

WeCAN March 2017 Board of Directors Meeting

(Rescheduled) April 4, 2017 – 6:00-7:15pm – 1400 Quitman

Board Members in Attendance: Leah Rounds, Truman Bradley, Diana Dietvorst, Megan Yonke, Cindy Gallard, Dave Justice (Recording)

Guests: Bruce O'Donnell (Starboard Realty), Jude Del Hierro (Confluence Ministries)

Agenda:

- Bruce O'Donnell from Starboard Realty, rezone request at 1208 Quitman
- Admin: Minute approval for Jan board, Feb general, and March general, updated contact information, gmail follow up, sign-in at general meeting, \$250 donation for Colfax Elementary carnival
- Lakewood Gulch: PS You Are Here/Chimes Update & Creating a vision and survey for the homeless situation in the Lakewood Gulch
- Business Outreach Committee Update
- Marketing Committee Update
- Colfax Marathon May 21 – WeCAN water station/cheer station, 2018 fundraiser
- Participation in BID way finding bike ride, June 24th 1-3pm, candy table in gulch
- Participation in August 5th Neighborhood Festival

Bruce O'Donnell from Starboard Realty, rezone request at 1208 Quitman

1209 Perry has been rezoned to G-RX-5. The Owner of 1208 Quitman contacted Bruce from Starboard Realty. Owner is interested in G-RX-5 zoning designation for this parcel and Bruce is handling the rezone request on the owner's behalf. Bruce thinks that the requested zoning is appropriate at this location based on Blueprint Denver and the 2006 West Colfax Plan.

G-RX-5 would support up to 5 stories. Zoning would support commercial on the ground floor only. The alley also terminates before these two parcels so the properties touch. Bruce believes the likely outcome is 8-10 townhomes and that this zoning would prevent the slot home form. The size of the parcel makes the economics of a building higher than 3 stories unlikely because an elevator would need to be installed.

The board questioned whether it would be possible to combine the Quitman and Perry parcels in order to make the economics of a larger 5 story building possible. Bruce responded that this could be possible but the Perry parcel wants to move ahead. Thought is that they would each pursue their own opportunity but it is possible that the parcels could be combined

There is a duplex on the property today which is currently rented. The leases run into March of 2018. These will be honored so the timeline for the Quitman property for redevelopment is longer than the timeline for the Perry parcel.

The zoning is consistent with much of the existing zoning along the gulch and planned TOD usage. Increasing density along the TOD corridor along with some sort of commercial use may help with gulch activation.

The board requested that Bruce present the request to the membership at the April General Membership meeting.

Admin: Minute approval for Jan board, Feb general, and March general, updated contact information, gmail follow up, sign-in at general meeting, \$250 donation for Colfax Elementary carnival

January Board, February and March General meeting minutes were approved.

Leah reminded board members to ensure that their on-file contact information is up to date.

Dave mentioned that WeCAN GMail addresses were added for all board members. The email from these accounts can be forwarded to a personal email address if desired.

There was discussion about signing-in at the General Meetings. We will start passing around the sign-in sheet in addition to having it placed on the front table to ensure that attendees are signing in. Clean-Up of the membership roster was also discussed.

Cindy Gallard presented a budget update. The board reconciled a number of charges to WeCAN's checking account. The board makes a donation to the Colfax Elementary carnival every year. We will not be making a donation this year until additional fundraising is performed.

Lakewood Gulch: PS You Are Here/Chimes Update & Lakewood Gulch clean-up issues & Creating a vision and survey for the Lakewood Gulch

WeCAN will not be completing the Voices project in 2017. If the city agrees we will defer until 2018. The gulch was previously used for dumping, including some asbestos materials. Instead of doing complete remediation for the Lakewood Gulch Park, the city mitigated crucial areas like community gardens and playgrounds but just filled the rest. Denver Department of Environmental Health needs to do studies and remediation before we can dig to install any chimes for the Voices project.

The city will study the areas for installation. The budget for the study is yet to be determined but will come out of either the PS You Are Here grant funding or city funding. By the time the studies are completed, school will be out, and we wouldn't be able to install until end of summer. We will do all of the studies and then try again once

remediation is done. WeCAN needs to determine what level of risk we are taking on by continuing this project.

The Board is concerned about the public safety and health impacts of hazardous material in the gulch. We will request information from the City and County of Denver about previous studies and remediation. Megan will develop a message that can be sent by the Co-Presidents to the city to request comprehensive information. Based on the information provided by the city, we will determine whether to request a comprehensive study.

