



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

**June 2, 2020**

**Zoom**

Call to Order at 6:35 p.m., Sherri Way presiding

**Board:** 11 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	Sherri
Jen Thijs	Board Member	X		
Sherri Way	President	X		

**Guests:**

- Mark Harris, zoning committee, Carmen Court
- Amanda
- Sue Shannon – group living
- Chris Miller
- Martin Gilpatric
- Bob Brocker – Pres of Colorado Senior Lobby, community issues, bike lanes
- Gloria LeFree
- Kathryn Smith
- Kelly Tomajko
- Jordan Scharg
- Brittany Spinner

Terry Gulliver

**Officer Reports**

Call for approval of minutes – Sherri motioned, Gertie seconded, all ayes, no nays or abstentions

**President Report**

Sherri wants to discuss whether to keep meetings online after Covid.

Tim Dunn – need to get his name off the PO Box. Nancy or Charlie to reach out to him. Need someone to be on the PO Box. Gertie offered to be contact person for now.

**Treasurer Report (Nancy Deters)**

<b>West Washington Park Neighborhood Association Income Statement for May 2020</b>		
<b>Previous Total Balance</b>		<b>\$24,181.28</b>
<b>Income</b>		
Memberships/Donations (Net of Fees)	\$605.17	47%
Newsletter (Net of Fees )	\$0.00	0%
Interest Earned Capital One	\$7.57	1%
Repayment of Signature Offset	\$669.86	52%
<b>Total Income</b>	<b>\$1,282.60</b>	<b>100%</b>
<b>Expenses</b>		
USPS PO Box Renewal	\$114.00	53%
Katherine Jenkins Reimbursement for Constant Contact	\$20.00	9%
High Tech Computer Design	\$80.00	37%
<b>Total Expenses</b>	<b>\$214.00</b>	<b>100%</b>
<b>Current Balance</b>		
		<b>\$25,249.88</b>
Key Bank Checking Account		\$2,853.34
Capital One Business Savings		\$22,396.54
<b>Current Balance</b>		<b>\$25,249.88</b>

## Committee Reports

1. Website/Communications (Jen; Katherine)
  - a. Going to start doing email bi-weekly. Add 4<sup>th</sup> of July message to the next email.
2. Newsletter (soft/hard) (Lisa; Jen; Katherine)
  - a. Lisa needs articles – deadline is next week, extending b/c not a rush to get out word about 4<sup>th</sup> of July. Lisa will do this summer's newsletter and is out after that. Amy Keinreich agreed to take on the newsletter.
  - b. 2 new ads, gardening article
  - c. Jen is asking businesses to let us know their rules for reopening that can be displayed in next newsletter.
    - i. Charlie suggested adding to the website so more businesses can add themselves.
    - ii. Jen said Katherine may want to consider taking over the website at some point.
    - iii. Will also mention cancellation of July 4 events and thank you to sponsors who have supported over the last 17 years.
    - iv. Charlie reminded that we need to put up a sandwich board at the boathouse announcing that July 4 is canceled.
    - v. Gertie – put something in newsletter thanking sponsors of 4<sup>th</sup> of July but also to reflect on what 4<sup>th</sup> of July is about (founding of country, principles on which constitution is based). With what is going on, don't know how to do it but don't want 4<sup>th</sup> of July to be strictly about commercialism.
    - vi. Shawnda – put something on Facebook for call for new businesses – Jen wants to hold off making it so public. Wait to see response she gets before putting on Facebook.
    - vii. Amanda – Lincoln Transit article – would love to write this article with Brittany. Discussion ensued about the article.
3. Land Use & Transportation Reports
  - a. Alameda/Downing Report (Shawnda)
    - i. Sherri covered the changes that are in progress at Louisiana and Downing. There is a new traffic light. The island on westbound Louisiana at Downing will be eliminated for pedestrian safety. The new design will allow for more car storage for cars turning right from westbound Louisiana onto Downing.
    - ii. There are new traffic lights at Kentucky and Virginia on Downing. At this time, no signal change, but they have the ability to have protected left turns when it's needed in the future.
    - iii. Alameda will have a left turn lane going westbound, beginning at Franklin. The end point has not been finalized. It could be Pearl or Logan. No turn left turn lane from Alameda onto Downing. The city has that traffic light replacement at 7 years out. That will force traffic trying to get to Washington Park and I-25 to use Ogden Street. Westbound Alameda will have spot interim medians at Washington, Emerson,

Corona, Lafayette, and Franklin to help pedestrian cross Alameda for a 2 step crossing. The no left turn from Alameda onto Corona stands and will be finalized by the city. The 2 lanes going eastbound on Alameda will remain. No left turn on eastbound Alameda onto Downing remains the same. The neighbors on Corona and Ogden will continue to work with the city to get a left turn on westbound Alameda onto Downing to keep traffic on arterial roads rather than using Ogden as a means to get to the park or interstate.

