

WeCAN General Membership Meeting
Minutes
January 13, 2015
Prepared by Leah Rounds

Agenda

- 6:00-6:20pm Healthy Potluck
- 6:20-6:30pm Call to Order and Announcements
- 6:30-6:40pm Police Officers Report
- 6:40-6:50pm Other Reports
- 6:50-7:30pm St. Anthony's Redevelopment Update
- 7:30pm Adjourn

Minutes

Call to order at 6:20pm by Co-President Ben Stetler following a potluck dinner

Denise Gomez, DPD District 1's Community Resource Officer

- Brought printed crime stats from the Denvergov website
- RAIDS online is another good online source to track crime stats by zip code
- Auto theft and theft from motor vehicles is up. If parked on the street don't leave anything in your car
- Fliers were available with tips on how to protect your home and car
- If you park outside, do not leave garage door opener in the car. When you park elsewhere, don't leave information in your car that has your address, personal information, etc. Take it with you.
- Q&A
 - What is the puffer law regarding locked cars that you start with a remote? Still need to sit in your car if it's running. A puffer citation will be given.

Announcements

- WeCAN has reached 600+ members
- Recently received 100 points and reached Gold status in the Sustainability Neighborhood Network.
- In 2014, \$5,000 was raised for the library endowment fund
- Our next board meeting is being held next Wednesday, January 21st at 6:00pm at Confluence Ministries. Board meetings are open to general members.
- Our membership meetings are on the second Tuesday of each month at 6:00pm right here at Confluence Ministries. Our next meeting will be Tuesday, February 10th at 6:00pm.
- WeCAN is a non-profit organization that does not charge for membership. We raise all of our money to keep the organization running through our metal recycling program. Please contact Bill Baker (bigbuddy2@comcast.net) if you have anything

you would like recycled. The cost to you is \$0.00 and Bill will pick up your item(s) at no charge. It is a great way to stay green and help our organization out.

- Please sign up to be a WeCAN newsletter delivery volunteer. Our organization depends on people like you to make it possible to deliver over 2000 newsletters per month! Please contact Bill Baker (bigbuddy2@comcast.net) if you are able to help out.
- Please donate your box tops for education to Leah Rounds (librarianleah@gmail.com)! It's a great program that helps out our local schools. EACH BOX TOP IS WORTH 10 CENTS. For more information, check out <http://www.boxtops4education.com/>
- Coat Drive: Please bring any new or used and in good condition coat for our winter coat drive. Your coat will go to folks who badly need them. Additionally, you'll be helping WeCAN become a more sustainable neighborhood while assisting us with our Sustainability Project.
- There are many different ways to get involved with WeCAN. The garage sale each spring is a project that in the past has provided much needed windows and a hot water heater to people living in the West Colfax neighborhood. There are many once a year projects like this you can help with.
- There is a St. Anthony's presentation this evening, and WeCAN has been involved with communication and public meetings since the beginning. WeCAN fully supports this redevelopment as it will provide many opportunities for our neighborhood. There have been 75+ meetings on this issue, and Ben believes it is important to be fully informed on the issue before deciding.

Councilwoman Susan Shephard, District 1

- There have been staff changes at her office, Manny Lopez Delrio is Susan's new Aide. He has done political work before and is bilingual in English and Spanish, which will be a great help to Susan's office
- Sign-up sheet made available to get Susan's online newsletter
- Reminder to shovel walks after it snows. Residents have 24 hours to shovel after the snow stops, businesses have 4 hours. Can report a violation to 311, but Susan encourages you to talk to your neighbor first. The "Snow Buddies" program is available to the elderly and disabled.
- The Stock Show is currently in town at the Coliseum. There is currently a planning effort underway to redevelop that whole area over the next 10-20 years. CSU will have gardens on the site and an agricultural center
- Susan is running for re-election and wants to continue working with WeCAN to lift up the neighborhood
- Noted that no one from the Jewish community was present tonight, but with the recent Paris bombings there is some concern over anti-Semitic behavior. Please contact Susan with any concerns on this.

