



October 19, 2021 BRUN Board Meeting - Minutes recorded on 11/04/2021

Call to order 6:35pm (Scott Danenhauer gavels)

Prior Meeting Minutes for BRUN Board Meeting on Sept 21, 2021 recorded by Jeff Stine

ACTION: September Meeting Minutes approved by unanimous decision.

Open Mic -

- Matt Husted - Id est Hospitality Group - Hey Kiddo Restaurant - GNA Negotiations.
- Charles (Chuck) Moore - Modus Real Estate
 - Restaurant concept was presented and discussed in detail. New restaurant would be located on the third floor of the existing building located at 4337 Tennyson St. The current building has office space on the first floor, hotel apartments on the second floor and the third floor is currently vacant.
 - BRUN Committee Members - Jeff Stine and Bill Killam visited the space on 10/11/2021 at 5pm. 3rd floor, rooftop space and 1st floor receiving and trash areas were toured.
 - The proposed establishment would have dining, food preparation and bar on the 3rd floor. A rooftop deck (4th floor roof with shade structure) would be built to provide rooftop seating. Applicant currently does not intend to provide year round operation on the rooftop deck. Current budget prevents them from building a year round enclosure to be used in winter months.
 - Restaurant & bar configuration on 3rd floor would accommodate the rooftop deck. Though submitted plans for liquor license suggest only seating on the 4th floor (no bar) preliminary images presented had a bar. There was verbal confirmation by the applicant that no bar would be constructed on the roof deck at this time. If changes were made to introduce a rooftop enclosure with a bar, they would need to revise their liquor license application with updated drawings. BRUN could then renegotiate a GNA based on the new information.
 - Liquor license would be held by the building owner not the restaurant operator. The restaurant program discussed was for the Hey Kiddo Restaurant which would mostly operate on a reservation basis. Limited walk in customers would be available. As this is proposed to be a restaurant serviced from the 1st floor lobby via elevator to the 3rd floor, there would be little interaction with the sidewalk.
 - Id est Hospitality Group, creator of this restaurant concept, is an operating partner with the building owner, Ben Gearhart and Charles Moore. Ben and Charles will own the restaurant and would hold the liquor license for the facility.
 - The building owner has agreed to the basic terms of the BRUN Standard GNA with one exception. They would like to revise the closing time to 2am, different from the 1am closing time requested in the current standard.



- Bill Killam & Robert Schmid of BRUN ZAP discuss the Active Centers and Corridors Planning and Design Guidelines (ACCDPG) Handbook that ZAP has developed.
 - DRAFT handbook intended to be given to future developers of properties carrying the DO-8 (Design Overlay 8) designation. This is not a CPD document but is intended to be given to developers by CPD and other city agencies during early concept design for properties undergoing substantial work. It explains a set of vetted design standards that express BRUN's desire for future development in DO-8 zoning. An aspirational set of design guidelines with no enforceable measures for developers to comply, however could be used to negotiate future GNA and MOU. Viewing this document would give a developer the opportunity to understand what BRUN believes are important planning concepts and architectural principles.
 - Handbook was shared with the board on an informational level. It was reviewed by the BRUN board prior via email.

ACTION: ZAP requests authorization from the BRUN Board to release the ACCDPG Handbook to the public.

Thad T. - Moves that BRUN authorize release of document; Nora G. - Seconds resolution
BRUN Board agrees to release - Unanimous decision

- Further discussion evolved into a conversation on changes to Denver Excise and License Dept.'s (EXL's) current posture on releasing contact information of applicants of public license applications. Applicant contact information is being redacted from EXL application notices. More detail provided below in committee discussions.
- Further discussion went into detail on a ZAP subcommittee geared to focus attention on future development issues at the SW corner of 44th & Lowell (Safeway Site). ZAP would like to conduct a public forum suited to analyze the needs of the corner from a local neighborhood perspective. Efforts would include outreach to city agencies and professional organizations (city planning/architectural) to gather the expertise necessary for a well rounded discussion / brainstorming session.
Background on the 'Safeway Site': There are 5 properties with separate ownership located on this corner site. All properties are currently zoned U-MX-3 with NO overlay applied. As the DO-8 Overlay was developed, properties at this corner were intentionally removed from consideration for the DO-8 designation because of perceived complications that a suggestion of rezone may trigger. It was believed that including the properties in the rezone mapping exercise would potentially derail the passage of the overall rezone effort which at the time was felt to be an urgent need to pass. The five properties at the SW corner of 44th & Lowell were removed from the proposed rezone mapping as a consequence. The BRUN ZAP committee is committed to reminding city



agencies that issues on this corner still need to be addressed in order to preserve the commercial / mixed use nature of the current community amenity.