WeCAN been received some concerns about the homeless population in the gulch from the neighborhood. Concerns include safety, trash in the park, drug use, etc.

Megan mentioned that the “Beloved Community Village” is a tiny house community opening in RiNo that has neighborhood support. This community has supervision and rules regarding no drugs or alcohol. They have a shared bathroom and truck in potable water. Electricity is off the grid and runs on solar. It’s intended to be transitional housing. The zoning lasts for 6 months and then needs to be renewed.

WeCAN would like to evaluate this concept in order to help with the homelessness and urban camping in the gulch. If applied near the gulch, the most likely area would be the ULC 11th Ave TOD or Sheridan II sites. We could use this as a two pronged approach in order to provide help to those who want it along with more strict enforcement for those who refuse services and/or will not comply with the rules.

The village in RiNo has neighborhood support and will be up and running soon. The board can take a “wait and see” approach and see how the RiNo project progresses. Megan will see if the project leaders can present at the April Board meeting.

Business Outreach Committee Update

The Business Outreach Committee has met a few times since the last board update. Phil Sparr and Mike McCarty are new committee members working on this initiative.

The committee has started to develop welcome packets for the neighborhood. These will be delivered to new property owners, businesses, and residents as is feasible. They will contain WeCAN’s welcome letters, information from local businesses and establishments, as well as city services and government. Leah showed a prototype of the packets and their contents. WeCAN’s welcome letters have already been delivered to all homes in the neighborhood. We will no longer be distributing paper newsletters.

The committee is evaluating a business sponsorship program which will allow businesses to sponsor WeCAN at varying levels. This will allow the businesses to be listed on a business directory on the website, have advertisements in our newsletter, and other benefits. The committee is currently working on developing recommended sponsorship levels and benefits for recommendation to the board. In addition, a policy will be developed for which types of businesses will be allowed to participate in the program.

WeCAN received an email from the Pig N Whistle requesting that we put a Good Neighbor Agreement (GNA) in place. Truman's understanding is that there needed to be a Community Engagement Plan in place, which is different from a GNA. Truman will reach out to contacts with the city and determine what the requirements are.

Truman discussed the GNA agreement discussions the had previously taken place with WeCAN. Those discussions fell apart but Kaya but does have a GNA in place with the West Colfax BID. The board discussed general concepts around GNA agreements and will refer this back to the Business Outreach Committee to formulate a recommendation.

Marketing Committee Update

The new WeCAN website is live. Dave is currently working on Search Engine Optimization and building out relevant content and backlinks for the website.

The previous website had some thin content (like announcements) which tend to only be relevant for a short time. To make management easier, we are currently feeding our social media feeds to the website to take the place of this. We need to determine if we want to create more thick content like blogs. Diana mentioned that we may have a writer who would be interested in authoring content for the website. She will follow-up and get back to Dave.

Colfax Marathon May 21 – WeCAN water station/cheer station, 2018 fundraiser

Dave proposed that WeCAN operate a water station for the Colfax marathon at Colfax and Sheridan. The board agreed. Dave will be the water station captain and we'll call for volunteers through the running club and our regular meeting/social channels.

Dave proposed that we could participate in the Colfax Marathon next year as a fundraiser. This would be through the DaVita Charity Partners program. The board will revisit this idea as 2018 approaches.

Participation in BID way finding bike ride, June 24th 1-3pm, candy table in gulch

WeCAN received a request from Anne Kuechenmeister at Michael Baker International. She is working with Dan Shah at the West Colfax BID on installing multilingual wayfinding in the Lakewood Gulch. They are setting up bike rides for youth to come out and explore and are looking for local organizations to participate in the first ride. The ride is trick or treating along the Gulch and organizations are asked to set up a table and pass out candy on June 24th from 1-3pm.

WeCAN will host a table and Megan volunteered to coordinate the activity.

Participation in August 5th Neighborhood Festival

WeCAN will again participate in the Neighborhood Festival and will host the beverage station. Bottled water and Pepsi products will be provided.

Other Business

Jude Del Hierro is on the consumption advisory committee for Ordinance 300. He is representing as a community leader. The committee is trying to determine what the regulations and licensing should be for the marijuana smoking bars in the city. The city is currently working on standards for them. The city license and excising need to determine where the establishments can be (e.g. 1000 ft from schools etc.)

For now this is information to the board. Jude would like to present at the May board meeting.