



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

Date: September 2, 2021

Time: 6:30 p.m.

Location: ZOOM meeting - virtual

Board Member Attendees: Doug Schuler, Rick Medrick, Amy Harris, Colette Carey, Melissa Davis, Louis Plachowski, Nam Henderson, Ken Burdette, Shane Sutherland, Shanta Harrison, Maria Flora, Bernadette Kelly, Sandra Robnett, Kevin Wiegand, Lisa Zoeller, Tracey MacDermott, Heather Shockey

Item No.	Discussion	Action Items/Responsibility
1	Introductions by Tracey MacDermot: Home Tour and Street Fair Sept 12 th – visit parkhillhometour.org Food pantry – YTD has served 79 households/240 individuals/11,000+ meals Park Hill Golf Course – visit “Resources” page on our website for info about City’s public survey. Annual Meeting is October 7 th (virtual) – Even districts + 3 at-large reps up for election. Email Director and Chair if interested in running. More info available on our website.	
2	D2 Police Report – Officer Heidi Lewis	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 No longer monitoring Next Door – use pocketgov.org to connect with D2 Police Officer Heidi Lewis
3	Denver’s Reimagining Policing and Public Safety Task Force – Kimberly Morse	

4 Ballot Initiatives pertaining to Park Hill Golf Course:

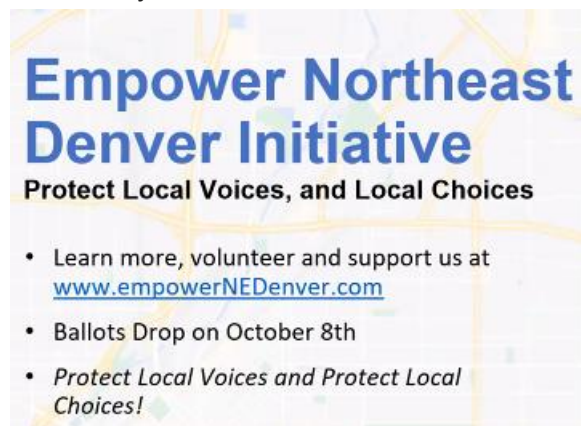
Empower Northeast Denver – Wayne Vaden, Holleran/City Park Law

Develop land into quality mixed use development. Empower is funded and supported by Westside Development

Parks and Rec cannot build and maintain the land entirely as a park (as opposed to leaving as decommissioned golf course)

Northeast Denver is primarily non-white residents, the community is underserved

- Need quality recreation space – park and playfields
- Grocery Store
- Jobs/employment opportunities
- Access to affordable housing
- Local services and amenities
- Adjacent to transit corridor



Yes for Parks and Open Space – Penfield Tate, Save Open Space Denver

- www.yesopenspace.org
- 36 resident of Park Hill, no financial connection to the development of Park Hill Golf Course, he is operating as a volunteer only
- Want to preserve the asset of the former golf course as open space – conservation easement – tax dollars paid for it – no expiration date, perpetual – belongs to residents of Denver
- Need quality open space for the adjacent neighborhoods – Elyria/Swansea/Globeville most polluted property in the country
- Environmental issues – pollution, storm water quality and quantity
- People in our community want parks and open space
- Open space for mental and physical health – especially during a pandemic like COVID-19
- Will cost a fortune to develop the land – infrastructure, demolition, new construction and residents will bear the cost
- Examples of what other cities have done with large undeveloped land as open space – Lindsey Park, Food Forest, Kathryn Johnston Park in Atlanta; Rouge Park in Detroit; Garret Park in Baltimore

- Provide permanent locations for events such as the Black Arts Festival, Farmers Market
- Developed areas will not be turned into open space, we need to hold on to the open space that we have
- No letter of intent from any grocer to develop a grocery store on this site – grocers have left Park Hill for Stapleton
- Stop wasting dollars and staff time on development discussions
- Developer redefining ‘conservation easement’

