

BRUN		5/13/2020	ZAP Meeting	Minutes	Online conference call - 6:30pm	Publish Date:	6/1/2020
					GOTOMeeting		
Roll Call:		10 OF 15 IN ATTENDANCE					
Present		Jeff Stine (JS); Bill Killam (BK); Michelle Frankel (MF); Rober Schmid (RS); Jeff Laws (JL); Thad Tecza (TT); Marie Edgar (ME); Marc Cherveney (MC); Scott Danenhauer (SD); Thomas Mobley (TM)					
Absent:		Mike Nulty (MN); Steven Teitelbaum (ST); Mycroft Smith (MS); Noel Copeland (NC), Eric Denardo (ED); Lu Holland (LH)					
Guests:		Naomi Grunditz (NG)					
ITEM							
1		Active Main Street Overlay - Progress and Final Review					
		Discussion with Denver, Council District 1, Staff - Naomi Grunditz					
	JS	BRUN Letter of support and directive send to CW Sandoval on 04/24/2020					
		Approved the text for base overlay					
		RE: 'BRUN Street Level Active use Overlay, 3-19-20 DRAFT'					
							1) The BRUN Board has voted to support the design standards as specified with Items 1. Transparency, 2. Built-To Range, 3. Defining and Regulating Desired Uses, 4. Street Level Active Non-Residential Use In Build-To Range, 5. Entryway Spacing and 6. Residential Setback.
							2) The BRUN Board has voted in support of adding three properties at the intersection of 44th Ave. and Lowell Blvd. to the mapping study for this proposed overlay. These properties, which are located on the southwest corner of the intersection and which front Lowell Blvd., are 3600 W 44th Ave., 4357 N Lowell Blvd., 4301 N Lowell Blvd.. We request your serious consideration to include these properties to the list of others proposed to be changed from U-MX-3 to U-MS-3 zoning.
		B) Consider including properties at 44th & Lowell Blvd?					
							A) Safeway site - requirements for future development of full property. Existing properties at the SW corner are owned by 5 different enties. What is the lot size criteria to required design review and/or a PUD process?
		B) Discussion on rezoning MX-2 to MS-2. Why? / Why not?					
	Discussion:						
	NG	Modeling for MX-2 to MS-2 properties has been requested from pro bono private developers. Due to Covid-19 emergency, a schedule for when this can be presented to ZAP has not been confirmed.					
	ALL	Why were the MX-2 properties at 44th & Lowell not include into the original package.					
	NG	Intersection was considered a lower priority because of presumed demand for residential development demand for MX-2 properties.					
	Followup	Received an email from Naomi explaining that they are now trying to collaborate with other districts in the city to combine efforts for analysis and potential change for of MX-2 properties. See email from Naomi dated May 26, 2020 - Re: Overlay Timeline Estimate					
	JL	It's important to push forward on the current package so that approval can be expedited. Maintain momentum.					
	TM	It's important to push forward but the intersection of 44th & Lowell should be addresseed as soon as possible.					
	TT	BRUN Board voted to encourage Dist 1, Council to include the (3) MX-3 properties located at the SW corner of 44th & Lowell. A directive was issued by ZAP. Requests that every effort be taken to include these properties in package 1 of this overlay.					
	TT, ME	Suggests we continue analysis on MX2 properties. Mapping should be modified to include the intersection if time permits. Corner should be addressed as soon as possible.					
	NG	Naomi with have further discussions with Denver CPD to confirm recommendations for mapping. She will also find additional information on the anticipated schedule.					
ITEM							
2		Rezone Application procedures for BRUN ZAP.					
		Discussions on the need for outreach to surrounding neighbors where a rezoning application is proposed.					
		Determined that outreach was necessary in order for ZAP to provide an informed opinion to the BRUN Board..					
		Some on ZAP committee believe the rezone applicant property owner should be responsible for providing proof of neighborhood support.					
		Some on ZAP committee believe BRUN should provide indepent outreach effort. Provide notification letter.					
		Timeframes for rezoning notification and window for public comment.					
	TT	Thad volunteers to develop a letter of notification to go out to surrounding neighbors.					
	ALL	There's general agreement that the form letter should include a short written survey with an optional link to an online survey.					
	ALL	There's general agreement that the letter of notification should include a short written survey with an optional link to an online survey.					
		END OF MEETING MINUTES.					