



Greater Park Hill Community, Inc.  
2823 Fairfax Street  
Denver, CO 80207

Phone: (303) 388-0918

Fax: (303) 388-0910

## MEETING MINUTES Monthly Community and Board Meeting

Date: May 6, 2021

Time: 6:30 p.m.

Location: ZOOM meeting - virtual

Board Member Attendees: Ken Burdette, Colette Carey, Melissa Davis, Maria Flora, Amy Harris, Nam Henderson, Ryan Hunter, Tracey MacDermott, Louis Plachowski, Sandra Robnett, Doug Schuler, Heather Shockey, Shane Sutherland, Blair Taylor

Blair opens meeting.

Review of announcements and upcoming events.

Tracey

- Officers Sanchez in for officer Lewis
  - No stats
  - Property crime up – huge increase in auto theft, theft from autos and vandalism. Arrested someone in the act of stealing a catalytic converter
  - Denver Police will continue to respond to homeless issues where criminal activity is involved. There was some mis-information in the beginning
  - Finished community event, planting trees at the PHGC
  - Question from Peggi O’Keefe about additional police presence at the planned homeless camp at the PHUMC – Officer Sanchez said to put in a request to officer Lewis. The DPD is aware of this and will be sensitive to it.
  - Quick review of catalytic converter theft
  - Daniel Weinschenker suggested a community dinner with the DPD and homeless camp
- Rezone of 2875 Albion Street Rezone
  - Bought house 3 years ago – sold as a carriage house property
  - The city has now gone back and said that this property is not zoned properly – no longer qualifies for a short term rental – has been one for 10 years now without complaint
  - Massive financial hard ship to him – needs to income from the unit to continue to live in Park Hill
  - Daniel also has letters of support from his neighbors – anticipates a hearing with the city. He doesn’t have a date yet but the GPHC board will follow up with a letter of support if necessary

- Daniel will keep us updated so that we can get him a letter of support in time for his hearing
- Question from Maria about the bathroom – the unit does have a shower
- Future of 3435 Albion
  - One of the oldest houses in Park Hill
  - Review of status and the rescinding of the request for demolition
  - The new owner is applying for historic status and will try to refurbish it
- GNA
  - Review of process – a few more neighbors were unaware of the document and will review and add anything if necessary.
  - Ken B. – Working with his area to address immediate concerns – most are in opposition. Main concerns are – security, ensuring that it is drug, alcohol and sex offender free. Weapons offenses. Residents want a one strike policy. Who is responsible 24/7 – who is liable for issues and/or problems? Vaccinations available for residents? When start quiet hours? Want insurance that the camp will not stay after December 31. Need guarantees on trash clean up, needles, etc... Want written commitments.
  - Tracey confirmed it is 33 tents up to 45 instead of the 50 max originally proposed. First month will be a paid security detail.
  - Nam – concerns on what we are asking – are some of these things what we would ask of people when we wouldn't ask them of people who would be private property owners
  - Neighbor on call worried about CVC not enforcing the rules that the GNA is asking for.
  - Jacqui Shumway – member at PHUMC, would it be appropriate to share the GNA to the PHUMC?
  - Allison Mann – parent of a child at the Children's Center, also on the board – gave a general update on the status to date and how the parents feel. Much more concerned about safety and security. Want a full time, unarmed security guard 24/7 for the entire run of the lease. Who will pay for it? Want an independent security audit. Worried about the center losing enrollment and not being able to bounce back.
  - Terrell Curtis – worked as Communications Director for The Gathering Place. Gave a review of what she worked on at The Gathering Place
  - Peggi O'Keefe asked that people emphasize with people who are living in the immediate vicinity of the actual camp.
  - Sandy Robnett asked if the GNA will be voted on by the GPHC Board – Tracey said yes, but not tonight. Once the document has been reviewed and complete.
    - Sandy – are we getting comments from NE Park Hill? She will organize comments from that area
  - Maria to Terrell - what can we do to help avoid any possible harassment of people in the camp. She would be happy to brainstorm any ideas on how to talk to the community about that.
  - Mary Gambrell – what is the process from here with the GNA? How close is it to the final? Will Cole change it? Tracey explained that we will present it and Cole has the right to change or remove anything. They don't have to sign anything at all.
  - Carol – elderly are nervous, especially single, elderly women. Afraid to raise their voice so that they won't be shamed. There is a true need for a GNA with the Church.

- Allison Mann – we can't get figures from CVC as to how many people may have been ejected from the previous site.

### **Open Floor**

- Nam – new bike meeting on May 18<sup>th</sup> in NE Park Hill. Additional info on the mobility project – repaving streets to add bike lanes – link in chat.
- Jacqui – June 5<sup>th</sup> is alley cleanup with Jon Bowman.
- Amy – PGHC land visioning meetings are being rescheduled on the 18<sup>th</sup> – facilitator (Nita Moseby Tyler) had to step back due to health reasons. Will meet new facilitator. Meeting are open to everyone but cannot participate – may have some open public comments
- Colette offered her email address for updates on the JWU Campus plans from Urban Land Conservancy.