



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

March 3, 2020

Washington Street Community Center

Call to Order at 6:28 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		
Gertie Grant	Board Member	X		
Katherine Jenkins	Board Member	X		
Shawnda Maher	Assistant Treasurer		X	
David Matthews	Board Member	X		
Sarah McCarthy	Board Member		X	
Tim O'Byrne	Board Member	X		
Jen Thijs	Board Member	X		
Sherri Way	President	X		

Police

Officer Tony Pacheco and Kate Young – Kate new to our team – officer Lopez moved to different precinct

Kate's contact info is kate.young@denvergov.org

WPW:

Burglary – from 1 to 4

Theft – from 3 to 7

Theft from auto from 13-10

Auto theft from 2-5

Speer:

Burglary from 7 to 1

Theft from 11-6

Theft from car from 6-14

Auto theft from 10 to 7

Elected Officials:

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Councilman Jolon Clark

10 Minutes

Group Living –

Sherri – email Jolon your support or opposition on Group Living

New marijuana licenses state enabled last session. R&D, Growth, Delivery, etc.

Reminder in July – 10 cents for paper and plastic bags

Old law preventing banning plastic bags which why charging

Now state-wide proposal on repealing

Natural Grocers has compostable bags

Census coming up – dictates federal funding, possible additional congressional seat – keep eye out for yours. Also changes to elected officials maps – redistrict and relook at maps

What is status of pay as you throw?

75% of what we have is recyclable and compostable, state only recycling 24%, our waste system designed backwards. We are changing from charging for compost to charging for trash and compost will be free. Not yet formal proposal but percolating – likely late summer/early fall – July 2021 or later

Jolon's 2 years of 1-year terms is up in July and a new councilman will lead

Dave C: any changes in large item pickup?

Looking at other services – curb side leaf pickup?

How handle large item pickup? Looking at this

Way we measure trash not based on size but weight.

Seattle just rolled out all-electric trash trucks

LA committed by 2025

Denver has aggressive goal for light duty vehicles but not yet larger – trying to drive prices down before investing.

Working to build out charging infrastructure in the city

Police vehicles not yet there either

Question about recycling cardboard milk cartons – Jolon will find this out. Jolon loves questions about whether things are recyclable.

Charlotte – encourage recycle folks to send out little tidbits. Sherri said we could do a column about this in the newsletter.

Scott Balderman, District Board Director DPS

Rosedale – 2 sessions at S High – public comment – 200 showed up

- Leave vacant
- Lease to DPS
- Lease to private school
- Sell

Meeting 1 – listening to what people wanted

Meeting 2 – reporting back on what heard

Work session in 2 weeks when board discusses

Mark Ferendino will do presentation

2 Charters closed this year

1 – Strive Excel

2 – Boys School of Denver

Need to be sure can fill the seats

Bond and bill issue in November - \$800 M of bond – big jump - \$200M going to air conditioning – 55 schools don't have AC – looking at alternative calendar for schools without AC

Some parents like and some don't – don't like different start dates for different schools

Introduction of Guests

Joe – first community meeting

Brad – Ross Library

Mark Harris – zoning

Stephanie Sosa

Amy Kenreich – married to Scott Balderman

Shannon

Jeremy

Kelly Tomajko

Catherine

Brittany

Amanda

Tom – data scientist

Andy Ratana – first meeting

Tonya Hammer

Officer Reports

Secretary (Laura)

Approval of February mins – 7 approved, 5 abstain

President’s Report

Denver Water offered to come to a meeting to discuss lead and PH levels in water – increasing from 7.8 to 8.8 – can impact trees and shrubs. Difficult to find speaker to talk re what to do with landscape.

Board elections

Staggered board – elected for two-year term – six expire in one year and six in alternative year

Mark Harris expressed interest

Those whose terms are up, please let Sherri know if willing to renew

Talked to Gabby Sorato – city restructured public works – Transportation Planning Committee – SC Cmty Network plan - March 19, 5:30 – 7:30 – La Familia Recreation Center 65 S Elati Street for public open house – feedback on 125 miles of community network/bike and transit lanes

Committee Reports

Casey Miller bought year of ads
Brought in 1K more than went out
Year over year membership income
Membership down 50% over prior year - \$425

Treasurer

West Washington Park Neighborhood Association Income Statement for February 2020		
Previous Total Balance		\$24,471.84
Income		
Memberships/Donations (Net of Fees)	\$73.24	6%
Newsletter (Net of Fees) Full Year 1/2 Page Casey Miller	\$1,092.07	93%
Interest Earned Capital One	\$6.92	1%
Total Income	\$1,172.23	100%
Expenses		
INC Renewal	\$75.00	88%

