



**West Washington Park Neighborhood Association  
Board of Directors Meeting  
Draft Minutes**

---

**February 4, 2020**

**Washington Street Community Center**

Call to Order at 6:30 p.m., Sherri Way presiding

**Board:** 10 board members were present, resulting in a quorum.

**Board of Directors**

		<u>Present</u>	<u>Excused</u>	<u>Proxy to</u>
Charlie Busch	Board Member	X		
David Callaghan	Board Member	X		
Laura Dean	Secretary	X		
Nancy Deters	Treasurer		X	Sherri
Gertie Grant	Board Member	X		
Katherine Jenkins	Board Member	X		
Shawnda Maher	Assistant Treasurer	X		
David Matthews	Board Member		X	Sherri
Sarah McCarthy	Board Member	X		
Tim O'Byrne	Board Member		X	Sherri
Jen Thijs	Board Member	X		
Sherri Way	President	X		

**Introduction of Guests**

Police

10 Minutes

Officer Tony Pacheco

WPW:

Burglaries – no increase from this time last year

Theft – 12 more, but only a .2%

Theft from motor vehicle down 5%

Auto theft – up by 4 – caused by a lot of puffers, increase in Subarus – check Nextdoor website and if your Subaru fits in model year go by the cop shop and will give you the club for free.

Speer:

Thefts up 7%

Burglaries down 30%

Theft from motor – down 16%  
Auto theft up 1%

**Elected Officials:**

Elected Officials:

Councilman Jolon Clark

10 Minutes

Jolon –

Iowa underpass project (intended to take steps away, make more accessible, etc.) hung up with state historic preservation society – parts of underpass worthy of preservation – Denver working with CDOT to provide alternatives before DRCOG money goes away.

State’s changed rule on minimum wage – Denver has different minimum wage than the State - \$15

Single-use bag fee starts in July 2020

Started new office of climate change and sustainability

Discussions to be held about what Denver is doing to address climate change vs what science says we need to do – anyone is welcome to attend meetings.

Every other month Jolon hosts an early coffee or later afternoon happy hour – next happy hour is Feb 19 from 6-8 pm at Café Chihuahua (2250 S Federal Blvd.)

Maggie Thompson (aide to Councilman Clark)

Had a few coffees with folks in the neighborhood who can’t make our meetings and they suggested May 17 – family and community “meet the councilman” picnic in Platt Park.

Shawnda – that is the date of our seed swap at Washington Community Center.

Facebook – Maggie offered to help WWPNA set up its Facebook page.

**Introduction of Guests**

Sherri welcomed guests. Encouraged them to give emails for us to contact them.

**Officer Reports**

Secretary (Laura)

Approval of January mins – 12 approved

President

5 Minutes

Treasurer (Nancy)

Report deferred

**Committee Reports**

**Treasurer**

<b>West Washington Park Neighborhood Association</b>		
<b>Income Statement for January 2020</b>		
<b>Previous Total Balance</b>		<b>\$25,164.81</b>
<b>Income</b>		
Memberships/Donations (Net of Fees)	\$346.78	34%
Newsletter (Net of Fees) Full Year 1/3 Page Wall Rebuilder	\$655.12	65%
Interest Earned Capital One	\$7.39	1%
<b>Total Income</b>	<b>\$1,009.29</b>	<b>100%</b>
<b>Expenses</b>		
Yankee Peddler (Newsletter Delivery)	\$700.00	41%
Signature Offset (Newsletter Printing)	\$669.86	39%
Host Gator (Email services e.g. president@wwpna.org)	\$107.40	6%
WSCC Quarterly Room Rental	\$225.00	13%
<b>Total Expenses</b>	<b>\$1,702.26</b>	<b>100%</b>
<b>Current Balance</b>		<b>\$24,471.84</b>
Key Bank Checking Account		\$2,604.68
Capital One Business Savings		\$21,867.16
<b>Current Balance</b>		<b>\$24,471.84</b>

#### **Zoning Committee**

Zoning Committee met Jan 25: all 8 members of the committee were present plus 3 guests

**Old Business:** none that weren't reported at Jan board meeting.

#### **Ongoing business:**

**864-868 S Pearl:** owner of 2 multi-unit buildings would like to replace them but needs to combine the parcels and rezone. Sarah McCarthy and Linda Fabrizio handling.

