

Welcome to Winston Downs Neighborhood

Winston Downs
Community Association
WDCA
Newsletter - Spring 2022

Who We Are

The Winston Downs Community Association (WDCA) is a Registered Neighborhood Organization (RNO) with the City of Denver. We were formed by residents of the Winston Downs and Lee Downs subdivisions.

We serve all single-family homes and business operations in the neighborhood bounded by Alameda, Monaco, Quebec and top of hill on Leetsdale.

Membership is voluntary and participation on the board and on committees is also voluntary.

What We Do

WDCA's role is to promote community unity through the following:

- Communicating with all neighbors via the delivered newsletter, on our website and via eNews send to those who opt into our email updates.
- Planning and organizing social events designed to help you know your neighbors.
- Promoting and monitoring neighborhood safety and relay crime reduction tips.
- Serving as a liaison with the City regarding zoning, permitting, code regulations and policy issues.
- Being open to concerns and needs

How We Operate

Our Board of Directors is made up of our volunteer residents. All meetings are publicized and are open to residents.

It's only through your input and participation that we get direction on what matters to you.

How To Get Involved

Neighborhoods work better when they work together. If you are interested in getting involved in building our community, please email us at info@winstondowns.org.

How You Can Make a Difference

- Joining WDCA Newsletter delivery team
- Supporting Word Press format on our website
- Serving on the Board
- Assisting and leading social events
- Offering your ideas and expressing concerns
- Writing news articles of general interest
- Newsletter – composing, layout
- Participating on committees
 - Communications
 - Zoning and code regulations
 - Beautification, neighborhood cleanup
 - Social events

FUTURE MEETINGS

Board meetings are usually the third Tuesday of the month.

Annual Meeting & Elections

Tuesday, April 26 from 6:45pm – 8:45PM
BMH-BJ Synagogue – Fisher Hall
Enter from back parking lot – free parking

Social "Out Front" Events will begin in May if weather permits. We will alternate Friday and Sunday events.

Board Meeting

Tuesday, May 17 from 7pm-8:30pm
Location TBA

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Crime & Safety in Winston Downs



By Margot Gilbert-Frank, Safety Chair

Winston Downs is statistically lumped in with Washington/Virginia Vale crime reports. Winston Downs itself is generally rated low in crime and most are deemed crimes of opportunity.

Major factors for maintaining low crime are block participation in Crime Watch, and being good at looking out for our neighbors.

If you would like your block to be included into Neighborhood Crime Watch, please contact Christie Mochoruk with DPD at Christie.Mochoruk@denvergov.org

Reported Crimes January-March

Four car accidents (three hit & run) at: Quebec at Alameda (2 wrecks), Quebec at Leetsdale and Monaco at Leetsdale.

Winston Downs reported theft from vehicles and other theft:

- 300 block of S Newport Way (3 crimes)
- 300 block of S Poplar St
- 700 block of S Poplar St (2 crimes)
- 400 block of S Olive Way

A great website for tracking crime is:

crime.denverpost.com/neighborhood/washington-virginia-vale/

Good Deterrents to Crime

- Outside lights on at night
- Open landscaping near home entries
- Outside cameras
- Mail, newspapers & door flyers removed
- No valuables left in vehicles, lock doors
- Lock home doors, windows

Remember to use 311 when dealing with non-emergency issues like graffiti, property issues, etc. Call 911 when there is a physical crime against persons, and or property or an emergency health problem or fire.

Be watchful for pedestrians and bicyclists.

What WDCA Is Working On



Beautification Projects

- Spring scheduling for whacking curb weeds and spraying along Quebec, Monaco and other major entryways.
- Spring cleanup along Quebec as weather permits.
- Working with District 6 to have the city mow the very large right-of-way field at E. Exposition Ave. and Quebec. The city expects residents to maintain public right of way areas; however, it is not reasonable to expect maintenance of 70' x 60' areas such as a handful of homes along S. Poplar St. whose backyards face Quebec..

Council Redistricting

- Supporting City Council redistricting plans that place all of Winston Downs into District 5. We are currently served by both District 5 and 6.

