

DENVER INC CONNECTION

www.denverINC.org

November 2014

Neighborhoods work better when they work together

Meeting Of Delegates & Neighborhood Leaders

When: Saturday, November 8, 2014
Where: Willis Case Bar & Grill 4999 Vrain St. Denver, CO 80212
(North of I-70 just west of Tennyson St. Take the Lowell Blvd. exit off of I-70 to 48th. Go north on Tennyson to 50th. Turn west.)

Agenda: 8:30am - Networking with your fellow RNO members, coffee, continental breakfast
9:00am – INC General Business Meeting

All INC meetings are open to the public. Please feel welcome to bring your neighbors and friends.

Voting Matters For Our Meeting

We have Three Voting Matters for our Delegate Meeting.

1. A change to current INC bylaws to clarify conflicting language concerning how committee chairs are appointed.
2. An amendment (addition to) the bylaws relative to Board indemnification
3. Adoption of Zoning & Planning committee's proposed Committee platform.

An email or letter was sent to everyone about the issues. The pdf document can be accessed from this link: <http://www.denverinc.org/2014/inc-monthly-meeting-november/>

Please see this link for that publication: Special Edition Newsletter INC Oct 2014 in the section about our Delegate Meeting.

Dollar Dictionary Drive

We of the Dollar Dictionary Drive need to say 'mea culpa' (maybe three times) for omitting the names of three contributing RNOs, in the October Connection. Bellevue-Hale Neighborhood Association, Historic Montclair Community Association, and University Park Community Council are all loyal supporters and made very generous donations to the DDD again this year. A special thanks to these RNOs for their continued support to the Dollar Dictionary Drive. They have joined the many RNOs across the city this

year who have had 'fun with third-graders' in an exercise of neighborhood folk interacting with their local school.



Cory Elementary School 3rd graders and George Mayl

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CALENDAR

INC Delegate Meeting

Saturday, November 8
Willis Case Tavern Restaurant & Bar
Willis Case Golf Course
4999 Vrain St
8:30 – 11:00 am

INC Exec Committee Meeting

Monday, November 10
Daniels Foundation Building
101 Monroe St
6:00 – 8:30 pm

INC Transportation Meeting

Thursday, November 13
1201 Williams St, 19th Floor
6:00 pm

INC Parks & Recreation Meeting

Tuesday, November 18
Heritage Club, 2020 S Monroe St
6 – 8 pm

INC Education Meeting

Wednesday, December 3
Byers Middle School / Denver
School of Science and Technology
150 S Pearl St 6:00 pm

INC Zoning and Planning

Saturday, December 6
Park Hill Community Library
4705 Montview Blvd.
9:30 – 11:30 am

For up-to-the-minute news,
please visit INC'S website:

www.denverinc.org

www.facebook.com/DenverINC

Letter From The President

Small Area Plans have Large Effect

Small Area Plans can have huge impact on what is being developed in our communities. So why are these small area plans considered to be controlling and why is it important that development decisions follow small area plans? According to Denver's Community Planning and Development (CPD) website, "A small area plan is any plan that addresses the issues of a portion of the city. Small area plans can cover three different geographic scales – neighborhood, corridor, and district regardless of the size of the area. Small area plans cover a specific geography that often has a cohesive set of characteristics." CPD goes on to say that, "Making Denver livable for its people now and in the future is the overarching vision that guides all planning efforts. Each plan is the result of a thorough, collaborative public process; each represents a long-term, broad vision for a community and functions as a guide for future land use and urban design, ensuring orderly and appropriate neighborhood development." Once agreed upon by the participants and CPD, small area plans go on to City Council for approval as an ordinance and become an "adopted plan" and part of Denver's Comprehensive Plan.

The City's guiding plans for development are Blue Print Denver and Denver's Comprehensive Plan and have been adopted by City Council as ordinances. Both are part of the Denver Zoning Code. So, small area plans also become part of the Zoning Code. As Joel Noble, Curtis Park Neighborhood Association delegate and INC Transportation Chair who recently was appointed by Mayor Hancock to the Denver Planning Board, has pointed out, "In fact, formally, when small area plans are adopted they are adopted as amendments to the Comprehensive Plan, so there really is only one overall plan."

Not all planning efforts result in developing small area plans to be approved as ordinance by City Council. For example, special task forces, such as St. Anthony's Redevelopment Task Force and assessments and studies such as Living Streets Initiative, Transit-Oriented Development Strategic Plan and Discover Denver work in tandem with/or, complement adopted plans. There is a list of small area plans on the City of Denver website at: <https://www.denvergov.org/cpd/CommunityPlanningandDevelopment/PlanningandDesign/CompletedPlans/tabid/431913/Default.aspx>.

Recently, Community Planning and Development, Executive Director, Brad Buchanan, announced that his department will be asking that considerable budget resources over the next several years go to hire neighborhood planners to update these small area plans and create new ones for areas which do not currently have one.

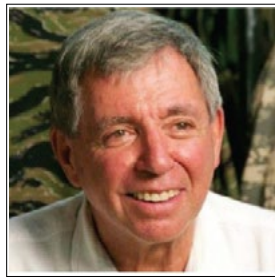
So, from the neighborhood perspective, small area plans are really the "cat's meow". A truly public process through which a collective community vision can be expressed guiding future development. They are almost too good to be true, right? Let's examine this.

Under the old zoning code, General Development Plans (GDPs, any development 10 acres or more), were developed as site plans after zoning was in place. Since 2010, GDPs began to be used by the City and developers to put many of the elements of zoning in place without the benefit of the public process that leads to City Council's zoning approval. GDPs are approved by the Planning Board and come before zoning for the area is approved by City Council.

GDPs are intended to provide guidelines for open space, building height, infrastructure such as streets, streetscapes and sidewalks, sewers, schools, and thus, indirectly, scale and density. Although they are supposed to be consistent with small area plans, GDPs are approved only by the Denver Planning Board; they are not ordinances, not adopted plans, and were never intended to be codified or to control zoning.

