



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

April 7, 2020

Zoom

Call to Order at 6:38 p.m., Sherri Way presiding

Board: 12 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		

Guests

Sue Shannon

Terry

Call to Order (President)

Officer Reports

Treasurer Report (Nancy Deters)

West Washington Park Neighborhood Association Income Statement for March 2020		
Previous Total Balance		\$25,559.07
Income		
Memberships/Donations (Net of Fees)	\$756.72	99%
Newsletter (Net of Fees) Full Year 1/2 Page Casey Miller	\$0.00	0%
Interest Earned Capital One	\$7.56	1%
Total Income	\$764.28	100%
Expenses		
		0%
Refund Membership Overpayment	\$9.71	1%
Yankee Peddler	\$700.00	99%
		0%
		0%
Total Expenses	\$709.71	100%
Current Balance		\$25,613.64
Key Bank Checking Account	\$3,232.00	
Capital One Business Savings	\$22,381.64	
Current Balance		\$25,613.64
Note: Key Bank account has a \$1,500 minmum balance requirement to avoid fees		

Committee Reports

1. Zoning; Motions and Reports (Gertie)
 - a. Gertie - Hearing about Cabaret license continued indefinitely
 - b. Sarah – 732 S Clarkson
 - i. Tim – no work going on there
 - c. 753 S Downing – lot size too small for 2nd unit
 - i. Kyle Dalton reported after update to Blueprint Denver city inclined to approve ADUs on a 1 by 2 basis

- ii. Motion: If owner proceeds with rezoning, we object because the parcel was not allowed second unit when zoned R2.
 - iii. Motion to disapprove. Charlie motioned, Gertie seconded
 - iv. Ayes: 12-0
- d. Tanner Fanelo –1001 S Pearl – church at Kentucky/Pearl across from Kathleen McKenzie’s house - someone else bought it. Reached out to Sherri to do conference call – who should she refer him to? Refer to Sarah – Gertie: we need to bring in spokespeople from neighborhood. Sarah will reach out to people.
- e. March 24 – notice filed to demolish Carmen Court condos 900 E Exposition. Zoning –
 - i. Notice of intent to landmark commission – 3 signers nominate Carmen Court as Denver Landmark – 45 people responded they would sign.
 - 1. Landmark Denver – all signers must agree – Desiree and husband (52 N Emerson) and Sarah McCarthy. Sarah sent out draft notice, Malcolm Murray a retired real estate lawyer – cited legal ordinances. Asked for suspension of all deadlines due to shelter at home – can’t access libraries, etc. Won’t do virtual meeting regarding this. File notice of intent tomorrow or Thursday.
 - 2. Phone call with Jolon to alert to notice of intent. May need petition to know who supporters are. Petitions in his district he’d like run through his office in some way. With other historic nominations there have been competing districts.
 - 3. Landmark staff report – property eligible as Denver Landmark. Built in 1925, Mediterranean Revival style, architecturally significant. Seeing if eligible in listing on national register, so property owner can gain conservation tax credits.
 - 4. Several wrote property owners asking them to withdraw – got email from lawyer who indicated they are planning to build senior living building and not exceed five story zoning.
 - 5. Deadline May 26 established nomination submitted on or before that date – mandatory meeting with owners or nomination can’t be submitted until that meeting happens
 - 6. Gertie – anything gained by filing sooner than just before deadline? Any issues if delay to notice of intent?
 - a. April 14 is deadline – recommended doing it sooner – Desiree will keep track of the 45 people – wants to file sooner.
 - 7. Sarah – another petition filed at 17th and Clarkson – CHUN wants deadline suspended and having harder time reaching than we are.
 - 8. Sarah – would it be useful for the board to have a motion saying they support the notice of intent? Would it be helpful to have board support suspension of deadlines due to shelter in place? What role can/should board play?
 - 9. Ordinance can be filed by 3 Denver residents. Board cannot file because is not considered a resident.
 - 10. Sherri – even if can’t support it, RNO can get word out to residents. She will try to call Malcolm to discuss.
 - 11. Board supports the intent to file and postponement of deadlines

12. Sherri's concern: SLAP lawsuits were big for a while – this is well represented and funded fight – don't want WWPNA to have legal liability
- a. Can support tolling of timelines.
 - b. Gertie withdraws her request
 - c. Motion be just related to postponement of the deadlines?
Sherri YES
 - i. Jen support only portion re postponing deadline.
 - ii. Nancy agrees
 - d. Gertie – proceed with motion to extend deadline

Ayes 12-0

No March Zoning Committee meeting.

