Baker Historic Neighborhood Association
General Meeting Minutes
Tuesday, September 8, 2020  6:30pm

6:30 – Call to Order
Luchia Brown called the meeting to order at 6:32pm. Present: Luchia Brown, Chair; Jason Marsden, Secretary; Kathleen Morris, Treasurer; Lisa Yankowitz, Alex and Angela, Brittany Spinner, Chris Kampe, Suzanne Gruba, Kate Young, Maggie, Susan Erickson, Shelley Hull, Cella Reyes-Martinez, Adrian Brown, Danielle Adams, David List, Dorothy Norbie, Laura/Strada, Lizzi Makovec, Loretta, Madison, Mel Moore, Shelley Hull, Steve Harley, Ozi Friedrich, Diego Rosero, Emily FitzRandolph, Marieka, Patrick Smits.

Police update
Kate Young, DPD, reported between January to July, burglaries are up 116%, larceny is down about 4%, theft from motor vehicles are up 16%, and auto theft is up 105%. The most recent burglaries are primarily business smash and grabs, and residential burglaries from unlocked garages. Unsecured bikes in yards or patios, and package thefts, are the primary driver of larceny. Theft from motor vehicles are often license plate theft. High value items left in cars include purses, weapons and laptops. Scooter thefts are also significant. District 3 is staffing the homeless outreach team strongly in the coming weeks. The STAR Van (medic and social worker) is also running to deal with mental health crises. Kate can be reached at kate.young@denvergov.org.

Review of July minutes (see bakerneighborhood.org/minutes)
Kathleen Morris moved and Suzanne Gruba seconded approval of the minutes. The motion carried, 13-0.

Council District 7 Update
Maggie from Councilman Clark’s District 7 office reported that the end of July was the deadline for new Registered Neighborhood Organizations to
apply and that there is a new Speer RNO and a new Lincoln/Broadway Corridor RNO. Maggie will connect us with them. Also, the Arts District on Santa Fe have extended their boundaries all the way south to Alameda. On the evening of the 24th there will be an online meeting on the South Central bike corridor projects. Maggie is also trying to get more information about acceptable plantings in the tree lawns to property owners. The list can be found at [https://www.denvergov.org/content/dam/denvergov/Portals/747/documents/forestry/Street_tree_guide.pdf](https://www.denvergov.org/content/dam/denvergov/Portals/747/documents/forestry/Street_tree_guide.pdf). Steve pointed out that enforcement is essentially only due to complaints from neighbors. Diego reminded participants that the city will plant free or heavily discounted trees through DenverDigs.org.

**Parks & Rec**
No report was provided.

**Library**
No report was provided.

**Treasurer report**
Kathleen reported very little activity in the last two months with a $16,871.16 balance at the end of August. We received two contributions from residents in September to-date.

**Old Business**

- Hector Flores Park
  Jason has collected the original reporting from the West Side Recorder from the early 1970s as well as a passage from Phil Goodstein’s “How the West Side Won.” Jason has been in touch with Parks and Rec staff who are planning a comprehensive signage project for the parks and they will check on whether this is one of the relevant parks.

**New Business**
○ Baker Scavenger Hunt
The September community event will allow people to hunt down and photograph the clues throughout the neighborhood. There are 20 items in total. Information is available on the website with prize raffles after the close of the event. It runs Sept. 13-19.

○ Denver Clerk and Recorder presentation
Celia, the manager for community engagement provided a brief PowerPoint on voting in Denver in the general election. The ballot will have numerous legislative, local and school ballot issues. Ballots will go out on October 9th and can be returned by mail, drop box, drive thru dropoff or curbside pickup. In-person voting may involve delays this year due to public health precautions. Replacement ballots can be obtained through denvergov.org. Ballot Trace monitors your ballot’s progress through the system. All signatures on ballot envelopes are verified by bipartisan teams. Mismatched signatures can be cured through November 12th. Ballot issue descriptions will be available through 411 beginning Oct. 3rd. The Elections Division is still actively seeking poll workers/election judges, especially Republicans.

○ Baker Census Numbers
Luchia reported seeing a presentation indicating that Census numbers in Baker and most of Denver are below where they should be. In door to door enumeration, however, many restricted access buildings make it impossible to get to the doors to request completion of the survey. In other cases, accessory dwelling units are mistakenly coming up as unresponsive when they are not permanently occupied.

○ Keeping open and shared streets
Routes to Wash Park and Cheesman Park via closed
(“shared”) streets are available. Supporters of these street closures should contact the Mayor and Council.

○ Denver Streets for People Summit - only $5
  This is a virtual event next week. It focuses on expanding the utility of the streets for more than just car traffic. It attracts national experts and local activists.

