



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

July 7, 2020

Zoom

Call to Order at 6:36 p.m., Sherri Way presiding

Board: 9 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	Shawnda
Gertie Grant	Board Member	X		
Katherine Jenkins	Board Member	X		
Shawnda Maher	Assistant Treasurer	X		
David Matthews	Board Member			
Sarah McCarthy	Board Member	X		
Tim O'Byrne	Board Member	X		
Jen Thijs	Board Member		X	Sherri
Sherri Way	President	X		

Guests:

Kirstin Michel
 Brittany Spinner
 Terry Gulliver
 Gloria LeFree
 Catherine Kale
 Tenley Williams
 Katie Sisk

Joyce G
 Jonathan Boho
 Kevin Williams
 Peter
 Kathryn Smith
 Peg Johnston

Officer Reports

Call for approval of minutes
 Gertie moved, Charlie seconded, one abstention (Tim), 8-1-0

Treasurer Report (Nancy Deters)
 Per Gloria LeFree, the membership count is 417.

West Washington Park Neighborhood Association Income Statement for June 2020		
Previous Total Balance		\$25,249.88
Income		
Memberships/Donations (Net of Fees)	\$316.34	32%
Newsletter (Net of Fees) for Wall Rebuilders	\$674.24	68%
Interest Earned Capital One	\$7.33	1%
		0%
Total Income	\$997.91	100%
Expenses		
Yankee Peddler	\$700.00	100%
		0%
		0%
Total Expenses	\$700.00	100%
Current Balance		\$25,547.79
Key Bank Checking Account		\$3,143.92
Capital One Business Savings		\$22,403.87
Current Balance		\$25,547.79
Note: Key Bank account has a \$1,500 minimum balance requirement to avoid fees		

Committee Reports

1. Parks
 - a. Dave Matthews did not attend, so we will have a parks report at the next meeting.
2. Zoning; Motions and Reports

Meeting June 30 in Wash Street Community Center in Leedom Hall: 6 committee members attended in person, 2 others by phone. 6 guests including Sue Shannon and 3 immediate neighbors to 1001 S Pearl.

Sue Shannon was voted in as an official member of the Zoning committee increasing to 9 voting committee members.

Gertie said she was resigning as committee chair by the end of the year: we need new chair.

Ongoing business:

1051 S Downing: “Ship Captain’s house”. Zone lot split application filed. Sarah McCarthy and Mark Harris following this: possible historic designation?

900 E 1st Av: (at Emerson) Carmen Court Condos” Landmark designation application filed. virtual public hearing date August 4 before the Landmark Preservation Commission. If LPC recommends approval and forwards the application to City Council, it would go before the City Council Land Use, Transportation, and Infrastructure committee on August 18th and the public hearing would be September 21st. The following motion was approved by the zoning committee 9-0-0 to be considered by the WWPNA Board: Sarah McCarthy to report.

Motion to support the nomination of Carmen Court as a Denver Landmark.

Carmen Court has retained its integrity since its construction in 1925 and meets more than the minimum number of significance criteria established in Denver’s Landmark Preservation ordinance.

Carmen Court displays the visible characteristics of the rare Pueblo Revival architectural style. Fewer than a dozen structures have been identified in Denver that demonstrates this unique style with Carmen Court likely the only surviving multi-unit example in Denver.

Carmen Court is the work of a master builder Burt Rhoads, a Denver native and a well-known resident of the area west of Washington Park. Rhoads was the Chief Engineer of Gates Rubber Company who also designed a well-known roof-top garden atop one of the now-demolished Gates’ factory buildings. He was the owner/builder of the residence at 500 S. Ogden Street locally known as “the speakeasy house”, where Rhoads lived during Prohibition in the early 1920s.

The Carmen Court property is connected to the surrounding community through its association with the Rhoads family and the family’s extensive professional and personal association with Gates Rubber Company. Through much of the 20th Century, Gates Rubber Company was the largest employer in Denver and thousands of its employees lived in the nearby neighborhoods of Platt Park, Overland, Baker, Speer, and West Washington Park. The company’s presence on South Broadway was integral to the surrounding neighborhoods’ culture, especially in the area of west of Washington Park, the site Burt Rhoads chose for his Denver residence and for Carmen Court.

Carmen Court’s unique physical characteristics are reflected in its park-like setting that evokes the idea of a small village of adobe dwellings perched on a hill, nestled behind a courtyard of trees. Carmen Court promotes the understanding and appreciation of Denver’s history and urban environment due to its location near, yet protected from, the oft-flooded Cherry Creek and also adjacent to Hungarian Freedom Park along Speer Boulevard, a signature component of Denver’s City Beautiful Movement and now designated its own Historic District.

Sherri motioned, Gertie seconded. Board approved 9-0-0.

753 S Downing: Owner Steven Tawresey emailed WWPNA in May that he has applied to rezone to U-SU-B1 to allow an ADU. Sarah McCarthy and Mark Harris handled originally but got diverted by the Carmen Court historic designation issue and no-one had communicated with him.