Good Neighbor Agreements/Relations

- Denver Green School
- Change of use properties
- Area businesses, Watson's

Safety

- Representation at regular meetings with District 3 Police, and tracking statistics
- Publicizing Crime Watch workshops
- Pushing lights on, lock it up campaigns

Communications

- Quarterly newsletters delivered to every household
- Website updates - News impacting WD
- eNews Blasts - Breaking news
- Monthly Board meetings open to all residents

Uniting Neighbors

- Communications efforts
- Planned social events
- Being open to concerns, comments

RESIDENTIAL CHANGE OF USE IN WINSTON DOWNS

What It Is/What It Is Not

BACKGROUND

At the WDCA annual meeting last August, a neighbor revealed that 333 S Oneida Way, a rental home zoned S-SU-F (single family residential), was being converted to a synagogue (The Denver Kehillah/DK). Discovery of the change occurred when the neighbor noted a very large deck being built in the backyard of the property. The property is owned by a 501(3)(c) foundation. Congregation size during the week is projected to about 20 people, 75 or more for Sabbath services, and possibly 200 attendees for three high holidays.

The city inspector found the deck was being built without a required permit. The contractor onsite indicated the deck was to be used for "personal use". Once the inspector cited the violation (since closed), work ceased on the deck. Currently, proper permit applications have been submitted and are in consideration by City.

REGULATIONS

In Denver (and State of Colorado), any home can apply for change of use to religious assembly; granting of the use is a Constitutional right. Although the "use" permit is pretty much a slam dunk, each property requesting change of use must meet certificate of occupancy (CO) requirements which include capacity limitations, ADA access, fire code and so on. DK filed a change of use permit request in October 2021. The certificate of occupancy is in process.

CITY CODE: PUBLIC OR RELIGIOUS ASSEMBLY, ALL TYPES 11.3.10.1

In all Residential Zone Districts and in all MX-2x, MS-2x zone districts, where Public or Religious Assembly uses are permitted with limitations, the following operations shall be terminated by 11:00 p.m.:

- A. Daily operations of uses and activities accessory to a primary Public or Religious Assembly use, including but not limited to accessory recreation uses or activities; and
- B. Daily operations of other primary uses located on the same zone lot as the Public or Religious Assembly use, including but not limited to Day Care Centers or Elementary or Secondary Schools, but not including a primary household living use located on the same zone lot.

CONCERNS

Because concerns, both real and anticipated, were being raised by a large number of WD residents, WDCA held a neighborhood-wide meeting on November 16, 2021 to discuss this change of use. The concerns related to changing the land use from a residential property to the proposed land use change and, more specifically, how that change might impact nearby neighbors, the overall neighborhood and city housing inventories.

At that meeting, The Denver Kehillah presented their plans and Denver's City Planning Department explained the legalities involved. The meeting format permitted residents' comments and questions regarding land use.

Specific Issues Raised at the Meeting

- Why neighbors were not given a greater say in the planning process.
- When permitted as a religious facility how will that impact future zoning of the property?
- What recourse to neighbors have to ensure that any construction is properly permitted and if damages result as a result of construction?
- What pedestrian safety will need to be in place to accommodate 200 pedestrians?
- How will parking and overnight parking be accommodated?
- What are nearby homeowners' rights if noise from operations disturb them?
- Noise from gatherings (services, celebrations, school).
- What is expected capacity limit?
- Is growth of this facility anticipated and if yes, 1) how will that be addressed and 2) what are City requirements if significant growth happens?

It is important to note: DK indicated in their presentation a willingness to enter into a Good Neighbor Agreement with WDCA in order to ease minds of residents/nearby neighbors about days and hours of operations, types of gatherings, noise and both vehicle and pedestrian safety.

OTHER CHANGES OF USE IN WINSTON DOWNS

440 S. Monaco St. Pkwy. applied for a change of use to religious assembly. They respectfully notified neighbors, were open to questions about this change and met the required certificate of occupancy requirements.

716 S. Poplar St, was granted use as a under Residential Care regulations. They presented their plans in 2018 and have kept to those plans while making the home livable for future residents with abilities challenges. It is licensed for this operation as well. They plan 4 residents at this address.

