

Minutes of General Meeting – 11/16/11 – SCPNA

1. Technician Esten opened with the crime report. There has been an increase in car burglaries. She suggested that people not leave loose change in their car (not visible anyway) and to keep the car registration with you rather than in the glove box. One neighborhood says he leaves the glove box and console open to show would be burglars that nothing is inside.

There was a question about drunks being forced out or let out of the Bluebird into our neighborhood. "If they are too drunk to be inside, they are too drunk to be in the neighborhood", Tom Morris. She said that she would talk to the Bluebird but suggested that SCPNA talk to them also.

2. Elections were held – Congratulations all:
 - a. Treasurer: Doña Dodson agree to run again and was unanimously reelected (16 votes)
 - b. Secretary: Jim Ray volunteered and was unanimously elected (16 votes)
 - c. Vice-President: Trent Thompson volunteered to run and was unanimously elected (16 votes)
 - d. President: Bonita Lahey agreed to run again and was reelected (15 votes for; 1 vote against)
 - e. **Many, many thanks to our out-going Vice-President, Karen Newman. She has been an officer and a valuable resource for SCPNA for many years. I hope she will remain active. Thank you, Karen, for your service to the neighborhood!!**
3. The Ad Hoc Committee (AHC) report was presented by John Sleeman for the committee. There are a series of 17 questions for the developers. Question 8 was later deleted. (attached)

Tom Morris spoke about the zoning issues. This development will take over 1/3 of our two block wide neighborhood. His point was that we need to be careful and that the developer should pay "some price" for taking that much of the neighborhood. The suggestion is to trade – down zoning to MS-3 (from MS-5). Rosen Properties owns six blocks of commercial property on the north side of Colfax. Some shared the opinion that letting Rosen Properties tear down houses that it let be in disrepair was rewarding bad behavior. The fear expressed was that developers could buy houses, let them go, tear them down, and put up whatever and that our neighborhood could disappear – like North Cherry Creek. That also happened on Madison Street on the south side – a four story apartment building was put up in the place of three large homes bought by a developer. See Congress park for details.

From the Planning Board's East Colfax Corridor document/Blue Print Denver approved by the City Council:

"Commercial lot depths are particularly shallow in the Colfax Promenade (more so than along other parts of the corridor), and deep assemblages are limited by the presence of highly stable turn of the century neighborhoods to the north and south. Expansion of the commercial area beyond its existing boundaries would severely impact the adjacent residential neighborhoods, particularly South City Park which is only two blocks deep."

The lease, which we understood, was 20 year is in fact a 15 year lease. A member started conversation with Sunflower (she asked a question and they called her) – Sean was notified immediately after the meeting. Sean has expressed that he has no further interest in residential property.

There was a lively discussion. The Ad Hoc Committee members are mostly people who live within 200 feet of the development. They are legally allowed to make their own decisions about the development independently of SCPNA. It would be far better for the neighborhood if everyone was agreeable to the same direction. After the two meetings with Rosen Properties, its architects and developer, the committee was formed and it was/is open to anyone.

The AHC is working on a Memorandum of Understanding (MOU) to insure that the construction is not overly burdensome on them and that the day to day operations of the grocery store are not overly burdensome.

JJ Folsom was quite upset as he understood that the AHC/SCPNA was against the development (he believed that was the tone of the newsletter article written by Dave Lichtenstein). He felt he was not included in the meetings and didn't know about them. [He was been added to the list] He was very vocal in the defense of the development. It was made very clear that no one is against the grocery coming to our neighborhood but that the rezoning takes a big chunk of SCP. Several neighbors asked him to be respectful of the people whose houses are right next to the development. "We all want the grocery store; we just want it done right"

Traffic: there were arguments that the traffic would increase through the neighborhood and that signs needed to make it clear for patrons to exit on Colfax. JJ made the argument that it will decrease traffic because all of us will walk.

Commercial development: As stated earlier there was fear that the neighborhood might not be able to take further incursions and still remain a viable neighborhood. Rob Hunsley expressed the opinion that everyone bought here knowing Colfax was a commercial corridor.

Rob also made the point that the best way to keep bad elements out of the neighborhood was a vibrant development. It was noted that the 9th Street development (old University Hospital) may be in play for Sunflower. [After the meeting it was discovered that a "Sprouts" store will be going in there and as they are considered two different markets/neighborhoods, there was no concern of competition]

MOU: Tom Rutter expressed the concern that if the MOU was not reasonable that it could jeopardize the project. Bob urged caution about requesting walls higher than 6' – be aware of the shadows that they cast in winter. Rob asked a question about the legality of the MOU. John Sleeman said it would be a contract with Rosen Properties, Sunflower, or both depending on how it was attached. Rosen Properties is tying the MOU agreement to the approval of the rezoning.

4. The SCPNA will have to have a vote on the rezoning before the City Council Meeting which may be as early as January. An email vote was requested and SCPNA said they would look into that (by-law change?)