



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

**October 6, 2020**

**Via Zoom**

Call to Order at 6:30 p.m., Sarah McCarthy presiding

**Board:** 12 board members were present (one by proxy), 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		
Gloria LeFree	Treasurer	X		
Katherine Jenkins	Board Member	X		
Gertie Grant	Board Member	X		
Shawnda Maher	Assistant Treasurer	X		
Mark Harris	Board Member	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:**

Maggie Thompson  
Officer Kate Young  
Mark Coleman  
Kathryn Smith  
John Ferguson  
Charlotte Winzenburg  
Kevin Monroe  
Kristen Michel  
Katie Sisk  
Amy Kenreich  
Peter Wall

Taylor \_\_\_\_\_ (431 E. Bayaud)  
Greg Holm  
Tricia Smith  
T. Smitty  
Nick and Rachel Thigpen  
Martin Gilpatric  
Scott Baldermann  
Orla Dermody  
Brittany Spinner  
Teresa Love  
Cori Pope

**Officer Kate Young, DPD District 3  
Neighborhood Resource Officer**

Crime: (September 1 – September 30, 2020)

WWP:

Burglary up 7%  
Theft up 19% (largely bikes)  
From motor vehicle up 32% (largely due to unlocked vehicles)  
Auto thefts up 13% (again, largely due to unlocked vehicles)

Speer:

Burglary up 31%  
Theft up 7%  
Thefts from motor vehicle up 68%  
Auto thefts up 27%

Brittany Spinner inquired about a possible “serial creeper” near Lincoln Street. Officer Young had not heard about this but will look into it. A homeless woman living on Alameda has been reported a number of times. Officer Young is aware of this, and the homeless outreach time and metro mental health and STAR service has reached out. The woman unfortunately is very reluctant to accept assistance.

**Maggie Thompson, aide to Councilman Jolon Clark**

Maggie reminded attendees of the upcoming election. Ballots have been mailed and residents can check their address for mailing purposes with [denvergov.org](http://denvergov.org). The blue book (which can be located on line) and the League of Women Voters have voting guides for those who require information about ballot issues. It will be a very long ballot. There will be a mobile voting station set up around October 22, 2020. People also can vote in person at South High School.

Maggie also discussed the City’s budget process, indicating that parking maintenance will be reduced. Several long-term employees will be taking early retirement (e.g., paving crews) and these jobs are not being refilled. This may impact street maintenance services; particularly how long it takes to perform services. Per Maggie, Denver has significant reserves so it will be able to weather this economic time. Bond projects are going forward as planned. Dave Callaghan inquired whether there will be budget cuts to Code enforcement or human services. Maggie indicated that the City is attempting not to cut these services and that she will inquire further about this. The City’s Special Events team has been re-deployed to assist with patio applications.

**Scott Baldermann, Denver School Board**

Scott reported that the re-opening for in-person learning has been very challenging for Denver Public Schools. They are transitioning some students back in, and so far this is going well. Reopening high schools is more challenging than lower grade schools.

Responses to a Request for Proposals for Rosedale is anticipated in about two weeks. DPS is attempting to lease the school building. To date, there have been no applications.

Principals in Denver Public Schools have unionized. This is the first school district in the State where this has occurred. Scott believes that overall this will be a positive thing.

Scott shared information about Initiatives 4A and 4B on the upcoming ballot and why he believes approving these initiatives is important to DPS and schoolchildren.

Mark Harris was welcomed as a new Board member. After conducting brief introductions of Board members the meeting continued.

### **Officer Reports**

***Sherri Way moved that the minutes from the September board meeting be approved, which was seconded by Gertie Grant. The motion was unanimously approved by all Board members, without objections or abstentions.***

**President:** The President's report was deferred for discussion below.

**Treasurer Report:** Gloria LeFree provided the Treasurer's report as attached to these minutes as Exhibit A. The only expense was payment to Yankee Peddler to deliver the WWPNA newsletter.

### **Committee Reports**

**Parks Report:** A public hearing will be held next week regarding changes to Park rules. Dave Matthews doesn't yet know what is in store with these changes. New garden pollinating is being done by volunteers. Anyone interested in participating in this endeavor should call or email Dave. The City is getting ready to do a survey about whether roads in various parks should be open for cars or not. The survey will be on the Parks & Rec website, and will be open until November 2, 2020.

