

**November 10, 2020 (delayed 1 week due to Elections)
Via Zoom**

Call to Order at 6:33 p.m., Sarah McCarthy presiding

Board: 11 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	Vice President	X		
Tim O'Byrne	Board Member		X	
Jen Thijs	Board Member	X		
Sherri Way	President		X	Sarah

Secretaries Report - David Callahan moved to approve the minutes from October, Mark Harris Seconded. The vote was 8-0-1.

Treasurer's report - refer to Treasurer's report

West Washington Park Neighborhood Association Income Statement for October 2020		
Previous Total Balance		\$25,586.15
Income:		
Memberships/Donations (Net of Fees)	\$783.18	100%
Total Income	\$783.18	100%
Expenses		
Signature Offset printing of newsletter	\$609.86	4.2%
Constant Contact 10/15 invoice	\$20.00	3%
Total Expenses	\$689.86	100%
Current Balance		\$25,679.47
Notes: Key Bank account has a \$1,500 minimum balance requirement to avoid fees.		

ACTION ITEM: Charlie will set up the ZOOM account and work with Gloria.
Directors Insurance will need to be paid in November. The premium for the year is \$941. No vote needed.

Membership Report: 444 households.

Jolon Clark's report delivered by Maggie Thompson.

- 1) Newest COVID restrictions as of November. Residents need to be in their homes between 10PM-5AM.
- 2) Local ballot - two things most impactful for RNOs are 2A (climate change sales tax increase) and 2B (sales tax to help homeless people). There is also 2J (update animal care laws to register dangerous animals. Pit bulls will have to initially register as dangerous animals but have a way to graduate out of that designation).

Police report - Jan to Sept compared to same in 2015

WWP West Stats

- 14 new burglaries
- 23 thefts no including auto
- 27 new auto theft - most were from unlocked vehicles

Speer

- 18 new burglaries
- 20 thefts no including auto
- 35 new auto theft - most were from unlocked vehicles

Trends - most burglaries were from garages that were either left open or unlocked. Thieves are looking for obvious garage door openers in cars and then using those openers to access the garage.

Burglaries were porch pirates; auto thefts were from cars left unlocked. Valuables are being removed from cars if they are overnight. Also seeing an increase in things in cars during multiple trips. Plates continue to disappear; you can get a locking nut from the police station.

There are idling laws in Colorado, so even though you can remote start your vehicle and let it run, there is a very short time frame that is allowed even under remote start.

Introductions (See list at top for attendees)

Parks report

- The City has a permit to redo part of the ditch, put a material to strengthen the ditch near South High School.
- East Washington Park RNO is close to deciding to not go forward with 4th of July next year. Feel like we won't be able to get groups into the Park by the 4th. David will

LUT

- Quick updates on SWCC - nothing new from a project perspective. Charlie had a good conversation with the Project Manager about the frustrations of RNOs trying to provide timely and informed feedback.
- CCT Towers has applied for a rooftop party patio. The Zoning Committee flyered the neighbors. We have no heard back from residents about it.
- Gertie encouraged people to tune into the Group Living meetings.

Communications

- Amy's document - this is a draft and won't be distributed until we have completed it.
- Jenn asked for more web content, not just this month but every month, bring it on!
- NEWSLETTER - content deadline is Dec. 1st (this has now been changed to Dec. 4th.)
- eBlast - need to have items to Katherine by Nov. 17th

Zoning - see Committee Report in Appendix A

Motion to make Mark Harris the new Zoning Chair. Gertie made the motion to do it by acclamation

See Zoning meeting minutes.

Email Votes between November and December Board Meetings:

The vote by email between Oct 28-29, 2020 approved the following motion by a vote of 12-0-0 for a hearing Nov 3 at the Board of Adjustment Zoning :

The WWPNA Board supports the appeal for a variance at 20 S Sherman Street. BOA case 93-20, for the following reasons:

- The structure (800 SF carriage house) was legally built before the current zoning code setbacks were enacted,
- The structure will not change its footprint,
- Near neighbors have expressed support and do not oppose windows to be installed,
- The large entrance on the alley front will be closed off,
- A small parking space can be accommodated at the side of the structure, and
- All upgrades to the structure will still be subject to the current codes.

The second motion concerns the rezoning of 753 S Downing: It was approved by a vote of 12-0-1 by email between Oct 28-31, 2020 for a hearing Nov 4 at the Denver Planning Board.