- Thad T. - Would like someone from BRUN to reach out to Denver Dist. 1, Amanda Sandoval's Office, asking why her office is willing to commit resources for analyzing the desire to change zoning in the neighborhoods surrounding Regis University to allow ADU based on an inquiry from 10 property owners but is unwilling to commit outreach resources to develop a forum to address development considerations at 44th & Lowell. He believes that BRUN was told that we need to outreach our membership for consensus and support before her office would make any move to assist. More discussion below.
- **Speaker:** Philip Taylor, Volunteer for Denver Streets Partnership - A coalition of organizations that support multi modal transportation options (people who walk, ride, roll and take transit). Discussed sidewalk tour "Sidewalkpalooza" that took place on Sept. 25, 2021 with a walk on Sheridan Ave. Interested neighbors as well as CW Amanda Sandoval, Dist. 1 City Councilperson, were present. Purpose of the gathering was to raise awareness on the need to provide a comprehensive system of sidewalks in Denver. See the website for more information.
<http://denverstreetspartnership.org/what-we-do/sidewalks/>

Old Business - 7:27pm

- Follow up on Parks within BRUN boundary.
 - There was a Tree Planting Event at Berkeley Lake Park sponsored by Ball Corp. and Denver Forestry. 40+ trees were planted at the park by volunteers. There was BRUN board consensus that the BRUN should advocate for more community building contributions like this.
 - Parks and Rec Advisory Board Rep has been asked to attend the Nov. 16 Board Meeting. A representative from Denver Forestry will also be invited.
 - Discussion on current work taking place on Lowell Blvd. frontage at RMLP as well as the interior of the park.
 - Discussion on a combined inter-neighborhood committee with representatives from Historic Berkeley Regis (HBR) and BRUN. There is a DRAFT letter addressed to Dist. 1 City Council being written that combines all concerns regarding Rocky Mountain Lake Park & Berkeley Lake Park. The letter, when finalized, will be forwarded to the board to review and hopefully endorse. Letter may also include comments on Cesar Chavez Park and McDonough Park.
 - BRUN to continue to strongly advocate for a Master Plan at RMLP. There is currently no plan in place, whereas a master plan for Berkeley Lake Park was finished over 15 years ago. A letter asking for a master planning effort at RMLP was released by HBR in 2020. It was also endorsed by BRUN at the time.

ACTION ITEMS:

Confirm the following speakers for the November BRUN Board Meeting.



Invite representatives from Denver Forestry to attend.
Invite new Dist. 1 Park & Rec Advisory Board representative.

- Continued discussion on BRUN GNA Standard template.
 - Standard GNA Verbiage and Procedures. Final draft shall be forwarded to the board for review and approval.
 - There was a suggestion that proposed changes to the 'Standard GNA' would be circulated to BRUN membership to solicit opinion. A short online campaign may be warranted to make members aware of the changes being discussed.
 - GNA with owners of the proposed bar/restaurant at 4337 Tennyson shall be coordinated via email. Once a draft document is agreed to between parties, the final version would be provided to the board for comment and/or approval.

ACTION: None taken

- Continued discussion on ZAP proposal to organize a forum on planning / zoning elements attributed to the possible redevelopment of the SW corner of 44th & Lowell. BRUN Board has given a directive to ZAP to provide an intent-of-effort statement for the board to review, comment on and/or support. The final statement would be used as backup for soliciting city support for a forum.
- Continued discussion on upcoming meeting scheduled between Nora G. and Naomi G., Denver Dist. 1 City Council Aide. Thad T. asked that the topic of a proposed zoning change to allow ADU in a neighborhood near Regis be discussed in correlation with the proposed 44th & Lowell forum. To paraphrase Thad T: Why does interest to rezone from 10 property owners in Regis trigger a city supported outreach to the neighborhood, but outreach for a forum to discuss the corner of the 'Safeway Site' is not actionable without outreach with consensus performed by the RNO.