6750 E. Exposition Ave. added a wing to the property with expressed intent to be used for their large family. The wing included a kitchen and separate entrance. It is also rented as a short-term rental and has appropriate permits to so do. The City & County of Denver is evaluating whether the addition constitutes and Accessory Dwelling Unit (ADU) and will make a determination once inspectors are available to make an assessment. Building an ADU in Winston Downs requires a property rezoning.

WDCA ANNUAL MEETING & ELECTIONS All residents are invited!

When: Tuesday, April 26, 2022
Time: Registration: 6:45pm + Meeting: 7:00pm to 8:45pm
Where: BMH-BJ Synagogue/Fisher Hall, 560 S. Monaco St. Pkwy.
Entrance from back off Niagara

EVERY resident has a voice at this meeting.

Thank you to BMH-BJ Synagogue for use of their space for this meeting

Board Election Information-How to Get Involved.

There are several Board seats open. If you are interested in running for the board, please let us know at info@winstondowns.org or leave a message at 303.388.9224 (between 930am-730pm).

Only household members may run for a board seat or vote in election of board members. Members elect the Board of Directors; The Board elects its officers. Meetings are once per month unless there are special projects under consideration. Meetings are the third Tuesday of the month.

How to Join WDCA

Pay online www.winstondowns.org/membership
Mail in check for \$20 per household/per calendar year payable to WDCA
WDCA, PO Box 22594, Denver, CO 80218.
Please include name, address, email and phone

Contact WDCA

Email: info@winstondowns.org
Website: www.winstondowns.org
Mail: WDCA, P.O. Box 22594, Denver, CO 80218

WINSTON DOWNS REAL ESTATE UPDATE

BETTER INFORMATION CREATES INFORMED DECISIONS

Save the Date!

3rd Annual Free Winston Downs Paper Shredding Event

Sunday 5.1.22
Denver Green School Parking Lot

Free shredding and hard drive destruction
Convenient drive thru- never leave your car!



WINSTON DOWNS FIRST QUARTER SALES

*AS OF PRINT DEADLINE

Closed

660 S. Monaco Pkwy	7bd/3bt	3,522SF	\$629,019
6601 E. Exposition Ave	3bd/2bt	1,677SF	\$738,000
6900 E. Virginia Ave	4bd/4bt	3,080 SF	\$825,000

Pending

683 S. Oneida Way	4bd/4bt	3,167 SF	List Price \$710,000
623 S. Oneida Way	6bd/3bt	3,334 SF	List Price \$735,000
424 S. Niagara St.	4 bd/4bt	3,356 SF	List Price \$839,000
422 S. Magnolia St.	4bd/5bt	4,328SF	List Price \$1,050,000
6762 E. Exposition Ave	2bd/3bt	2,079SF	List Price \$725,000
6545 E. Virginia Ave	5bd/3bt	2815SF	List Price \$799,900

The first quarter of 2022 saw unprecedented appreciation in the Denver market, as a whole-- with the average sold price in February being **8.3%** higher than the average sold price in January!

Winston Downs is set to track the rest of the market with March closings. Pending homes in the neighborhood went under contract in an average of 4 days, some with 10+ offers submitted! We even saw our first list price over \$1,000,000! It will be interesting to see the sold prices as these homes close.

Wondering what your home is worth in this extreme seller's market? Reach out to us at info@sagehomesco.com.



Your Neighbors

Jessica Zalkin, JD
Rachel Rubin

720.251.4778
info@sagehomesco.com
sellmydenverhome.com

SAGE HOMES

REAL ESTATE ADVISORS



What Our Neighborhood Gains by Having Your Involvement on the WDCA Board and Its Committees

- A representative voice to City Council, City services, Neighborhood Planning Initiatives and the Inter-Neighborhood Cooperation
- Neighborhood website with updates, access to WD history, meeting documents and news
- Backing for zoning issues that impact you and your neighbors
- An active eye on community safety
- Informative quarterly newsletters delivered to your door
- A place to bring complaints, concerns and issues
- eNews for breaking news and news specific to Winston Downs issues
- Planned social events and neighborhood gatherings to unite neighbors and welcome our new neighbors
- Organization of neighborhood-wide garage sales
- Dedicated groups to monitor what's going on and to keep you informed
- Beautification projects such as cleanup of Quebec weeds, Monaco weeds and Quebec Street cleanup days

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