

Jan. 5, 2021
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

Police Report - Kate Young

Reporting how they do stats, only stats for two weeks.

Trends - Burglaries were made through unlocked or open entry points. Will see people load their bikes or guns in their vehicles and get stolen. Also seeing in apartment garages, assume they are secure and not lock them up. Porch pirates are bad during holidays.

If you have a box from a new appliance, don't leave it out. Cut it up and put it in the recycling bin.

Lots of wallets stolen from inside the car center console or glove compartment. First place thieves look.

Motor vehicles - great to hear about them because can see a pattern.

Neighborhood watch classes are happening. Send an email to AJ and they will get you connected.

Jolon Clark's report delivered by Maggie Thompson.

This week and next week are tree recycle. If miss that, can take to Cherry Creek to get converted to mulch.

City is shifting into a new budget, new things that got passed in the last election. Changed the ordinance about pit bulls now a 'dangerous breed' can be registered with the City

DPS Report - Scott Balderman

Returning back-to-school. On track to reopen on Jan. 11th. All the way through Grade 5. More conservative phased in model for the higher grades and will be a blended model of part in-person and part on-line. Different schools will have different procedures based on their size.

Will hire company to look for new superintendent

Secretaries Report - Motion to approve revised December minutes passed (12-0-0).

Treasurer's report

West Washington Park Neighborhood Association Income Statement for November 2020		
Previous Total Balance		\$25,679.47
Income		
Memberships/Donations (Net of Fees)	\$307.96	71%
St. Francis DeSales School - AD	\$123.30	29%
Total Income	\$431.46	100%
Expenses		
State Farm Insurance - Liability Yearly Premium	\$941.00	100%
Total Expenses	\$941.00	100%
Current Balance		\$25,169.93
Note: Key Bank account has a \$1,500 minimum balance requirement to avoid fees		

Membership Report: 420 household as of 12/31/2020.

NEW BUSINESS

Annual Membership Meeting: April 21st.

Volunteers for Nominating Committee: Charlie Busch, Gertie Grant, Carolyn Diana, Amy Kenreich, Kirsten Michel

Brad Wedig - local Librarian to make a presentation. Buildings remain closed, expect possibility late Spring. Are doing curbside service. E-books are booming. Also have Netflix style service called Canopy. Do have a number of virtual events like story time.

Motions outside of Board meetings (all 12 Board members must vote to be valid):

- a) Valid motion:
 - 1. Christmas lights contest: passed
 - 2. 925 S. Penn: failed
- b) Invalid motion:
 - 1. Email on Hostgator
 - 2. Group Living position (letter)

Use Hostgator for emails for 1 year: motion by Charlie / Gertie seconded. Passed (12-0-0)

LUT

- Group Living - Will be a LUT meeting and being specific about Group Living proposed. Greg saw a copy of our letter. How did they create the position. How did the neighborhood create input into that letter. No real statement as to why there is objections. Last LUT meeting. Kirsten requires that positions like where the discussions that were had. That needs to be in the letter. An amended letter is needed consistent with the City Code. Based on the input we generate over the next few weeks is an amended letter for the Association. AMY - solicit feedback put the letter up, here's how you provide feedback. Sarah - what to put in the eblast on how to get that information. Next Board meeting is Feb. 2nd. Gertie: at LUT to be discussed. Have maps available with the Zoning Districts are for different kinds of numbers together. IT's not totally excluding it from all of the neighborhood.

John wants to see the letter sent to Group Living **AI: We'll send it to everyone on this meeting.**

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- City Affordable housing initiative-
- SWCC - Meeting on Jan. 27th
- CCT Towers - amended agreement, rooftop open deck. Flyer went out, did not get any feedback and neither did WWPNA, so it went through.
- I-25 and Broadway Interchange, Charlie and Gloria attended.

Communications

- Website: Would like to have it available by 1st week of March
- Motion Charlie/Gertie PUT IN HERE 11-0-0
- NEWSLETTER - Will be out starting on the 9th for 5 days.

Zoning - see Committee Report in Appendix A

- 753 S Downing. Motion: made by Gertie & seconded by Mark Harris to send a letter to City opposing the rezoning of this property to allow an ADU.