- iv. The Downing projects are fully funded. Alameda is not due to Covid. The funds were coming from the discretionary fund, which has been greatly diminished.
  - b. Lincoln Transit Report (Charlie)
    - i. Meeting tomorrow night on Zoom. Charlie sent out to members, Nextdoor, was posted on Facebook, those who attended Oct 14 meeting. If you haven't used Microsoft Teams, strongly recommend downloading it ahead of time because it's complicated to use.
    - ii. Gertie: got flyer about meeting tomorrow night.
  - c. South Central Community Network Report
    - i. Split into sub-groups – meeting format was effective – allowed people who directly experienced the issue were able to speak.
      - 1. Charlie – in practice it didn't work in her group. Only got to one of the three topics. Only had survey a week & ½. Didn't get enough responses so opened again until June 7.
  - d. Group Living Update (Sherri)
    - i. Did move from 8 to 5, but changed definition for residences of 10 or over that they think clarifies people couldn't rent by room – Sherri - max number should be 9 not 10. Added parking criteria – concerned we need more feedback on this.
    - ii. Heard lots of concern/opposition with group homes – lumping together all uses – nursing home/assisted living is same as community corrections. Put in changes
      - 1. Very small – 1-9 now 1-10; small 10-40; medium 41-100; large 100+
    - iii. Gertie – this group has process by which they reach a recommendation – one person can make lot of noise opposing proposal and can block the whole thing. Ie one man raising issue re number of unrelated adults who can live in house and the proposal to allow small/medium
    - iv. Sherri – very radical people on council who don't compromise.
    - v. Sarah – document is expanding use by right – once expanded, difficult to bring it back.
    - vi. Sherri – thinks there will be a lot of “horse trading” the night the council tries to pass these plans.
    - vii. Do we have enough info this time to do a meeting with our LUT & Zoning to get feedback?
    - viii. Sherri will give three dates and times to get meeting date
    - ix. Gertie – think they want to put them in all zoned districts of the city.
    - x. Charlie – what is the LUT meeting about? Lincoln, Alameda and Group Living? Split into two meetings – Alameda/Lincoln and then group living
4. Zoning; Motions and Reports
- a. Regular Zoning Business (Gertie; Charlotte)

No March, April or May Zoning Committee meetings: covid-19 and nature and timing of notices.

**Old Business:**

153 S Emerson and 33 S Pennsylvania and ADUs: both zoned G-MU-3. Neighbors next door to these two properties contacted WWPNA because property owners spoke of building one or two ADUs in the rear of existing houses asking if they are allowed. Gertie replied, relying heavily on Brian Underwood's help, that ADUs are allowed in the G-MU-3 zone district with 5 foot side setback (3 ft if lot is less than 30 ft wide like 153 S Emerson), 2 stories, 24 ft height limit with sloping roofs and dormers due to fact that second story can only be 75% of first floor footprint; off-street parking not required but encouraged by exemptions to lot coverage limits if have vehicle access doors on ground floor and reduction in maximum lot coverage if 80% of ground floor of detached ADU is for parking vehicles. 2 ADUs ("tiny houses") in the rear of 33 S Penn is more complicated given the minimum size of a habitable unit and the 50% maximum lot coverage of buildings allowed in the zone district.

**Ongoing business:**

1051 S Downing: consider pursuing landmark nomination for "Ship Captain's house". A subgroup (Sarah, Mark Harris, Terry Gulliver, & Brittany Spinner) is working on this: possible historic designation? Possible lot split in process?

