



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

***Dec 1, 2020
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>Excuse</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

Also attending:

<p>Kate Young</p> <p>Maggie Thompson</p> <p>Marjorie Stanford</p> <p>Sarah Nolan</p> <p>Jordan Schrag</p> <p>Gail Sykes</p> <p>Rosmary Di Martini</p> <p>Gil Sykes</p> <p>Kelly Tomajko</p> <p>Chris Miller</p> <p>Jim Hartman</p> <p>Greg Holm</p> <p>Arnold Strasser</p> <p>Janet McIntire</p>	<p>Mary Ann Downs</p> <p>Kelly Ballenger</p> <p>Marjorie Stanford</p> <p>Hope Anastakis</p> <p>Tenly Williams</p> <p>John Ferguson</p> <p>Kathryn Smith</p> <p>Amy Kenreich</p> <p>Greg Holm</p> <p>Scott Balderman</p> <p>Terry Gulliver</p>
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Police Report - Kate Young

Stats the same as last time as they haven't been updated since the 10th (meeting is very early in the month)

WWP West Stats

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

Speer

- 18 new burglaries
- 20 thefts no including auto
- 77 thefts from vehicles
- 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. Things stolen are typically things left in plain sight that are perceived to be of valuable, purses left in running cars.

Auto thefts are typically cars left idling with no one in them. On Lincoln/Broadway, scooters were stolen and taken to a repair shop. Repair shop noticed "off" things and called cops and the scooters were returned.

They have a new shipment of clubs for 'covered' cars.

Drive through Christmas at Coors Field. Contact free, everyone stays in their car, have a toy donation box in the Station boxes before the 12th.

Janet McIntire - There is a new safe space for women at 14th and Grant, parking lot at the First Baptist Church.

DPS Report - Scott Balderman

School reopening - most recent decision to move the young kids to remote as well. Data within schools shows that transmission is low between children. However, the community spread outside of school and bring it into the school. Had a huge number of quarantines. 82 staff quarantine on Oct. 13, grew to 456 recently. In the same time period, quarantined students grew from around 300 on Oct. 13 to 1900 recently. They need the larger community transmission rate to drop in order to reopen schools. They know how to keep people IN the schools safe but the larger community spread is the overriding problem now.

They have over 80 open paraprofessional openings as of now.

Superintendent Cordova resigned a couple weeks ago, they are hoping to announce a new interim, then start a new superintendent search. Question about the money spent to do the superintendent search - do we get some of our money back? Not sure.

Jolon Clark's report delivered by Maggie Thompson.

- Most recent COVID is Level Red, new testing site at Ruby Hill Park. Small Businesses are being crushed by this. Try to support local companies.
- City Ballot Initiative 2B was passed locally (fund to help with long-term chronic homelessness) where the City has a funding stream. The City's HOST (Housing Opportunities.....) office has proposed updates to their long-term plan and that is out for comment. https://www.denvergov.org/content/dam/denvergov/Portals/housing-resources/documents/Homelessness_Resolution_Fund_Public_Comment_Draft.pdf
- Complimentary things to say about the Leaf Drop Program. He also had a COVID test and it was easy peasy and he had results in a day.

Introductions (See list at top for attendees)

Secretaries Report - Charlie moved to approve the revised minutes from November, Gertie Grant seconded. The vote was 12-0-0.

Treasurer's report

Nov. Member \$307 St. Francis ad at \$123. Paid for BOD liability insurance \$941
Balance is 25,169.93

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	\$431.26	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: 423 households.

Parks report

Fourth of July - East Wash Park has made a decision as to not participate in 2021. Sarah asked David to have a committee meeting and create a recommendation.

Land Use & Transportation (LUT)

- Group Living - a revised proposal was presented. Sherri Way will review and prepare a summary for the Board to consider a position prior to the next City Council Land Use & Transportation Infrastructure Committee meeting on the 22nd of Dec. Paul Kashmann sent the slide show to Sarah and Charlotte. Kevin Flynn (Councilman in SW Denver) has said there are 6 Council that would not approve the original limits.
- City Affordable housing - no updated report
- SWCC - nothing new this month
- CCT Towers has applied for a rooftop party patio. We have not heard any updates.
- I-25 and Broadway Interchange. Build a new West Exposition Street. A meeting set by City on Dec. 17th at 4PM. Charlie and Gloria can attend.