Now CPD staff will tell you that GDPs are not a threat to the quasi-judicial process that is required in zoning decisions because, they also must be consistent with small area plans and the Planning Board also is supposed to make decisions in a quasi-judicial capacity. So, since GDPs have to follow small area plans or, in absence of small area plans, the community vision, what is the danger of having Council simply codify the GDPs as zoning?

• With regard to the zoning process, CPD is charged with studying



development proposals and making recommendations to the Planning Board. The Planning Board decision is but one factor to be considered by members of City Council in zoning decisions. CPD staff help to shape the GDP proposal and are advocates for the plans. This same staff presents to Planning Board, Council Committees and Council.

• The public process for GDPs is controlled by the applicants. There is no prescribed format

for public meetings. Ground rules for the public meetings are determined by and enforced by the applicant for the GDP. There is no sharing of public information gathered at the public meetings or from written comments submitted by the public. Applicants control the presentations and write the summaries of such meetings.

• The public hearing before Planning Board is to a group of mostly non-elected, Mayoral appointed development industry professionals. Although they may be experts in urban design or another field, they do not have the time to independently study the underlying plans and code sections coming before them. They are highly influenced by CPD staff recommendations that have been uniformly in favor of the plans they themselves help to present to the Planning Board.

• Simply accepting GDPs as the basis for zoning rights renders the whole process of formulating small area plans meaningless. Small area plans are established as the ultimate guideline for zoning decisions. Changes can and should be made to these plans based on a CPD run community wide process. But making small area plans secondary to GDPs and bypassing them in making zoning decisions eviscerates the planning process.

Because GDPs should really be intended as supplements, to try to plan large area infrastructure and often do not capture the community vision, several things should happen:

First, City Council should exercise its Legislative Branch duty of oversight of the Executive Branch, which of course includes CPD and the Planning Board, and revise the Zoning Code to reflect that site plans such as GDPs should come after zoning not before.

Second, City Council should avoid any vote which could set a precedent of codifying all or any part of a GDP as a text amendments to the zoning code. Text amendments must only be used to implement adopted plans and GDPs are not adopted plans.

Third, if a GDP is found to have violated a small area plan and requests for zoning are submitted which codify the GDP as zoning, City Council should reject such zoning requests outright. Map amendments should be viewed as they have been historically, absent the undue influence or pressure inferred from the GDP process.

The problem these days is that armed with the approval of CPD, developers move full speed ahead on implementing the infrastructure for their GDPs. It is not made perfectly clear in any City document or ordinance that to do so is at the developers risk and does not obligate the City to any particular zoning approval consistent with the GDP. Does this put the City in a position of liability when GDPs are found by City Council not to be consistent with small area plans and zoning justifiably does not follow? It should not, because GDPs do not "vest" development rights. But, given recent, huge legal judgments against the City, will this potential liability, have the effect of unduly influencing these zoning decisions by City Council, compromising of their quasi-judicial role and denying the citizens right to due process?

These very issues are ripe before the Planning Board and City Council with respect to upcoming zoning decisions. Council and the Mayor have an opportunity to do the right thing now.

It appears that if there is an absence of leadership at the elected level to rectify the problems that are occurring with the current planning process, the citizens' only option will be to turn to the Judicial Branch to insure a public due process, consistent with City ordinances and Charter.

Responses to ideas and opinions expressed in this column can be sent to excomm@denverinc.org

Election Forums

Denver Decides recently held seven election forums across the city. INC is proud to have had a major role in the planning and production of these forums, as well as similar ones for many campaign years in the past. Denver Decides is a consortium of Denver-8TV, Historic Denver, Inter-Neighborhood Cooperation, and the League of Women Voters of Denver. The forums were well attended and with great participation of Denver voters.

Debates were held for the candidates vying for Colorado House seats of all eight-house districts and two Senate districts within the City of Denver. Candidates were challenged with a variety of questions coming from Denver Decides as well as from RNOs and the forum audiences. A lively debate was held for three candidates running for U.S. House District 1 as well. Very informative and passionate speakers were present to address both pro and con concerns of the many ballot issues.

All debates were videotaped by Denver 8TV for replay to the greater Denver community. ALL candidates' introductions and forums are now available on www.DenverDecides.org. Neighborhood groups should please encourage your members to watch in order to inform them about the important issues in this election

We welcome any comments or suggestions and wish to announce that we are planning another round of debates for the upcoming municipal elections to be held in May 2015. We will be seeking forum locations for several City Council races and any potential ballot initiatives. Your help and suggestions would be greatly appreciated. Contact: Karen Taylor – karentaylorphd@gmail.com or Steve Nissen – Pennissen@cs.com.

Update from Meg Schomp to the INC Education Committee

Several of you have expressed an interest in education issues as they affect your neighborhoods and the residents, which our Registered Neighborhood Organizations (RNOs) and Home Owners Associations (HOAs) represent. We have tried to re-energize this committee and identify how we may be helpful in getting information out to your organizations about current issues in the Denver Public Schools. We have had very little attendance at monthly meetings and wanted to reemphasize how important your participation can be in helping INC continue to have a voice and an impact on decisions DPS and the city may make which impact our neighborhoods positively and negatively. INC has often been called on to help identify various needs of individual neighborhoods and communities, and for input



from a variety of citizens. Active and vibrant committees strengthen our influence and ability to assist neighborhoods, educating them about pertinent education issues, which affect them as parents, families, community members and homeowners/tax-paying citizens.

We would like to extend an invitation to you to attend our next full INC Education Committee meeting at the new Denver School of Science and Technology at Byers on Wednesday, December 3 at 6 pm. We will tour the building, review the progress of the 2012 Bond and Mill Levy, receive other DPS and State Board of Education updates (for Denver's Congressional District 1) and prioritize our goals going into 2015. Hearty refreshments will be served. Our meetings are open to anyone so please join us! If you are not able to make this meeting, but have ideas or concerns you would like to have brought to the table, please contact me so

that we may include them on the agenda for this and/or future meetings.