900 E 1st Av: (at Emerson) Carmen Court Condos" Landmark designation application filed. Sarah McCarthy to report.

985-989 S Logan Case 30-20 Hearing date TBD. Appeal of an order to comply for a utility transformer located forward of the front façade (location 10 feet behind façade required) in a U-MX-3 zone. Ordinance sections: 12-4-8; 5.4.4; 12.4.1.2.A.1; 12.4.1.2.B.1; 5.3.4.5.D possible remedies : Time – 6 months -2nd request.

Second request for time from hearing BOA case 130-19. Paraphrase of statement of owner/applicant Brandon Burnham (through LLC Sterling Real Estate LLC): At previous hearing primarily focused on issue of plant husbandry at this marijuana grow, dispensary and retail sales location, Burnham was also ordered to relocate a utility transformer to comply with code setback requirements. Applicant says it was installed by Xcel Energy for the next-door apartment building at 999 S Logan. He seeks relief under the zoning code including a variance or other remedy in the discretion of the BOA.

1001 S Pearl: new owner of church ( recovering from recent surgery) wants to meet with WWPNA and neighbors to discuss probable rezoning of the property.

**New business:**

919 S Ogden 2020-Zone-0001349 ZPIN Overheight fence (8 foot high) on north side of property behind primary street facing façade: objections due to CPD by June 10, 2020. New build almost complete by David Harbaugh who bought it in May 2018. New house is max height next to 1 ½

story bungalow on north side. Consensus of ZonCom members who replied to email was leave this to the neighbor to the north (911 S Ogden). GG delivered letter with ZPIN to 911 S Ogden.

**Other business:**

Zoning Code amendments about Group Living: Update from virtual meeting of Group Living Advisory committee Tuesday, May 5 at 11:00 AM postponed to May 27 at 1:00. Several WWPNA board/zoning members listened to the virtual meeting of Group Living Advisory Committee. The process of reaching final decisions including the need for consensus of committee members was explained: something like “cannot support, can live with it, support”. Recommendations of changes were made based on public feedback since the Feb recommendations. Under the recommendations made, the number of unrelated adults allowed to live in a single household was reduced from 8 to 5 and may be adopted. Recommendations to reduce only in lower density residential zones the number of guests in “residential care” facilities was met with enough resistance that it may not be included, thus allowing the same size of residential care facilities in all zone districts. “Residential care” is very inclusive: seniors living together with assistance to parolees.

INC ZAP: No March or April meeting. A virtual meeting was held May 23rd (Saturday of Mem Day weekend) with 2 days’ notice. Can someone report?

Next meeting: June 30, 2020 if business requires and safer-at-home order lifted or virtual meeting can be arranged.

- b. Carmen Court Update and motions (Sarah)
  - i. Sarah McCarthy makes the motion for WWPNA to support this proposed ordinance change to pause Landmark Commission deadlines due to the pandemic. Gertie seconds. 11 ayes, No nays, Jen abstains. Sherri will help to write the letter to the city.
  - ii. Sarah McCarthy makes a motion for WWPNA to support the nomination of Carmen Court as a Denver Landmark. Details can be found on the WWPNA website. Gertie seconds. No Nays or abstentions.
- 5. Parks
  - a. Nothing to report
- 6. Other
  - a. Discuss online vs. in person membership meetings
    - i. Still recommends 65 and over stay home if at all possible.
    - ii. Charlie – could have up to 10 people at Epiphany
      - 1. Charlie will organize a subcommittee meeting to determine logistics on this – Amy, Shawnda, Sherri, Sarah, Katherine volunteered
  - b. Discuss Denver and national protests (Laura)
    - i. Chris Miller – has been to the protests. Has been shot at by Denver Police. Zoning – power within neighborhood groups when they could choose who their neighbors are. Neighborhood covenants struck down as unconstitutional.
    - ii. Agreed that WWPNA would show support of the statement by city council.
  - c. Discuss pH levels in Denver Water (Terry Gulliver)

- i. 8.8 to repress lead – problems, some unproven, some looking to test it, Denver Water sampling houses and replacing lines over 15 year schedule. If keeping ph at 8.8 we could be in big trouble. Wrote a paper articulating the issue. Sherri - think about simple way to do this. Talk to urban farmer guy from Inc Zap meeting. Gertie: Impacts trees and creatures in trees. Thanks to Terry for taking this on. Sherri – would love to get something in summer newsletter. Terry – will try to simplify – Gertie – run by me – if I can understand it you can put in newsletter. Jen: keep word count to 500.

**Adjourned at 9:12 pm.**