1. **Call to Order**
   Luchia Brown called the meeting to order at 6:35 pm via Zoom teleconference. Present: Luchia Brown, Jason Marsden, Suzanne Gruba, Ozi Friedrich, Loretta Koehler, Kathleen Morris, Phil Wade, Officer Kate Young, Paul Ingram, Officer Antonio Pacheco, Shelley Hull, Steve Harley, Adrian Brown, Marieka Buhlmann, Emily Johnson, Lizzi Makovec, Maggie Thompson, Laura @ strada, James Bertini, Charleen Hyde, Adam Hodak, Anette Anderson, Randy Musick, Tristan Sanders, Ryan Elmore, Tiffany, Roger Day, AG Winchester.

2. **Review of May minutes (see bakerneighborhood.org/minutes)**
   James Bertini requested the May minutes be amended to include his point of information regarding the elections not being mentioned on social media and to include Dorothy Norbie’s point of order asking about why paper ballots were not used. Kathleen noted that normally the election would be conducted differently but that due to the pandemic the required election would take place online over several days, and that the alternative of not having an election was a bigger problem the Board wished to avoid. The new Bylaws Committee being formed is looking for volunteers to serve. Loretta moved and Annette seconded tabling the approval of the minutes until July pending corrections to the minutes by the Secretary. The motion carried, 10 aye, 3 no, 2 abstained.

3. **Police update**
   Officer Pacheco reported a large increase in burglaries, by 188% (17 more incidents) perhaps due to businesses being closed and hit with smash-and-grabs; larceny down 5%, theft from motor vehicle down 11 percent, theft of automobiles up 50 percent (9 cases) and arson went down 33%. Officer Young said a few cases had keys left in the cars and one was a failure to return a rental car. District 3 can provide anti-theft screws for license plates. Also check the owners manual for valet keys that can enable the car to be stolen. Adrian asked what the local response is to recent law enforcement crowd control measures. Officer Pacheco said officers cannot discuss policies that are still being developed.

4. **Council District 7 Update**
   Maggie Thompson reported on several upcoming meetings:
   * 6/16 at 10:30 am on the city website or Channel 8, Council Safety Committee
meeting with the Public Safety leadership to discuss protest response - this is expected to go for more than two hours.
* 6/16 at 5:30 pm, virtual meeting on Lincoln Transit Improvements, postponed from last week.
* 6/17 at 5:30 pm, Community Transportation Networks virtual meeting.
She would welcome questions from the public for Councilman Clark to ask at that meeting. In-person Council meetings and Committee meetings have now resumed. Rezonings and other public hearings will now be moving ahead again. Loretta asked how to get on the list for the meetings next week. Maggie said they are being posted on the Facebook page and on the Department of Transportation and Infrastructure website.

5. **Parks & Rec**
Luchia was in touch with Terry McCoy of La Familia. They are serving grab and go meals for people 18 and younger from 3:30pm to 5:30pm. There is also a new mural on the south side of their building created in partnership with the CDPHE. The city is looking at whether select outdoor pools may be able to reopen. Maggie will look into whether dog parks are going to be able to reopen.

6. **Treasurer report**
Kathleen reported little change from last month. The cash position is almost $17,000. Payments went out to winners of the yard art contest in the total amount of $350 with another $350 going to charity. The major grants program is still on hold until events can take place again.

7. **DDPHE**
Neighborhood resident Tristan Sanders of the Denver Department of Public Health and Environment works in the behavioral program. He serves on the committee that reviews state guidelines and applies them to the city’s operations. His wife Jennifer Cummins frequently attends these meetings.

8. **Old Business**
- **Conversation with Landmark about 147 W 1st Ave**
  BHNA voted to support the property owner’s window plans which the city was pushing for her to change. Landmark met again and approved the project after receiving BHNA’s input.

- **Who else is interested in bylaws update committee?**
  Currently 11 people have volunteered to serve.
9. New Business

- **Mask contest**
  Marieka said there is support for a mask competition and a form will be going out for people to sign up. Bakerites will vote for the top three and winners will receive prizes in the form of gift cards for neighborhood businesses with a match to local charities.

- **Sidewalks in Baker**
  Doug Linkhart had expressed concern about sidewalk replacement and how to preserve the historic flagstone sidewalks. Ozi reported Doug has observed that property owners are tending to tear out the flagstone and install concrete, as it is much cheaper and easier to do. In some cases with broken flagstones it is also very difficult to accomplish. Due to the city’s budget situation, Councilman Clark said it was likely that incentive funds will go to neighborhoods without adequate sidewalks at all. The program is also years behind schedule and Baker is far down the list of phases. Englewood has a program to spread out sidewalk costs over time. Steve asked if replacing with flagstone is required for a historic property; Ozi said no. The overall sidewalk situation in Baker is poor in many areas. The city can still require specific fixes based on complaints received about safety.

