

WeCAN General Membership Meeting
Minutes
February 12, 2013
Prepared by Leah Rounds

AGENDA

- 6:00 Call to order and Announcements
- Police Officer Report
- Presentation by EFG regarding St. Anthony's redevelopment
- Representative from Centura Health to discuss medical facilities
- Dan Shah from the West Colfax BID: Announcement about upcoming activities on West Colfax Ave.
- Adjourn

MINUTES

The meeting was called to order at 6:10pm by Ben Stetler

Announcements

- Councilwoman Susan Shepherd has office hours at the West Colfax COP shop (1490 Zenobia) from 2-3pm on Feb 21st and the third Thursday of every month thereafter
- Interested in getting a garden plot in the new West Colfax Urban Garden? Submit your name to WCCUgarden@gmail.com. A lottery will be held in May for available spaces.
- Save the Date: WeCAN neighborhood garage sale – May 11th.
- WeCAN Board of directors meeting Wednesday, February 20, 2013 at 6:00pm downstairs at Confluence Ministries
- WeCAN's next General Meeting will be held at Confluence Ministries at 6:00 pm on March 12, 2013
- Recycle metal to support WeCAN: call Bill Baker, 303-946-8230 or email bigbuddy2@comcast.net. Metal recycling is the main source of WeCAN's money and is why WeCAN does not have to charge membership fees
- WeCAN has t-shirts for sale, \$10 each
- Leah Rounds asks you to help her support local schools through the "Box Tops for Education" program, bring your boxtops to WeCAN mtgs and she'll take them to the schools.
- Democratic House District 4 is hosting a Spaghetti dinner on March 30, 5:30pm at North High School. US Senator Mark Udall will be presenting. Tickets are \$18 each
- Membership is now near 500. RNOs are written into Denver code, so that anything affecting the neighborhood must be through the affected RNO, ensuring our voices are heard

Dan Shah of the West Colfax Business Improvement District

- BID is currently working on a mobility/intersection project - including a digital mapping project to find routes to include the light rail, library, increase walkability, etc. More information on this project will be available in the BID March meeting, a sign-up sheet was available to those interested
- There will be a traveling Art Show at Confluence, April 4-9 (first Friday) of Colfax photos. This is an open event with wine and cheese.
- BID Newsletter was made available
- BID is currently working with WeCAN, Confluence, Susan Shepherd, EFG, and other to plan the opening day events of the light rail on Saturday April 27th. Events will be at Colfax and Raleigh (connecting to Perry station) with the Justice League food trucks, kids activities, and a bike station at the Perry station

Council Woman Susan Shepherd of District 1 in NW Denver

- Amendment 64 (to legalize recreational marijuana) was supported by 67% of Denver voters, and Susan ensured she will not push to opt Denver county out of the law. The state still have a lot of work to do, there are licensing concerns, and the challenge of retail sales is being given to the local jurisdictions to come up with their own rules
- Denver Public Library's branch has run into some structural problems due to the soil. There is a need for a redesign to create a stronger foundation. There was money set aside in the bond to pay for these types of problems that come up. The project is not expected to go over budget. It will delay the opening of the branch about 6 months, now set for Spring 2014

Denver Police Officer Jay Wittenberg for District 1

- The Nov 2012-Jan 2012 stats were handed out
- 17 reported home burglaries, reminders to keep doors and windows locked, curtains or blinds drawn, back doors locked, install kick plates, put up a security sign (thieves generally take the path of least resistance)
- 22 auto thefts, reminder to keep cars locked.
- 230 thefts from cars, things like purses, phones, electronics, etc., reminder to not keep anything of value in your car.
- "Puffing" is illegal

David Thompson of Centura Health presented on the relocation of medical facilities of St. Anthony's Sloan's Lake Health Center

- Sloan's Lake Health Center will be moving out of the Raleigh building.
- Will likely be relocated to the Diamond Hill medical complex at 26th and Zuni, they are close to signing a lease there
- As soon as development plans move ahead in the St. Anthony's redevelopment process they hope to move the health center back to this campus
- Questions on transportation being made available to the new location. RTD bus route run along Colfax and 26th