We will not meet in November, as I have heard from active committee members that the first Wednesday of November they will not be able to attend. Therefore, I wanted to attach some items that may be of interest to you:

Notice about important video being shown at several locations regarding racism (**I'm not a Racist, Am I?**). Produced by a George Washington High School student, it presents some important views about an issue affecting our kids in our schools every day. Articles from Colorado Chalkbeat regarding DPS women and minority owned business contracting concerns and inequities facing DPS Board of Education (BoE);

<http://co.chalkbeat.org/2014/10/21/rise-shine-women-and-minority-owned-business-underrepresented-in-dps-contracts-report-says/#.VEp0IPnF9IF>

Coalition of Education Activists letter to DPS BoE regarding the School Performance Framework (SPF) ranking process;

<http://co.chalkbeat.org/2014/10/21/coalition-dps-sending-parents-wrong-message-on-quality-schools/#.VEp0xPnF9IE>

Revolving Schoolhouse Door, regarding the churning out of principals in DPS and how frequent changes and turnover in school leadership can negatively impact a school and keep experienced principals from being able to succeed.

<http://co.chalkbeat.org/2014/10/21/the-revolving-schoolhouse-door-principal-turnover-in-denver-investigated/#.VEp0YPnF9IE>

And finally, the Colorado Legislature appointed a committee to review and recommend the direction the State Board of Education should take in determining our state's standards and testing policies. Here are two links that will allow you to find out how to let your voice be heard, either by attending their public hearings, or by participating in their online survey through Survey Monkey. I'm including the link, see below, and a brief description of the Colorado Education Standards and Assessment Committee:

"CDE is working with national partners and Colorado educators to establish the Colorado Assessment Literacy Program. The purpose of the program is to assist Colorado educators in deepening their understanding of the varied purposes and uses of assessment information that guide actionable educational decisions. As a first step in this process, CDE, in collaboration with the National Center for Research on Evaluation, Standards and Student Testing and the Colorado Content Collaboratives, drafted a framework describing the functions,

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Update from Meg cont.

components and processes included in a quality, comprehensive assessment system.

CDE requests guidance and feedback on the draft Comprehensive Assessment System Framework which will be used to codify and communicate assessment terminology, functions, purposes and uses for Colorado educators. The finalized framework will drive the development of assessment literacy professional learning resources. A PDF of the framework along with a brief video presentation is available at the link below. Once you have reviewed the framework and corresponding presentation, submit your feedback to: <https://www.surveymonkey.com/s/TGC536B> by Friday, Nov. 14."

<http://co.chalkbeat.org/2014/10/14/testing-task-force-wants-to-hear-what-you-think/#.VEp1gPnF9IH>

Thanks for considering becoming more involved in INC Education Committee. We welcome your input, and hope you will join us for our December meeting. More information will follow as the December meeting date gets closer.

Meg Schomp
Co-Chair - INC Education Committee
mmschomp@gmail.com 303.931.8658

Fun With Third-Graders

Submitted by Helen Leaver, Virginia Village/Ellis Neighborhood

Helping distribute dictionaries from INC's Dollar Dictionary Drive to third-graders at Ellis Elementary School on October 9 was a great experience enjoyed by four neighborhood residents. Many neighborhood volunteers from across the city have been sharing this experience with students for a number of years.

After ascertaining the dictionaries had been delivered to the school, Principal Khoa Nguyen was contacted and he then put us in touch with the Third Grade Team Teacher. Email communication aided in determining a date and time for the distribution, plus the need to have a sufficient number of pens on hand. Four neighborhood residents volunteered to participate in the distribution.

The students from three classrooms courteously assembled in one homeroom, where nearly all of the 72 students managed to sit on the floor. In the limited time available, one of us briefly introduced our group and explained our interest, as part of INC, in this remarkable community program that has been offered for so many years. Then we, along with the three teachers, saw to it that each student had his/her own

copy, and was shown where to write their name on the front page. Next we spoke briefly about the problem with spelling vs. locating a word in a dictionary, and that the complicated rules for spelling English words would be part of future studies.

The next step was to actually look up a word – randomly selected in advance – that had more than one definition. This word was "club," and we had a couple of examples: The idea of a group of people with a singular interest, such as soccer, wasn't new to these students. But a sturdy stick was, and a Billy club was shown to them, without explaining what it was used for. Another item they could relate to was a playing card with the suitable image on it.

In all, the students were respectful and responsive. The teachers were very helpful, taking part in the discussion where they could amplify on the subject. It seemed that everyone who left that room was feeling good about having been there for a half-hour.

Joel Noble Spoke At City Council Meeting

On October 27th, INC Transportation Committee Co-Chair Joel Noble spoke on behalf of INC and along side WalkDenver, Walk2Connect, and several other organizations in thanks for the inclusion of funding for a Denver Moves Pedestrians Plan in the 2015 city budget. This is a milestone in the move towards improved walkability, consistent with INC's position taken in June of this year, and our 2012 Sidewalk Position Statement. Come to the INC Transportation Committee meeting on November 13th from 6 to 8 p.m. at 1201 Williams St. to talk about next steps in advocating for pedestrian improvements!

12 Ways To Help Your Community In 1 Hour Or Less

Submitted by Gayle Rodgers, INC Board Member

Many of you are leading very hectic lives and have little time to think about volunteering for neighborhood projects. Having a busy schedule does not mean you have to write off community involvement. Here are some ideas for how to help your community during your daily activities.

1. Introduce yourself to your neighbors. A neighbor knowing their neighbors is the best way to fight crime. Share phone numbers and email address so if you see their dog out, you can call them. I call people when I see their garage door up and the cars are gone. Be aware of suspicious activity and call the police.

2. If you have extra food from dinner, take to an elderly neighbor. You could plan to have an extra meal. It will help you get to know that neighbor better and they will appreciate your thoughtfulness. Serving others makes us feel good.

3. Attend local events such as festivals, carnivals and other events. They might be events raising money for a non-profit. That is what our community golf tournament is. We raise money for our four local schools.