**Land Use and Transportation:** Sherri provided information about upcoming Council Land Use, Transportation and Infrastructure meetings. Discussions about the proposed group living amendments to the Denver Zoning Code are being discussed in these LUTI meetings, which are open to the public to attend via Zoom. Sherri also reminded attendees that WWPNA has included a number of articles about the proposed group living amendment in its newsletters, which can be found on the WWPNA website at [www.wwpna.org](http://www.wwpna.org).

Sarah and Sherri reported that the City also is proceeding with its Affordable Housing committee work. In particular, they are looking at various types of incentives that might be adopted to induce developers to include affordable housing in their development projects. Such incentives could include things like expedited permit issuances and timelines, reduced fees, higher building heights, and reduced parking requirements (especially near transit).

Charlie Busch reported on the City's South Central Community Network project, indicating that no speed bumps will be permitted as a mechanism to slow traffic. The City continues to consider ways to slow traffic around schools. The possibility of using raised sidewalks for this purpose was raised, and Charlie and Amy Kenreich will be looking into this and plan to do a request letter to the City about this.

**Membership:** Amy raised attempting to recruit more WWPNA members and indicated she is willing to do some work on this. Sarah and Charlie suggested that this be discussed through the WWPNA Communications Committee. They will organize a Zoom meeting to do this, which will be a combined meeting of the Membership and Communications committees.

**Zoning; Motions and Reports:**

The Zoning Committee met via Zoom on September 29, 2020. A copy of the committee report as submitted by Gertie Grant is attached to these Minutes as Exhibit B. In particular, Gertie reported that a Good Neighbor Agreement was executed among WWPNA, Baker Historic Neighborhood Association and the owner of 60 S. Broadway regarding the tavern and dance cabaret liquor license issued to this establishment. Gertie also reported on pending ADU applications; further information can be found in the Zoning Committee report. Cori Pope reported that in response to concerns of a large number of residents near S. Pearl and Kentucky, the new owner of the church there is not pursuing rezoning and redevelopment of the property. Rather, he has apparently leased the property to another religious organization.

Sarah McCarthy and Mark Harris provided a status report on the proposed landmark designation for Carmen Court, indicating there are about 400 supporters for this designation. A 45-day extension was approved to allow time for a new buyer to be found for the property. Historic Denver has contacted a number of potential buyers for this purpose. Interested buyers will be referred to the mediator. The Council's LUTI committee will meet on October 13, 2020 and the matter is scheduled to be heard by City Council on November 2, 2020.

Katie Sisk, a resident at Carmen Court also spoke at the meeting about why she is opposed to the landmark designation. Katie indicated that this designation is opposed by all owners. She hopes people will oppose the designation because of the owner opposition and because she does not believe the property would meet all required landmark designation criteria. Greg Holm inquired whether Carmen Court applicants advised people that the owners are opposed to the landmark designation. Sarah said this was not on the most recent flyer the supporters distributed, but it is on the Friends of Carmen Court website. Katie Sisk also indicated that the Carmen Court owners are facing costs for deferred maintenance of their units, which is distressing for the owners.

**Website/Communications:** The WWPNA website experienced a few down days. Jen indicated that the website has been fixed and is now operational once more. Katherine Jenkins will be distributing WWPNA's e-newsletter on or around October 22, 2020. Information to be included should be provided to Katherine no later than October 20, 2020.

**Newsletter:** The WWPNA newsletter is out. Amy needs three people to distribute copies to local businesses. Shawnda Maher and Katherine Jenkins volunteered to assist with this.

**Other:** Greg Holm had some questions about the WWPNA elections. Sherri and other Board members will meet separately with Greg to review these. Amy inquired about how nominations work. Gertie Grant pointed out that with the COVID pandemic emergency, 2020 has been an extraordinary year which has impacted how WWPNA has been able to conduct its work. Gertie also indicated that WWPNA solicits potential board members in its winter newsletters in connection with the WWPNA spring general membership meeting, which is the meeting when the members elect board members. Gertie also

indicated that in the past, WWPNA has had issues with people who ran for the board but weren't committed long-term to working on the various issues that impact the neighborhood but rather their interest waned when the issue that brought them to WWPNA concluded. Lastly, Gertie advised people to remember that the Baker registered neighborhood organization is very different from WWPNA, partly because much of Baker's residences are in a historic district that was put in place at a time when this was much easier to do. She indicated there is nothing wrong with various RNOs having different bylaws and ways of handling things.

