**BAKER HISTORIC NEIGHBORHOOD ASSOCIATION**

**MEETING MINUTES**

**DATE:** 1/14/20  
**LOCATION:** 333 W. Ellsworth Ave, 6:30pm  
**NOTES BY:** Jeremy Branting  
**TIME:** 6:30pm  
**NEXT MEETING:** 2/11/20  
**BOARD ATTENDEES:** Luchia, Jeremy, Kathleen, Marieka, Loretta  
**DISTRIBUTION:**

The aforementioned minutes constitute our understanding of the items discussed. If this is not an accurate written description of the intent and results of this meeting, please contact this association with comments. The minutes will stand as a record of the meeting unless corrections are received within seven (7) days after receipt.

<table>
<thead>
<tr>
<th>ITEM #</th>
<th>DESCRIPTION</th>
<th>COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Call to Order</strong></td>
<td>6:31</td>
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| Review of November Minutes | 6:31 | Motion to approve the November meeting minutes: Kathleen  
Seconded: Marieka  
Motion: Passes |
| **Police Update – Officer Pacheco** | 6:32 | -Burglary down 34% (continue to lock doors and windows)  
-Theft from motor vehicle down 2%  
-Arson is down 100%  
-Not a lot of theft from motor vehicle during the holiday season which is great  
-Neighborhood responsible for positive trends. Keep up the good work. |
| **Treasurer Report – Kathleen** | 6:36 | **see report below**  
-Strong finish to the year to support BHNA for 2020  
-Major financial contributor is the 2019 Baker home tour  
-Holiday party provided a $300 surplus (will go towards more food at 2020 holiday party |
| **Introductions** | 6:33 | -All attendees introduced themselves |
| **Council District 7 Update – Maggie Thompson/Jolon Clark** | 6:39 | -Represents Baker community  
-Busy year for the council at end of 2019  
-Alterations to the minimum wage law. Allowed for targeted changes  
-Added a fee to single use plastic bags (10 cents per bag)  
-Funds will be used to purchase reusable bags. Anticipate 70% reduction in use of single us bags  
-New office created to pool resources relating to climate change. Enacted July 1st  
-Climate change office will look at a variety of potential goals to enact  
-8 million dollars in 2020 budget to fund climate change goals  
-Sign up for newsletter at luckydistrict7.org |

**Old Business:**  
N/A
**New Business:**

<table>
<thead>
<tr>
<th>Snow Angel’s Program</th>
<th>Not in attendance</th>
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<tbody>
<tr>
<td>Denver Landmark Commission – Jen &amp; Kelly</td>
<td>6:48</td>
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<tr>
<td>- Part of the Planning Department</td>
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<tr>
<td>- Not zoning but complimentary to zoning department</td>
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<tr>
<td>- Anyone going for zoning permit must go through landmark commission</td>
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<tr>
<td>- Any change to the exterior needs to be sent through the landmark commission</td>
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<tr>
<td>- Most projects are reviewed by staff based on scale and reviewed quickly</td>
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<tr>
<td>- An average response time of 6.8 days. Working to improve time</td>
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<tr>
<td>- Largest scale projects are sent to Landmark Commission for review</td>
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<tr>
<td>- Often times projects are sent back with revisions (not denials)</td>
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<tr>
<td>- Only 4% of projects are denied</td>
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<tr>
<td>- Living in a historic district allows for tax credits</td>
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<tr>
<td>- 20 years ago, Baker was considered a less affluent area and some thought a historic district designation would lift spirits</td>
<td></td>
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<tr>
<td>- Most recent Landmark Commission rules and guidelines were updated 5 years ago</td>
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<tr>
<td>- Portion of the guidelines need to be updated. Will seek feedback from the neighborhood. Don’t want to hinder change, but manage it.</td>
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<tr>
<td>- Landmark information can be found on the city and county website. Denver.gov</td>
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<tr>
<td>- Originally thought was that residents would have freedom to update the back of their homes without major restrictions from Landmark Committee</td>
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<td>- Some ADU’s are being restricted and creating a cookie-cutter sort of landscape</td>
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<tr>
<td>- Some neighborhood members are upset about the amount of restrictions being placed on property that is not visible from the front of street</td>
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<tr>
<td>- Guidelines do state that all exteriors are held to a standard. (more flexibility in rear)</td>
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<tr>
<td>- No evidence available to show that BHNA was promised that rear of homes would be held to same standard of front of homes</td>
<td></td>
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<tr>
<td>- Regarding the homeowner with the faux wood siding that was an error by the contractor, the committee has declined this request because the plans changed without being submitted. Potential for guidelines to change in 2020</td>
<td></td>
</tr>
<tr>
<td>- When changes to guidelines are being proposed, neighborhood is notified via postcard.</td>
<td></td>
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<tr>
<td>- Commission agrees that there is a lot of unpermitted construction. Newly hired inspector is responsible for quality control relating to new construction</td>
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<tr>
<td>- Commission working with owner of property on Bannock/Maple that has the incorrect windows. Will be completed within compliance guidelines.</td>
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<tr>
<td>- Any atypical changes will be sent to the commission and cannot be approved in an administrative manner. As an example, the commission might approve a contemporary metal roof.</td>
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<tr>
<td>- Guidelines are broad intentionally to encourage creative solutions to find compatibility</td>
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<tr>
<td>- If a precedent has not been set, request will be sent to Commission</td>
<td></td>
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<tr>
<td>- Landmark Committee wants to encourage contemporary design</td>
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<tr>
<td>- Email landmark with questions or concerns. Address found on website</td>
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</tbody>
</table>
La Tela Development – Jessica Dominguez & Barbara of Community Land Trust
7:28
- Inspiration for this project was created by displacement in Jessica's classroom
- Income qualified: capped based on size of unit
- Project is able to offer affordable housing due to land trust
- Land trust provides permanently affordable housing
- 64 studio sized units at $149,000
- 24 2 bedroom priced at $179,000
- 3 bedrooms priced at $199,000
- Examples of tenants include teachers, & Denver Health Employees, etc.
- Community land trust owns the land under the building
- Owner of condo is essentially "leasing" the land
- At time of resale, appreciation will be restricted to 25% of new appraised value
- Plan to break ground in February
- HOA agreement that holds owners to a strict set of rules
- More info at infolatela.com