○ Future events
  Luchia asked for suggestions for future neighborhood events.

Committee Reports

- Zoning
  Steve reported two new committee members have joined this summer.
  There are upcoming transportation meetings as Maggie had mentioned.
  At 77 S. Bannock an appeal will be heard Sept. 27th. An upper deck overlooks adjacent properties, a ground floor deck encroaches on a neighbor’s property, and a block wall was constructed, none with permitting or Landmark approval. The committee is interested in having a conversation about supporting upper decks in the rear 35% of the lot even when the lots are small and have no back yard, to allow more enjoyment of the property.
  There has been continued discussion of the zoning code group-living amendment. BHNA previously supported the 8-person rule that was then being subject to compromise. They have now compromised on 5 unrelated adults in the same home, increasing with square footage. Other elements cover group living and congregate-care facilities. The rule will go before Council this fall.
  Steve moved and Ozzie seconded a motion that reads as follows:
  I move that Baker Historic Neighborhood Association support the Group Living Zoning Amendment currently pending before City Council. BHNA, like all RNOs, has received regular updates on this proposal since spring 2018. Households with several unrelated occupants are already common in the Baker Neighborhood and elsewhere in Denver. The current occupancy limits are clearly obsolete and are rarely and unevenly enforced. Larger
households represent immediately achievable affordable housing, can help owners retain their homes to avoid economic displacement and can increase the options for the preservation of historic properties.

- Diverse neighborhoods are not problem neighborhoods. Using the zoning code to ban a household type on expectation of occasional problems is inherently unfair and discriminatory. In cases where a household of any size creates problems, equitable enforcement of rules addressing the specific problem is the better solution.
- Many of these considerations apply also to the congregate living and residential care provisions in the amendment. Locating residential care facilities in only some types of neighborhoods has been shown to be discriminatory, and BHNA supports the goal of dispersing these facilities more fairly and closer to employment and transit.

After a brief discussion the motion passed via electronic poll, 16 aye, 0 no, 0 abstentions.

Steve said INC has a committee reviewing the law that covers the creation of RNOs. A summary is available on the zoning committee’s page. The committee did not reach consensus on which businesses can be members of RNOs - property-owning businesses, or any business operating in the neighborhood.

Steve reminded the group that we have received a survey about potential redevelopment of the north side of Alameda between Broadway and Cherokee. That survey will lead to a further round of community outreach.

A finalized GNA is nearly in place for 60 S. Broadway (the former Three Kings). It is joint with the WWPNA. Steve moved and Adrian seconded designating Dorothy to represent BHNA in the proceeding. The motion carried, 16 aye, 0 no, 0 abstentions.

The committee and other residents held a working group meeting on the zoning overlay proposal. Steve expects an early draft and community outreach soon. It’s a long process but other neighborhoods have had success with similar efforts.

- Landmark
  Ozi reported one review for 350 N. Bannock, which the committee supported with a few design comments. They will go before the
LPC next week with a staff recommendation of denial. Luchia expressed concern that the Landmarks process is reaching into areas in the back of properties which are not visible. Ozi said the design has improved but that it appears to be Colonial style architecture added onto a bungalow, and that the most recent revision did not incorporate committee input. He feels more flexibility from both Landmarks and the architect would be helpful. The group agreed to table the discussion for the future.

The updates to the Landmark Design Guidelines is coming up soon, which guides the Commission’s decisions on cases. They were last updated in 2014. There will be a series of public meetings on a variety of topics such as ADUs and infill.

A Residential Infill Project committee has formed and Ozi will participate as an individual. It is follow-up to DenveRight and is aimed at bringing smaller infill housing into neighborhoods around the city.

- INC

Loretta reported continuing disagreements within INC about group living. Sher recently did an interview with Channel 7 on the subject. The delegate meeting is Saturday morning from 9am to noon and some of the ballot issues will be discussed including the homeless tax proposal and three amended charter changes -- requiring the Council to approve Cabinet members; to increase Council’s authority over changing the budget, and to allow Council to hire their own lawyers, accountants, etc. A climate sales tax proposal will also be on the ballot as well as a broadband initiative.

INC is holding a forum in October on restructuring the police department and rethinking community policing. She also mentioned a disturbing hateful video recently circulated amongst INC members which she wanted the group to be aware of.

INC, Denver Decides and the League of Women Voters will be collaborating again this year on ballot issues and candidates.
• Other matters
  Steve moved and Dorothy seconded creating an ad-hoc Bylaws Committee of the same members as previously designated as long as it takes to get the draft to the membership. The motion carried, 10 aye, 0 no, 0 abstentions.

Adjourn
By acclamation, Luchia adjourned the meeting at 8:47pm.