- **ADU Conservation Overlay**
  Ozi provided an update on the issues that zoning creates for creating additional dwelling units. The Conservation Overlay is a tool that would allow more creative design and more livable units without detracting from the neighborhood character. A proposal is being developed to apply the overlay onto all U-HD-2.5 zones. The Zoning Committee has identified the bulk plane regulation, 24 foot height limit and 50% or 35% lot coverage limits that are causing all the ADUs to come out looking the same, unattractive and uneconomical. Curtis Park did an overlay that got rid of the bulk plane, reduced the lot cover restriction, and allowed the ADU to be anywhere in the rear half of the lot. The change resulted in some unintended consequences. The committee is developing design examples of undesirable outcomes that the overlay could be developed to prevent and planning draft language and initial outreach. Councilman Clark would like to see a process that ensures the neighborhood is strongly in support. Annette noted that appraisers are not giving value to ADUs as much as one might expect. Ozi said banks and appraisers have not caught up to the ADU phenomenon. Meeting participants thanked Ozi for his graphics and illustrations of the somewhat abstract spatial concepts involved in the regulations. A straw
poll revealed strong support amongst participants for moving ahead with outreach to the neighborhood. Marieka also raised questions about how structures interact with alley access for emergency vehicles.

10. Committee Reports
Luchia noted the June meeting is when the membership reaffirms memberships of the standing committees. Steve presented the roster of Zoning Committee members. Charleen and Anette also volunteered to serve as well. Ozi listed the Landmark Committee membership and solicited new participants. Adrian moved approval of the Zoning membership. Marieke seconded. The motion carried. Loretta and Adrian are the two delegates to INC currently and will continue to serve.

- Zoning
  --Steve presented on the current appeal Echo3 Energy is pursuing to get a variance for the shipping container that has been added to the building which has created a setback violation - no formal notice or hearing date has been issued. The committee will stay attentive to it.
  --The city has been proposing to extend the bus lane restriction on Lincoln Street to 13 hours a day. Focus group participants differ on whether there should be longer restrictions (such at 24 hours). The feedback focused strongly on safety improvements. Others suggested experimenting with the lane count on the street at this time when travel patterns have changed so much. The meeting is on Tuesday the 16th.
  --New 5G towers are proposed, at 345 Broadway and 202 Broadway and require conditional use permits. The committee has not commented on any of these to date but continues to monitor these in case of any objectionable proposals.
  --Steve presented on the group living zoning code amendment process. The city is revising the rules that say how to allow or disallow various types of group living. The proposal has been changed from 8 unrelated people to 5 unrelated people in houses under 1,800 square feet with one more eligible person per 200 additional square feet up to a limit of 10. Other changes are proposed to the residential care category. Based on these changes Baker is not likely going to see many more of these. The Committee recommends BHNA support reinstating the 8 unrelated adult limit as the limit of 5 is discriminatory against young people. Ozi argued that a three bedroom 1,800 square foot home could easily accommodate more than 5 people (for example, three couples). Loretta said opponents of group living have overwhelmed the virtual meeting setup. She feels the city should acknowledge that people are choosing intentional living situations. Adrian feels these regulations are fundamentally unenforceable in any form and
that other controls exist in fire code, parking restrictions, and so forth. Attendees voted by poll to support the motion, 19 aye, 1 no, 1 abstained. Steve asked for consent to include in our letter our support for the city’s process in examining group living regulations. He will draft the letter.
--Steve reported that as the permit-parking changes are being developed that there are inconsistencies in the property records regarding which multi-unit dwellings are entitled to separate parking permits.
--A hearing is coming up on June 16 for zoning for a tavern license at 46 Broadway.
Steve reminded participants of CDOT’s plan to move the railroad to align next to the light rail to enable highway expansion. The agency hopes to raise bond funds to buy the Burnham Yard which is a prerequisite for the proposal.
--INC has formed a committee to look at the city’s rules for how RNOs establish themselves and operate. The committee meets again this month.

- **Landmark**
  Ozi reported no activity this month.

- **INC**
  Loretta announced that INC is doing its elections shortly and hopes to change bylaws before voting begins in July. Also, a Zoning and Planning meeting on Zoom is coming up on Saturday, June 27 from 9:30 to 12:30 with another discussion of group living. A committee will also be convened on dealing with police brutality, socioeconomic disparities and other timely and important issues. Participants engaged in a thorough discussion of policing, racial bias and institutional shortcomings.

11. **Adjourn**
Steve moved and AG seconded adjournment. The motion carried. The meeting was adjourned at 8:33 pm.