

BRUN		7/15/2020	ZAP Meeting Minutes	Virtual Meeting		Publish Date:	7/17/2020
Present		Jeff Stine (JS); Michelle Frankel (MF); Robert Schmid (RS); Jeff Laws (JL); Thad Tecza (TT); Marie Edgar (ME); Scott Danenhauer (SD); Thomas Mobley (TM); Eric Denardo (ED); Lu Holland (LH)					
Guests:		CW Amanda Sandoval (AS); Naomi Grunditz (NG)					
ITEM							
1	Active Main Street Overlay Update						
	Presentation by NG	Zap members received an emailed updated document describing what is recommended for the redlining by our Council office and CPD.					
		MX-2 properties at the corners of 44th and Lowell and 44th & Sheridan will be included in the rezone/overlay package.					
		MX-2 properties would be changed to MS-2. Benefits are similar to changes proposed in current MX-3 zones changing to MS-3. The proposed overlay is designed to promote walkable streets while preserving valued commercial corridors.					
		The provision of the overlay which requires an MS-3 property to provide non-residential uses on the ground floor would be waived for MS-2 zones. The reason, explained by AS, was that requiring non residential uses on the ground floor would potentially be a financial hardship on the property owner. It was learned that restricting these properties with this provision of the overlay, would be reducing the owners property rights.					
		The area commonly known as the 'Safeway site', which is on the SW corner of the 44th & Lowell will NOT be included in the rezone/overlay package 1. It was explained that redevelopment of the 5 properties which occupy this corner would require a more robust city planning process and that there would be opportunity to have community input on a redevelopment plan if those properties were to change.					
	Background	BRUN sent a letter to CW Sandoval's office on 04/24/2020 requesting serious consideration be taken when finalizing the mapping. In this letter, the three MX-3 properties on the 'Safeway site' which front Lowell were asked to be included.					
		Many members of ZAP have expressed concerns about the potential for redevelopment of the 'Safeway site'. Each of the 5 properties could be developed separate thereby skirting the requirements of a large site development process.					
		Many members of ZAP are less concerned about individual property development because of the unique relationship of the 5 properties. Their direct vicinity to the street and shared need for vehicular access would limit opportunities for development.					
	Discussion:						
	Question:	Will Live/Work Suites be an allowed use in the MS-2 properties? NG, Council Aide, shall verify.					
	Comment:	There is concern about more 'slot home' or 100% ground floor residential on the 'Safeway site'.					
		(NG) Slot homes will not be possible. New residential zoning in Denver requires entrances to be oriented toward the front.					
	Comment:	There was the suggestion that it is not likely that these properties will be scraped and redeveloped at 100% residential. This is a question of great concern to neighbors.					
		(AS), CW Sandoval made the points that BRUN has been working towards an overlay for 5 years. Very difficult. This Street Level Overlay is the first of its kind in Denver. It is a "new tool" based on Street Car nodes.					
	Question:	Why have the three properties on the 'Safeway site' not been included in the proposed mapping? Committee members that live in the vicinity are extremely concerned.					
		(AS) The decision was advised by Denver CPD. Outreach was done for the three properties that front Lowell. CPD will not support rezoning to MS and will not support applying the overlay to the existing MX designation. The 'Safeway site' is a prime candidate for further modelling with concentrated neighborhood and owner input.					
	Resolution:	The means and methods for such a collaborative master planning effort were not discussed in detail. The ZAP committee voted to recommend supporting the package as it stands. VOTE: 6 in support, 0 opposed, 1 abstention was recorded which requested assurance from ZAP that the 'Safeway site' issue will not be forgotten and will be addressed in future committee action items. A max. 6 months pause is anticipated before revisiting this item OR directly following completion of the current City initiated Rezone/Overlay process.					
		Questions to be address: What would be the best use for the properties on the 'Safeway site' corner? Would MX-3 or MS-3 be most desirable? It was noted and agreed to by some members present that these parcels will need serious consideration in early 2021.					
ITEM							
2	Discussion on Denver INC Zoning Committee's expected resolution statement related to the proposed Denver Group Living Rules Update. Should BRUN draft a letter of support for the Denver INC proposed statement?						
	Background	Detailed information on the proposed changes to the Group Living Rules can be found at this City of Denver website. This may be a very contentious issue for our area so please be aware of what is being discussed.					
