

WeCAN Board Meeting
Minutes
March 18, 2015
Prepared by Leah Rounds

AGENDA

- 6:00: Call to Order
- 6:05: ZAG-Presenting on Arroyo Village
 - Questions/Concerns
 - Planning Board meeting on 4/1/15
- 6:35: Discussion on Scope of ZAG
 - ZAG report on neighborhood medical care center in W. Highlands?
- 6:45: New/Other Business
 - Upcoming Candidate Forum
 - Question approval
 - Sustainability-Scope of responsibilities
 - Sustainable Neighborhood signage
 - Reports to general membership about nuisance property investigations?
 - 1335 Raleigh has been designated a nuisance property by DPD
- Other Pressing Business?
- Adjourn

The following business will be tabled to allow sufficient discussion on Arroyo Village:

- Treasurer's Report
- Committee Report from Communications
- Committee Report from Newsletter

MINUTES

The meeting was called to order at 6:10pm by Nadia Patrick

In attendance – Barbara Baker, Bill Baker, Alan Burch, Cindy Gallard, Mary Gonzales, Suellen Mack, Josh Patrick, Nadia Patrick, Leah Rounds, and Ben Stetler. From ZAG – Jonathan Wachtel and Carol McKellen (via phone)

Treasurer's Report (Cindy)

- Currently do not have a 2015 budget in place and the organization shouldn't be functioning without one. In the past there has been a finance committee to plan the annual budget. Last year the previous year's budget was used, need to look at last year's budget and add or take away things as needed.
- Budget discussion tabled until next month's meeting. Everyone send budget ideas/suggestions to Cindy before the next board meeting on April 22.
- Currently have about \$26k in the budget.
- Liability insurance needs to be renewed, need to decide on what donations will be made annually (to Confluence, neighborhood festival, etc.)
- Cindy will email out last year's budget and a reminder for budget suggestions

Newsletter Committee (Bill)

- Metal recycling is down significantly, pay has dropped to \$70/ton. Bill will only continue with the metal recycling if it doesn't drop any lower. A-1 Plumbing continues to donate a lot of metal.
- In the past the metal recycling paid for the newsletter, but now it is not covering the whole cost. Costs \$135/month for printing.
- The Sustainable Neighborhood Network may be able to cover some of the costs, they've printed fliers for us in the past. Have done advertisements in the past, business card size for \$35 and double for \$60. Possible to donate your car for metal to WeCAN?

Communications Committee

- Maria can continue with the email blast
- Maria needs help redesigning the t-shirts.
- Barb will send Leah the original logo, and it can also be put in the shared documents folder
- Want to continue with the color blue, but get an updated version of the current logo. Nadia and Josh know a current graphic design student they could send it to

Old Business

- St. Anthony's update
 - Larry Ambrose has filed a 106 appeal, an attempt to stop or delay the granted rezoning. Sloan's Lake Neighborhood Association is listed as a plaintiff and will shoulder most of the costs.
 - Probably won't pass, but there is the concern that even if it's zoned for 12 stories, 4 story apartment buildings could be built.
 - If we know who the judge on this will be, Nadia can file a ***
- Need to prioritize what WeCAN will work on in the neighborhood. If WeCAN is into a lot of things we risk spreading ourselves too thin. Need to know the time commitments from the board and where we should focus our time and energy. This discussion can continue with the budget discussion at next month's board meeting

Zoning Action Committee (ZAG)

- Presentation on the Arroyo Village Project
 - ZAG saw no reason not to support the rezoning request
 - The rezoning will reduce the density in that area and enable the project
 - Questions came up regarding its fit into the West Colfax Plan and specifically the low-income housing piece. Only the DHA housing at 13th and Knox Ct. is mentioned in the WC Plan, and it recommends this housing be of mixed income housing with a range of AMI's. This site would have below 50% AMI only
 - Concerns came up on the design of the building, specifically the part that fronts the gulch and light rail station. A garage put a large flat wall facing the gulch. WC Plan calls for designs to embrace the gulch. The organizations involved say they are happy to listen to WeCAN's comments on the design.
 - Project fits with Blue Print Denver and the Urban Residential use – it will have a community room on the ground floor (for potential ESL classes, a preschool, programs for the light rail commuters)
- Questions and Discussion on Arroyo Village Project
 - Anything in the current code that prevents them from building what they want? The existing code is mixed, it would just make it more consistent with the modern zoning and Blue Print Denver.
 - The current shelter is adding 35 apartments for transitional/provisional housing. People can stay as long as they like, but they are assigned a case manager until they can transition into more permanent housing.
 - Current shelter can have 75 beds, they only have 55 beds with about 10 more in the winter.
- Discussion on how to proceed with zoning issues that come through ZAG
 - ZAG sees 3 general options – 1) Some requests that come in don't need to be addressed and no action is necessary 2) Minor issues that we still want to weigh in on, and 3) Major projects that need more research. 2 and 3 will need procedures for expedited and normal ways to dealing with issues coming in.
 - ZAG will take Nadia's Proposed Procedures and tweak them to better fit these needs. The board needs a procedure and mechanism to deal with zoning issues
 - Board will give ZAG the authority to take care of any “no action” items at their discretion. Any questions on whether it is a non-action item or not can be brought to the board. Try this on a trial basis and see if it works for ZAG.
 - ZAG will make recommendation, WeCAN board will be responsible for drafting letters of support
 - Currently 3 people serving on the ZAG, the Co-Presidents can appoint additional members if they are needed.
- Discussion on the implications to the community due to this rezoning
 - The planning board hearing for the rezoning is April 1
 - ZAG can make a recommendation about a zoning, and normally the WeCAN board would have more time to discuss these issues. There needs to be time for this kind of discussion with opportunities for experts to come give opinions. Because of the moved hearing date there was not time for proper discussion on this issue

- This project will bring additional low-income housing to the neighborhood
- This project will have the same usage as before, low-income housing
- Our neighborhood has been oversaturated with low-income housing, but there hasn't really been any negative impact from them.
- The newer CCH building has not been well maintained by the residents there
- This low-income housing will be off-set by the condos at St. Anthony's
- WeCAN's mission statements says that WC strives for diversity
- Where do the shelter guests transition out to?
- Likes the economic, cultural, etc. diversity of WC, but don't want to become a dumping ground for this type of housing.
- There is a need to look at this project as a whole and how it affects WC. WeCAN needs to be proactive on getting information on projects, rely on ZAG's opinion, and get input from general membership.

New Business

- Candidate forum will be at WeCAN's next general meeting, April 14th. BID has come up with a list of questions, and they are open to modifying them. Cards will be available at the forum for people to write questions. Review BIDs suggested questions and sent your approval or suggestions to Nadia
- DPD Nuisance Properties – when enough complaints come in the property is turned over to code enforcement. 1335 Raleigh has recently been added, and residents are encouraged to DPD if they see any activity there. The 7-11 on Colfax & Wolff produces a lot of trash in its vicinity, can start calling in complaints as well
- Sustainable Neighborhood Network has signage to be hung in the neighborhood. Need 3 locations suggestions to hang these signs. Possibly near the library or “welcome” sign. Suggestions are needed.

Adjourn at 7:15pm

Respectfully submitted,

Leah Rounds
 Secretary
 West Colfax Association of Neighbors (WeCAN)