

Congress Park Board Meeting Minutes**Date: 4/18/07**

Attendees: Brent Hladky, Tom Conis, Mel Patrick, Maggie Price, Petra Schroeder, Dan Keller, Wendy Moraskie, Jonah Bradley, Joe Ely, Michael Koch, Vicky Lambo – Guest, Steve Mulheim – Guest, Shea Properties, Marcus Pachner – Guest, Shea Properties, Donavan Jacobs Colorado Point at 9th and Harrison, Michael Koch-Hospital redevelopment liason

Absent: Sue Carrizales

March Minutes Approved– Tom Conis moved to approve and Wendy Moraski seconded

Health Sciences Redevelopment Update

Shea Properties is scheduled to close on the Colorado Health Care District between 06/08-12/08. Development will be completed in three phases on a 6-7 year timeframe. There will be a mixture of residential (110 units), retail (200,000 sf) and office (50,000-100,000 sf). Shea Properties is conducting a traffic flow study currently, the results of which will dictate some of the development plans. Under discussion is a new curb cut into Colorado Boulevard which will be named 8 1/2 street between 8th and 9th streets. Shea Properties has worked with both the Forestry Department and Historical Building Department to develop a plan that will preserve significant tree stands and well as buildings contained in the area.

Membership report provided by Committee Chair Mel Patrick

- Current membership number is 200, comprised of 193 residential members, 3 businesses and 4 organizations. Mel and Joe will be attending the alley cleanup day
- Membership Committee will have a meeting to discuss strategies to bolster membership numbers (Joe, Tom and Mel)

Website report provided by Committee Chair Maggie Price

- Maggie had a discussion about the website with the current hosting company and a designer. There is some ambiguity regarding ownership of the URL name (congressparkneighbors.com) and what services could be migrated to another company if desired. Maggie committed to find out the definite parameters of the current agreement between CPN and the hosting company and the alternatives possible.
- The board decided to convene a committee meeting to discuss the contents of the website and also to advertise in the newsletter for membership participation, to be limited to 6 members total.

Crime/INC report provided by Committee Chair Joe Ely

March crime is down 3% with YTD crime being down 22%. The board discussed the building at the corner of 12th and Colorado vis a vis the number of crimes taking place on the premises. The board collectively thought that immediate neighbor participation might be an effective way to solicit involvement from the city of Denver and garner support for taking remedial

action. Several action items resulted from the discussion:

1. Joe will draft a letter to Jeanne Robb to be distributed to the immediate neighbors for them to sign and send, of they choose
2. Tom to research the names of owner occupied residences on the 1200 and 1300 block of Colorado Blvd, Harrison and Jackson.
3. Wendy will draft a brief article for the newsletter alerting membership to the situation.
4. Brent will contact Sue Carrizales re: the crime issue on the 1200 block of Colorado

Newsletter report provided by Committee Chair Wendy Moraskie

- Wendy said she still needs an article about the ice cream social
- Jonah is to provide information on an article about the 12th avenue business district
- Wendy asked Tom to provide a "History of the Neighborhood" article

Zoning report provided by Brent Hdlaky

BOARD OF ADJUSTMENT FOR ZONING APPEALS CASE NO. 18-07 –
Second Story setback violation

Board of Adjustment case 35-07 –

Third story addition imposing on the bulk plane.

- A neighbor called Brent regarding this application and requested some help from the board to stop the application.
- The board discussed the level and type of involvement it should have in neighbor vs. neighbor type situations. No determinations were made, further discussion will be had at the next meeting.

Board Conflict of Interest

Brent has not completed his work on the report.

12th Avenue Business

Alley Cleanup

Alley cleanup scheduled for the 1100-1200 blocks of Adams and Cook

Other Business

Tom raised the question of whether neighborhoods need to be notified of demolitions. Brent will contact Jeanne Robb's office to determine if the demolition ordinance has been enacted.

Brent to contact Jeanne Robb about whether procedures were followed for the demolition of the house at the corner of York and 8th.
File objections and request a public hearing relating to Senger's application for an outdoor patio.

Minutes Submitted by Petra Schroeder