



Greater Park Hill Community, Inc.
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MEETING MINUTES
Monthly Community and Board Meeting

Date: June 4, 2020

Time: 6:30 p.m.

Location: ZOOM meeting - virtual

Board Member Attendees: James Groves, Blair Taylor, Bernadette Kelly, Shane Sutherland, Nam Henderson, Lisa Zoeller, Ryan Hunter, Stephanie Ceccato, Heather Shockey, Tracey MacDermott, Sandy Robnett, Rick Medrick, Justin Petaccio, Melissa Davis, Jeanette Fedele, James Groves, Lamone Noles and ??

Item No.	Discussion	Action Items/Responsibility
1	Introductions	
2	Introductions by Tracey MacDermott and Lana Cordes: Moment of silence for the death of George Floyd Lana – housekeeping rules for Zoom Meeting; Nam and Justin moderating questions and comments – attendees to ‘raise hand’ for if they want to talk. Community updates are available on Greater Park Hill Community and Greater Park Hill News Facebook pages. Free Farm Stand on Mondays Garden Walk Cancelled – have virtual contest and tickets to support GPHC Food Pantry – serving 3x as many households, 4x as many individuals than historically served during the COVID-19 crisis – drop off food donations at office or Cake Crumbs Coffee, tea, toiletries, fresh food – complete list is available at greaterparkhill.org Membership – join us if you are not already a member Donations – food, toiletries and monetary donations are always welcome!	
3	D2 Police Report – Officer Heidi Lewis Experiencing a huge increase in home burglaries – cannot explain with most people at home these days – encouraging Neighborhood Watch Heidi will visit your property to review and provide recommendations for safety measures – ‘Safety by Design’ D2 has partnered with ‘We Don’t Waste’ and can donate these non-perishable	Report any suspicious activity to District 2 at the non-emergency dispatch number: 720-913-2000. Reserve 9-1-1 for crimes in progress so that you are not tying up the line for real emergencies. Twitter: follow @DenverPolice

	<p>items to GPHC Food Pantry</p> <p>Compassion Cruiser – distributing face masks and hand sanitizer</p> <p>Protests – DPD is validating the message of the protesters and support of First Amendment rights for peaceful assembly and protest</p>	<p>No longer monitoring Next Door – use pocketgov.org to connect with D2 Police Officer Heidi Lewis</p>
4	<p>Ralph Nagel, Parkview Senior Residences on Fairfax On west side between 28th and 29th - location of Xcel sub-station and the repair garage/former Park Hill Cross Fit Request for rezoning from EU-MS-2 to EU-MS-3 to allow for a 3 story building, planned to be 35' in height; proposed senior living apartment building</p> <p>Questions/Comments: Nicole Moore – why is park not being built on this side as promised? A: Land swap between City and HM Capitol allowed for park to be built on east side of street instead of old Xcel Sub-station. Angelo Coletti – trust that proposal will be what is built, based on changes on east side from earlier conversations/promises A: Ralph Nagel – only committed to senior living development on west side. Dillon with Tryba – 35 feet tall, senior living use are connected to the rezoning – no future development can vary from this. <u>(we're unsure of legal instrument at this time, Ralph has committed that he will sign a written agreement that runs with the land and is fully enforceable)</u></p> <p>Q: Parking – already increased automobile parking with Long Table – how is parking capacity being addressed? A: City is widening alleys by 2 feet on either side, will 'donate' 2 feet of property to the alley width and pave it. City Wide initiative recognizing that alleys were built when cars were smaller. Q: 55 units but only 35 spaces provided – not enough parking for each resident plus nothing for visitors A: Exceeding meeting City parking requirements based on use and occupancy <u>by 11 stalls</u></p> <p>Q: Todd Moore – how do we keep Fairfax from being developed beyond the current zoning? A: Dylan – approval of one rezoning does not set up precedent for future rezoning</p> <p>Q: Sam Martin – what is the approval process for this rezoning? What part do residents play in this? RE: park - can't really call what will be on east side a park, substation lot would have been a true park. Any traffic studies and impact of this development on neighborhood? A: Dylan - Reach out to City Council members, community, planning department. We are requesting a letter of support from GPHC for this rezoning. Last step is approval by City Council with majority vote for rezoning. Park isn't part of our purview. 'Park' across street is exact same size. During land swap there was significant subsidy to build the park on the east location. Traffic – site development review process with City – landscaping, parking, exterior lighting, traffic calculations, ADA access, etc by various City departments.</p>	

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Commented [LZ1]: I think he said (or meant) "bedrooms" because it is not 55 units, it is 34-36 units. Also the response included comment that senior apartment parking is calculated at a lower rate of .25 each and this project is providing much more parking than required.

