

**Minutes from the South City Park Neighborhood Association**  
May 24, 2011 – 7-8:30 p.m. Montview Manor Penthouse

11 people in attendance – 1 voting by proxy; meeting led by President Bonita Lahey

**General neighborhood updates:**

- **Denver County Fair July 28-31, 2011** – The fair will be a traditional county fair including judging for urban farms. At the National Western Stock Show complex. Although land was bought for a Denver Fair in the 1800s, that plan was interrupted by a little thing called the “Civil War” and no fair was ever launched. (That land is now City Park, by the way.) <http://www.denvercountyfair.org/>
- **Permanent closure of the City Park exit at Jackson between Montview and 17<sup>th</sup>** (the Museum of Nature and Science drive through) will happen June 6, 2011. The Museum of Nature and Science is adding an addition. When the addition is completed, Denver Parks & Recreation will build a new road on the east side of City Park that runs parallel to Colorado Boulevard and turns west at the south end of the park to end in a turn around. This road, which will be opened in summer 2013, **will not connect to 17th Ave**. The new road will include school bus parking weekdays from 9:00 a.m. to 2:00 p.m. and auto parking on weekends and after 2:00 p.m. weekdays.
- As requested at the March 16, 2011 meeting, **a letter was sent to the City** regarding the eight Sundays for Jazz in the Park discussing SCPNA issues and suggestions. .
- **Happy Haines of Jazz in the park is trying to get signs** up from 13<sup>th</sup> – 17<sup>th</sup> encouraging people to park at the museum.
- **Pleasures’ new façade:** Pleasures’, the porn store on Colfax, has new partially naked women on their facade. Zoning is taking a look at their new window coverings and see what can be done. East High PTA is also active on this issue. SCPNA residents have complained to the store and were told it’s a ‘corporate issue.’ The corporate office number is 303.936.6105. The owner's name is Don Rhymus.
- **No police report tonight.** The Denver Police Department cracked a juvenile robbery ring and are tied up doing police work.
- **The All In motel on Colfax was seized by the Denver Police** under the nuisance abatement. The Denver Police Department will sell the building. The Rockbar is a separate entity and remains open.

**Issues voted on:**

- **Kevin from Pinche Tacos (pinchetacos.com) requested support from SCPNA** for his liquor license for his new Taco restaurant, Tacos Baracho, at 1514 York St. Corner of Colfax and York (the building that was the Colorado Free University. Focus of the restaurant will be on the food. They are going for national awards for the culinary. The menu will be tiered from \$2.95. The restaurant will seat 49 people and a patio. The taco truck has been written up in Westword magazine for Best of and best 100 foods in

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Denver. They are opening in August opening. Liquor license hearing is Friday at 1 p.m. Operate 7 days a week, brunch sat, sun, mon. They will serve a full menu until midnight. Parking will share lot behind and on side. Vote for support: 12/1 abstention

- **SCPNA origin boundary was to 23<sup>rd</sup> street.** The benefit to increasing the SCPNA boundary is being able to get updates from the Denver Zoo. The boundary can be increased via a meeting vote. Discussion and vote was postponed to another meeting.

**Treasurer's report:**

- Current balance: \$3739.85.
- Newsletter is our biggest expense at \$300. This amount is greatly reduced by the Pinnacle and the Retreat sending the newsletter out via email. We received \$300 in advertisements this issue. There's a general desire to move the newsletter to electronic formats for email distribution.
- Membership is down.
- Vote on donations –  
Jazz in the Park has lost some of their corporate sponsorship. Voted to give them \$200. 12/1 abstention

**Conservation Zoning:**

Community Planning and Development attended the meeting to talk about the possibility of Conservation Zoning for South City Park. Tina R. Axelrod, Principle City Planner for Plan Implementation, Kyle Dalton for Plan Implementation, Associate City Planner, and Jeremy Wells, Principle City Planner for Landmark Preservation presented.

Conservation zoning is an overlay over the general Zoning District Policy and would be part of the zoning of the city and a map amendment process. This is about conserving current patterns.

What is conservation overlay? It's sometimes called historic preservation light. In Denver it means: protect features that are distinctive to a neighborhood.

Minimum thresholds before the city will consider an overlay? A minimum area that must be met – 2 areas and 2 sides of a street. Can only be located in one conservation area, for example Curtis Park & Hilltop. If application is brought by property owners to do a map amendment as private party applications you'd have to get 51% to support the initiative. Due to the new City Plan, there is a window of opportunity to file Conservation Zoning as it marks a 'change in conditions'.

What can you regulate with Conservation Zoning?

1. See that proposed regulations relate to distinct building provisions/site planning – period of construction, detailing, color and materials, beyond the average lushness of

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- front landscaping or the land form itself (ex., a hill or creek); set backs;
2. Uses: number of units, single unit, multiunit, can modify limitations on usage but cannot exclude what is the base zoning;
  3. General design standards – landscaping, parking, signage – but must match the pattern of conditions currently. Another vehicle called a design overlay district can change a pattern but this is specifically for conservation. Is administrative; would create no additional steps for a homeowner.
  4. Parking ratios could be modified in the conservation standard. Homeowners can alter the business parking requirement in conservation overlay. Will focus on design – demolition not regulated, material use is not regulated.

An attendee question: Is this a return to checkerboard?

Return to a checkerboard is a concern but found in the zoning process that people wanted more specificity. Planning didn't want to apply specificity on a city wide basis. This is a vehicle to help adding specificity.

Neighborhood examples: Curtis Park is the historic district. Highlands looking at conservation overlay due to specific issues in that area.

Jeremy Wells of Landmark Preservation spoke of the difference between Conservation zoning and a Historic designation.

- Local Landmark looks for historic preservation. For example, think about duplicating neighborhood. Everything is the same but brand new materials and no decay. Would you feel like you lost something? This designates the difference between the two districts.
- Looking at historic Denver, found it prohibitively expensive in hiring a consultant. Neighborhood groups can put together their own nomination. It doesn't have to be prepared by a professional but the process can be slower.
- Need to do historical research – have primary research materials, look for historical styles, people or geographical elements, have the historical significance of the area and groups of the neighborhood.
- Don't need the information for each house.
- The design review process – identify what want to conserve. Landmark preservation commission. Use design guidelines based on historical principles. Using guidelines they make decisions of whether important or not. There is a board. No threshold of the number of homes owners like conservation – but must be passed
- Conservation district is an administrative process.
- The process seems to be and either/or – either a Historic District or Conservation Zoning. In practice, once conservation is done, neighborhoods general don't move to become a Historic District. Need to decide up front whether want historic/landmark district or conservation overlay.