4. Shovel an elderly neighbors' sidewalk when it snows.

5. When you walk through the neighborhood, take a garbage bag with you to pick up litter along the way.

6. Plant some flowers in your front yard or put a potted plant on your front porch.

7. Sweep your front porch and sidewalk. Wipe the cobwebs off your porch light. Spray the garage door. When your home looks spruced up, it will lead to the whole neighborhood looking better. Others will follow your lead.

8. Support your local business community by shopping or eating in their establishments. Keeping your local business community strong will encourage other businesses to move in and it reflects on your neighborhood.

9. Find positive aspects of your community to share with other people. A positive image will help encourage people to move to your neighborhood. That will help create a more vibrant community.

10. Encourage your employer to sponsor local events or allow employees to volunteer during working hours. The business could get extra publicity if a large volunteer force works on a project. This provides a positive image for the business and is helpful to the community non-profit.

11. Vote. Our state and federal office elections are this month. Hopefully you voted. In May 2015, there will be an election for city offices. These local elections affect your life almost more than the national ones. Attend forums and meet-ups to meet the candidates and read about the ballot issues.

12. Look for opportunities to give in your community. Are your local schools collecting canned food, toys, "Quarters for Kids", Clothes To Kids of Denver (CTKD) and school supplies, for less fortunate families.

By contributing to your community you are demonstrating what it means to be a good citizen to our children.

INC's registered neighborhood organizations represent some 48,000 members, and their geographical boundaries include over 389,000 households - a diverse population comprised of both owners and renters.

Committee Corner

Education Committee

The Education Committee met on Oct. 1, 2014 at 3840 York St. There was a Denver Public Schools (DPS) update given by Benita Duran, the Director of Bond Program Outreach. **Bond Oversight Committee Update**- the committee meets October 24 to finalize criteria for consideration in determining recommendations for use of reserve funding.

The district is currently redistricting. This is done every ten years with figures from the latest census. The committee took a look at maps that Ms. Duran provided. The proposal is before the board. It was suggested that the charter schools be included on the map overlays to facilitate more informed decision-making. It was also suggested that EAST HS be moved to District 3 where it would incorporate natural boundaries. However, this would have a domino effect, as it currently aligns with city precincts and total populations are balanced.

Dollar Dictionary Drive Update- dictionaries are waiting to be delivered at Colfax Elementary. The principal is on board with an event that includes publicity. A tentative distribution is scheduled for 8:10am, on November 5th, for the schools third grade students.

The mission statement and RNO topics were tabled for a meeting with more participation.

Future Meeting Schedule, Possible Topics & Locations Remaining Dates 2014 Academic Year:
Dec. 3, scheduled for DSST at Byers
Next Year: 2015
January 7, February 4, March 4, April 1, May 6, June 3

Contact Meg Schomp (mmschomp@gmail.com) with Agenda Items or meeting locations in your neighborhood.

Parks and Recreation Committee

By Diana Helper, PARC member

INC Parks and Recreation Committee (PARC) met October 21 at the Heritage Club, 2020 S. Monroe St. Present: Co-Chairs Maggie Price and Katie Fisher, Cindy Johnstone, Sonia John, Ray Ehrenstein, James Sample, Jay Rust, Brad Cameron, Kathleen Wells, Nancy Francis, Marlene Johnson, Hank Bootz, Louis Plachowski, Greg Sorensen, Susan Bardwell, Diana Helper, and guest Doug Woods, Parks Director from Denver Parks and Recreation (DPR).

Doug Woods addressed PARC's questions about tree concerns- including bark damage from mowing, and irrigation practices. He distributed copies of the Denver Forestry General Guideline for Planting Trees, and DPR Park



DPR Budget Overview					
Expenditures	2013 Actual	2014 Revised Budget	2015 Proposed Budget	\$ Change	% Change
General Fund	\$50,835,903	\$54,928,774	\$56,179,600	\$1,250,826	2.3
Special Revenue Fund	\$3,462,720	\$3,879,850	\$3,303,042	-\$576,808	-14.3
Capital Improvement Fund	N/A	\$10,980,750	\$21,910,360	\$10,929,610	99.5
TOTAL	\$54,298,623	\$69,789,344	\$81,393,002	\$11,603,658	16.6
Summary of 2015 Budget Expenditures					
• Affordable Health Care is an increase of \$944K for approximately 100 employees.					
• Increase in supplies and materials are due to price increases for water, vehicle repairs, gas, janitorial services, portalets, and irrigation parts.					
Revenue	2013 Actual	2014 Revised Budget	2015 Proposed Budget	\$ Change	% Change
General Fund	\$7,378,981	\$7,011,500	\$7,029,500	\$18,000	0.3

tenance Standards. The latter advises that smaller trees be mulched in a 2-foot radius to prevent mowing damage. Six horticulturalists have been hired. A work/time/place study on DPR jobs has been done and is being analyzed, to bring more efficiency and focus on strategic issues. Trash pick-up is a major time-consumer. DPR endeavors to meet its standards but is short on resources. Soil tests by DPR/Forestry/Denver

Top photo: Doug Woods, Parks Director from Denver Parks and Recreation (DPR). Others from PARC meeting

Water are assessing water salt content and effect on park trees. Sprinkler heads are being modified to divert direct watering on trees.

PARC comments: Mower damage is greater in certain parks- suggest need for training crews. To notify DPR of damage to trees, call 311, which keeps a record. Educate the public to explain that money from park Events goes to the city's General Fund, not to DPR. Park permits should include promise of park trash pickup by that group, with possible future revocation if not done. Regarding citizen volunteering, Tina Myers is DPR contact person, who calls certain groups for park work. PARC asked for a list of volunteer opportunities for RNOs, stressing the need for saving trees, suggesting tree-wrapping and other work. PARC asked for a chart of DPR employees,

to whom they report, and which parks they cover. Doug will send these to PARC. The committee thanked Doug for his help and asked him to return to PARC. Also appreciation was expressed for excellent recent park work.

Katie said Brad Cameron was praised by DPR's Scott Gilmore at the recent Parks and Recreation Advisory Board (PRAB) meeting, for INC PARC members' fine contributions to the park designation process now underway.