Sarah: historically city has discouraged spot re-zonings but blueprint says city putting together guidelines for more easily approving ADUs – in meantime they are encouraging spot rezoning.

Should WWPNA reconsider our April position after we get feedback from neighbors?

At the WWPNA Board meeting in April, the WWPNA Board approved 12-0-0 WWPNA Board 12:0:0 the following motion: If owner proceeds with rezoning, we object because the parcel was not allowed second unit when zoned R2. There was no discussion noted in the board minutes with details about the property or the pros and cons of this position.

Gertie called Mr. Tawresey and reported the following information from the property records and him:

1. The house is 1.5 story 1,962 sq. ft house, 4-bedroom 2 bath built in 1912.
2. Size of zone lot (5,520 sq. ft: 43.5 feet across the front) is slightly less than 6,000 sq. ft required for a second unit when zone R-2;
3. This is an existing structure built in 1980's of the same brick as the house; the owner says footprint will not be enlarged: outside stairs up to second floor ADU needs to be rebuilt.
4. Footprint of the garage/first floor built on the north property line is 33 ft x 18.5; second floor/ADU is about 518 sq. ft (loses habitable space due to sloping roof).
5. He, his wife and three-year old son will live in the main house when renovations are finished including finishing out the basement;
6. CPD told him to apply for rezoning, not apply for variance; he did in May; 6 months (?) before goes to council;
7. He wants ADU for his parents to be able to come occasionally from Seattle;
8. Want to use it as a short-term rental for flexibility and to help pay for it.
9. There will be one parking space south of garage/ADU for ADU parking;
10. They can use the current driveway (from Downing) for off-street parking for their personal cars/trucks.
11. He has come to a few WWPNA meetings and knows WWPNA Board has taken position opposing ADU; he has talked to neighbors and gotten mixed feedback.
12. WWPNA has done no outreach to neighbors to date.

Gertie reported that she thought the property had the least offensive situation for an ADU, noting that the garage was built in 1980 with permits, has 500+ SF of space, has its own parking spot south of the building, and will not be expanding outside its present footprint. She stated that the owner told her that the City encouraged him to file for a rezoning because they would be amenable to it. The owner told Gertie that he had spoken to some of the near neighbors and knew there was opposition.

After some discussion about how unappealing such a rezoning (as opposed to a variance) would be by setting an unwelcomed precedent, and pointing out the disadvantages for near neighbors if the garage became a short-term rental as is anticipated, the committee decided to contact near neighbors through a WWPNA flyer explaining the situation. Linda Fabrizio volunteered to be the Committee contact, Gertie will help prepare the text with Sue Shannon, and Hope Anastasakis will assist as needed.

985-989 S Logan Case 30-20 Virtual Hearing date July 28 Existing location of utility transformer built several years ago for apartment building next door violates the zoning code required setback. Neighbor across the street notified. Committee decided no further action necessary.

1001 S Pearl: new owner of church wants to meet with neighbors to discuss rezoning. Physical spacing requirements limited the number of neighbors attending the meeting to 3 including the 3 neighbors close to 1001 S Pearl. Email responses from over 20 neighbors have unanimously opposed U-MX -3 rezoning. Cori Keeton Pope who lives right across the street from the church will contact Tanner Fanello, the owner's agent, to arrange a meeting (probably zoom) with the neighbors. Cori agreed to keep committee members informed.

New business:

266 S Downing Sportbook Bar and Grill; temporary modification of premises to expand area where liquor can be served to area across alley in Marion Street parkway. Virtual public hearing Monday, July 13. RNOs don't get notified of these COVID-related temporary changes unless there are special circumstance (such as a request by the Councilperson). WWPNA's practice has been to let the RNO where the establishment is located handle it. Interested parties should plan to attend the July 13th hearing.

Other business:

Zoning Code amendments about Group Living: Under the recommendations made since Feb meeting, the number of unrelated adults allowed to live in a single household was reduced from 8 to 5 and may be adopted. The provisions for the number of guests in "residential care" facilities (which are very inclusive: from seniors to individuals needing supervision in rehab or parolees) is controversial because facilities could be located in all zone districts. Draft coming July 17th.

Adam Hodak of 46 N Broadway wants temporarily to keep his Broadway windows open for air circulation during COVID until 11:00 weeknights and 12:00 Fri/Sat. I don't know if he has even opened yet but GNA says 10 and 11:00 shut those windows (to protect neighbors from dance cabaret noise). Probably a motion for the board once the GNA has been reviewed for temporary modification.

Next meeting: July 28, 2020 if business requires and safer-at-home order lifted, or virtual meeting can be arranged.

