



Greater Park Hill Community, Inc.  
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 Denver, CO 80207

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MEETING MINUTES  
 Monthly Community and Board Meeting

Date: January 2, 2020

Time: 6:30 p.m.


Location: GPHC Offices, 2823 Fairfax Street, Denver, CO 80207

Board Member Attendees: Blair Taylor, Bernadette Kelly, Nam Henderson, Louis Plachowski, Lisa Zoeller, Stephanie Ceccato, Heather Shockey, Tracey MacDermott, and James Groves

**COUNCILPERSON CHRIS HERNDON IN ATTENDANCE:** Yes or **No** (does not include council aides)

Item No.	Discussion	Action Items/Responsibility
1	Introductions	
2	D2 Police Report – D2 not in attendance, Officer Heidi Lewis on vacation	<p>Report any suspicious activity to District 2 at the non-emergency dispatch number: 720-913-2000.</p> <p>Reserve 9-1-1 for crimes in progress so that you are not tying up the line for real emergencies.</p> <p>Twitter: follow @DenverPolice</p> <p>No longer monitoring Next Door – use pocketgov.org to connect with D2 Police Officer Heidi Lewis</p>
3	Donna Morganstern – running for State Board of Education <a href="https://www.chalkbeat.org/posts/co/2019/10/15/a-third-candidate-seeks-to-represent-denver-on-the-state-board-of-education/">https://www.chalkbeat.org/posts/co/2019/10/15/a-third-candidate-seeks-to-represent-denver-on-the-state-board-of-education/</a>	
4	Community and Organization Update - Lana Cordes, GPHC Executive Director 2020 Board Roster Food Programs – 614 unique individuals, 1430 across all visits, 12, 870 meals distributed Weekend Food Program – serving 30 students at Park Hill Elementary and 30 at Boys and Girls Club Check website for list of food needs for in-kind donations Park Hill - Thank You! Totals on donations and those served for Thanksgiving	

	<p>Basket</p> <p>Neighborhood Survey Results are online – go to GPHC website for link to survey</p> <p>Membership! Volunteers! Donations!</p> <p>January – any new memberships entered in raffle for \$50 gift card for Park Hill restaurant of your choice</p> <p>Newspaper – to recruit Blockworkers – adopt a block for a month with notices in paper about need for blockworker in that area and contact info for Melissa, Newspaper Manager</p>	
5	<p><b><u>Nina Khosravi, HM Capital – Park Hill Commons</u></b></p> <p>Townhomes at 28<sup>th</sup> – ready for rental March 1<sup>st</sup></p> <p>Retail – Sexy Pizza, Body and Motion Chiropractic, Family Dentistry, Children’s Hair Salon, Large Salon, Coffee Shop; 6 micro retail still available 200 SF each; large retail and large restaurant still available</p> <p>Park scheduled for completion in Fall 2021</p> <p>Townhomes have parking underneath, parking provided for retail/office use (tenants, not public); no parking provided for micro-units</p> <p>Micro-units: 400 SF, rent \$1200-1400/month</p>	
6	<p><b><u>Andrew Webb, Denver Senior City Planner, Group Living Amendment</u></b></p> <p>Text amendment to zoning code regarding definitions and regulations of ‘group living’; started in 2018, was on-hold earlier this year with focus on ‘Tiny Homes’ initiative; Group Living Advisory Committee (GLAC)48 members, focus groups, site visits to group living facilities, community meetings;</p> <p>Household living allows 2 unrelated adults and any number of relatives; Goals of proposal – allow more unrelated adults to live together in all residential zone district and clear definition of residential care uses;</p> <p>Summary Proposed Solutions – allow more unrelated people to live together; consolidate residential care uses, formalize and standardize regulations and permitting procedures, require Community Meeting as pre-application requirement for residential care uses – only required where staff are providing care (‘residential care facility’ versus ‘dwelling unit’)</p> <p>Household Definition text revisions – treat single unit homes and multi-unit dwellings the same, allow any dwelling unit to be occupied by up to 8 unrelated adults, allow any number of minor relatives (under 18), where a dwelling unit exceeds 1600 square feet (gross finished area) – allow additional unrelated adult for every 200 SF of additional area</p> <p>Next Steps – meeting with Advisory Committee to review final proposals on Tuesday, January 21<sup>st</sup> ; Public Review of Redlined Text Amendment – published on website and notification sent to RNOs in February; Public Adoption process – Planning Board late March/early April, City Council Land Use, Transportation and Infrastructure Committee and then City Council Public Hearing (pending when scheduled for Planning Board)</p>	
7	<p><b><u>Plastics and Bees State Legislative Initiatives, Adair Andre, Environment Colorado</u></b></p>	

	<p>Pollinator Protection Act – climate change, habitat loss, diseases, pesticides are killing pollinator populations – incentives on agricultural side to use organic pesticides and restrict use of the toxic pesticides to retail consumers (unlicensed applicators)</p> <p>Single-Use Plastics – polystyrene (Styrofoam) state wide ban for hot food use in restaurants and cafeterias</p> <p>Sign online petition at Environment Colorado and also contact Senator Angela Williams directly; vote on GPHC position statement at Board Retreat January 25th</p>	
8	<p>Board Member Retreat – January 25<sup>th</sup> (Tracey sent email confirming on Friday, January 3<sup>rd</sup>)</p>	
9	<p>East Area Plan – through Wednesday February 5<sup>th</sup> - submit comments online <a href="https://www.denvergov.org/content/denvergov/en/community-planning-and-development/planning-and-design/Neighborhood_Planning_Initiative/Planning-Areas/East_Area_Plan.html">https://www.denvergov.org/content/denvergov/en/community-planning-and-development/planning-and-design/Neighborhood_Planning_Initiative/Planning-Areas/East_Area_Plan.html</a></p>	
10	<p><b>IN MEMORIAM:</b> Matthew Bradford, b. 10 Sep 1962, d. 19 Nov 2019 Family has requested donations in his memory go to the Mental Health Center of Denver (MHCD), Development Office, 4141 E. Dickenson Place, Denver, CO 80222 or <a href="http://www.mhcd.org/donate-now">www.mhcd.org/donate-now</a> <a href="https://www.monarchsociety.com/obituary/matthew-bradford">https://www.monarchsociety.com/obituary/matthew-bradford</a></p> <p>Louis Plachowski asked that GPHC make a significant donation to MHCD in Matthew’s memory. Further discussion at January Board Retreat</p> <p>We also lost another Board Member – Jim King, who passed away in September <a href="https://www.legacy.com/obituaries/name/james-king-obituary?pid=193947528">https://www.legacy.com/obituaries/name/james-king-obituary?pid=193947528</a></p>	
11	<p>Approval of November Minutes – Quorum not present, delay vote to February meeting and also make correction to minutes regarding Kenneth Ho and Park Hill Golf Course</p>	

End of Minutes  
Board Retreat January 25<sup>th</sup>  
Community/Board Meeting Thursday, February 6th