Brad keeps this on topic and our PARC reps have asked needed questions. Katie had a copy of the PRAB "white paper" - very much in line with INC's statements. Please see attachment White Paper and 2015 DPR Budget Review

The proposed City Budget includes an Office of Special Events, an item from the city's Special Events And Permitting (SEAP) committee, which included INC members- who were never advised of its final wrap-up session.

This Office would ease the way for big event permits in parks. Public response is negative. SEAP indicated there would be some nod to neighbor or RNO input, which PARC wants to address. Nancy believes the Office expense could be better placed in enforcement of DPR permit rules, and urges PARC members to write city councilpersons.

The Rock & Roll Marathon went better than last time. Cindy said a Washington Park Calendar with photo contest pictures will be out in

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Committee Corner cont.

November. Ray said Overland Pond is not getting water, with the S. Platte project underway. Diana is giving a Prairie Park benefit concert of Western Songs and Poems on Nov. 14 at 7 p.m. at the Iliff Mansion Carriage House, 2160 S. Cook, to raise money for the interpretive sign for the Park. Tickets (\$20) or donations-- www.upcc.us/parks/prairie or PO Box 102407, Denver 80250.

Next PARC meeting: November 18 at 6pm.

Zoning And Planning Committee

By Greg Kerwin, Co-chair of the committee

The INC ZAP (Zoning and Planning Committee) met on October 25, 2014 from 9:30 am to approximately 12:00 noon at the meeting room at 1201 Williams Street, 19th floor. Steve Ferris, Director of Development Services for CPD, attended the meeting for CPD.

Discussion of Small Zone Lot Parking

Exemption Councilwoman Jeanne Robb, District 10, led a discussion concerning her current review of the Small Zone Lot Parking Exemption and her ideas for changing it. Ryan Winterberg-Lipp, and Tina Axelrad of CPD assisted with the presentation. The PowerPoint slides from the presentation will be posted on Councilwoman Robb's website.

Under the 2010 Zoning Code, zone lots in Mixed Use Commercial Districts citywide that are smaller than 6,250 square feet have no off-street parking requirements. (DZC 10.4.4.1.A).

Councilwoman Robb began reviewing how this provision has been used when a proposal was made to build a building with 55 units and no off-street parking on one 6,250 SF lot in Cherry Creek North, east of Steele Street.

Councilwoman Robb explained that the purpose of this parking exemption was to allow development of small lots such as those along Colfax. She believes no one contemplated developers building units of 400 SF or less.

Ryan Winterberg-Lipp explained her work analyzing the number of lots in the City potentially subject to this parking exemption. She presented a map showing the 4,260 parcels under 6,250 square feet in mixed-use commercial zone districts. Approximately 1,000 of these parcels are in Stapleton and are not subject to the parking exemption. Assemblages are not granted the parking exemption, and many of the parcels are already combined and have buildings on them.

She explained the results of her review of all the permits for these lots that have been granted



since October 1, 2010. Of the 1,604 building permits issued for these parcels, only six of the permits were for new commercial/multi-unit buildings,

Photos, top to bottom: Councilwoman Robb on Small Zone Lot Parking Exemptions, Ryan Winterberg-Lipp, Stacey Locke of Excise and Licenses

and two of those six were for a garage and a shed. Three of these permits were for multi-unit residential buildings that provided parking—two with four units and one with seven units. One permit was for a mixed use building in Lower Highlands with 9 units, ground floor commercial and no parking; the units for that building are about 500 SF each. Thus, only one small zone lot owner appears to have used the parking exemption so far.

Councilwoman Robb explained that she is studying a proposal to limit the small zone lot

parking exemption to just the first three floors of a building, and to require some off-street parking for buildings with more than three floors. She is still working on the details of that proposal, and is discussing it with developer and neighborhood representatives. She may discuss this proposal with the City Council Neighborhoods and Planning Committee at its December 10, 2014 meeting, with possible further action in early 2015.

Excise and Licenses update: Director Stacie Loucks of the Department of Excise and Licenses gave an update on her department's work since her last discussion with the ZAP committee in June 2014. Since Ms. Loucks joined the Department earlier in 2014, she has been focusing on internal processes. The internal changes have included: converting from paper to electronic records, reducing waiting times for people seeking licenses, and confirming the department is asking the right questions of applicants, and complying with the ordinances it is supposed to enforce. She reports that customer-waiting times have been reduced to less than 15 minutes for 90% of people. In 2015 the Department will shift its focus to external relations.

Director Loucks also reported that her department is seeking to coordinate inspection work with other City departments (e.g., development services, fire department, environmental health). As a result, when there are neighborhood complaints, sometimes two or three agencies respond at the same time. This coordination has been occurring because of the inspections needed for marijuana-related businesses.

Director Loucks discussed the complications with regulating and inspecting marijuana businesses, in part because the medical

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Committee Corner cont.

marijuana businesses were already in place before the regulations. She explained that it has been more difficult to evaluate the needs and desires for a business when it is already in place. She explained that marijuana regulation raises different issues than liquor regulation because much of the marijuana is produced locally. She mentioned challenges because HIPAA and privacy regulations protect some aspects of grow operations for medical users who are protected by Amendment 20. Co-ops have formed to allow growing plants in one location for multiple medical users, and those plants are not tracked, unlike at a licensed facility. She noted that the concentration of marijuana stores that has developed in some areas is the result of the current ordinances the Council has passed. She expects that as other states legalize marijuana use, Colorado may face fewer problems with marijuana regulation because it will be more readily available elsewhere.

She also discussed the work of her department in applying the restriction barring marijuana facilities within 1000 feet of a school or day-care center. The Department is trying to evaluate this restriction at an early stage and notify an applicant quickly if its location is too close to a school or daycare facility.

Director Loucks discussed work that is underway to assure consistent decisions by hearing officers who handle quasi-judicial hearings for certain types of license requests. The hearing officers are meeting quarterly now, and may start meeting monthly, to discuss and standardize their rulings.