<p>Q: Sam – noise pollution, air pollution, increase in traffic – impact on quality of life? Is this considered?</p> <p>Q: shade effect of new construction on existing adjacent properties? Setback at upper stories? A: Setbacks required if building on lot lines, but building is setback from rear and front lot lines, so upper story setbacks are not required.</p> <p>Q. Possibility of making alley one-way from north to south? A: <u>Outside</u> of development requirements. Approach Council Member to put this in motion, effects other properties on the block.</p> <p>Q: Blair Taylor – community is bringing forward valid concerns. Development friendly city. Bring these concerns forward to City Council members – Chris Herndon and at large Robin Kniech and Debbiese Ortega. If you have concerns please email GPHC, council members and CC everyone so we are aware of your concerns.</p> <p>Q: Robyn Fishman – how do we guarantee that with the rezoning that there won't be a 45 foot height development? <u>A: The developer supports an overlay that would tie this zoning to apartments for older adults and a 35-foot height limit. If the developer or a different owner of the land wanted to change this, they would have to revert to the original (current) zoning designation.</u></p> <p>Lana Cordes – crux of conversation is that developer is looking for support from RNO and adjacent neighbors for the rezone request</p> <p>Contact information for Lana and Tracey for further conversation on this subject</p>	
<p>Lana Cordes – temporary outdoor seating at restaurants</p> <p>Tracey MacDermott – City allowing for temporary permit for outdoor dining, allowing to be within public ROW (sidewalk), including parking</p> <p>Collette – what is temporary? City website says Septmeber <u>September</u> 7th</p> <p>Alisha – can we close down streets to allow for bikes and outdoor dining?</p> <p>Nam – Shared Streets initiative – closing off streets to only parking, bikes and pedestrians – no through traffic. 120 responses to survey – 108 were supportive of closing off streets to allow social distancing for outdoor recreation (walking, running, cycling, etc.) this could dovetail with outdoor restaurant seating</p> <p>Comment – support this but only temporarily</p> <p>Tom Felice – Cherry Tomato – has applied for this temporary permit; in his communications with Excise and License – he has area that is not in ROW, so he does not need the temporary permit, on east side of restaurant. <u>They will begin outdoor dining on Friday June 5, 2020. Tom is basing this on executive orders from the Mayor and Governor, which encourage restaurants to offer outdoor eating options as a safety measure during the COVID pandemic.</u></p>	
<p>Justin Bresler – Park Hill 4th of July Parade – how to bring the Parade to people who are celebrating at their homes? With protests – City contacts are busy with other priorities at this time in regards to permits, etc.</p>	
<p>Leslie Twarogowski: Currently 'Unnamed Park' at <u>29th and 800 block of</u> Fairfax. Everyone has</p>	

Commented [LZ2]: I think the response included the comment that the alley is not up to the discretion of this developer, they do not own the alley and cannot dictate traffic direction but they are open to supporting what makes sense.

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<p>opportunity for ideas of naming the park. In previous meetings – poster boards were provided for ideas of naming the park. GPHC – concept for suggestions of naming; Leslie will send photos of these poster boards with park name suggestions to GPHC. Asking for community vote – 300 signatures on a petition needed to consider a name suggestion. GPHC – please accept naming suggestions for the next 45 days.</p> <p>Tracey – requesting Board meeting in next week or two to discuss naming of the park.</p> <p>Park cannot be named after a living person.</p>	
<p>Tara Bannon – library staff misses you!! DPL is offering classes online; book groups, etc. Trying to keep everyone safe! Email her for questions.</p>	

End of Minutes
 Next Board Zoom Meeting – TBD
 To cover Board Business from June 4th meeting