Old Business: Nothing to report

Ongoing business:

732 S Clarkson no report yet from neighbors of results of calls to NIS. (Sarah McCarthy)

753 S Downing: owner informed WWPNA that he intends to request a rezoning to allow an ADU. Sarah McCarthy and Mark Harris working on this.

46 N Broadway The L LLC dba The L; application for a Tavern License with Dance Cabaret; Hearing continued until further notice: Mark Harris and Dorothy Norbie (BHNA) negotiated a GNA with the Applicant which has been signed by the Applicant and WWPNA. Hearing continued indefinitely due to court closure. The following terms are agreed to be on the face of and travel with the license:

1. Cease all activity on the partially enclosed patio as well as close all garage doors or open windows on Broadway by 10:00 PM except Friday and Saturday by 11:00 PM.
2. Not have amplified sound outside the enclosed structure except for two speakers on the patio no larger than 12" in height and width controlled separately from speakers inside the enclosed structure and pointed toward the interior and away from Broadway, and not allow sound leaving the Premises to exceed levels allowed by Denver Code.
3. Limit special event permits or any other permits or licenses for food, liquor service or live entertainment outside the Premises to three per year totaling seven days total, with all live entertainment outside the Premises to cease no later than 10:00 PM except Friday and Saturday by 11:00 PM.
4. Not empty glass or metal from the Premises into an exterior trash or recycle bin between the hours of 10:00 PM and 8:00 AM except on Friday and Saturday nights between 11:00 PM and 8:00 AM.
5. File an application to modify its licensed premises prior to operating any dance floor within the licensed premises and shall notify West Wash Park Neighborhood Association ("WWPNA") and Baker Historic Neighborhood Association ("BHNA") 30 days prior to filing such an application.

New business:

153 S Emerson: After demolishing garage, the new owner of this 1 ½ story single family house told neighbor (Chris Powell) he might build an ADU. Neighbor wants to know if ADU would be possible and

what are allowable setbacks. GG handling. It's a single city lot parcel zoned G-MU-3 just north of a 3 story older apartment building.

900 E 1st Av: (at Emerson) Carmen Court Condos possible historic designation: Sarah McCarthy to report.

On Tuesday, March 24, WWPNA received a notice that an application was filed to demolish all 6 units of the Carmen Court Condos at 1st Avenue & Emerson (SE corner), officially a certificate of demolition eligibility (CDE). The current 7 owners of this 6-unit condo complex, plus their HOA, have each signed an application form. The potential purchaser for this site is Hines and is the purchaser of the 3 parcels to the immediate south of Carmen Court (58, 62, & 74 N. Emerson) who has requested and been granted CDEs for those three properties.

The zoning is G-MU-5, with boundaries extending from the alley west of Clarkson to the middle of Ogden St. from 1st Ave to Ellsworth. Attached is Landmark staff's lengthy report that says Carmen Court Condos is eligible for designation as a Denver Landmark. We have also learned that this property is likely eligible for listing on the National Register of Historic Places.

If 3 neighbors agree, then a notice of intent to nominate Carmen Court as a Denver Landmark must be submitted on or before April 14. A required meeting with the owners or owners' rep must be held before May 26 before a nomination to designation can be submitted to save the structure over any owners' objections. Assuming a notice of intent will be sent, it has been suggested that it also ask that all deadlines be suspended until public meetings are allowed again in Denver. Many of our neighbors do not have easy access to the internet, which keeps us from communicating fully with our residents.

An email to the Zoning Committee and other near residents has prompted more than a dozen residents to agree to sign a notice of intent, including 6 of the 8 Zoning Committee members. Would there be support for a motion of the Board that the notice of intent include official support by WWPNA's Board?

Other business:

1051 S Downing: consider pursuing landmark nomination for "Ship Captain's house". A subgroup (Sarah, Mark Harris, Terry Gulliver, & Brittany Spinner) has agreed to look into possibly applying for historic designation

INC ZAP: No March meeting

Next meeting: April 28 if stay-at-home order lifted.