**176 S Broadway:** transfer of ownership of HnR and cabaret licenses from Gary Lee's Motor Club and Grub to Cochino Taco Glee DBA Cochino Taco. New owners are John Ballen and David Mandarich who is the Manager. Neighbor Terry Gulliver mentioned that the current owners are already in violation of the GNA, so Gertie agreed to arrange a meeting with the new owners to talk about compliance.

**240 S Pennsylvania case 175-19 hearing now Feb 25, 2020 11:00 AM (3<sup>rd</sup> setting): Applicant: Joshua and Katherine Gotter (owners of 254 S Pennsylvania): Appeal for Review of an Administrative Decision**

to suspend rather than revoke a previously issued fence permit in (the real of a zone lot ) an R-2 zone district. WWPNA Board already voted to take no position.

**New business:**

**732 S Clarkson** Sarah McCarthy handling: Neighbors advised to call Neighborhood Inspections with concerns that new build may violate allowable setbacks and bulk plane. Sarah to report back when inspection done.

**701? S Lincoln: vacant lot at south end of 700 S Lincoln block west side:** inquiry by Peter Wall of The Wall Group about rezoning vacant lot for parking for 788 S Broadway business across the alley. Mr Wall is coming to Feb 25<sup>th</sup> meeting. Charlotte handling,

**341 S Lincoln:** over-height (8 ft privacy) fence request for Dog Topia in U-MS-3 zone district. Objections due to Zoning Administrator by Feb 24. Committee member Gloria LaFree spoke with owner/manager of Dogtopia and reported that barrier is needed to address trash thrown over current fence from alley and passers-by inciting dogs in the play area. Proposed new fence won't be visible to residential Lincoln neighbors or traffic.

Zoning Committee members approved by email Gloria's suggestion that WWPNA take no position on this.

**MOTION FOR THE WWPNA BOARD:**

That WWPNA take no position and not send an objection to this matter for the following reasons:

1. The proposed fence in question borders the alley and southern rear part of commercial property and the parking lot and is ~~not~~ although visible to Lincoln street residential neighbors, the entire dog yard is in the rear half of the zone lot and there is a parking lot between the fence and Lincoln;
2. The over-height privacy fence is needed for security and to protect the dogs from trash thrown over the existing fence and from being incited by passers-by in the alley.

**Called for motion – Sherri seconded – 10 for, 2 opposed**

**Group Living proposed code amendments:** The Zoning Committee discussed this issue at great length and agreed to the following declaration:

*We concur that the City can do better at addressing this issue, however, the proposal presented is too broad a brush stroke and attempts to cover too much to ensure that good intentions are what is experienced by all involved. The unintended consequences need to be explored further. Consequently, we appreciate that the inclusion is citywide, but have determined that the timeline proposed is too fast and needs more time for review and inclusion of all stakeholders.*

**Other business:**

Request from WWPNA President Sherri Way from Board retreat that committees consider items in Sherri's email. Committee members felt they had previously addressed those items in the Zoning Committee member description. See prior Zoning Committee minutes for details.

**INC ZAP Update:** At the January 25<sup>th</sup> INC-ZAP meeting presentations were made on "Oil and Gas Development in City and county of Denver (by Council Rep Amanda Sawyer) and by Adrian Brown (Baker) who reported from INCZAP subcommittee on Equitable Affordable Housing. Next INCZAP mtg Feb 29. (5<sup>th</sup> Sat in Feb, not the usual 4<sup>th</sup>)

**Next meeting: Feb 25, 2020 at Grant Avenue Community Center, 216 S Grant Street**

1. Conservation District Ad Hoc

\* Detailed discussion of Proposed Code Amendments to be handled under New Business

**New Business**

Proposed Code Amendments (Group Living; Residential Care); Letter to Councilman Clark

1. Def of "household" – group living arrangements

Not intended to be boarding houses but concern with proposed – single family unit – only two unrelated people – 2-unit home can have four people

Proposed to go from 2 to 8 in 1,600 sf – every additional 200 sq ft can add another person – one proposal capped at 11/12 – other proposal had no caps

Concern from other communities – Lowry, West Highland, Uptown

At Land Use and Transportation Committee meeting –

Out of 25, 3 would support. Overwhelmingly the others would not. Some sentiment to allow more than two but would not go above 4 or 5 maximum

2. Residential care – managed care, assisted living

Attendees didn't feel like they know enough about the proposed Code changes to agree or not – many people were concerned that the Group Living Advisory Committee (GLAC) was heavily weighted with industry people that would benefit from the changes.

