



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

Date: June 16, 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	<p>Penfield Tate and Woody Garnsey – Charter Amendment for Dedicated Park Land and Conservation Easements, sponsored by Councilwoman Candi C de Baca</p> <p>Applies to current lands and future park land</p> <p>These lands cannot be sold and commercially developed without the vote of the people</p> <p>Justin – is Charter Amendment necessary when designated parklands cannot be sold and developed currently?</p> <p>Lisa – concern of impact on City management of future land purchases designated as parks – no flexibility – have to wait for a vote</p> <p>Current owner of Park Hill Golf Course wants to work with City to remove the Conservation Easement</p> <p>Lamone – ballot language is vague and does not indicate that Park Hill golf course is a target for development</p> <p>Penfield – language has been approved as meeting legal standards Clerk and Recorder, City Attorney, etc.</p> <p>This will be a ballot question in November – there are other proposed Charter Amendments that will be on the ballot</p> <p>City Council – meeting June 30th to review proposed ballot initiatives</p> <p>Board – review docs sent by Lana this evening, send questions to Lana and she will process them and send to Penfield and Woody for responses. Board vote by Zoom next Tuesday evening (June 23rd)</p>	
3	<p>Parkview Condos, Ralph Nagel</p> <p>Concessions – limit to 35 feet height, limit to senior residence use, provide</p>	

	<p>200% minimum of affordable units (= 2 units), offer reduce rent to long time Park Hill residents,</p> <p>Long Table – not happy about residential being built next door whether 2 or 3 stories, have filed an injunction against the developer, angry with City about the land swap and that instead of a park next door, there is going to be development</p> <p>Blair – wants 7 units at 80% AMI or 6 units at 60% AMI; 4-way stop at 29th and Fairfax for traffic calming</p> <p>Shane – sets a precedent for the higher zoning for the rest of the block; how can we really prevent them from building taller in the future?</p> <p>Lana – whatever legal document we use, Ralph Nagel says he will sign; adjacent neighbors prefer the use of senior residences, would prefer any development be smaller</p> <p>Justin – can push for more than 2 units of affordable housing and pursue some sort of mechanism to limit any future development</p> <p>Blair – need official statement from the adjacent neighbors, to see if they have any additional asks beyond the current document</p> <p>Tracey will have conversation with the neighbors so we can vote on our requests from the developer</p>	
4	<p>Cherry Tomato – outdoor seating</p> <p>1997 GNA associated with their liquor license stated that they would not have outdoor seating</p> <p>Are now pursuing permit for outdoor seating due to COVID-19 limitations on how many guests are allowed in the restaurant</p> <p>Temporary Permit – will allow outdoor seating, not impacted by our GNA or the zoning restrictions on distances from adjacent residences</p> <p>Excellent trial period to show that the outdoor dining does not impact the adjacent neighbors or that adjustments can be made to reduce the impact</p> <p>GPHC – put out statement about supporting the outdoor seating during COVID and that we should support our local restaurants so that they can remain in business – Lana and Tracey will work on language – forward to Board for review – will be published in Greater Park Hill News as well as FB page</p> <p>How do we address the vitriol on Facebook that drug GPHC through the mud?!?</p> <p>Kevin – post vote of Board members for support of CT and other Park Hill businesses for unique circumstances during COVID to stay afloat.</p>	
5	<p>Nam, Shared Streets</p> <p>Send position statement to city that we want Park Hill to be included in having some streets that are closed off from vehicle traffic to provide more opportunities for outdoor recreation – don't want to list specific streets without the approval of residents on those streets</p> <p>Nam – can work on draft letter for Board vote for next Tuesday, June 23rd</p> <p>Blair motioned; passed 13 Ayes, 1 Nay, 0 Abstain</p>	

Commented [KB1]:

End of Minutes
Next Board Zoom Meeting – Tuesday, June 23rd