ACTION: Nora G. to coordinate speaking points with Robert Schmid (BRUN ZAP) to prepare for a meeting discussing the topic.

BRUN ZAP ACTION: Bill Killam: The ZAP subcommittee gathered to push forward this 44th & Lowell forum is developing a plan of action for outreach to the neighborhood. In the 10/2021 BRUN ZAP meeting, Denver Dist. 1 representatives were present to discuss this topic. ZAP will continue to keep the BRUN board informed on their intent and process to proceed. BRUN Board members were invited to attend the November 10 BRUN ZAP meeting to remain informed.

New Business - 8:15pm

1. New business was combined with a Membership Committee update.
 - a. Nora G. quickly explained the advancements that would be made with a switch of member management software. Efforts were coordinated with Stan F. (Treas.)
 - b. Nora G. proceeded with a demo. of how the new system would interact with a database that can be more easily utilized to suit BRUN needs.



- c. System should be automated as much as possible using Google forms and sheets.
- d. System should proactively inform current contacts on an annual basis that membership dues are due. It should also easily track those that have paid their dues.
- e. Proposed dues structure was discussed in detail. Current method for being a BRUN member is to request \$10/per year dues from property owners, current residents and business operators.
- f. There was discussion to change the structure of dues for membership. Suggestions for raising the household membership due and separate business dues at an increased rate.
- g. Discussion on incentives for business membership. What is BRUN considering?
- h. Discussion on the need to allow free membership to all in the community. Suggestions to move away from the 'pay to play' model and allow membership to all free of charge. Suggestions that a yearly donation model be developed in lieu of required yearly dues.
- i. Discussion on keeping current dues rates the same (\$10) and ask for 'suggested donations'.

ACTION: Should BRUN proceed with recommended changes to membership management system.

Jeff S. - Moves that BRUN authorize change in membership management software.

Scott D. - Seconds motion

BRUN Board Vote - Approved - unanimous decision

ACTION: Should BRUN change structure for membership and paid dues?

Thad T. - Motion that BRUN move from a 'mandatory dues' model to a 'membership FREE' model, with suggested annual donation of \$10. Dollar amounts may be reevaluated at the beginning of 2022 fiscal year.

Jeff S. - Seconds motion

BRUN Board Vote - Approved - unanimous decision

Other Committee Updates:

Communications: Update from Zach A.

Progress is being made with communication systems.

Treasury Update: Update from Stan F.

Current balance and expenditures discussed.

Question: Has BRUN clarified current 501.c.3 status with the IRS?

BRUN maintains nonprofit status with the State of Colorado and has been provided with a letter of good standing from the Secretary of State. BRUN does not currently have Federal status as a 501.c.3 Non Profit Organization because the revenue generated by this RNO is not substantial enough to warrant the designation. BRUN continues to carry an EIN/Tax-ID Number that allows the nonprofit designation. BRUN was never set up to be a 501.c.3 entity. BRUN is a nonprofit charitable organization without Federal standing.

Regis Community Alliance: Update from Jay A.



The Regis organization is reviewing progress made in the last few years. Creating a summary document that will be forwarded to the Regis board of directors. They are researching financial grant opportunities that may be possible through the City of Denver (block grants).

Sustainability: Update from Jay A.

Northside Sustainability Alliance is having an event at the Flyte Brewery, 4499 W 38th Ave. on 10/21/2021, 6:30pm. BRUN will be co-sponsoring the event (promoting on social media and on website). Agenda meant to educate the community and BRUN membership on the possible 'pay as you throw' trash disposal bill that is up for vote in the November election. Organizers will make their best efforts to discuss both sides of the issue, both for and against the ballot measure.

Bylaws: No discussion.

Zoning and Planning: Issues noted above.

Public Meeting concludes by 9:11 pm

Board Attendance:

Executive Board:

Scott Danenhauer (President)	Yes
Zach Alcorn (Vice President)	Yes
Stan Ford (Treasurer)	Yes
Jeffrey Stine (Secretary)	Yes

Board of Directors:

Jay April	Yes
Marc Cherveney	Yes
Nora Grossman	Yes
Thad Tecza	Yes
Steven Teitelbaum	No