New Member Drawing – Gift certificate to Lake Steam Baths

Presentations regarding St. Anthony's redevelopment by EFG Brownfield

- Site plan includes 19 acres.
- The main hospital building will be demolished, but a parking garage, 1939 nursing student building, and the chapel are being kept
- Environmental Finance Group (EFG) has been around for 15 years, investing in Brownfield properties. Operates in CA and CO investing in real estate that has environmental concerns. St. Anthony's is not significantly contaminated, but asbestos has to be dealt with.
- EFG demolishes, builds roads and sidewalks, makes the plan, and then works with vertical developers to complete the buildings. Demolition to start in April, with the hopes that the ground will be flat and ready for development by December.
- EFG has been working over a year, going through due diligence and closed on the property in January. Currently working on cleaning up the buildings that will be demolished. During the demolition process they will be looking for vertical partners to present plans
- There will be community outreach throughout the whole redevelopment process
- EFG's guiding principals include – knitting the neighborhood, creating an identity, engaging the park and Colfax Ave., serve as a catalyst for more neighborhood revitalization, environmental stewardship, model for healthy living, and providing a plan for flexibility
- Hope to work to create a sustainable urban neighborhood, that will include, high density, mixed use but lean residential, mixed income but lean market rate, capitalize on the light rail, bus, bike paths, etc., bring more retail to the neighborhood and hopefully be a catalyst for more development
- First job is to demolish the hospital, the Raleigh building may or may not stay. Second job will be making the streets go through from Colfax to 17th, also 16th goes all the way across.
- Many good opportunities for development – the light rail is so close, one block will touch Colfax Ave., making it a good opportunity for commercial, and there is access to the lake
- Commercial will likely also be along 17th, on the Colfax and Raleigh block, and possibly all along Raleigh depending on demand. Commercial facing Colfax will be under the Main Street zoning requirements. Residential would be above the commercial. Zoned currently for 5 stories, but the plan has more height in the center, so rezoning may need to be worked through with the city
- Chapel area - there is a plan to build a plaza and open area, looking east down 16th from the Chapel provides a nice view of the Capital.
- Want to create a pedestrian friendly environment

- Along the edges of the redevelopment (Perry and Stuart) would be townhomes, as they will be adjacent from single-family homes. Quitman would likely become a neighborhood street with apartments and condos
- Parking will all be internal in buildings, and the current 700 spot parking garage will help with commercial parking.
- Q&A
 - Dynamite use in demolition? No, careful deconstruction
 - Are there any current committed vertical partners? No specific plans have been signed, but hoping these will start over the next several months
 - What will the 1939 nursing student building be used for? At this point, either residential or commercial. Desire to keep historical buildings
 - Trucks on the road during demolition? Truck routes have been designated to go out to 17th then to Sheridan or Federal. Trucks will use the internal streets on site (Quitman and Raleigh)
 - Will RTD light rail or feeder shuttles be available? If it is dense enough, it may make sense for the buildings to put a plan like this in place. Also would need to consult with RTD
 - Will there be community input on the residential and commercial that goes up? That process is happening now and will continue to happen through all parts of this redevelopment
- Public processes coming up to be aware of (the timeline is concurrent, as demolition happens these processes will take place so infrastructure can start being built in Jan 2014).
 - Metropolitan District – allows for the taxation inside the property to finance infrastructure that isn't there yet. It allows for the funding of higher quality sustainable streetscapes, maintenance of the plaza, among others. A service plan must be submitted to Denver, and city council has a process for accepting or rejecting the plan
 - Urban Renewal Area – takes on challenging sites, saving historic buildings, etc. and uses this tax increment to help finance these types of projects. Or possibly use this tax to provide funds to spur more businesses. This will likely be in front of city council this summer.

WeCAN's next General Meeting will be held at Confluence Ministries at 6:00 pm on March 12, 2013, and it is a potluck meeting.

The meeting was adjourned at 7:20pm

Respectfully submitted,

Leah Rounds
 Secretary
 West Colfax Association of Neighbors (WeCAN)

