

Jefferson Park United Neighbors (JPUN)  
Land Use Committee (LUC)  
December 15, 2010  
Zocalo Conference Room  
Minutes by: Fred Lai

<u>Attendees:</u>	<u>LUC Member</u>	<u>Presenter/Visitor</u>	<u>Project / Affiliation</u>
Fred Lai, Chair	X		
Kari-elin Mock	X		
Raf Espinoza	X		
Bill Seward	X		
Joe Boven	X		
Katherine Meldrum	X		

6:37 PM – Meeting called to order. Sign-in sheet distributed.

**General:**

1. No corrections to previous meeting minutes.

**Update:**

1. FL – 23<sup>rd</sup> Avenue Gateway – No update.
2. FL – 2785 Speer – update from Lauren Brockman:  
“We are out in the market looking for debt. We are having some successes on this front and I am optimistic that we might get this deal kicked off next summer.”
3. FL – Element 47 – No update.
4. FL – La Loma – No Update.

**Discussion:**

1. Jefferson Heights summary:
  - a. LUC – The general membership vote was closer than many anticipated.
  - b. LUC – Presentation was awkward and did not explain the project very well, which is unfortunate.
  - c. LUC – Comments from Paul Stamm were surprising.
2. Email from Riley Meehan:
  - a. “I own the radiator and muffler shop by Jack-n-Grill. The property has PUD zoning ( # 306) which allows me to add on to the building. There is one item I would like to modify and two that I would like to delete. The change is the allowed height of the building, one deletion is to allow for Bronco parking, and the other deletion is to allow working on vehicles over one ton carrying capacity. Dave at Unreal Architecture and Construction will be drawing up the proposed addition with the proposed changes to the existing PUD for your comments hopefully by your next meeting around the beginning of December.”
  - b. RE – would like copy of the original PUD.
  - c. RE – Jeff Hts project raises questions about the rezoning process.
  - d. RE – believes that CPD requires a 2 acre minimum for type G rezoning.
  - e. JB – Peter Park is of the opinion that neighborhood groups should not be involved in zoning.
  - f. RE – believes that councilpersons will still have input and poll for support.
  - g. LUC – will try and have Riley attend a future meeting.

3. Hand-off of Land Use Committee chair position to Rafael Espinoza:
  - a. FL – Rafael will be the LUC Chair starting in January 2011.
  - b. RE – would like to define the role of the Land Use Committee.
  - c. RE – would like to revisit the current Jefferson Park Neighborhood Plan.
  - d. KM – would like to develop the method for knowing about projects around the neighborhood.
  - e. FL – the newsletter or website could be resources for posting developer activity.
  - f. RE – what is the role of LUC with the new zoning in place? RE believes it is to inform landowners of their site potential and changes.
  - g. KM – is there are role for LUC with the Federal Blvd Partnership or 25<sup>th</sup> Eliot Town Square group?
  - h. JB – thinks the LUC should try and contact Ed Kieta about the status of the Town Square.
  - i. RE – would like FL to continue to be the contact for the current neighborhood projects.
  - j. RE – would like a follow-up for the projects at Family Star and the Granada Theater.
  - k. KMe – has attended the FBP meetings in the past.
  - l. JB – has anyone given updates for the Infill Denver blog?
  - m. KMe – there is a David Zucker property for sale at 25<sup>th</sup> and Eliot.
  - n. RE – would like to keep an eye on the Food Bank.
  - o. RE – LUC should track the pulse on activities at potential properties.
  - p. RE – Davis AV property will be moving within the next 18 months.
  - q. RE – is there anything happening at the Hensley property?
  - r. BS – is there a chance the Hotel VQ would be for sale again soon?

7:13 PM – Meeting adjourned