Discussion followed: citing points for and against the motion; motion passed (8-0-2)

- 925 S Penn: Motion by Mark Harris & seconded by Gertie Grant to send a letter to City in support of the rezoning of this property to allow an ADU: passed (9-1-1)

See Zoning meeting minutes as Appendix A

Parks Committee Report

July 4th Celebration: Motion by David Matthews, seconded by Jen Thijs (?) to suspend hosting an event in 2021, due to the Covid Virus

INC Rep: Gertie Grant will replace Sherri Way as representative

RNO Ordinance Revisions - Paul Kashmann is putting together a committee to study this and strengthen.

OTHER BUSINESS - David Richter - Reached out to the Beautiful Speer people and didn't get answer. We'll put him in touch with Chris Miller.

Submitted by Charlie Busch with edits by Sarah McCarthy

Appendix A:
WWPNA ZONING COMMITTEE Report to Board

January 5th, 2021

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. City Council Public virtual hearing Tuesday Jan 19, 2021 5:30 PM Applicant Steve and Lauren Tawresey. Case Manager James VanHooser. The WWPNA Board voted by email 11-0-1 to oppose. The Planning Board voted unanimously to refer to City Council. On 12/1/20 the The Land Use, Transportation and Infrastructure (LUTI) Committee approved it. It comes before City Council for a final vote Tuesday, January 19th. Gertie and Sarah are drafting a position to recommend to the WWPNA Board to oppose the rezoning on several grounds, including:

- Small parcel rezoning is not “spot rezoning” if consistent with a larger plan, and the Comp Plan 2040 and 2019 DenverRight update to BluePrint Denver revision support more ADUs (thanks to Chris Miller for the research);
- ADUs used as short term rentals do not increase affordable housing and there is no zoning classification that allows ADU but prohibits STRs;
- This part of WWPNA was not an area characterized in the 2019 DenverRight update to Blueprint Denver as vulnerable to displacement;
- ADUs are allowed in other parts of WWPNA and still other areas of WWPNA allow for more density, and we urge examination of other part of the neighborhood where there is more support for ADUs for rezoning consideration: this is not an “elitist” position, rather one that advocates for the diversity of housing stock in our neighborhood;
- Most of the neighbors who responded to a flier circulated in July opposed this ADU and ADUs in general in this part of the neighborhood.

Please see separate letter for your consideration and approval at the Jan 5th Board meeting.

925 S Pennsylvania ADU: Case 20201-00146. Council LUTI Committee, Tues., Jan 5, 10:30 AM Rezoning of 925 S Pennsylvania ST. from U-SU-B to U-SU-A1 to make legal residential space above a garage as an Accessory Dwelling Unit (ADU). In early December Mark presented a motion to the Board via email, as approved by the Zoning Committee, to approve the Rezoning. The motion did not pass, 5-2-5.

On December 16th the Planning Board, Chair Joel Noble, voted unanimously to send the rezoning to City Council. Comments from the Board included “A1 makes it conforming” -and “it meets the criteria.” P 231 of BluePrint Denver was cited as a reason to switch to the correct A1 because most of that face block is less than the B lot size minimum. As a result of neighbors expressing similar interests, there was discussion of needing Jolon’s help to rezone the entire face block as A1 through a legislative rezoning initiated by the Councilperson that does not cost property owners any money, whereas a single rezoning incurs a fee.

Please see separate motion. I have tried to address several of the concerns brought up by the Board.

73, 75, and 87 N. Lincoln Street at 1st and Lincoln. Potential rezoning from G-MU-5 to G-MS-5 to allow for commercial use. We met with the Owner and his Reps in November. We should take a position soon, even prior to an official notice.

521 S Downing The homeowners have been going through construction to add a 2nd floor to their home. The WWPNA Board supported the variance for their project so they could build onto a wall that is considered too close to the Northern property line. But in the process of construction the original wall was not able to be saved, so they will be back applying for another variance to allow their project to continue. This is a hardship that they did not create, and supporting the variance would be the best thing we could do to help this family move back into their home as quickly as possible. The near neighbors are supportive.

1001 S Pearl ST. Now zoned U-SU-B. Nothing has been filed, but the property owner have indicated a desire to pursue a PUD. This was a topic at our last in-person meeting at the Community

Center in June. The property used to be a church. The current owner is an investor interested in expanding the options available by rezoning the property.

Group Living Zoning Code text amendments. City Council's Land Use, Transportation and Infrastructure Committee voted unanimously on 12/22/20 to advance the updated proposal that would modernize rules governing the residential sections of the Denver Zoning Code. The full council will review the proposed zoning code amendments and hold a public hearing and vote, tentatively set for **February 8, 2021**.

Next ZonCom meeting: Tuesday, January 26th, 2021 - 7pm via Zoom