Colorado Secretary of State Periodic Filing	\$10.00	12%
		0%
		0%
		0%
Total Expenses	\$85.00	100%
Current Balance		\$25,559.07
Key Bank Checking Account		\$3,684.99
Capital One Business Savings		\$21,874.08
Current Balance		\$25,559.07
Note: Key Bank account has a \$1,500 minimum balance requirement to avoid fees		

1. Parks

- a. Evergreens top of list – bringing in new people to do sample work on trees and soil, everything upside down – numbers and orders of magnitude completely different on soil – putting together questions for tentative meeting in May.
- b. Parks – dog park. People for and against park at Wash Park. Size being discussed – from half acre to three acres. Half acre – 3 & ½ lots for single houses. Ongoing. Alternate to Wash Park discussed – Veterans Park behind police station on University.
- c. Amount of sodium hydroxide being added to water – Sherri wants to talk about this – can't find speaker. Dave has meeting with FANs of WP.
- d. Gertie – filters

2. Newsletter Update

Sarah working on history article, waiting on couple of ads. Ask if the recycler could be added to the newsletter. Sherri said those in apartments or condos could distribute internally – we aren't allowed to distribute to them.

3. Land Use & Transportation Reports

- a. Group Living Update
 - i. Umbrella
 1. Household Living
 - a. 8 unrelated adults can live in 1 dwelling unit. Every 200 feet after 1,600 can add another person, children unlimited.
 - b. Sherri's hearing people are hoping for something for more measured (not as many as 8 or more).
 - c. Gertie said INC ZAP said they would come down from 8.
 2. Residential Care

- a. Community corrections, rehab, nursing homes, managed care – no longer looking at what the use is – all regulated by how many residents in facility – give comments to Jolon on what you think about these sizes.
 - i. Very small 1-8 – can be in any neighborhood
 - ii. Small 9-40 – can be in any neighborhood but must have community meeting. You get to hear about it but can't do anything about it.
 - iii. Medium 41-100 – only in mixed-use, main street zoning. SU and TU.
 - iv. Large 100 and larger
 - 3. Group Homes (congregate living)
 - a. "Frat house" – room and board
 - b. Only in certain zones
 - b. Affordable Housing Advisory Committee Report
 - i. First meeting last week. Dealing with zoning – how to create incentives for developers to build affordable houses and where we want it. Bonus heights – city will let you go above zoning; parking incentives – reduced parking for affordable housing; fee waivers. Sherri is on committee to keep us apprised – modeling 38th and Blake light rail station with height densities – Sherri will report on this. Not all developers like to build tall buildings due to cost.
 - c. Alameda/Downing Report
 - i. Feedback from Gabby – city completed review issues, coming back with alternatives for Alameda and Downing/Miss – making positive progress. City looking at how will impact surrounding streets. Dept of Transport – crosswalk at Downing/Mississippi.
 - d. Lincoln Transit Report
 - i. DOT infrastructure changing hierarchy – new communications person. Drew up what went wrong with Lincoln transit process. DOT wants to see input from neighborhood
 - ii. Book club book on walkability in Denver – will meet in June at Ross/Broadway Library
 - iii. Who has time to raise \$12K to bring Jeff to speak on Walkability?
 - iv. Amy will ask Mayor's Bike Advisory committee to ask if we are on the list for transportation plan.
 - e. South Central Community Network Report
 - i. March 19 5:30 – 7:30 p
- 4. Website/Communications**
 - a. Facebook – 127 followers
 - i. Christine Franck of E Wash Park helped us set up page and learn tips for getting the word out.
 - ii. Asking other pages to help us promote our page: Jolon, Wash Park Profile, Ross/Broadway Library.. this has greatly helped.
 - iii. Amy asked if we could Facebook live our meetings. Charlie wants to talk offline about that idea.

- b. Constant Contact – draft template for email blast. More graphic than text heavy. Will connect with Facebook. Encourage membership. Ready to send email! People can sign up for the email on our web page and on Facebook.
 - i. April General Meeting
 - ii. March 19 meeting
 - iii. Happy hour

5. Zoning; Motions and Reports

Zoning Committee Report for WWPNA Board Mar 3, 2020

Zoning Committee met Feb 25: 7 ZonCom members plus 3 guests attended.

Old Business:

240 S Pennsylvania case 175-19 At the Feb 25th hearing the Board of Adjustment Zoning, by a vote of 4-1, upheld the Zoning Administrator's Decision to suspend rather than revoke a previously issued fence permit so the 240 S Penn owners can now apply for permission from the Denver Dept of Transportation and Infrastructure (DOTI) to build the fence on the easement. WWPNA Board already voted to take no position.