Communications

- Membership Presentation
- 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 to Dec. 4th. How do people get on the ballot in April? Amy (editor) needs this for the newsletter. Sarah will get back to Amy.

Zoning - see Committee Report in Appendix A

- 73, 75, and 87 N. Lincoln Street at 1st and Lincoln Had presentation from the property on North Lincoln (1st and Lincoln) and the three properties directly south. House, two parking lots and the coffee shop. Owner wants to rezone to allow for commercial use. Discussion on the history and the desire to keep Lincoln residential.

- 753 S Downing - LUTI passed it. WWPNA has taken a position against.
- 925 South Pennsylvania is asking for an ADU, so Mark will be sending this out for an email vote in the next month. (This will not be in the Zoning Minutes sent out on Dec. 1st.)

See Zoning meeting minutes.

Beautiful Speer RNO - Chris Miller

Have a calendar established for potential meetings; about ready to send out a newsletter. Send out something to multi-unit properties. Will be including information about WWPNA meetings as they learn about them as well.

City Considering changing RNO Ordinance

INC had an INC sub-committee to review the ordinance in the 1970s. This is the first time they have taken a look at it, particularly in the way communications happens in the current world. The INC group would like to get their two cents in. The changes that would affect us if we don't keep minutes and don't record meetings, what the outreach was, etc. before we make a recommendation to the Board. There was a form that was to be used by RNOs. WWPNA meets almost all the criteria. ~~We need to be more~~

Gertie moved that we support the INC subcommittee recommendations, Mark Harris seconded. ATTACH TO THE MINUTES. Passed by 8-0-1.

Email votes between December meeting and January meeting **Board members, I think these email votes after the Dec 1 and before the Jan 5 meetings should be included in the Jan 5 minutes, not here. Thanks, Gertie**

1) Communications/Membership - Dec. 7th. Charlie Busch moved that WWPNA spend up to \$200 on the 2020 WWPNA Holiday Lights event. \$150 will be used to purchase gift cards from local businesses for each of the three categories; Best Balcony, Best Home, and Most Creative. The other \$50 will be used to create flyers to be posted around the 'hood.

Motion Passed: 12-0-0

2) Zoning - 12/12/20: Revised Motion By Mark Harris on 925 S Penn:

Regarding an Application for a Rezoning of 925 S Pennsylvania ST. from U-SU-B to U-SU-A1 make legal residential space above a garage as an Accessory Dwelling Unit (ADU).

1. In October of 2020, over 70 flyers were distributed to the 600, 700, and 800 block of S Penn as well as the East side of the 700 block of Logan. We received 9 replies to the flyer and emails sent to nearby WWPNA Members. 6 were in favor, and 3 opposed.
2. The people that wrote to zoning that were not supportive listed parking and increased density as reasons for their disapproval. Those reasons were rejected by the city in relation to a previous rezoning for an ADU.
3. The structure was built with a permit, but sometime later the inside was converted to include living space without a permit. Both actions were undertaken many years prior to the current homeowner buying the property. The ADU was included in finished square footage totals at the time of sale to the current homeowner.
4. The lots across the alley are zoned for 3-story row houses. The lot directly behind 925 S Penn was empty in October 2020 and is being developed into 3 townhouse units.

5. *Blueprint Denver notes: A citywide approach to enable ADUs is preferred. Until a holistic approach is in place, individual rezonings to enable ADUs in all residential areas, especially where proximate to transit, are appropriate. Unless there is a neighborhood plan supporting ADUs, rezonings should be small in area in order to minimize impacts to the surrounding residential area.*

I move that the WWPNA Board support the 925 S Pennsylvania ST. to make legal residential space above a garage as an Accessory Dwelling Unit (ADU) except for the change of lot size from U-SU-B to U-SU-A1. Further, the Board approves a letter to be sent to the Planning Board requesting that the Planning Board refrain from passing on this rezoning to City Council without a valid explanation for the arbitrary change from Lot Size B to lot Size A because of the precedent it sets for the many non-conforming parcel sizes all over the city.

