

Congress Park Neighbors Meeting Minutes Aug 19, 2015

In Attendance: Karen Miller, Maggie Price, Michael Carrigan, Crystal Baker, Mickey Mangold, Guy Champlin, Nancy Champlin, Steve Eppler, Wendy Moraskie, Debbie Baldwin, Fred Ols, Bernard Douthit, John Douthit, Sean Bucha, Chris Washenberger, Keith Lewis, Kris Schindler, Joshua Escobar, Vickie Eppler, Wayne New, Aaron Goldhamer

Meeting Started at 7:00 by Maggie Price

Previous minutes from June meeting accepted

Michael Carrigan candidate for District Attorney spoke about why he is running for office. He believes because of a past experience that faith in our criminal justice is the sole foundation for our society. Carrigan is a past criminal defense lawyer as well as working in the Denver DA office previously.

Bernard Douthit the owner and Director of Mathnasium of Cherry Creek presented his proposal to purchase the building and land located at 1169 Colorado Blvd contingent on it being rezoned for use by his business. The property was zoned commercial in 1953 to provide Doctor office. The current owner is grandfathered for his chiropractic business but it will not transfer. Property is currently zoned multi-use residential (GMU-5). Douthit wants rezone to RX-3 which was recommended to him by Denver Zoning. This would allow for residential use and business use at 3 stories.

Questions from audience "If rezoning occurs and your business left could 7-11 come in?" Douthit "Depends"

Questions from audience "Do you know if it rezoned as a variance or if it gets rezoned forever?" Douthit "Permanently forever but there are restrictions on RX zoning. My intention would be to hang on for long time"

Question from audience "How much parking is there" Douthit "There are about 6 parking spots in back, would like to remove garage and have drop off for children and have more fencing for more protection."

Question from audience "Do you plan to knock building down or just renovate the existing footprint or build taller building" Douthit "I don't know, will try and work with existing but existing building could be demolished. would not build higher"

Question from audience "Have you done any traffic studies about flow particularly on Harrison?" Douthit "Haven't asked for one yet, but could"

Douthit does not yet own the property and rezone is contingent on purchase. Current owner has agreed to signoff on rezone.

Wayne New introduced himself as District 10 new Councilman. He brought handout about how City budget is made and how a law is made. Big issues are crime and E. Colfax development. He talked about abandoned home at 781 Madison St. House has been abandoned for 5 years and has fallen into \$500,000 in liens and back taxes. City plans to foreclose but can't find owner.

District 2 Police came to give info about crime in neighborhood and about implosion at CU Med center. Officer Adriel Torres reported to us. Crimes of opportunity are prominent, close windows in homes at night and do not leave valuables in cars. Keep garage doors closed. Stay home for the implosion, it can be viewed on TV.

Cerebral Brewing

Chris Washenberger and Shawn Bucken owners was a resident at 13th and Monroe for several years. Previously Breweries could operate as a retail store that served only its product. State law has changed and now the State notifies the municipality and they have the option to send to RNO for comments. Unlike liquor license that remains with the property should a owner leave a brewery license can only be used by the applicants. They hope to open in November. Parking is covered by the whole development, there are 10 spots for the entire complex. Major difference is that the brewery is more of a manufacturing plant rather than a bar/tavern. 3 total tenants in building. They will be collaborating with others to provide food to taproom. If there are issues with complex as a whole Sean Mandel should be called if problems with individual businesses then owners should be contacted. Waste stream is liquid and solid. Liquid is handled by city services, spent grain from brewing will be picked up by local farmers to be fed to their animals. Should be no odor issues and typically will be hoppy bread smell from 10:00 to mid-afternoon.

Bontanic Gardens - Vickie Eppler Debra Butterfield exhibit here through Oct. No friction at gardens at this time

INC - Maggie Price. 2 resolutions passed and sent to Mayor and Council this month. The first a resolution to continue and speed up the park designation process. The second to urge City Council to use its full power to review the proposed incineration/gasification at the Zoo.

Aaron Goldhamer a candidate for Beth McCann's term limited House seat, introduced himself.

Kris Schindler introduced and discussed the Congress Park Heritage walking tours and discussions that she is spearheading. This is to help preserve and promote our neighborhood. Next tour is Aug 26, the Legacy of Frank Snell. In future there will be a lecture series.

Meeting adjourned at 20:30