2. Land Use & Transportation

- a. Sherri: Group living ordinance –has calls this month with Jolon – talked about definition of household living – number of people unrelated who can live in dwelling unit. Jolon explained thinking – they picked the number 8 because in four protected classes, you have to allow 8 unrelated people (seniors, behavioral, physical, sober living). When you do that you drive a truck through the meaning of having a protected class. Jolon understands, Robin not as much. On household living – will probably be reduced to 6 and hope to move down from there. Robin wants to expand protected classes and families wanting to buy houses together b/c more affordable. Kevin Flynn and Jolon asked people promoting this. Amanda Sandobal and Robin Kniech to hold off – Robin

didn't want to postpone. Sherri asked for draft text amendment – asked they split amendment out – 1) household living and then 2) residential care. Thinks made some headway with her. Sarah – her comment that very few will be built under residential category is something we should highlight why would we change the code all over the city? Sherri – if you propose 6 you'll get pushback – we also said small would not be 9-40. We said 9-15. Robin – doesn't matter if they are corrections facilities, other agencies will moderate them.

- b. Gertie – angry Kniech and Hancock are term-limited so can put political muscle behind it because they don't have to face reelection. Important from Gertie's perspective that provisions for halfway houses – housing for people potentially socially dangerous – needs to be city-wide b/c otherwise will be pushed to neighborhoods close to downtown.
 - c. Sarah – point Sherri made to Robin – without getting more people under tent of proposed zoning change it would go down b/c too many people concerned about it.
 - d. Sue: thought when they said 8 they were counting on a compromise? Sherri: Jolon suggested that's true of Robin – wanted to negotiate from higher number. Also while it might seem Robin is the most extreme, some think others are more extreme (Candy c de baca).
3. Affordable Housing Advisory Committee
- a. Building affordable housing – the mission is to look at incentives to create more inducements for developers to build more affordable housing.
 - i. 38th & Blake Street zone – height bonuses don't work because it gets more expensive the higher you go. Also some uses don't want taller buildings on top of them. Committee looking at broader options of incentives –
 - 1. Height bonus
 - 2. Reduced parking – can be dangerous
 - 3. Reduced fees
 - 4. Reducing problems with permit process – Sherri's concern for RNOs – that doesn't leave time to look at things and get notices out.
 - ii. Sherri most nervous about the parking issue – need feedback from constituencies.
 - 1. Nancy – parking huge issue due to towers, Broadway, Logan, Penn
 - 2. Laura – agree with Nancy – plus with Lincoln Transit Enhancement parking could be even worse
 - 3. Gertie – MUST have transit nearby
 - 4. Charlie – we have a monster LODO going up next to us on S Broadway (formerly Gates)
 - iii. Sherri – do you support parking reductions if coupled with parking restrictions for the neighbors?
 - iv. Sarah – even with Country Club Towers having parking under the building, the city doesn't mandate that buildings must enforce parking there.
 - b. Alameda Downing – nothing to report
 - c. Lincoln Transit report (Charlie)
 - i. Want WWPNA to take position – until info distilled down by Amanda, it's hard to take a position on this.
 - d. South Central Community Network (bike and transit improvements) – virtual open house April 21 – will send out to everyone.
4. Parks

- a. Dave: 4th of July – canceled for this year. All agreed not right to go forward.
 - i. Jen – in way to thank sponsors, should we acknowledge everyone in next newsletter?
 - ii. Shawnda – what will be happening with volleyball? Spring sections canceled but not summer.
 - iii. Gertie – we should post some kind of sign letting people know the July 4 celebration will be back next year. All agreed we should do this.

5. Communication

- a. Newsletters out and will be distributed
 - i. Sarah: Yankee Peddler – had an incident where someone was not happy with them being on their porch
 - ii. We should still distribute newsletters to businesses that are open (restaurants, vets, etc)
- b. Email – should we start sending you content? Katherine – highlight events, upcoming meetings, etc.
- c. Plant swap? Leave plants at Epiphany? Shawnda – have people contact her to put plants out on front porches? Not sure what to do. Needs more discussion.
- d. Virtual Happy Hour on April 16 from 6-8 pm. Laura Dean will send out Zoom link the day prior.

Adjourned at 8:34 pm.