

WeCAN General Meeting
Tue May 8, 2018 - 6pm – 7pm
1400 Quitman St. Denver, CO 80204

Meeting convened at 6:03pm.

Bob Anderson, Community Resource Officer, Denver Police District 1

Regardless of Nextdoor, DPD is encouraging Neighborhood Watch. Harkness Heights is the highest participating neighborhood watch area. They have zero burglaries. Neighborhood watches are set up on a block by block basis. If neighbors are interested, DPD will come out and talk to neighbors and put up neighborhood watch signs.

Next DPD-wide meeting is June 1st.

Self-defense classes for women are being put on by DPD. Currently there is one opening available. Interested parties can contact robert.gibbs@denvergov.org or contact District 1 by phone and ask to speak to the community resource officer.

New Proposed WeCAN Bylaws

Leah Rounds and Dave Justice explained the intent behind the new bylaws which included:

- Ensuring accurate voting rolls
- Allowing electronic voting for those that can't attend a meeting but are members
- Allowing electronic voting for board issues

Questions that were asked during the meeting:

Why did we pick 18 years of age to be eligible to vote?

Answer: This is the same age for voting for other civic participation.

Can you register at any time through the year?

Answer: Yes, you will be able to register as a member at any time through the year and even register at a WeCAN meeting and vote at that meeting so long as you meet eligibility requirements.

Dave Justice made a motion to approve the bylaws. Leah Rounds seconded the motion.

19 voted in favor, none were opposed. The motion passed.

Angela Bomgaars, Executive Director, Extreme Community Makeover

Angela presented an overview of upcoming ECM projects including the West Colfax Clean-Up Day on Saturday May 19th.

Projects for Clean-Up Day Include:

- Park cleanup
- Garden cleanup
- Alley cleanups
- 3 or 4 projects on houses in the neighborhood

There is an open call for projects for Clean-Up Day. Please contact Angela if you have potential projects and spread the word. You can sign up for Clean-Up Day with Angela.

October 6th is the next West Colfax work day in case individuals want to participate outside of the West Colfax Clean-Up Day.

Angela also presented an overview of a new ECM initiative called Extreme Lawn Care. This provides paid lawn care services that also present an employment opportunity to those that need jobs in a neighborhood. ECM is trying to hire folks in the neighborhood that they live in. They will try to have local expertise and fast response time. Extreme Lawn Care started doing aerating this year. Mowing, other yard projects are coming soon. Additional information is on a card that was passed out at the meeting.

Ben Hrouda, Flywheel Capital - Update on Golden Manor property at 4600 W. Colfax Ave.

Earlier this year, Flywheel Capital bought the Golden Manor property at Colfax and Vrain. The property opened in 1962. The property was operated as a hotel until the 1990s when it was converted to an assisted living facility. They were finding the current residents of Golden Manor new homes and as-of April 30th, all residents have been relocated. The Colorado Coalition for the Homeless and city agencies helped with the relocation. They gave everyone 3.5 months for relocation and paid for moving costs.

They plan to provide affordable housing. The plan is for renovation of existing structure to for-sale condominiums. There will be 57 studio apartments in the building - those would be intended to be priced less than \$300k. They will have a handful of units under \$200k. The floor plan will not change with the exception that they will be creating some laundry and shared facilities for the building. Along Colfax there is a full-service commercial kitchen. This used to

be a restaurant for the hotel. They are looking to bring that back and have retail activation on Colfax.

The grassy area that is currently to the south of the building will be converted to a parking lot containing 25 spaces. They are also putting together a plan for the western lot to be used for parking.

Internal demolition will start within the next week or two. They have already submitted permits to the city and will start construction once those come back.

Update on Sheridan Rezoning

A general update was provided that WeCAN has not yet taken an official position on the rezoning request on Sheridan between 16th and 17th Avenues. WeCAN will be forming a working group to further define the issues and position. Those that are interested in joining can sign-up at the meeting or online.

Councilman Rafael Espinoza was in attendance and provided an update on some of the complexities and approaches that can be taken in regard to the requested rezoning:

The city will recognize when a developer is being more restrictive than the zoning that is in place. We should consider how a maximum building envelope would appear if the building was built out to the maximum allowed under the zone. In other rezonings, RNOs have entered into a memorandum of understanding with an understanding of a deed restriction that can further refine the zoning.

One of the things that RNOs can do is put together a deed restriction that would be a private agreement. Often, RNOs are reluctant to enter into a private agreement and try to enforce the legal agreement due to limited resources. However, we may be able to work with the West Colfax Business Improvement District in order to use their budget and legal resources for enforcement.

The city has been putting away money away (approx \$1 mil.) for the sidewalk infrastructure at the site of the rezoning. It would take 4 million in order to get the sidewalk built (need retaining walls, etc). Part of what is being requested in the rezoning is an additional right-of way along Sheridan for a detached sidewalk and tree lawn.

Consider that across the street in Lakewood, they are building four stories.

Meeting adjourned at 7:02pm.