701? S Lincoln: vacant lot at south end of 700 S Lincoln block west side: owner of property across the alley no longer interested in rezoning.

986 S Logan (part of 988, 992, 994, 996 S Logan St and 404 and 407 E Tennessee) case 221-18: Developer's request for dismissal granted. Refresher: At a contentious hearing Feb 5, 2019, a variance was granted for the developer (Blue Family Development) to build a multiunit structure 5 ft higher than the 30 ft allowed in the U-MX-2 zone. Neighbors and WWPNA opposed the variance, and now apparently, the developer will build within the code.

Ongoing business:

732 S Clarkson no report yet from neighbors of results of calls to NIS.

New business:

753 S Downing: owner informed WWPNA that he intends to request a rezoning to allow an ADU. This raises several issues for consideration by the Committee and eventually the Board. The Committee is generally opposed to spot-rezoning of any residential property.

The two-story structure sits at the rear of the site, is said to have been constructed in 1984 and is in the former R-2 zone. It was identified on the 2018 "alley tally" prepared by Zoning Committee members.

Would it be in the neighborhood's best long-term interest to use this notification to determine which alley structures already in existence might be acceptable for reuse as an ADU if requested by the owner? After considerable discussion, the Zoning committee requested Sarah McCarthy and Mark Harris to confirm:

1. when the existing structure was built,
2. if it was built with a valid permit;
3. does the City support or oppose spot re-zonings; and
4. explore if an active apartment in that alley would negatively impact near neighbors.

Once this information is confirmed, Mark & Sarah will contact the owner to explore if he would consider filing a permit for an ADU rather than filing for a rezoning, if certain conditions were met:

1. does it meet the current requirements for remodeling into an apartment;
2. how much off-street parking will be provided;
3. what is the proposed short-term and long-term use of the space; and
4. would the owner consider restrictions on how the apartment can be used.

46 N Broadway The L LLC dba The L; application for a Tavern License with Dance Cabaret; Hearing 03.25.20 at 9:00 AM: Mark Harris, Sue Shannon, Gertie Grant and Dorothy Norbie (BHNA) met Sunday, Mar 1 with applicant Adam Hodak to discuss plans and possible GNA. The Zoning Committee had previously made the following motion to the WWPNA Board by a 7-0-0 vote:

MOTION: That the WWPNA Board designate Gertie Grant, Mark Harris, and Chris Miller to negotiate a Good Neighbor Agreement with The L applicants for the usual neighborhood protections (including protection of residential neighbors from late night noise and light) and agreeing not to oppose the licenses, and authorize a member of the Zoning Committee to represent WWPNA at the hearing to introduce the GNA or to oppose the licenses if no GNA can be reached. The motion carried 7-0-0.

Note: we need to include BHNA in this motion.

Gertie called for a motion, David G seconded. WWPNA voted 10-0 in favor.

Other business:

1051 S Downing: consider pursuing landmark nomination for “Ship Captain’s house”. Sarah McCarthy reported that this property was purchased by an investment group that has not responded to Sarah’s attempts to contact them. Because this house sits on a large parcel, there are concerns about if/how this property will be developed. A subgroup (Sarah, Mark Harris, Terry Gulliver, & Brittany Spinner) has agreed to look into possibly applying for historic designation

INC ZAP: At Feb 29th meeting presentations were made on the negative health implications from 5G towers; proposed changes to the short term rental ordinance to strengthen the primary residence requirement and raise fees; and a discussion about questions to submit to CPD about the group living zoning ordinance.

Next INCZAP mtg March 28.

Next meeting: Mar 31, 2020 at Grant Avenue Community Center, 216 S Grant Street

New Business

6. Conservation District Ad Hoc

Amy – what are opportunities are to make contribution?

Sherri – you can run for board, join a committee.

Gertie – anyone can come, do straw poll vote – just pay dues to WWPNA and come to two consecutive meetings and make commitment to participate in projects. We limited voting b/c people can come and stack a meeting and vote on something when they are only interested in that one thing. Want it to be a little more limited participation.

Charlie – we are a total volunteer org – why put up on Facebook. Hard to point to information. We are one of the few neighborhoods with this many issues. Major thoroughfares, major traffic, get people to

sign up to get word out. People need to step up and help out. If can get people interested in stuff, we would love help.

Nancy – conservation overlay can use help.

Land Use and Transportation – come to two consecutive meetings.

Adjourned at 8:51 pm.