

WeCAN General Membership Meeting
Minutes
June 11, 2013
Prepared by Leah Rounds

AGENDA

- 6:00 Call to order and Announcements
- Police Officer Report
- Presentation from Cameron Burton with EFG on progress at St. Anthony's
- Adjourn

MINUTES

The meeting was called to order at 6:05pm by Chad Reischl

Announcements

- **WeCAN Garage Sale Part II:** Sunday, June 23, 8am-12:00 at 1400 Raleigh St. If you have donations or would like to volunteer for an hour or two, please contact Barbara Baker, [303-257 9808](tel:303-257-9808), thanksb@comcast.net. The June 1st garage sale raised nearly \$900 to go to this year WeCAN Cares project
- **Windows Installation Help Needed:** Installation of our WeCAN cares project is Sat., June 15. Skilled help, clean up help and volunteers to bring sandwiches, fresh fruit and snacks for the people installing the windows would be most welcome. Please contact Barbara Baker, [303-257-9808](tel:303-257-9808) or thanksb@comcast.net if you can help.
- **Canning Classes:** WeCAN and Confluence are coming together to teach you how to preserve fruits and veggies from your garden, Classes start downstairs starting July 27. Registration forms are available online, at Confluence Ministries or from Barbara Baker, [303-257-9808](tel:303-257-9808), thanksb@comcast.net. Some scholarship funds are available. It is \$25 per class, and that will include the 2 hour lesson, a book, and 2 jars of food.
- **South Sloan's Lake (St Anthony's) General Development Plan:** A public meeting is scheduled for June 26, 2013, from 6:00 to 7:30 P.M. at Confluence Ministries, 1400 Quitman St.
- **WeCAN's Board Meeting:** Wed June 19th – Downstairs – All are welcome to attend. Currently looking for 1 or 2 more members to be on the board.
- **WeCAN's next General Meeting:** will be on July 9, 2013 at 6:00 pm. This will be a pot luck meeting and feature Urban Planner Ken Schropel to speak about smart growth and urban development
- **Recycle metal** to support WeCAN: call Bill Baker, 303-946-8230 or email bigbuddy2@comcast.net
- **"Box Tops for Education"** program, bring your box tops to WeCAN meetings and Leah Rounds will take them to the local schools to support their programs.

Denver Police Officer Jay Wittenberg for District 1

- The March-May 2013 stats were handed out. There are no real patterns of crime happening in this neighborhood and crime is relatively low for this 3-month period.
- With the weather turning warmer, prostitution is likely to increase. Detectives will start enforcement on this soon. If you see it or see a pattern call 911 or Jay
- Member comment on the amount of used condoms, syringes, broken bottles, etc along 13th Ave., especially between Perry and Vrain. People are outside more, and this is probably happening in the early morning hours. DPD will step up patrols in this area. Call 911 or Jay if you see activity on this street.
- 19 reported home burglaries, reminders to keep doors and windows locked, even if you leave for just a brief moment or when you're in the backyard. Be vigilant, don't open the door to anyone you didn't call or don't know. 10 auto thefts reported. 17 thefts from motor vehicles reported
- Question on the number of crimes against people, muggings, etc. There has been nothing major along Colfax in the past few months, and there has been relatively low crime for this time of year. When out running or on your own, be aware of your surroundings, don't listen to headphones, take your dog, etc.

New Member Drawing – Gift certificate to Lake Steam Baths

West Colfax BID is putting out a call to local artists for public art at 6 bus stops. www.westcolfaxbid.org has more information on this project. Deadline for artists is June 28th.

Presentation from Cameron Burton with Environmental Finance Group (EFG) on progress at St. Anthony's

- EFG invests in Brownfield properties, specializing in real estate that has environmental concerns.
- Demolition
 - Closed on the property in January 2013 and are currently in the demolition stage. There will be a live webcam set up by the end of the month, tracking the 3 year process from demolition to building on the site. Using excavators and high-reach machines to do the demolition.
 - Materials are being separated, with 90% of the trucks leaving the site for recycling centers. Only 10% is trash, mainly the asbestos clean up. 1 million lights bulbs, smoke detectors, and various metal were taken and recycled
 - Demolition will move next to the West wing at the end of the summer
- Other Goings On
 - Colfax Marathon – Did a relay exchange on the site. EFG had a team that ran. Helped to bring the dragon boats and festivities
 - Light-rail opening – worked with the BID and RNOs to put on opening day festivities, and the Justice League food trucks on Raleigh.
- Streets and Plazas