**Next meeting:** Due to the November 3 elections, the Board agreed to postpone the next WWPNA board meeting until Tuesday, November 10, 2020 at 6:30 p.m. via Zoom.

There being no further business, the meeting was adjourned.

**EXHIBIT A**

<b>West Washington Park Neighborhood Association</b>		
<b>Income Statement for September 2020</b>		
<b>Previous Total Balance</b>		<b>\$25,586.19</b>
<b>Income</b>		
Memberships/Donations (Net of Fees)	\$415.94	99%
CapitalOne interest payment after closeout	\$3.18	1%
<b>Total Income</b>	<b>\$419.12</b>	<b>\$1.00</b>
<b>Expenses</b>		
Yankee Peddler newsletter distribution	\$700.00	100%
<b>Total Expenses</b>	<b>\$700.00</b>	<b>100%</b>
<b>Current Balance</b>		<b>\$25,305.27</b>
Note: Key Bank account has a \$1,500 minimum balance requirement to avoid fees		

## EXHIBIT B

### West Washington Park Neighborhood Association Zoning Committee Meeting Minutes

#### ***September 29, 2020 ZOOM meeting***

Call to Order at 7:00 p.m. Sarah McCarthy presiding.

**Committee Members on Call:** Gertie Grant (Chair), Sue Shannon, Charlotte Winzenburg, David Callaghan, Sarah McCarthy, Mark Harris, Linda Fabrizio, Chris Miller, Tim O'Byrne, and Gloria LeFree. Since there were no guests, the Committee members did not introduce themselves.

**Guests:** No guests called in.

It was noted that there was no Zoning Committee meeting in March, April, or May 2020 due to the pandemic. It was also noted that there was no meeting in July or August 2020. **Gertie moved and Charlotte seconded that the June 2020 minutes be approved. The motion passed 10-0-0.**

Gertie again stated that she would be resigning as chair of this Committee by the end of the year. She announced that Mark Harris has been active in Committee business and was willing to take on the chairmanship when Gertie resigns, with the help of Committee members that have a wealth of knowledge from years of experience. She noted that Mark had recently been selected to be a member of the WWPPNA Board, replacing someone who had resigned.

#### **Old Business:**

**1051 S Downing** Ship Captain's house demolished. Denver Landmark failed to determine that it was a candidate for historic designation.

**60 S Broadway HQ Live Denver, Inc dba HQ; application for new tavern and dance cabaret licenses. Hearing (virtual) Sept 14, 2020, 9:00 AM.** Pursuant to a WWPNA board motion, Chris Miller handled negotiations with applicant including Dorothy Norbie of Baker. At Sept 14<sup>th</sup> virtual attended by Gertie Grant from WWPNA and Dorothy Norbie from BHNA hearing, GNA was admitted into evidence with the following terms to be on the licenses:

1. 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, not allow sound leaving the Premises to exceed levels allowed by Denver Code, Close rear entry door while any acts are performing on stage, and prohibit loitering by employees or performers in the rear alley.
3. Prohibit any patron access to the Premises to or from the alley except in case of emergency and to require all patron access and exit on Broadway.
4. 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.

5. 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.
6. Notify RNOs 30 days prior to applying to the city of Denver for any modification of the premises. Hearing Officer recommended that all 6 be on the licenses.

### **New Business:**

**367 S Clarkson Alley House in rear:** Owner, Jane Wisnieski, contacted WWPNA Zoning. Possibly illegal ADU in rear that has been there since she bought the house in 1990s is holding up her application through HUD for a reverse mortgage. Contacted WWPNA for help. Sue Shannon reported that this is an alley house that was built before the main house at the front of the property almost 100 years ago and has always been occupied. The owner was denied a reverse mortgage when the lender contacted the City about the status of the second unit and was told it was not in compliance. Sue tried to research the issue, but because the alley house is so old, no official permit was found. It is the owner's intention to continue renting the alley house long term. Although there was no Zoning Code at that time, permits to build were required and there should be a record somewhere. Since this issue seems to be a communication problem between the owner and the City, and clarification of the status of the two units needs to be established by the City, the Committee agreed to point Jane in the right direction for obtaining legal status and ultimately obtain her second mortgage. Sue will continue to assist the owner and report to the Committee.

