

SCPNA Meeting Minutes

1.22.20

Update from Officer Ruiz

- Crime is drastically low across the board
- Working on the situation with homeless folks in the neighborhood
- Question about bike thefts: Officer Ruiz suggests taking down serial numbers in case they are able to recover your bike.
- Question about what they do when responding to homeless people: If you have one person with a tent then, they are told to take their tent down and move along. If there is a campground set up, then the city comes out and posts a notice with 7 days to move along. Then the police come through to clean up the camp. A camp is a place with 3 or more tents.
- Comment about increased patrols: appreciate increased patrols in the neighborhood.
- Officer is always available for emails or calls and her contact information can be found on the website.

Update on the All In motel

- Update given by Brian Toerber, Inspire Investments
- The concept for the hotel is the same and they are submitting for permit next month - around mid-February
- Expect to be fully permitted by early July and with financing, shovels go in the ground in July.
- Hopefully will open at the end of 2021.
- Designed to be a boutique hotel - 81 keys with the same building, but cleaned up. Celebrating the rock on the building
- New development on the corner of St Paul and Colfax with additional rooms.
- Between the buildings will be a pool and outdoor lounge. Open to the public, not just hotel guests.
- Lower level will have a new restaurant.
- Unbranded property - not part of Marriott or any other hotel chain.
- Challenges encountered:
 - Not a lot of lenders that see the benefits of east Colfax and an unbranded boutique hotel. Budget for the project is \$27 Million.
 - Still talking with some debt funds and that will probably be the path they go
 - Desire to work with the new district administration and planning to have a meeting with Candi CdeBaca's office. Want to work collaboratively with

the city and the department of urban renewal.

- The survey we took and our input will help get buy in from city council.
- Question: What's the benefit of not being part of a brand? You can't be authentic to the property because of the extremely specific design standards. Want to be authentic to the building and the neighborhood. Have their own vision and brand for the hotel. Plus they would need to factor in franchise fees. The benefit is that banks are more comfortable lending to them. What they want to develop, Denver doesn't already have. Comparable examples are The Source or The Ramble. Don't think they could get that working with a large brand.
- Question: Is all the planned development west of St Paul? Yes, the project will stay between St Paul and Milwaukee. Potential to look at other opportunities if it's successful.
- Question: What is the process with the department of urban renewal? For people who have projects that are supported by the city or neighborhoods, but have trouble with financing, you can apply for tools that they have that alleviate expenses. However, to get there, it needs to go up for a vote with city council. Any value created on property taxes or sales tax would be allocated to the project until they can support themselves.
- Question: Do you need buy in from Congress Park? Perhaps it's helpful, but the support needed really comes from Candi CdeBaca's office. Anticipate that if she does support, the city council will follow.
- Asked for deeper conversation with those who oppose.
- Adding a small number of rooms, and fully parking it.
- Applying for historic designation at the end of the month, which will provide tax relief.
- Comment: Called CdeBaca's office and lended support - they seemed genuinely interested in having the conversation with constituent about the project.
- Comment: Does this take tax money from the city? No, the rebate is only on the taxes that are increased by building the project.
- Question: Is the building vacant? Yes, it's rented to low income people. The Kim family has been managing the property for 15 years and they are great partners. A new motel was purchased, Mason Motor Inn, in Lakewood and the Kims are now managing that property and residents are welcome to move with them.
- Question: Is there anything else we can do to help support the project and how will we hear about those things? Write to Candi CdeBaca's office is the best thing at this point in time because it will get in front of council.
- Questions: Do you have a target interest rate in mind? The target is 4.5% for a branded location.
- Question: Does the money cycle through here more if there is not brand? Not necessarily, but it just makes it less risky.

- Comment: If the city doesn't get behind this, then you should land bank the project and wait three years.
- Comment: My understanding is that the project has to get through the land use committee and that's the first gate. Can find the agendas online a week in advance. Presenter is not sure that is the case.
- Question: are you planning to put more greenery around the hotel? Yes, there are landscape requirements that circle the whole property and planning to have more planting in the front to screen the pool area.

Neighborhood Planning Initiative and East Central Plan Updates

- Statement read from Jesse Clark - our neighborhood planning representative and comments provided by Eleni.
 - After more than 2 years of feedback, the first draft is available for final review
 - Please review by 2/5 if you haven't already.
 - Invite your neighbors and friends to do the same
 - The city is especially interested in hearing from renters and families in multi-family homes.
 - The end of the comment period is not the final opportunity to participate. After changes, the project will come back to the neighborhood and the representative from city park will vote on whether or not we should adopt it.
 - There will be happy hour in the spring to look at the plans.
 - Many neighborhoods are asking more more time to comment on the plan because their constituents are unaware or struggle to comment on the plan due to the length.
 - A vote will go out to all of the neighbors before the neighborhood takes a position.
 - Jesse Clark will put together a summary of the plan as it impacts our neighborhood, but it's important to look at the plan and form your own opinion because the impact will be different for each of us.
 - Neighborhood will send a letter of support for an extension on community commenting.
 - Question: Is there a timeline for BRT? There are improvements underway already - signal and sign improvement. The BRT is still somewhat underfunded, so we're unsure what will happen with that project. Our RTD representative is Shontel Lewis if you would like to make a comment.
 - Comment: If the transportation isn't there, then we shouldn't be increasing density.

Survey

- 114 people responded to survey sent out a few days ago.
- An email will be sent with the survey results and the response to it.

- Question: If we decrease the membership fees, will revenue go down? Our desire is to take away the burden of the person reaching out for a free membership
- More survey monkeys will come and they will often determine how representatives vote at things like INC and NPI.

Climate Action Committee Updates

- Jim Slotta giving the update.
- Met with Green Team from Congress Park about their sustainability challenge - hoping to have buy in from SCP and CHUN. The challenge is to have people think about 3 things that they can do to decrease their carbon footprint. Jim will bring more updates on this challenge as they arise.
- Bring your batteries to recycle at the meetings
- Committee drafted "never evens" as a guide:
 - Never ever put food into the landfill
 - Never ever purchase single use plastic
 - Never ever bring styrofoam into your office or home
 - Never ever idle your car

Other Neighborhood Updates

- Bcycle is ending soon as the company files for bankruptcy. You can still use your account in other cities.
- If anyone wants to pick up trash on Saturday with a small group in the neighborhood, sign up on the website.
- If you want to caucus on Super Tuesday or volunteer for precincts watch for updates and make sure you're registered to vote.
- Next Wednesday at the University of Denver, there is a panel discussion called Geese & People, the benefits of sharing our outdoor spaces.

Budget Update

- Update given by Brian Friel
- 2019: actual revenue \$1400, primarily from dues and our checking balance is \$6,145.
- For 2020, the big ticket item is a neighborhood block party or social event at about \$1400
- Question: Do we support City Park Jazz? No, we are members of CHUN, INC, and support the teller backpack program.
- Comment: We got a lot of new members as the result of the block party, so it can help increase revenue and engagement.
- Woody makes a motion to pass the budget and the budget passes.