

**Winston Downs Community Association**  
**Board Meeting February 15, 2022**  
**Location: Zoom**

Meeting called to order 7:05 PM

**Board/Quorum present:** Jane Lorimer, Joanna Milewski, Tim Rooney, Margot Gilbert, Marsha Badanes, Branden Harrelson

**Other attendees:** Gary Friedland, Jan Friedland, Mickey Greenburg, Sue Greenburg, Harvey Cohen, Wendy Julia, Logan Fry, Isabella Maniatis, Amanda Sawyer

**Minutes:**

Motion made (Marsha Badanes) and seconded (Joanna Milewski) to approve minutes from January board meeting – approved unanimously

**Presidents Report – Jane Lorimer**

- Jane is responding to member questions and comments from membership applications
  - ◊ Compliments received for what board does, social events.
  - Resident suggested that traffic on Virginia Ave. @ S. Oneida is ticking up again. District 3 has indicated that it will go out and monitor speeds. Speed sign requested to be installed between Monaco and Denver Green School.
- Thanks to Dave Halterman and Tim Rooney for attending recent Amanda Sawyer leadership luncheon

**Treasurer report - Joanna Milewski**

- Treasury:
  - Savings balance: \$7009.04 Checking: \$3745.85 (as of January 31, 2022)
- Account balances do not reflect outstanding payment for delivery of Winter newsletter
- Membership increased by 105 to 113 in prior month
- Total revenue was \$2,250 from 113 membership applications plus \$497 extra revenue from 29 other individuals. In all, 25 people signed up using Paypal (22% of total)

**INC Membership and Delegate**

- Board approved WDCA continuing membership in DenverINC and selection of Dave Halterman as one of the WDCA delegates to INC (contingent upon membership renewal with WDCA). Marsha Badanes moved/Tim Rooney seconded. Vote was unanimous. Jane is second delegate.

**Development issues**

- Change of use application for 440 S. Monaco approved by City and County of Denver
- Change of use for 330 S. Oneida Way still in City process. The property will also require City approval of certificate of occupancy. Question is what is planned occupancy number.
- 660 S. Monaco property sold to real estate group
- Logan Fry of Council Member Amanda Sawyer's office provided an update on the status of 6750 E. Exposition Ave.
  - This property received approval for a variance from zoning requirements related to the setback of a window from the street and is now being used as a short-term rental.
  - Use as a short-term rental is legal and the property owners have the required license.
  - If the property addition is an accessory dwelling unit (ADU), it is not in compliance with zoning codes because Winston Downs zoning does not permit ADU construction.

- The City of Denver Zoning Department is conducting an inspection to do a code determination regarding whether the addition is an ADU or not.

#### **Near Southeast Area Plan Development – Harvey Cohen, Member Plan Steering Committee**

- Group is still focusing on big pictures issues.
- Gentrification is an issue and property taxes are one driver of this
- DOTI is pushing bike lanes as a transportation issue. This is their agenda and may not reflect the priorities of neighborhoods in the plan area
- One question to the planning group related to what type of temporary housing shelter might work in their area. Tiny homes in parking lots received some mention but other options were not favored.
- City Council just approved \$3.5 million in additional funds to address housing for currently homeless but it's not clear how services might be provided in temporary shelters that are distributed throughout neighborhoods that are geographically distant from current resources
- Amanda Sawyer recommended book "San Fransicko" as one book that described some of the complexities around this topic
- Evans corridor is the focus of a beautification/improvement effort spearheaded by Paul Kashmann's office
- There are two on-line forums upcoming for the plan – registration links available from Amanda Sawyer's update email
  - March 1 – Housing and land use
  - March 10 – Parks and mobility
- Board members cited numerous past planning initiatives that could provide input to inform the current planning effort, including the EPA's Living Streets effort focusing on Leetsdale, CDOT efforts, plus input from recent Glendale and Cherry Creek planning efforts

#### **Further discussion - Change of use permit for 333 S. Oneida Way**

- Isabella Maniatis expressed concerns about ability of neighborhood to manage traffic, music/noise and parking issues and asked Amanda Sawyer what City Council planned to do to address this?
- Amanda Sawyer noted that approval or disapproval is not within the authority of City Council and that it is legal as long as the property receives an appropriate change of use permit
- Additional discussion focused on the possibility of new construction on the site. Determination of whether and what kind of building can be built is determined by code.

#### **By-laws change**

- Margot Gilbert made a motion to change language in by-laws Article IV - Purpose as follows (change shown in red font)
  - A: Empower and encourage residents to have a voice and work toward, and achieve common neighborhood goals.
  - B. Promote and foster a sense of ~~concern~~ **unity** and caring among people in the neighborhood.
  - C. Provide a means of communicating with neighbors.
- Marsha Badanes seconded the motion, which was approved unanimously

**Security/Safety**

- Mickey Greenburg asked who the Neighborhood Watch representative on E. Exposition Ave. is and there currently is no representative. Board asked if Mickey or perhaps Jackie Robb might be interested? They were referred to WD website for scheduled training classes.

**Annual meeting update-Jane**

- BMH is booked for annual meeting on April 26

**Newsletter-Jane**

- Jan Hoskins has recruited a new group to deliver newsletters. We can help with dividing up the neighborhood and providing mapping support
- WDCA will produce newsletter before annual meeting to announce meeting and encourage ad sales

**Redistricting**

- New City Council district maps are proposed and WDCA can provide input on which option we would like
- Board voted unanimously for Option A, which would keep Winston Downs in one district and within Amanda Sawyer's council district\*

\*Informational note – following the Feb. 15 WDCA meeting, City Council redrew the maps and the new option that maintains Winston Downs in one district is now Option D. The comparable map that at the time of this vote was Option A. These minutes reflect the vote to support Option A which keeps Winston Downs whole and in Amanda Sawyer's district.

**Meeting adjourned at 8:38 PM**