**925 S Pennsylvania ADU in rear:** Owner Adam Hevenor is applying for rezoning to make legal an ADU over the garage that was there when they bought the house 5 years ago. Mark Harris reported that a permit was pulled for construction of the garage, but it is unclear if it included a second story residence. The owner stated that the City contacted them about the ADU status suggesting that they obtain a zoning change. The owners have used the house as a Short Term Rental in the past, but have no intention of doing that again and are now using it for personal reasons. They have not filed for a rezoning or contacted their neighbors about any concerns. The property across the alley is slated to be a 4-unit dwelling and is zoned for the higher density. Since it is early in the process, Mark agreed to enlist Linda Fabrizio's help in producing and distributing a flyer to be distributed to the near neighbors. Gertie suggested they use the flyer produced for the property at 753 S Downing as a template because of its similarity.

**81 S Pennsylvania SSC Denver LLC dba The Budlong transfer of HnR liquor License.** No GNA with previous owner American Grind because notice with hearing over Xmas/New Year crunch not received by ZonCom. Gertie suggested that ~~since she did not get notice of this transfer when it was issued and~~ because there is nothing the Committee can contribute to the process, that we let it pass without any action. All agreed.

**20 S Sherman St case 93-20. BOA hybrid hearing 11/3.20 9:00 AM.** Applicants Ayinde Ademoai and Carmen Ohen. **Initial Notice** Appeal of a denial to renovate an existing carriage house encroaching into the setback. Inspector "unknown" Formal denial needed by Oct 9, 2020. Gertie reported that she drove by the structure and declared it quite charming but poorly maintained. It is an original carriage house with doors opening right onto the alley. The Committee agreed that more information was needed from the owners and the City before next steps can be taken. Chris volunteered to take it on and stated that he would enlist help from Kirsten Michel who lives across the street.



## **Ongoing Business:**

**753 S Downing:** Map amendment Application #20201-00023 to rezone from U-SU-B to U SU-B1 to allow an ADU in an existing two-story alley structure. Applicant Steve and Lauren Tawresey. Case Manager James VanHooser replied that it was not likely to come before the Planning Board before late October/early November; offered mediation because city has received letters of opposition. Fliers were distributed to neighbors in 600, 700 and 800 blocks of S Downing and S Corona in late July asking for comments to the zoning email. 10 emails were received; 8 opposed and 2 in support. Most of opposition requested confidentiality. Gertie reported that Planning Board not address this case until late October or early November. She notified the opposing respondents about the delay and urged them to move forward and do whatever they can to mount a campaign against the rezoning. Gertie will ask Hope Anastasakis to work with them as a liaison from the Committee. There may be an email motion mid-October to address this.

**900 E 1<sup>st</sup> Av: (at Emerson) Carmen Court.** Landmark Preservation Commission has approved an extension. Mark reported that the 45-day extension enables parties to seek another buyer that will agree to preserve the structure as it stands and build behind it. Sarah noted that the present developer would only be able to keep any part of Carmen Court by constructing a 16-story building to achieve their economic intent. Committee members expressed their strong support to continue the effort of designating Carmen Court in order to ensure its preservation.

**985-989 S Logan Case 30-20** 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. At virtual hearing July 28, 2020 at 11:00 AM. Matter was continued to “date certain” to allow appellant and the city to negotiate possible settlement before BOA hearing. Gertie stated that we are just monitoring the process and waiting for it to be settled.

## **Other Business:**

**Overlay Committee progress: *on hold***

**InterNeighborhood Cooperation Zoning and Planning Committee (INC ZAP) report** GG/CW: Now meeting virtually. Mark attended the virtual meeting but did not think it was productive. Others agreed.

**Group Living Zoning Code text amendments:** Following the decision by the Planning Board to recommend approval of the proposed update to Denver's group living rules. Gertie stated that the process seems stuck with lots of discussions and little consensus. Below is the schedule for future meetings.

LUTI members will cover 4 topics in the group living proposal over three committee meetings. Each of these LUTI meetings will begin at 10 am. Schedule:

- October 6 – Household Size
- November 10 – Residential Care
- November 17 – Former Chapter 59, Enforcement and Post-Adoption Monitoring

Based on how the dialogue goes during each of these meeting, CPD will present a proposal to the LUTI committee on December 1st for consideration to move to the full council.

**Next ZonCom Meeting:** Tuesday, October 27, 2020 via Zoom.