- There will be new 16th Ave., Raleigh, and Quitman roads that re-establish the grid streets. The focus will be on the street level experience.
- The Chapel at 16th Ave. will stay, and this allows for a public space or plaza in front of the chapel. Not a giant space, but the added height of the land the chapel sits on creates some character to this area, and allows for good views
- Raleigh's streetscape will have larger trees, wider sidewalks, areas for patios; will be the main commercial and shopping district, with residential above
- 16th Ave. streetscape will have smaller ornamental trees. 16th will extend out from the chapel and plaza, offering a good view of downtown and the capitol. Possibly use it for street fairs, farmer's markets, Confluence's parties, etc.
- Streets on the edges of the development property will have streetscapes that compliment what is across the street
- Quitman will be a garden street, entirely residential, with a plan to use the plants and grasses planted along the road to serve as a part of the infrastructure. The streets will help move water towards the plant areas, serving as a "rain garden," watering the plants and helping filter the water, lower the cost of water bills.
- 17th will be a parkway, with some retail/commercial space available, possibly with a small hotel. Largely be residential, possibly with some added height to what is currently there. Have wide sidewalks and trees
- Colfax will serve as the anchor, and hopefully serve as a jumping off point for more redevelopment in the neighborhood.
- Phasing is being broken into the 7 blocks of the project. Kuhlman Group focusing on the furthest NE block for the hotel, apartments, and some retail. Two blocks along 16th Ave. will be apartment buildings with retail space available below; EFG is still looking for a developer for these blocks. Block along Colfax will serve as the anchor and be mixed-use commercial. Block just North of Colfax will be mainly townhome style residential. Remaining blocks along 17th will be driven based on what happens with the Kuhlman and Colfax blocks.
- Important Dates
 - June 26, 2013, from 6:00 to 7:30 P.M. at Confluence Ministries there will be a General Development Plan meeting. Documents for the project will be presented to lock in on streetscape concepts, street alignments, etc. The city wants to hear feedback from the public on these plans to be sure they represent what the neighborhood wants. Can also go online to make comments. This will be the beginning conversation on the "height" issue of buildings.
 - Mid July will be the Urban Renewal Plan meeting. This is an incremented tax put in place by the city of Denver, allowing for such things as the saving of the Kuhlman building and to help spur growth along Colfax.
 - July 28th meeting on the Met District, which will help build and maintain the streetscapes.

- August 5th there is a Public Hearing on all of these topics at the City Council Chambers at 5pm.
- Q&A
 - Are trees on the hospital property being saved? Yes, arborists have marked the trees based on whether the tree can survive a move. Many other trees can stay where they are; there is a larger tree on Perry they are still trying to figure out what to do with. Trees not in the way of demolition are currently staying and likely be moved next Spring. Some trees have been bought and moved off-site already. There are about 100 trees on site, about 40 of them will be able to be relocated and saved. Much of the cobblestone and ironwork is being saved as well.
 - Will the block North of Colfax remain a parking garage? Yes, and likely an apartment building will be wrapped around the garage. How will entering and exiting the garage work for pedestrians? Elevators and several more doorways will have to be added to accommodate garage use
 - Is the Kuhlman Building efficient? Windows will have to be replaced. It currently gets its energy from the main hospital building, so that infrastructure will have to all be replaced. EFG is trying hard to reduce its footprint
 - What will be the building height in the center blocks? There is an opportunity to get more density in this part of town, making commercial along Raleigh and Colfax more successful. How high is too high? The meeting on the 26th will look at this (issues of ice, lighting, etc). There are design guidelines in place, so things will be well built. The height will be noticed, but EFG believes it can be done well. Is this project a lot like Belmar? Belmar has a lot more commercial space and different parking needs; they have more vertical space. The focus will be more on residential at this site.
 - Can neighbors help with the design guidelines process? Don't want to change zoning codes. When EFG comes forward with the design guidelines the public will give input and approve them. All developers will go through WeCAN to show their ideas and get feedback.
- T-shirt drawing
- The website will be up by June 26th, so there will be info on the project if you can't make that meeting.

The meeting was adjourned at 7:15pm

Respectfully submitted,

Leah Rounds
 Secretary
 West Colfax Association of Neighbors (WeCAN)