Finally, Director Loucks also discussed issues that have arisen with new stores that produce their own wine or beer locally and require only a state license. Denver is having problems with noise complaints from outside music at these facilities, which do not have a cabaret license, particularly in LoDo. Currently a cabaret license is a rider on the liquor licenses the City issues. So these businesses that do not currently require a local liquor license do not have a cabaret license. Her department is evaluating the possibility of asking the City Council to authorize stand-alone cabaret licenses for these wineries and brewpubs that sell only local products. Several committee members provided comments on how such cabaret license could be handled, explaining the value of being able to negotiate "good neighbor agreements" with these businesses and for a "needs and desires" evaluation of each business.

Entertainment Districts Charles Nadler described recent discussion of possible entertainment districts including at a LoDoNA meeting. In such districts, patrons would be allowed to



carry alcoholic drinks within a "common consumption area" of not more than 100 acres. The City Council will have to pass an ordinance before such districts are allowed. Larimer Square Associates proposed the original ordinance for these districts. It is not clear how the density of these districts would be regulated.

For example, separate districts might be proposed for Union Station, Larimer Square, and the Ballpark area. The tavern owners association is pushing for adoption of these districts.

PUDs that pre-date the 2010 Zoning Code

Michael Henry expressed concern about a recent City Council discussion of a rezoning proposal for a property along Leetsdale near George Washington High School involving an old PUD that pre-dated the 2010 Zoning Code. He explained that Council members were advocating eliminating waivers and conditions for these old PUDs, apparently not realizing that many of these had been negotiated between developers and neighborhoods to address neighborhood concerns. He explained neighbors had relied on the fact that these waivers and conditions would continue to be in effect. Mr. Henry proposed an amendment to the proposed INC zoning and planning platform to confirm the value of PUD waivers and conditions for pre-2010 PUDs.

Because of limited time available to discuss this proposal, the committee voted to evaluate the issue further and table the proposed amendment until the next ZAP meeting.

City Council's "Shared Economy" initiative/ and possible future short-term rentals

George Mayl presented an update on the meetings chaired by Councilwoman Susman concerning her "shared economy" initiative, which would allow short-term rentals in Denver such as those offered through the Airbnb website. He explained that the Council appears to be moving toward legalizing short-term rentals and he is concerned that these would have negative consequences for many neighborhoods. Among other things, he pointed out that when an apartment or home is offered for short-term rental that removes the rental unit from inventory that might be available for affordable long-term housing.

Mr. Mayl is disseminating information about the short-term rental problem through the social media website www.nextdoor.com. He is working with the hotel and lodging association, which is interested in this issue. The ZAP subcommittee Mr. Mayl is chairing will continue meeting and presenting information to the City Council on this issue. He requests

that INC delegates and others relay comments to him at: comayl@aol.com. Others working on this subcommittee are: Gertie Grant, Bernadette Kelly, Cindy Sestridge, Don Tressler, Margie Valdez, and Charlotte Winzenburg.

> continued on PG 8

Committee Corner cont.

The December 6, 2014 ZAP committee meeting will feature a presentation from Councilperson Susman with her proposal and ideas on short-term rentals, and a response from members of this ZAP subcommittee.

It will be at the Park Hill Community Library at 4705 Montview (between Dexter and Dahlia), beginning at 9:30 am. Parking is available on surrounding streets. There will not be a ZAP meeting in November, or the fourth week of December.

INC Transportation Committee

The next INC Transportation Committee will be on Thursday, November 13th, 6:00 p.m. to 8:00 p.m. at 1201 Williams Street, 19th Floor.

We hope your neighborhood can send a representative to the committee as we discuss a range of transportation, transit, and streets topics, build connections with the agencies and organizations involved, and ensure that neighborhood input is included in plans at all levels! Attendees do not need to be INC delegates -- all are welcome. Even if your neighborhood organization is not a member of INC, you are welcome to participate. Please pass this on to anyone who might be interested in joining the committee -- write to transportation@denverinc.org to be added to our growing e-mail list!

We will have three forward-looking topics to round out the year at our next meeting:

- The Colorado Department of Transportation (CDOT) will share details about their new Inter-regional Bus Service, which will launch in early 2015, making several daily trips between Denver and Fort Collins, Colorado Springs, and Glenwood Springs.

- The Denver Regional Council of Governments (DRCOG) will provide an update on Metro Vision 2040, the updated regional plan for transportation, the environment, housing and economic development. The goals and priorities in Metro Vision strongly influence funding for transportation projects.

- WalkDenver will present on the success of their petition, supported by INC, calling for a Mayor's Pedestrian Advisory Committee and the creation of a Denver Moves Pedestrians implementation plan. Looking forward to 2015, we will discuss how to propose appointees for the advisory committee, and WalkDenver's questions for all Council candidates on their support for walkability.

For more information about the topics to

at each meeting, to get detailed meeting notes, and to hear about other transportation events and announcements, join our committee e-mail list -- write to transportation@denverinc.org!

INC Transportation Committee East Rail Line Tour

On Saturday Sept. 27th, the INC Transportation Committee arranged for a tour of the East Rail Line, the 22.8-mile commuter rail corridor under construction between Union Station and Denver International Airport. Departing from the Stapleton Park-n-Ride near the future Central Park station, the guided bus tour traveled the entire route from the airport to the 38th/Blake station (the first stop from Union Station), with expert commentary from Kevin Flynn, RTD FasTracks Public Information Officer. Our 18 participants came from Baker, Bellevue-Hale, Cherry Creek East, Cherry Creek North, Curtis Park, Golden Triangle, Hilltop, Montbello, Rosedale-Harvard Gulch, Stapleton and Whittier, and asked questions throughout the tour with Kevin Flynn and Denver Transit Partners representative Joshua Solis providing thorough and friendly answers.

Is there someone in your neighborhood interested in transportation topics? Want to be sure to hear about upcoming committee meetings and special tours? Join the INC Transportation Committee e-mail group by writing to transportation@denverinc.org!