Jolon – 4 meetings to be held designed to be same meeting in different parts of City – don't need to go to multiple meetings. The Board asked to slow this process down and revisit the proposed code amendments. Jolon isn't certain if this is possible, but will advise. After considerable discussion, Jolon asked WWPNA to send him a letter expressing comments and concerns about the existing Proposal. Sherri and Sarah have been working on such a letter a draft of which was sent to Board members. The Board approved the letter and asked that it be sent to Councilman Clark.

The meeting closest to WWP is at Goldrich Elementary, 1050 S Zuni – Sat Feb 22 – 9-11

Sherri mentioned that City Park West is asking CPD to slow down process of East Central plan. People in E Central area received a lot of notice but apparently City Park West only got notices via Nextdoor and Facebook. They believe residents of both areas should get the same notices.

Gertie – city relying on RNOs to get word out to neighborhoods – that's not fair.

**Proposal to send letter of support from our RNO to slow down the process and adoption of new neighborhood plan – request for motion – Sarah – Gertie seconded – 12 agreed.**

Rosedale Elementary (in Harvard Gulch area)

Shawnda reported that Denver Public Schools is considering an unsolicited offer from the Catholic Archdiocese to sell the building and property where the shuttered Rosedale Elementary school is located. There is a meeting scheduled on Thurs Feb 13 to discuss. The School Board is not voting on it yet. General info, history, open mic – lots of people are expected. Shawnda and others believe that with the high population of school children in and forecast for the surrounding areas that this school should not be sold.

Sarah – similar at Place Bridge Academy middle school – developer wants to buy land and build on it.

INC – has education committee. 2 resolutions pending there:

1. INC – sale of any portion of building or land of Rosedale contrary to desires of community
2. Sale of any portion of building at Place Bridge contrary to desires.
- 3.

Dave – does this suggest leasing of property?

#### **April meeting – need to select date**

A discussion was held of possible topics for the April general membership meeting. The Board and attendees at the meeting suggested that perhaps we could get Jeff Speck, the author of *Walkable City Rules*. However, upon discussion, it was determined better to either ask Mr. Speck to speak at the October general membership meeting or schedule another meeting date with him as guest speaker. This will allow WWPNA to work with others to raise the funds needed to pay his fees (likely to be around \$12,000, including research of the salient attributes of the neighborhood).

Charlotte suggested a speaker to talk about gardening, especially focusing on pesticide use and alternatives. It was also suggested that we focus on the impact of Denver Water's significant increase in the pH in our Denver water that will occur in March 2020. High levels of pH in water can kill or materially impact certain trees and shrubs, so we need to know how to protect our tree canopies and other landscaping.

Parks –

Jen posted about dog park in the city. This is also on Nextdoor.

Deadline for newsletter is Feb 21!! Jen asked that everyone who is writing articles please get them in to Lisa Leppek no later than this date!

Facebook – tabling this issue until March so the Facebook subcommittee can speak with Maggie

LUTC – Lincoln Transit Enhancement: Brittany Spinner and Amanda Roberts prepared a presentation for WWPNA's land use and transportation committee, which they have revised. Charlie Busch will work with them on this. As of February 4, 2020, no one has heard back from Denver Public Works yet.

The Board also discussed issues on S. Downing, especially as they relate to safe crossings to Washington Park. A “civil obedience” event was discussed, including traffic calming in community.

Sarah – Conservation Overlay –

Sent edits to Brian – has call tomorrow with Dick Farley – hired by Park Hill neighborhood to put together their conservation overlay. The purpose of this is to verify if we are getting selves into trouble.

Jerry has bumper stickers that say “I drive 20 in my ‘Hood”

Shawnda – May 17 Plant and Seed Swap – 1-3:30

**Adjourned at 8:21 pm.**