

2016 09 13 General Meeting Minutes

Tuesday, September 13, 2016

6:00 PM

Call to order: 6:05 pm

1. Christine Franck, professor CU CAP and Center for Advanced Research in Traditional Architecture "slot homes"

She is completing a study "Documenting Change in Denver," in which she has been collecting images and data on the change in our neighborhood since 2014. She is specifically focused on a building form informally named "slot homes." Blueprint Denver 2002 is an advanced context-based code, not fully form-based. Most of West Colfax was identified as an Area of Change in that zoning code and is zoned as General Urban Neighborhood, GMU-3 (general multi-unit maximum of three stories). The slot homes are being submitted in a site plan as an apartment type. There is worry about impacts on public realm of lacking different materials and articulation, as well as access on the first floor. There is also worry about lack of variety of forms as slot-homes are built over whole blocks. Another concern is that the shelf-life of these homes are 15 years and that the buildings will not age well. Also, many of these buildings were built with a party wall agreement instead of a Home Owner Association in order to circumventing the condo defect law. There was additional concern from meeting participants that an over-obsession of setbacks are serving as one reason by condos are being taken out as a buying option.

The purpose of the study looking before and after and seeking to present positive and negative impacts. In the next step, the study will seek to present positive and negative impacts, including social and economic analysis. Thereafter, they may recommend changes to the zoning code. According to Council Espinoza, the City is also undertaking a 14 month study to study similar effects. As an interim measure, there is a suggestion to begin conversation about enforcement of landscape guidelines to improve the public realm of buildings already built. The concern is that West Colfax is losing members of the Jewish and Latino committees due to the gold rush in the neighborhood. There were several interests in implementing community design guidelines in an overlay district. The Board asked for neighborhood interest in leading this effort. There was a practical concern in the slot home neighborhoods about where to place trash cans.

1. Councilman Espinoza and Councilman Paul Lopez on garden court home moratorium
The Denver Right initiative will be holding a public meeting on October 4th at North High School from 6:30 to 8:30. Recommended that citizens bring up mandating streetscape requirements and needing mixed housing. Councilman Espinoza took an action to send a link to the Board to share stating when permits are requested for sewer and water.
1. Report from DPD District 1 Community Resource Officer, Bob Anderson
An updated crime stats map was made available to all meeting participants. There are continued issues with crimes of opportunity, such as open doors of cars and garages. On Saturday October 22nd, there will be a free women's defense class held from 9:30 to 1:30 at

the William Scheitler Recreation Center (5032 W. 46th Avenue). The free Denver Citizens Police Academy will be held for individuals 18 and over, starting on October 6th and held every Thursday for 7 weeks. The CAG Meeting will be held at District 1 station, an open Q&A, on October 19th 6:00 pm (always 3rd Monday). Hans Levens provided a District 2 introduction. He wanted to address concerns about transients being pushed into our neighborhoods. They are instructing officers to monitor parks after curfew. They are trying to get people help, but they can't arrest way out of problem. They are also taking out clinicians and resource information. They are also engaging in extra enforcement in Gulch and dealing with overgrowth. There were ideas brought up regarding shelters, and the officers responded that there would need to be a concerted community effort and structure to bring one out. There is a park curfew stating that it is illegal to hang out in park between 11:00 pm and before 5:00 am.

1. Announcements:

- Clean-up day project ideas and volunteers needed - Saturday, October 8 9:00 am 1400 Quitman. Contact Diana 303-550-9853 or dietvorst1@comcast.net
- WeCAN Running Club every Monday at 6:30 pm. Meet at Seedstock Brewery 2 for 1 beer. Josh at jpatrick0611@gmail.com

End at 7:48 pm