
- Free shade trees (for front and back yards) are available for West Colfax residents; go to [www.theparkpeople.org/Programs/DenverDigsTrees.aspx](http://www.theparkpeople.org/Programs/DenverDigsTrees.aspx) for more info and to apply. Applications are due Sept. 1.
- Pop-Up Picnic Sunday Sept 16<sup>th</sup> – looking for a volunteer or two to co-ordinate talk to Chad or Barb.
- WeCAN Board of Directors meeting on Aug 22<sup>nd</sup>, 6:00 downstairs. All are welcome.
- WeCAN's next General Meeting will be held at Confluence Ministries at 6:00 pm on Sept 11<sup>th</sup>. – This will be a potluck meeting and we will be looking back on where our organization has been and getting your input on where we go from here.
- Recycle metal to support WeCAN: call Bill Baker, 303-946-8230 or email [bigbuddy2@comcast.net](mailto:bigbuddy2@comcast.net)

Officer Jay Wittenberg passed out crime statistics to the group. Crime during the month of June was down 4.7% over June of last year.. The percentage would be higher if not for a larger than usual number of narcotics arrests. This is due to a heavy police focus on drug related crimes currently underway in our neighborhood. As usual Jay is available if you see or hear anything suspicious; his number is 720-641-0294.

Jordan Trainor from Susan Shepherd's office was at the meeting. She handed out Susan's newsletter and pointed out the Mayor's "Cabinet in the Community" being held this week and Susan's regular office hours (at which she usually has few visitors so come on down and say hi)

With that, Cameron from EFG Brownfield Partners got up to speak about the happenings with St. Anthony's. The following is a summary of his presentation.

- Background:
  - EFG signed a letter of intent to purchase the property in Feb of this year
  - The purchase contract was signed on June first, giving EFG six months to perform due diligence on the property. (this gives them an opportunity to make sure there are no big surprises that would make redevelopment not work for them)
  - They're pretty sure they aren't going to find anything that will stop them from purchasing the property and will likely close on the property in January 2013.
- Plans for the site:
  - EFG is planning to align the site plan for the project with the St Anthony Central Redevelopment Task Force report created by members of the community in 2006, as well as the city's neighborhood planning efforts. (West Colfax neighborhood plan and West Corridor Plan)
  - EFG will demolish the Hospital, and reintroduce the street grid to the site creating 6 new blocks.
  - The development will be primarily residential with about 800 units (although this could go up to 1000 or beyond if rezoning of the property is allowed and the market demand is there)
  - There will be some commercial component to the development, likely some small ground-level retail in the base of residential buildings and an as yet undefined commercial component on the block of the site facing Colfax (between Raleigh and Stuart)
  - There will be a medical presence on the campus. Currently St A's is operating an urgent care/imaging clinic in the Raleigh Building. This will remain for two years. It may remain there or move elsewhere on campus at that time.
- EFG's Role:
  - EFG will not build the actual buildings.
  - They will demolish the hospital, create the site plan and put in the street improvements.
  - EFG will sell the parcels to other developers who will then build the buildings
- Going Forward:
  - EFG is planning a site planning meeting in September for interested community members,
  - EFG plans to close on the property in January 2013.
  - They will immediately start tearing down the hospital (side note: they are planning to recycle as much of the material as possible either on site or off site)
  - EFG will keep adjacent property owners informed of all aspects of demolition and site construction.

- There will possibly be some overlap between finish of demolition and start of construction at the end of 2013.
- Reconstruction will be underway in 2014

Following this presentation we held our new member drawing. There was a large number of first time meeting attendees at the meeting; Charles Moore was the winner of a day pass to Lake Steam Baths.

The meeting was then adjourned at 7:02.

Respectfully submitted,

Chad Reischl  
(filling in for Leah Rounds)  
West Colfax Association of Neighbors (WeCAN)