

## **Jefferson Park United Neighbors**

### **General Membership Meeting**

6:30 PM, September 2, 2008

Riverside Baptist Church rear chapel

W. 24<sup>th</sup> Avenue & Bryant Street

Meeting called to order by Co-President Barbara Baker. Co-President Tim DePumpo also was present.

### **Announcements**

- The JPUN Board of Directors is meeting at 8:30 this Saturday morning, September 6, at Barbara Baker's house, 2833 W. 25<sup>th</sup> Ave. As always, the meeting is open to the public and interested neighbors are welcome.
- JPHUN Happy Hour will be Thursday, Sept. 11 at the Skybox Lounge atop the VQ hotel (formerly the Red Lion), 1975 Bryant St. There will be free food and possibly door prizes per Lindsey Shorthouse, Social Committee Chair. It begins at 5 and extends to 7 or later.

### **District One Police Report**

Police Officer Robert Martinez (out of uniform and taking a much-deserved week off after the Democratic National Convention) and Mrs. Martinez were present. The usual crime stats report will be given out again next month. We'll also meet his returning partner, Jason, at the next meeting. Tagging is still a nuisance but Officer Martinez expects it will be reduced with their soon to be increased police presence, both in patrol cars and on foot. The 2500 block of Eliot has been quieter since recent nuisance abatement actions were taken. JPUN Members expressed appreciation of police efforts and demeanor during the DNC and also during the recent CU-CSU football game.

### **Land Use Committee**

A committee report was not provided, as chairperson David Zucker was not in attendance. A topic at recent Land Use Committee (LUC) meetings was the rezoning of 2523-2529 Eliot, a vacant parcel east across the alley behind Jack-N-Grill. Monica Martinez of Zocalo Development provided an update on the proposed rezoning from R-3 to RMU-20. The project was originally brought to the LUC as an affordable housing project. Monica explained that it has now changed to market rate condos. The building remains planned as a 4-story LEED certified building with retail spaces on the ground floor and residential above, solar panels on the roof, and a partial brick façade. The project is to be similar to the Zocalo and River Clay projects in Jefferson Park, but a little less expensive (\$180-\$280,000 range), with a percentage of affordable units. No groundbreaking date has been set, but start of construction is planned for Spring '09. At a recent meeting, the LUC voted in support of the project, thus recommending it for JPUN General Membership vote. Discussion ended and ballots were distributed. General Membership voted: 12-0 in favor. The final reading of the rezoning application will be heard by the Denver City Council on September 22<sup>nd</sup>.

### **Old Business**

### Overlay District 9 (OD-9)

There was a brief overview of the OD-9 history with JPUN and update by Barbara Baker. The process was begun over 4 years ago by JPUN, but ultimately applied for by a group from the affected area in the northwest corner of the Jefferson Park neighborhood. JPUN has expressed support for their application, which includes some exempted parcels. The final reading of their OD-9 application will be before Denver City Council on September 22.

Dierdre Oss, City of Denver Community Planning and Development, stated that there's a project with Site Plan approval pending that is located within the proposed OD-9 area. The project is proposed for the long, narrow, vacant lot at the corner of W. 27<sup>th</sup> and Decatur. If the OD-9 was in effect, it would prohibit the project as currently proposed because the site has 2 frontages which each require front setbacks, yielding a much smaller portion of the site for development. In such cases, there is the option of requesting a variance for the project through the Board of Adjustment. It's possible, however, that the project may receive Site Plan approval prior to the OD-9 hearing, which could enable the project to move ahead as planned.

In response to JPUN LUC request, Deirdre explained that PD cannot evaluate the effect of OD-9 on all affected properties and possible future project proposals. PD Staff does not oppose the current OD-9 application, including its exemptions.

Attendees expressed concern about existing older apartment buildings and OD-9's effect on their redevelopment possibilities. Some such structures predate the existing R-3 zoning and are likely already nonconforming, regardless of OD-9. In a kind of catastrophic event, such a building could be rebuilt to the current footprint. Any redevelopment or replacement, however, would be subject to OD-9 standards. Jefferson Park resident and applicant Karen Harvey has documented various OD-9-conforming redevelopment possibilities.

Brian Ray spoke for the proposed project W. 27<sup>th</sup> and Decatur, PURE Townhomes, on behalf of himself and Markus Byron. The full color conceptual illustration of the PURE Townhomes was exhibited. He expressed concerns about negative future effects of OD-9 in general. Specifically, they felt their project's lot is unable to be developed if OD-9 zoning is applied with its more restrictive rules. He illustrated the comparisons of R-3 and OD-9 setbacks, heights, and bulk planes with color diagrams and drawings. Their allowable building area would be reduced to a 15' wide strip. He expressed concern that renovation or redevelopment along W. 29<sup>th</sup> Ave. will be impacted, as well as the diverse character of the entire neighborhood. He questioned how property owners' full rights would be insured.

Tim recounted that the LUC received this presentation and voted in general support of the project as known at the time, as well as in support to exclude this property from the OD-9 application if possible.

Brian continued to discuss the Pure project in greater detail. He recounted their recent meeting with their PD case manager, where he learned that if the Site Plan submittal is approved, but then changes are made to the project, OD-9 could be enforced. The magnitude and types of changes that could trigger have not been put into writing, which is causing concern for the Pure developers. Dierdre clarified that she is not the site plan reviewer for the project, and that the City doesn't intend to be inflexible, but setbacks and bulk should be decided at this point in the project. There was further dialogue between Dierdre and Brian, with other input from the group. Dierdre said this is a unique case, but there are others throughout the city. An attendee asked about whether OD-9 has led to any negative effects elsewhere in the city. Dierdre responded she was aware of none so far. Brian expressed that clear written guidelines are needed where OD-9 comes into play, so developers can invest with greater certainty. An attendee commented that the OD-9 has been an active issue in Jefferson Park for years, so more research could have been done to learn that in advance. JPUN has a record of supporting developer exclusions, said Barbara. She also referred Brian to Jeff, also a developer, who was present and had negotiated with the OD-9 applicants.

A motion was placed on the floor and seconded, stating that JPUN supports exclusion of this parcel from the OD-9 application, provided the OD-9 applicants are in agreement. The JPUN General Membership voted through a showing of hands, with 11 in favor and 1 opposed.

#### W. 23<sup>rd</sup> Avenue Bridge over I-25

Volunteers were requested to help in early October with the creation of a pedestrian-friendly walkway over the W. 23<sup>rd</sup> Ave. Bridge at I-25. Handicap-accessible concrete ramps will be built, provided JPUN volunteers to create walkways to connect to the ramps. Hands were raised. The chairman of this project, Jerry Olson, is with FEMA right now and another person will take over for now. More specific information is forthcoming.

#### Correction

The General Membership meeting date in the newsletter was incorrectly listed as Sept. 4 instead of Sept. 2.

Meeting adjourned.