

WeCAN Board Meeting Minutes 1.17.18

Meeting called to order at 6p

Present: Leah, Dave, Jude, Megan, Cindy, Truman

**Zocalo Community Development Term Sheet – 17<sup>th</sup> & Newton - David Zucker and Ted Featherstone.**

50% Condo and 50% affordable @ 50-60% AMI. Amendment of 1959 PUD. Condo component supports the affordable housing component. ~150 condos (\$450k of TIF can support affordable housing). *Need support from WeCAN for DURA and to get TIF funding.* Financial innovation. Highly competitive tax credit (9%) is more powerful but way more competitive. Zocalo instead is going for 4% tax credit because fewer applicants. No property tax contribution. This project is not taking funds from the city. Everyone in the affordable housing section is employed. PUD is powerful for WeCAN because commitments can basically be put in law. (Parking, community use, etc.)

Zocalo will send re-amended PUD term sheet. Project to include a set of 3br apartments for families with school age kids experiencing homelessness. Taking property tax increment from the condo and devoting to the affordable housing.

Megan: 50-60% AMI covers teachers. 3BR units are not being built anywhere so this is compelling.

Proposed: 4 story apartment and 16 story condo tower in the center. Trying to work with neighbors to the north and east to try to set the tower set back further. Health and wellness retail available. 600 parking garage shared for medical office building and these units. Parking structure is buried in the back. Community building could be made available. Dupler building (~10k sf) and maybe something else on the corner.

Construction at the earliest would be 2019.

Asking for discussion on the specific terms. Wanting to get WeCAN's buy-in to DURA and Community

Timelines: Zocalo wants to be under construction for affordable at the end of Q1 of 2019. Condo project will take longer (need to get sales). Maybe 1 year later.

Dave: What market targeting for condos? Ted: A few affordable condos. Goal would be a lot of units at \$400 - \$450k and going up but avg price of units targeted at \$600k. The penthouses would be priced much higher. David Zucker: Want to create entry level homeowners but also need to pre sell to older buyers.

Megan: Worried about amenities that discourage people to leave the building. Megan's community goal is to get residents out and interacting with the neighborhood.

David Zucker: Limiting amenities to focus on ground level pedestrian amenities. Green Roof requirement. With the PUD you know what you are getting.

Megan: Wants to focus on CPD initially so that Paul Lopez understands there is support. Less concerned about DURA.

Next general meeting WeCAN would take a general vote on whether to do a letter of support.

**David Schultz is a neighbor 1376 Raleigh. Colleague is Sarah. Their business is Accessory Dwelling Units Denver.** His construction company builds ADUs. Has an educational Facebook Group. Host happy hours to go over, zoning, pricing, design, etc. ADUs can be integral for affordable housing. Examples: Carriage House, Garage Apartment, etc. Limits depend on zoning. Many WeCAN zoning is RH 2.5 and is the most permissive for ADUs. Footprint can be about 1,000 sf.

Rough estimate is \$250k for a 2-3 stall garage with 600 sf up top (1BR 1BA). Could hand out basic cost sheets, basic design sheets etc. at the General meeting. Welcome to come over and look at David's ADU. Mostly used for short term rentals. Might be a gateway to long term rentals. These are smaller units so not as disruptive to the overall look of the neighborhood. Believes density is a good thing. Garages in this neighborhood don't actually hold cars b/c the garages are too small. These ADUs could get cars off the streets.

Larger goal is to talk to Espinoza and Lopez. Would like to gauge community interest.

Megan wants to encourage ADUs. Suggests ADU Denver create a 1 sheet on ADU 101. What is it, what does it cost, how long to build etc.

Jude: There have been concerns about short-term rentals.

### **Alex Hayes from Alpine Public Affairs. [Facebook.com/coloradocommunitiesforsafety](https://www.facebook.com/coloradocommunitiesforsafety)**

Goal is to transition away from 3.2% beer to malt liquor in convenience stores. Represents the liquor store association. Legislature passed so starting 1/1/19 any grocery store or convenience store can start selling malt liquor. Includes hard sports drinks, hard sodas, higher alcohol "Joose," etc.

Group is working on legislation to put in guardrails on how they are regulated. Should be regulated more like liquor stores. Liquor stores have distance restrictions, 21 and up employees, etc. These don't apply for 3.2% alcohol licensees.

WeCAN would want local review of these conversions during the application process. Needs and Desires Hearing needed. Communities should have a say. Minors do come into convenience stores.

Megan: concerned about the messaging around the term "malt liquor."

Dave: Look at the scope. How many licenses and where are they?

### **Bylaws to be discussed at Board Retreat**

**Vote to approve minutes: Leah motion. Dave second. Motion to approve all minutes passes 6 – 0.**

**Treasury report:** 6 years ago we had \$28k. Now we have \$13,800. Spent half in six years. The bulk went to the newsletter (\$10k over 6 years). Some of that was covered with recycling.

Cindy would like to see more fundraising.

Leah: we need numbers from Alamo fundraising. Business team needs to meet to discuss goals.

We aren't spending a lot of money.

Dave: We discussed making folders. Free the first time for businesses. Subsequent years = you need to be a sponsor. Building relationships.

**Update on PS You Are Here.** WeCAN is the fiscal sponsor for Michael McKee's Voices/Chimes project. Wants to hang chimes from the bridge. Doesn't involve any digging in the dirt. Will have a design component. No environmental hassle. WeCAN has to sign to be the fiscal sponsor.

**Harm Reduction Needle Drop** letters sent to Den Env Health, Council people. WeCAN wrote a letter in support. No word back.

**ADA compliant meeting space?** Possible to meet in an ADA compliant space?

Jude: A lift at Confluence is roughly \$50k. Jude and others have carried wheelchairs up the stairs in the past. There is a small ramp.

Megan: Could we get community to raise the money? Jude will look into ADA options.

**February general meeting** meeting plan: Alamo, Zocalo, ADUs.

**Board Retreat** to go over Bylaws, Yearly calendar, Mission and Vision review. 02/25. 1:00pm – 4:00pm Board meeting and retreat! (No board meeting on 2/21) . Megan wants to do something fun.

**Traffic along 14<sup>th</sup>.** Need to write letters to get stop signs. We would like to have a stop sign at 14<sup>th</sup> and Wolff. There are 4 blocks in a row with no stop sign. Also at 14<sup>th</sup> and Raleigh as well as 14<sup>th</sup> and Tennyson. Could we get letters from the girls school, boys school, synagogue, from the Elementary school, and from Confluence? Megan will draft a letter. Possibly one at Perry and 13<sup>th</sup>? Megan wants to explore traffic calming on Perry by the bike trail.

**Volunteer Appreciation Event** - Even Stevens late Jan early Feb. 2 hour time window? Dave will get suggested dates. \$300 to spend on food. Motion to spend up to \$300. Megan motions, Leah seconds. Motion passes 6 – 0.

**Golden Manor sold.** Residents have until the end of March to move. No news yet on the buyer

**1580 Lowell is under nuisance investigation.**

**2/12 there is a big vote mostly focused on RiNo. Design overlay.** Sets a precedent if WeCAN wants to do that. 38<sup>th</sup> and Blake. Buildings allowed to go up to 16 stories or you build the units or if there is a community benefit.

Meeting adjourned at 7:30pm.