

Jefferson Park United Neighbors (JPUN)
Land Use Committee (LUC)
January 15, 2009
Zocalo Conference Room
Minutes by: Kari-elin Mock

<u>Attendees:</u>	<u>LUC Member</u>	<u>Visitor/Presenter</u>
Fred Lai, Co-Chair	X	
David Solomon, Co-Chair	X	
Stephanie Apadaca	X	
Tom Blyth	X	
Joan Bondy	X	
Joe Boven	X	
Tim DePumpo	X	
Rafael Espinoza	X	
Kym Foster	X	
Lisa Gerondale	X	
Michael Guites	X	
Kari-elin Mock	X	
Ed Rovey	X	
Bill Seward	X	
John Seward	X	
Brian Ray		X
Markus Byron		X
Lauren Brockman		X
Lex Economou		X
Paul Campbell		X
John Binder		X
William Brinkerhoff		X
Renee Brinkerhoff		X

General:

1. The meeting was called to order by Fred Lai, Co-Chair.
2. LUC Membership was brought up. Since the LUC was established as a Standing Committee last year, the group agreed that the bylaws (revised via General Membership vote in early 2008) would be consulted to verify the terms of Standing Committee membership before the next meeting.
3. Attendees introduced themselves and a sign-in sheet was circulated.

New Business:

1. Spanos' Pinnacle Station: Lex Economou provided an update. He indicated that problems had persisted that their last architect had not solved. Now, Spanos has retained Kephart, a local Denver firm. Spanos recognized the need for some changes, but hoped to avoid a rezone. Per Lex, the City thinks the changes may be able to be handled administratively. Lex said he wanted to meet with the JPUN LUC before proceeding too far.

Highlights of the changes were provided:

- reduction of 90 units (from 350 to 260)
- the 260 units would require 320 parking spaces per required city minimum. As with last proposal, new solution also overparked with 454 spaces.
- all buildings at least one story lower, some two stories lower
- formerly approx. 400,000 s.f. area now reduced to approx. 200,000 s.f. total area
- buildings #2 and 3 now combined, allowing for wider view corridor
- both view corridors opened wider
- gap in building #5 removed
- retail relocated to building #5 at corner of Clay & Frontview Crescent
- live/work units consolidated to building #5
- clubhouse no longer has residential above, so just 1.5 stories tall
- site open area increased, exceeds required minimum

Paul of Kephart presented several boards illustrating the differences between the last version of the project and the new changes. Included were site plans, perspective views from River Drive, River Drive south alley, Frontview Crescent, and Jefferson Park, and exterior elevation drawings.

Q&A:

- Concerns were expressed by attendees about increasing traffic at the already dangerous intersection of the River Drive alley and 23rd Avenue. It was questioned whether that intersection was included in the traffic study performed during the rezoning process. Lex promised to get back to Fred and David with the traffic study results.
 - When asked the reason for the changes, Lex responded that it was mostly driven by the economy and they figure fewer units make the development more saleable.
 - Heights and access to buildings was clarified. The deletion of the Building 5 gap was questioned, since it had been required by the City. The response was that Spanos hoped the City would share their view that the gap is now less important since the building height is reduced.
 - It was asked whether the Spanos presentation to the LUC was just a formality. Lex responded that it was not just a formality, but that they are looking for JPUN support and recommendation for approval to the City. Lex asked for the opportunity to present at the February General Membership meeting in the hopes of gaining support and moving forward soon.
 - Drawings denoting exterior materials were requested for meetings in February.
2. William Brinkerhoff arrived late due to travel problems. He provided some information about his intention to rezone to RMU-30 his property between 26th and 27th Streets and Alcott and Bryant Streets (the block including the La Loma restaurant). He indicated that the property would be posted soon for the rezoning. He is currently being assisted by OZ Architecture, a local firm. LUC members asked for more information and specifically to see a graphic representation of what an RMU-30 bulk plane means for that block.
 3. Meeting adjourned.