INC Executive Committee Minutes

Submitted by: Thad Jacobs, Secretary
10/13/2014

Executive Committee Present:
Officers: Larry Ambrose Thad Jacobs, Steve Nissen, JJ Niemann, Katie Fisher, Ray Ehrenstein,
Committee Chairs: Joel Noble, Jane Lorimer, Margie Valdez, and Greg Kerwin
Quorum established
Call to order: 6:06pm

Minutes

Motion: Approval of INC September 9th Exec Committee Meeting Minutes: made to approve by Katie Fisher, 2nd by Steve Nissen -- approved with correction to say "executive committee members present"

Kevin Flynn, RTD FasTracks Public Information Officer, guides the East Rail Line Tour



Denver Airport commuter rail station canopy in the base of the new airport hotel



vs. Board; approved as corrected unanimously

Treasurer's Report

CDs: \$12,008.37
Savings: \$12,816.35
\$\$ Dictionary: \$840.79
Checking: \$771.74
Balance: \$26,437.25 all accounts through end of 09/30/14

Motion: Approval of Treasurers report: made to approve by Ray Ehrenstein, 2nd Thad Jacobs -- unanimously approved as submitted

Budget Report

- With 99 RNO's and 38 Associate members, we have met our \$7000 revenue target but fell short of surpassing 100 RNO members
- Jane and Larry will revisit the language being used in the Grant proposals as none that were applied for as yet have been awarded. Suggest look at expanding the sponsorship program to get corporate sponsorships to help offset specific operational expenses or target specific areas for grants instead of general funding
- The only primary sources of income for INC are membership, Dollar Dictionary, sponsorship program, Dinner, and Auction.

> continued on PG 9

Committee Corner cont.

Bylaw Conflict on Approval of Committee Chairs

Conflicts: One place the bylaws state the delegation to approve, and in one area the bylaws state the Board of Directors must approve

- Article VI. Officers: C. 1. e
- Article X. Committees: section B

Motion: Katie, Ray 2nd to change the bylaw language Article VI, c 1 E from Delegation approving to Board of Directors – passed unanimously, will be taken to the delegation

Board Liability and Indemnification/Insurance, Bylaw Amendment

Larry Ambrose, Steve Nissen, and Greg Kerwin will review the Articles of Incorporation for anything outdated in our current articles. Larry will send out to EC for review and email vote

Motion: made by Katie, JJ 2nd to add indemnification provisions for nonprofits to our bylaws as an additional bylaw addition. The standard language was provided

Steve Nissen will look into insurance quotes to bring back to the Board of Directors for review and funding approval Jane will send out a special edition newsletter to meet bylaws requirements re notice to members on bylaws changes up for vote.

Dollar Dictionary Status Update

- If the Dollar Dictionary program does not move forward, what will we look to do as a philanthropic program
- Program is currently at a deficit of \$1,168.23 following this recent program drive.
- Need to setup a task force to review options for the Dollar Dictionary Drive and or some other program
- Jane Lorimer, Ray Ehrenstein, Steve Nissen, Katie Fisher, Larry Ambrose, and Cindy Johnstone will meet to make possible recommendations
- Larry will schedule a meeting

Update on General Development Plans Working Group

Working group will meet Tuesday 10/21/14 at 10:30-12:00pm

Work on the variety of issues related to General Development Plans with the City

Update on Noise and Obscenity Resolutions

Meeting will be setup with Doug Linkhart to further discuss INC's proposals

No clear ownership within the City of who is responsible to contact and collect com-

plaints on noise for special events
Date to be determined

Recap of Meeting with Jose Cornejo re: Underground Fund

City gets 3% via the Franchise fee from Xcel Energy

City can require Xcel to bury transmission lines where they see fit

Paco Sanchez and Ruby Hill Parks have transmission lines that could be an area to look at for burying

RNO Accomplishments – tabled to next month

Special Topics

Committee Leadership/Vacancies

- Communications – JJ Niemann will be one of the chairs, Larry Ambrose will seek to find a co-chair to help JJ Niemann
- Membership – Jane will continue to do this only through this next renewal time frame and suggests it be a co-chaired operation if this is to work properly with all volunteer staffing.
- Zoning Platform – the ZAP committee had approved the platform unanimously, will get out to the delegation with the special newsletter addition for presentation to the delegation at the November Delegate Meeting
- SEAP – City has put forth a budget amendment to form a new agency to expedite the approval and scheduling of events in the City
- Roof Top Solar – Sierra Club may come back to the delegation. Margie will follow up
- Charter Amendments
 - Requiring Mayoral appointees be required to live within the City and County of Denver
 - Requiring high density developments
- Dinner Committee

Motion: To approve Jane Parker Ambrose to chair the INC 2015 dinner committee. Motion made by Ray Ehrenstein, 2nd by Katie Fisher- passed without exception.

Committee Reports

Transportation

- Next meeting in November
- Tour of East Rail Line was completed with RTD
- Request from Jane: Advise where and how City determines where to put intersection cameras for pedestrian safety near schools such as GWHS

Parks and Rec

- City is asking for more Foresters to prepare for the EAB (Emerald Ash Borer) impact on the City's forest of Ash trees
- Paco Sanchez Park doing fundraising for

the \$10M project to improve the park

- How many more parks will be added to the City's park system
- INC was publically thanked and recognized at PRAB

ZAP

- May have an issue with electronic uploads of files
- Meetings: Next is October 25th and meeting December 6th meeting will be only one topic: Short Term Rentals
- Election Forums
- INC sponsored Election Forum was well attended on October 11th

New Business

Motion: Jane Lorimer asked that \$100 be donated from INC to the Regis Groff Scholarship Fund to honor his contributions to the State. The motion was made by Steve Nissen, Ray Ehrenstein 2nd – passed without exception

Adjourned at 8:05 pm

Park Hill Activist Marge Gilbert Dies

By Michael Henry

Marjorie Gilbert died at the age of 96 on September 21, 2014 in the Park Hill home where she had lived for 66 years. She was one of the founders of Greater Park Hill Community. She was one of the leaders of the long fight to keep Park Hill racially integrated and the major struggle to close Stapleton Airport because of the damage it was doing to homes in the neighborhood. She organized a very effective corps of block-workers and newsletter delivery-persons. Marge constantly battled any liquor establishment that wanted to locate in Park Hill. In her later years, she attended the Zoning and Planning Committee meetings of Inter-Neighborhood Cooperation and celebrated her 95th birthday with a chocolate cake (her favorite) there in July 2013. The closing song at her memorial service at Park Hill Congregational Church was, very fittingly, "We shall overcome."