Cameron Burtron from EFG – an overview at the St. Anthony's site

- Conejos and Stuart streets have been put back together. Other streets will be done this spring. There will be no more utility work done on the site (tearing up roads, etc.). By April the street grid will be back in place.
- Apartments are currently going up with ground floor retail. There will be approximately 300 units. The first phase will be available the second half of 2015, the second phase will be available in early 2016.
- Block 7 with the Raleigh building is currently under contract with Alamo Drafthouse. DURA is requesting tax increment financing to redevelop the block. It has been through planning board and city council, and January 20th is the public hearing for this tax. Hope to buy it in March and start working immediately, with an opening date in early 2016.
- Block 3 with the Kuhlman building is no longer under contract. Currently looking for proposals from developers. Proposals must include the reuse of the Kuhlman nurse building, reuse of the auditorium for commercial space, have a plaza along 17th Ave., and engage the park. There are currently 4 developers working on a response.
- Block 2 will have a plaza at Raleigh and 17th, likely be apartment rentals, and it will have ground level retail. Raleigh St. will have the street-town feel with plazas, café seating, etc.
- Block 4 is on Perry between Conejos and 16th, it is intended to be for-sale townhomes, but it is not under contract yet. The for-sale aspect is important because that is what the neighborhood asked for. Wanted mixed use (residential and retail) and mixed income development

Brian Levit from NAVA Real Estate Development on the design of Block 1

- There is the potential for 8+ stories, using high-quality materials. Building will likely have 12, 8, 5, and 2 story walk-downs. 224 for-sale condos and 26 townhomes planned.
- Parking lot will be submerged and wrapped around by the building, so you won't see it. They have doubled the parking requirements to accommodate for retail.
- The architecture will be glass, have a slimmer profile, use nice materials, be LEAD certified, and meet new Well Building Standards (healthy living)
- There is a hearing for rezoning Block 1 on February 2nd and 17th.
- Q&A
 - What will a 2 bedroom cost roughly? Will know this in about 6 months. The interior and floor plans have not been designed yet. There will be covered garage parking.
 - Website for NAVA? www.navareal.com
 - What is the Well Building Standard? It is a brand new program and its website will have a lot more information on it, NAVA is still learning about it too. It will include things like garden plots with the potential for restaurants to use garden plots too.
 - Is there an indication if the rezoning is being supported and will pass? Most people seem to be in support of the process

Cameron Bertron on the upcoming Rezoning of Block 1

- Keeping the edges of the development at 2-3 stories. A design overlay district was created to incorporate this. Next will be the rezoning to 12 stories, it has already been approved by the planning board. February 17th is the hearing at City Council.
- Individuals can provide emails and letters of support for this rezoning or speak at this hearing. There has been a small number of vocal dissenters, but Cameron is optimistic that it will go through.
- A sign-up sheet was available for information on the February 17th hearing
- Q&A
 - Will the development be accommodating moderate income households? Teachers, policemen, etc.? Hope to beat the current 10% overall affordability rate, and be closer to 12-15%. In general, this will be higher end for this part of town. Are committed to affordability, rentals will be this way, for-sale condos may be more high-end. Senior units with ground floor health office space is possible at Perry and Colfax. St. Anthony's would still like to be in the neighborhood and would offer primary and urgent care there.
 - Will there be any kids play areas? The Chapel Plaza area at 16th and Stuart. 16th Ave. also will be very wide, more trees, and set back from the street, and will be designed to shut down for a community gather place, farmers markets, art shows, etc. There will also be plazas along 17th Ave. There will be a community garden on the Conejos side. 10% of the buildable space will be open space.

Michael Sapp of Mayor Hancock's office left information on the upcoming Cabinet in the Community meeting. It will be February 7th at 2105 Decatur.

BID is planning an event at the Metro Manor, 17th floor, on February 19th at 4:30pm. There will be microbrews, music, and food, with the focus on making West Colfax a more pleasant environment: crossing the road easily and safely, information on healthy eating, etc.

There is an upcoming hearing on a Recreational Marijuana shop at Colfax and Wolff on January 21st at 1:30pm in the Web building.

A vote is needed to support the tax increment financing through DURA for Block 7.

- The tax increment financing is an agreement between the developers and the city – where the developers will buy the property, clean it up, repurpose it, put in new businesses (theater, restaurant, office space). With increased development comes increased taxes for the developer, which is not offset by the cost of clean-up and building. The city gives this tax increment financing to lower taxes and make it worth building on for the developer.
- A motion was made to support this tax increment financing for Block 7. The motion was seconded, no discussion, all but 1 voted in favor, motion carried.
- WeCAN will write a letter in support for the hearing

The meeting was adjourned at 7:45pm

Respectfully submitted,

Leah Rounds

Secretary

West Colfax Association of Neighbors (WeCAN)