MOTION: The WWPNA Board opposes the rezoning of 753 S Downing from U-SU-B to U- Su-B1 Application #20201-00023 to allow an ADU for the following reasons:

- A. A second story living unit in the rear of the up-hill lot will allow occupants to peer down into nearby neighbors' down-hill back yards invading their privacy and sense of well-being;
- B. The current shortage of street parking on Downing and Corona due to Washington Park visitors will be exacerbated: the on-site parking space will hold only a small car but ADU occupants may need a car due to limited public transit;
- C. A short term rental (STR) will bring random visitors on holiday with late night noise on the alley disturbing neighbors' peace and quiet and sense of security;
- D. The 1,962 sq ft, 4-bedroom main house is large enough for occasional visits by the applicants' parents considering there was an illegal 2nd basement unit in the 1980s and the applicants' renovations include a basement expansion;
- E. An ADU used as an STR will not help meet Denver's need for affordable housing;
- G. Blueprintdenver states that detached ADU form standards should be revised to be more context sensitive including height, mass and setbacks which has not yet happened.
- H. The 2019 DenverRight update to Blueprint Denver characterized this part of Washington Park West as "low" density and not forecast for growth nor characterized as vulnerable to displacement.
- I. The demographics of this part of Washington Park West do not meet the criteria for this kind of spot rezoning: this is not an area vulnerable to displacement.
- J. The close proximity to Washington Park will encourage a 'party house' attraction as an ADU.

Appendix A: Zoning Committee Report Final as of 11/10/20

**WWPNA ZONING COMMITTEE REPORT to WWPNA BOARD
November 10, 2020**

Tuesday, Oct 27, 2020 7:00 PM Virtual meeting arranged /Chaired by Sarah McCarthy. 9 ZonCom members and 2 guests in attendance.

New Zoning Chair: That the Zoning Committee recommend to the WWPNA Board that Mark Harris be elected as the Chairman of the WWPNA Zoning Committee. The motion passed 8-0-0.

20 S Sherman St case 93-20. BOA hybrid hearing 11.3.20 9:00 AM. Virtual and Room 2.H.14, Webb Municipal Office Bldg. Applicants Ayinde Ademola and Carmen Ohen are requesting a

variance to convert the existing carriage house structure built in 1888 into an ADU which is currently in violation of ADU setbacks in this U-MU-3 zone where ADUs are an allowed use. The Zoning Committee recommended to the WWPNA Board that it submit a letter of support for the variance. The motion passed 9-0-0.

The WWPNA Board voted by email, 12-0. Gertie submitted a letter of support. Zoning Committee members Linda Fabrizio and David Callaghan attended the hearing. The BOA granted the variance.

753 S Downing: Map amendment: Virtual and in person hearing at Denver Planning Board Nov 4, Wednesday, 3:00 PM. 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. The WWPNA Zoning Committee recommended that the WWPNA Board opposes the rezoning of 753 S Downing. The motion carried 8-0-1.

The WWPNA Board voted by email 11-0-1 to oppose. Gertie submitted a form of opposition. The Planning Board voted unanimously to refer to City Council. The Hearing at Council's Land Use, Transportation and Infrastructure (LUTI) Committee will be on 12/1/20 and will likely end up before the full City Council on 1/4/21.

Gertie and 3 opposing neighbors "attended" the virtual hearing. Gertie's observations from hearing:

- Neighbors' opposition based on loss of backyard privacy rejected: this is "city living" and density is to be expected;
- Opposition to more alley traffic rejected: alley is a public right-of-way just like streets and sidewalks;
- Opposition based on characterization of this area of Wash Park West in Blueprint 2019 revision as low density and not forecast for growth rejected: doesn't mean "no" growth;
- Opposition based on characterization in Blueprint revision as an area not vulnerable to displacement got more discussion but in the end was rejected on basis that Council in its wisdom and due deliberation had approved Blueprint and also allowed short term rentals without relevant qualifications.

925 S Pennsylvania ADU: Case 2020I-00146. Case Manager Fran Penafiel. Owner Adam Hevenor has applied for a rezoning from U-SU-B to U-SU-A1 to make legal an ADU over the garage that was there when they bought the house 5 years ago from an owner who built the two story garage with a permit but didn't get permit for plumbing. Mark Harris, Stephanie Sosa, and Linda Fabrizio flyered the neighborhood on Sunday 10/11 with a request to notify Zoning or the President by Monday Oct 26. Gloria LeFree emailed nearby Members. So far we have received 9 emails; 3 opposed to a rezoning, and 6 in favor. Also, an immediate neighbor to the south told Gertie by phone that she supports the ADU.

367 S Clarkson Alley House: Owner Jane Wisnieski contacted WWPNA Zoning in September. Her application through HUD for a reverse mortgage is being withheld by an appraiser who believed the structure in the rear of her property was non-conforming. Structure was built as a living unit before the house. Contacted WWPNA for help. Sue Shannon told her that our committee found her situation was more of a business issue between lender and borrower that it fell outside of our zoning committee's purview. Sue encouraged her to continue to pursue city staffers in the zoning department to get their opinions.

900 E 1st Ave. at Emerson - Carmen Court: A compromise has been reached with Hines that could provide an opportunity to save Carmen Court from demolition. The building will remain standing for as long as it takes Hines to seek concept approvals and building permits from the City for a new structure. This agreement will run with the land, in the event that Hines sells the site before development occurs.

The Zoning Committee would like to list our meetings on the WWPNA email blasts.

Next ZonCom meeting: Tuesday, November 24th, 2020. Virtual.