1. In response to 70 flyers distributed door-to-door to near-by neighbors requesting feedback to the WWPNA Zoning Committee, 6 of 9 respondents supported the rezoning including the neighbors immediately to the north and south of 925. The opposition was from 2 neighbors a half block away and the owner of property across the alley who is building 3 row houses in a vacant lot.
2. The space above the garage has been used for residential purposes for many years.
3. The current owner did not build in violation and is only seeking to make legal what is already there.
4. The inside is finished and would not need additional construction to complete, and the owners have expressed interest in avoiding short term rentals; therefore, this property could be a modestly-priced housing option.
5. The height of the structure provides a sound and visual barrier for the more-dense zoning and traffic along Logan.

Final Vote failed at 5 Yes, 2 No, 5 Abstain

3) Communications/Membership - 12/16/20. Charlie Busch made a motion to keep our @wwpna.org email on Hostgator for the time being, paying the yearly fee of \$107.40.

Motion failed with 8 Yes and 4 Board members who did not respond.

4) Group Living - Motion failed as 4 Board members who did not respond.

November 24, 2020 ZOOM meeting, Call to Order at 7:10 p.m. Sarah McCarthy presiding.
Committee Members on Call: Mark Harris (chair), David Callaghan, Sarah McCarthy, Gertie Grant, Linda Fabrizio and Chris Miller. **Gertie agreed to take minutes in Gloria's absence.**

Guests: Danice Powell, Paul Wember, and Dirk McCustion all on behalf of Lincoln Street rezoning applicant; Pastor Dustin Adkin and Jennifer Murphy both from S Broadway Christian Church, Luchia Brown (BHNA President), Brittany Spinner and Steven Freeman (both L/BCRNO), David Ruterbories, Andy James, Rodney White, Rob Frouhy, Terry Gulliver (by phone), Kirsten Michel.

73, 75, and 87 N. Lincoln Street at 1st and Lincoln Danica Powell from Tressel Strategy Group shared the screen showing 73, 75, 87 and 95 N Lincoln all owned by the same owner, Dirk McCustion, who wants them all zoned the same. 95 Lincoln, currently Spur Coffee on the south west corner of 1st and Lincoln, is zoned G-MS-5 and the lots to the south, currently a parking lot and a house, are zoned G-MU-5. The curb cut on Lincoln would be removed. The intended use is mixed use with retail on the ground floor and residential above. The allowed height in G-MS-5 is 5 feet higher than that for MU-5. She showed a slide indicating that BluePrint Denver calls for the one-half block south of 1st Av be mixed use and that the 1990 West Washington Park Neighborhood Plan advocated for infill development on Lincoln.

131 Broadway Transfer of Ownership for your information (no action). Graffiti Bar will become Served on Broadway. The new owner is Francois Safieddine who also owns the tavern and dance cabaret licenses for 139 Broadway - the family owns several nightclubs, and had a small bit of fame from the World Series of Poker in 2007. This is on the Baker/west side of Broadway. WWPNA and Baker have a GNA with the original owner that transfers with the tavern and dance cabaret license.

20 S Sherman St case 93-20. BOA hybrid hearing 11/3.20 9:00 AM. A variance was granted to convert the existing carriage house structure built in 1888 into an ADU which violates current ADU setbacks in this G-MU-3 zone where ADUs are an allowed use. WWPNA supported the variance. Zoning Committee members Linda Fabrizio and David Callaghan attended the hearing. David Callaghan reported that the Board approved the variance unanimously.

753 S Downing: Map amendment: 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.

InterNeighborhood Cooperation Zoning and Planning Committee (INC ZAP) Gertie reported on the Oct 31st INC ZAP meeting where the Group Living segment covering Community Corrections was discussed as well as the recommendations from the INC subcommittee on the RNO ordinance on possible amendments.

Group Living Zoning Code text amendments. CPD's intent as stated in LUTI meeting Nov 17th is to present amendments of household living, congregate living and residential care living at LUTI meeting Dec 1, 2020 at 10:00 am and have final LUTI committee action Dec 22nd. Gertie agreed to email out to Zoning Committee members information on how to attend the LUTI meetings.

WWPNA email updates: We listed the Zoning Committee meetings on the email that Katherine Jenkins sends out.

Next ZonCom meeting: December meeting if something important comes up. Or Tuesday, January 26th, 2021. Virtual