HELP WANTED

INC is looking for a graphic designer for our monthly newsletter and other needs. Must know InDesign, be able to volunteer 4 - 6 hours a month. Please contact: communicationscomm@denverinc.org

INC Membership List

The following are members of record as Sep 1, 2014. Please contact membership@denverinc.org if you have questions.

Registered Neighborhood Organizations

Patron Bronze RNO Members
Cherry Creek North Neighborhood Assn.
Congress Park Neighbors Inc
Crestmoor Park 2nd Filing
Jefferson Park United Neighbors
Upper Downtown Development Organization

Patron RNO Members

Country Club Historic District
Downtown Denver Residents Organization
Friends & Neighbors of Washington Park
Golden Triangle Museum District
Historic Montclair Community Assn.
Neighbors & Friends for Cheesman Park
Overland Park Neighborhood Assn.
Stapleton Master Community Association
University Park Community Council
West Washington Park Neighborhood Assn.

RNO Members

ABC Streets Association
Alamo Placita Neighborhood Assn.
Athmar Park Neighborhood Assn.
Baker Historic Neighborhood Assn.
Ballpark Neighborhood Assn.
Belcaro Park HOA
Bellevue Hale Neighborhood Assn.
Berkeley Neighborhood Assn.
Berkeley Regis United Neighbors
Capitol Hill United Neighborhoods, Inc.
Cherry Creek East Assn.
Cherry Creek North BID
Cherry Creek North N. A.
Cherry Hills Vista Community Assn.
City Park Friends & Neighbors
Civic Association of Clayton
Clayton United
Cole Neighborhood Association
Colfax on the Hill Inc
College View Neighborhood Assn.
Concha Homeowners Assn
Cook Park Neighborhood Assn.
Cornerstone Townhome Assn.
Cory-Merrill Neighborhood Assn.
Cranmer Park Hilltop Civic Assn.
Crestmoor Park Home Owners 1st Filing
Cultural Arts Residential Organization/
CARO
Curtis Park Neighbors
East Montclair Neighborhood Assn.
East Washington Park NA
Elyria Swansea/Globeville Business Assoc
Federal Blvd. Corridor Improvement Partnership
Five Points Business District
Globeville Civic Assn. #1
Golden Triangle Neighborhood Assn.
Grandview Neighborhood Assn
Greater Park Hill Community Inc.
Green Valley Ranch Citizens Advisory Board
Greens at Pinehurst HOA
Hampton Heights Civic Assn.
Harkness Heights Neighborhood Assn.
Harvey Park Improvement Assn.
Highland United Neighbors
Hilltop Heritage Assn. LLC
Hutchinson Hills/Willow Point HO
Inspiration Point Neighborhood Assn.
Ivy Street Neighbors Assn.
LaAlma/Lincoln Park NA
Lighthouse at the Breakers HOA
LoDo District Inc
LoDo Neighborhood Assn.
Lowry Community Master Assn
Lowry United Neighborhoods
Mayfair Neighbors
North City Park Civic Assn.
Old San Rafael Neighborhood Assn.
Park Forest HOA
Platt Park People's Assn.
Rosedale Harvard Gulch N.A.
Ruby Hill Neighborhood Org/RHiNO
Second Cherry Creek Townhouse Corp.
Sloan's Lake Citizens Group
Sloan's Lake Neighborhood Assn
South City Park Neighborhood
South Hilltop Neighborhood Association
South West Improvement Council/SWIC
Southmoor Park East HOA
Southmoor Park South Neighborhood Assn.
Stapleton United Neighbors
Stokes Place/Green Bowers HOA
Sunnyside United Neighbors Inc
Swallow Hill N.A.
The Unsinkables
Trail Creek Ranch Condominium Assn.
UCAN of Metro Denver
University Neighbors
Virginia Village/Ellis Community Association
Warrens University Community Council
Wellshire East HOA
West Colfax Assn. of Neighbors

West Highlands N.A.
West Washington Park N.A.
Whispering Pines West HOA
Whittier Neighborhood Assn.
Winston Downs HOA

Associate Members

Patron Gold Associate Members
Mayor Hancock's Office

Patron Silver Associate Members

Agency for Human Rights & Community Partnership/Denver
Colorado Convention Center
Denver Health
National Western Stock Show

Patron Bronze Associates
Gertie Grant

Patron Associate Members

Denver Relief Inc.
Bernie Jones PhD
Councilwoman Peggy Lehmann
Visit Denver

Associate Organization Members

Denver Museum of Nature & Science
Denver Int'l Airport
Denver Public Schools
Denver Sheriff Department
Denver Water
Dept. of Environmental Health
East Evans Business Assn.
Pink House Blooms
Urban Land Conservancy
Xcel Energy Inc

Associate Individual Members

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John J. Dowling
Dennis Dougherty
Dennis Gallagher
Bonna Gayhart
Stephen Griffin PhD
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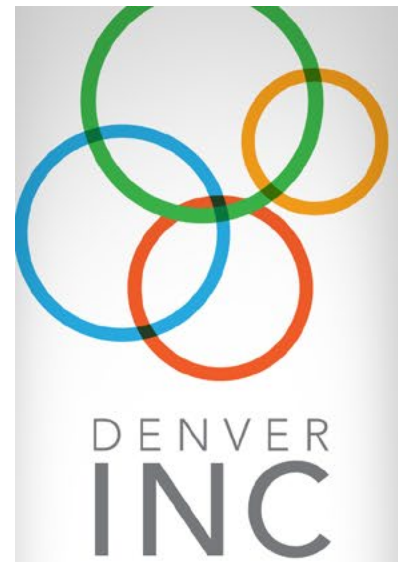
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RNOs are welcome to reprint the articles in their own newsletters. Please cite INC as the source unless otherwise noted.



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