		<a href="https://www.denvergov.org/content/denvergov/en/community-planning-and-development/zoning/text-amendments/Group_Living.html#:~:text=The%20proposed%20change%20would%20allow.area%20in%20larger%20dwelling%20units">https://www.denvergov.org/content/denvergov/en/community-planning-and-development/zoning/text-amendments/Group_Living.html#:~:text=The%20proposed%20change%20would%20allow.area%20in%20larger%20dwelling%20units</a> .					
	RS	Robert S briefly described the potential impact of the proposed changes. Then discussed the redline comments that Denver INC plans to release pending approval by Denver INC ZAP and Board.					
		Robert S has written a draft letter of support for the key talking points to be considered by the BRUN board.					
		The proposed ordinance includes two sides – slated for changes in zoning: institutional and residential. The sides seem to conflict in single family neighborhoods.					

	ALL	BRUN ZAP committee agreed that this draft letter should be forwarded to the BRUN board with a recommendation for approval.
		There was confusion in our meeting about when Robert's letter would need to reach INC Zap members.
	Clarification:	07/18 Denver Inc Delegate meeting will have this item on the agenda for discussion only. We do not believe there will be a vote taken to support/oppose with a subsequent Denver INC letter at this time. After discussion, the resolution will be sent back to Denver INC ZAP for reshaping as necessary followed by a Denver INC vote shortly after. The appears to be time to discuss this at the next BRUN board meeting before issuing a letter.
	Consensus	Majority Vote; The draft letter from Robert with additional comments from the committee will be forwarded to the board in a separate email. This will be a topic of discussion at the 07/21 BRUN board meeting.
	AS	CW Sandoval has agreed to facilitate BRUN hosting a CPD rep to present the details of the Group Living Ordinance for discussion at a public board meeting.
ITEM		Discussion on BRUN ZAP Outreach with notifications on proposed rezones in the area to allow ADU's.
3		5061 Perry - Outreach Results? City Council Hearing - 07/20/2020
		Approx. 30 letters were hand delivered to adjacent neighbors on 07/04/2020. As of this meeting date, 10 of 30 response forms have been received. All responses have been in favor of the proposed change of zoning. More detail on the findings will be present at the July 2020 BRUN board meeting.
		4901 Green Ct - Packages mailed today, 07/15 - LUTI Hearing - 07/14/2020
		4846 Knox Ct - Packages mailed today, 07/15 - LUTI Hearing - 07/21/2020
	Discussion	Should results of the recent outreach survey be released in a letter to CPD without a note of support or opposition?
	TT	Thad T suggested that all results should be released to make CPD and City Council aware of feedback.
	TM	Tom M suggested that only the comments be released to CPD with overall tally of results remaining internal.
	Consensus	Yes, ZAP to recommend that BRUN board release the results from outreach (support or opposed).
	Note	There are time constraints attached to the specific case of 5061 Perry. This application is at the end of its approval process with a City Council Hearing dated for Monday, 07/20.
	Discussion	BRUN ZAP should present the issue to the BRUN board and line out options for standard protocol.
		BRUN ZAP recommendations:
		1) All results from outreach (support or oppose) shall be released in a letter for information purposes.
		2) If a rezone applicant approaches BRUN to request a letter of support, the application will be considered for further action.
		3) If a neighbor of the rezone applicant approaches BRUN to request a letter to oppose, the application will be considered for further action.
	Question:	Should BRUN board remain silent on an official opinion if there is no direct request from an involved party?
New		Our Neighbors without Homes – Questions and Discussion
Item		CW Sandoval was asked to share where she is in the process of offering possible camping sites for use by homeless campers who are currently living downtown.
		The Mayor's criteria include: 10K square feet space, large enough for 50 tents, safe spacing, ability to accommodate offering water, showers, portable toilets etc. Prefers City owned property.
		No parks will qualify because they have non adjustable curfews.
		CW Sandoval sent out a survey to constituents. Tomorrow she will check if any suggested locations fit the criteria.
		CW Sandoval will report back to neighbors about the possible locations of these campsites – maybe Water Street, across from the aquarium will work.
Announcement:		BRUN Board Meeting – Tuesday, July 21, 2020
		A representative from DHA will be present to discuss the City's purchase of the properties at the S.W. corner of Federal & I 70.
END OF MEETING MINUTES.		