Committee Reports

Zoning - Steve
7:42
* See Report Below

Landmark - Ozi
7:57
- 431 project in for review. Empty parking lot across from Watermark
- Developer is responsive to Landmark comments

INC - Loretta
7:59
- Meeting last Saturday
- Discussed rent control and stabilization and lack of affordable housing
- Public hearing regarding number of unrelated adults that can live together. Currently only 2 unrelated people can live together.
- Common consumption area discussed. Large areas over 20,000 sq ft of liquor establishments that can come together to have drinks consumed in multiple establishments. For example, The Yard may be a possible candidate for this proposal

Motion to Adjourn
8:10
Meeting Adjourned

Baker Historic Neighborhood Association
# Statement of Financial Position

**As of 12/31/2019**

## ASSETS

### Current Assets

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>CoBank Checking Account</td>
<td>$16,484.80</td>
</tr>
<tr>
<td>Baker Historic Plaques</td>
<td>$0.00</td>
</tr>
<tr>
<td>BHNA Shirts</td>
<td>$0.00</td>
</tr>
<tr>
<td>Paypal Account</td>
<td>$1,974.65</td>
</tr>
<tr>
<td>Undeposited Funds</td>
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</tr>
</tbody>
</table>

**Total Current Assets**

$18,459.45

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## LIABILITIES

### Current Liabilities

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sales Taxes Due</td>
<td>$121.12</td>
</tr>
<tr>
<td>Uncategorized Liability</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

**Total Current Liabilities**

$121.12

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### Equity

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Net Assets</td>
<td>$18,338.33</td>
</tr>
</tbody>
</table>

**Total Equity**

$18,338.33

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**TOTAL LIABILITIES & EQUITY**

$18,459.45
BHNA zoning report

|| as of 14 January 2020 || keep up with issues at the zoning page: bit.ly/bhnazoning ||

new issues and action items

101–187 W Alameda — redevelopment proposal
- committee met with representatives in Dec.
- will hold community meetings in Jan./Feb., not focusing on rezoning, but on best feasible redevelopment of the half-block

I-25 Central PEL / Burnham Yard /
- last PEL meeting was 14 Nov.; there will be three suggested alternatives, no single preferred alternative
- relocation of highway and/or rail line
  - will be considered outside the PEL process
  - would be facilitated by CDOT buying Burnham Yard, which is now likely
- a new Alameda bridge over S. Platte River is coming soon
  - new bridge design will allow for a small park on the west side, ped/bike improvements
  - on-ramp from Kalamath to N-bound I-25 will remain for now (Valley Highway Plan would have moved it)

50 S. Kalamath - rezoning to I-MX-5 and redevelopment plans
- project is undergoing Large Development Review (LDR) process prior to rezoning
- LDR-stipulated community information meeting will be held 6 p.m. 5 February at 333 W Ellsworth, first floor community room

planning-related city website changes
- Community Planning and Development (CPD) has a new “portal” which includes quicker access to calendar of meetings and plans in progress
- Denver’s new Department of Transportation and Infrastructure (DOTI) has launched
  - many transportation projects affecting Baker are on the new Current Projects page
  - Baker NTMP plan is currently missing
- see the zoning page for more info and links
future Vanderbilt Park East - report from open house

- design will accommodate many different activities; will be the 2nd largest park in Baker (after Millstein Park)
- will use designated city-owned land plus a new section that developer will deed to city
- municipal district for this area is expected to pay for park development and maintenance
- there has been some griping about the name — consider James Beckwourth Park?

updates & information items

735 W Bayaud — zoning appeal for pad-mounted transformer erected within the setback

- city citation was going to force an expensive relocation of a transformer installed several years ago
- due to timing, Zoning Committee recommendation sent to BHNA Board — issued letter of support for a variance to allow transformer to remain
- on 17 December, hearing was postponed to 4 February 2020

minor updates

- Lincoln Transit Enhancements — next public outreach planned for early 2020 (TBA)
- 450 S. Santa Fe — Kum & Go — beer sales license application — hearing 22 Jan. 2020 (has been rescheduled 3 times)
- 131 N Kalamath - ZPIN for outdoor dog run (opportunity to comment before permit is issued)
- 102 S Broadway — Thai Monkey Club - liquor license transfer of ownership
- 415 S Cherokee St. 125 — Torpedo Coffee — liquor license transfer of ownership from White Whale Room
- 72 S Galapago — encroachment review for 5G antenna

meetings coming up

- Childhood Lead Exposure presentation — 1:30-3 p.m. 18 January (doors open 1 p.m.) at Rita Bass Auditorium, 190 W 6th Ave — RSVP at https://denvercate.com
- public hearing on revisions to Parks Public Event Policy — 5:30 p.m. 12 February, 201 W. Colfax Ave., Room 4.F.6.
- INC ZAP (Zoning & Planning): fourth Saturdays but not July, next meeting 9:30 a.m. 25 Jan., 1201 Williams, 19th floor
- INC Transportation: alternate 2nd Thursdays; next meeting 6-8 p.m. 13 Feb. at 1201 Williams, 19th floor

Zoning Committee meets 4th Wednesdays, 6:30 p.m., 333 W. Bayaud zoning@bakerneighborhood.org