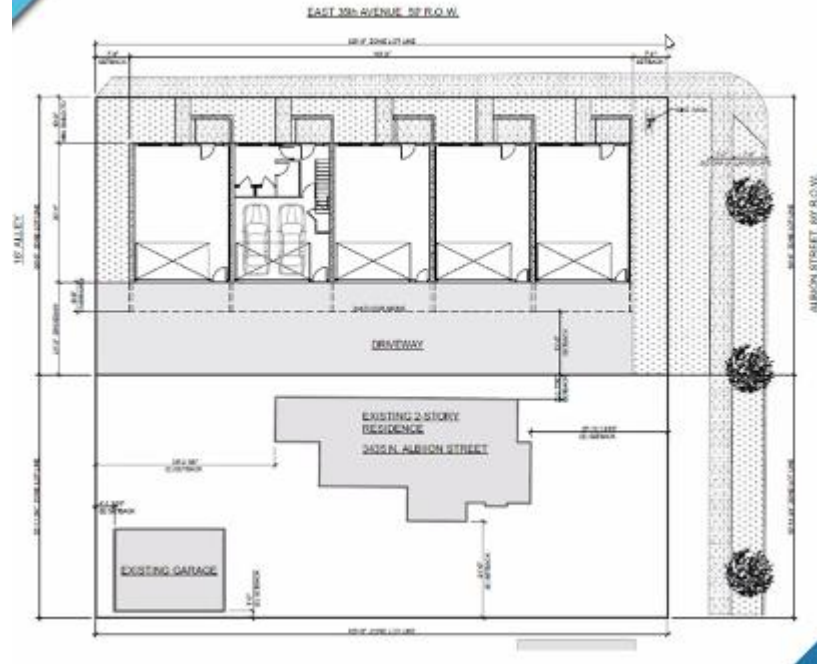
Kenneth Ho, Westside Investment Partners (developer)

- Already have golf course and City Park nearby and no grocery store
- Restore [redacted] Hall and provide 80 affordable units
- Yes on parks versus Yes on Empower Denver for disenfranchised community
- Planning process will have legally binding agreements in place, will delineate what community will receive

3435 Albion St Rezoning – Stephen Davis

Historic Denver – Annie Levinsky and Michael Flowers

- Built in 1889 by John Cooke, Jr – housing speculation
- Preservation of home as ‘single-family’ unit
- Currently zoned as Planned Unit Development – proposing E-MX-2X to allow for single family home and additional residential development; State is Landmarking Home to protect it – Historic Landmark
- Develop 5 townhomes on north side of property – facing Park Hill Golf Course
- Will demolish the non-contributing enclosed porch which was built for the former restaurant (Kate’s) – preserve and refurbish original 1889 construction
- Fliers were distributed to adjacent neighbors about tonight’s meeting and the re-zoning; emails were also sent
- **Motion** – Provide letter of support of the rezoning of 3435 Albion Street and Landmark Designation of the original 1889 home; preserve original house and build 5 townhouses on northern half of property.
 - Motion approved
 - Ayes - 12, Abstain - 1, Nays - 0
- E-MX-2x – is Urban Edge-Mixed Use –



Leslie Twarogowski, Council District Redistricting
 September receive results of US Census and revise maps to redistrict by
 March of next year. Contact City Council with questions and concerns

East Colfax Walk About – 3 pm Friday September 24th at Johnson and Wales
 Campus at Urban Land Conservancy – followed by Community Event and
 Block Party.

September 30th at 5:30 pm - LDR meeting Sep 30 5:30 pm over Zoom
<https://deainc.zoom.us/j/95225236781?> Passcode: 609513

Annie Levinsky, Johnson and Wales Campus – adaptive re-use of dorm
 buildings for housing; Quadrangle – not currently protected; National Historic
 Register for other buildings
 Denver School of the Arts taking western half of campus; Denver Housing
 Authority- some dorms as senior housing, Community Kitchen for central food
 services/culinary arts building
 Colette Carey – nearby residents are happy about future plans for campus

Motion - Support the resolution introduced by Amy Harris (Yes on 301, No on
 302 regarding Park Hill Golf Course)

- Motion passes
- Ayes – 12, Nays – 2, Abstain - 1

End of Meeting – other business to be addressed in future meetings

End of Minutes
 Next Board Zoom Meeting – September 3rd