3. Land Use & Transportation Reports

- a. Shawnda kept trying to get them to change to have turn lane from west lane of Alameda onto Downing. They said no. Now a 3-year follow up.
- b. Lincoln – Charlie. Shout out to wins on Lincoln Corridor – tenacity of Brittany and Amanda. Got more parking and paying more attention re the safety issues. Trying to slow down traffic with signals and start studies on dangerous intersections.
 - i. Brittany - nobody on Lincoln will get lead free pipes. Main concern is don't want to close traffic lanes on Lincoln.
 1. Doesn't make sense b/c traffic down b/c of Covid.
 2. Lead pipes fixed on Gertie's block with no problem.
 3. Just finished lines on S Sherman. Basement floors are very thin – ½ inch thick. Charlotte's were cracked when they did the directional drilling.
 4. Brittany and Charlie will organize a WWPNA support letter about this. Should include Gertie and Charlotte as well.
 5. Terry – they are delaying Lincoln b/c are hoping the higher ph will cover lead pipes. Doesn't believe this will work.
 - ii. South Central Community Network –

1. Exposition vs Ohio Only have until July 22 to fight their plans. Charlie contacting bicycle groups – give number as to what traffic is safe for this on Exposition.
 2. Also Pearl St north of Alameda
 3. Putting in little roundabouts in intersections to slow all directions. Not large enough space. Keep asking if they've thought about what will happen when the monster residences open on Bway/I-25 – no answer.
 4. They should use Ohio for this – there is more room. Kirstin – the wider the street the faster moving the traffic – benefit to taking Exposition could end up with well-done bikeway.
 5. Need to organize a LUT meeting for this weekend. Sunday afternoon?
 6. Matt (Kirstin's husband) – they are bikeways, not bike lanes.
 7. Once all the development built out, expected load on Exposition will be at least 3,700 a day. Also takes away parking for townhomes on Exposition
 8. Let's take this to LUTC
4. Website/Communications
 - a. Need to know sooner when things are coming up/published. Could use calendar of when start scheduling these. Please send content for next newsletter.
 - i. Carmen Court? May be premature.
 - b. Charlie: Perhaps move to twice a month email since turnarounds are so tight.
 - i. Katherine: need more info for e-blast. Can do polling features on newsletter.
 - c. Should we send just to members or have an option so anyone can subscribe
 5. Newsletter
 - a. Amy Kenreich will be new editor of newsletter
 - b. Some have not received newsletters on their blocks. Gertie encouraged people to check with neighbors before reporting.
 - c. Sarah: newsletter is on the website so if haven't gotten paper copy check there.
 6. Newsletter (soft/hard)
 - a. Discussion re whether to continue with paper newsletter, and if continue, moving to three times per year. Nothing yet decided on this.
 7. Other
 - a. Board elections
 - i. The Board discussed the impact of the COVID-19 pandemic on WWPNA membership meetings and the election of Board members. With COVID cases increasing and predicted to go up further, the Board determined it would be very unwise to host an in-person annual membership meeting especially since many of WWPNA's members are in high-risk groups. Even if an in-person meeting were to be held, the Board thought it would be unlikely enough members would attend to yield a quorum for a valid election by voting members of WWPNA.
 - ii. The Board discussed possible alternatives, including sending out a written ballot to elect Board members to fill open seats. This approach could result in material printing and postage costs and would entail a fairly significant amount of time for our volunteer organization during this emergency. The Board also thought this alternative would likely fail to generate the number of responses needed for a valid election by the voting members. The Board then discussed that the Bylaws provide for Board members to continue in their positions until their

successors are elected. The Bylaws also allow the existing Board members to fill any Board vacancies. These provisions would be a solution until in-person meetings and elections can safely resume.

- iii. The Board discussed that current Board members Jennifer Thijs and Nancy Deters do not intend to run for re-election. Board member and Secretary Laura Dean (who has an additional year on her two-year term) also intends to resign. This means WWPNA would have three vacant seats to fill.
 - iv. As of the meeting date, two people have indicated they would like to serve on the Board: Mark Harris (who has been serving on the Zoning Committee for some time) and Gloria LeFree (also a long-time Zoning Committee member and who has volunteered to take over as Treasurer upon Nancy's departure). Additionally, we have had expressions of interest from two other people, one of whom Charlotte Winzenburg has spoken with and another of whom has yet to indicate firm interest. Sherri asked for others who may be interested to reach out to WWPNA and that Charlotte will follow up with them.
 - v. Given the available vacancies the Board could fill and the uncertainty as to whether sufficient voting members would return ballots to have a valid election by members, it may make sense to have the Board fill vacancies per the Bylaws and then have a Spring 2021 meeting to fill open Board seats. Sarah McCarthy suggested that an article informing the membership about these elections be included in the Fall newsletter.
 - vi. The following motion was made and seconded, with a vote of ___ in favor, 0 dissenting and 0 abstaining:
 - vii. In accordance with Colorado law and the WWPNA Bylaws, as a result of the exigent circumstances resulting from the COVID-19 pandemic, Board members will remain in their positions until their resignation or the election of their successors and any vacancies on the Board will be filled by the remaining Board members.
- b. Gertie – after Covid, have meetings in person but also allow people to participate in Zoom. WWP should get Zoom account for meetings.
 - i. Terry – Google has new app for group meetings that is free
 - c. Sunday LUTC meeting at 3 pm: Zoom info

Adjourned at 8:08 pm.