

**WINSTON DOWNS COMMUNITY ASSOCIATION  
BOARD MEETING –MINUTES  
ZOOM - TUESDAY October 17, 2023**

**Call to order:** 7:05PM

**Attendees:** Jane Lorimer, Tim Rooney, Jeff Aldrich, Jo-Nell Herndon, Joanna Milewski, Danielle Taro, Susan Bernard

**Guests:** Logan Fry (Denver City Council District 5), Tim Jones, Jackie Robb, Jerry Shustrin, Elly Zussman, Marsha & Peter Badanes, Harley Rotbart, Lee Lampert, Barbara Schwartz, Isabella Manatias, Susanne Nathanson, Carry McLaughlin, David Halterman, Eytan Abrahams, Aaron, Al Bernstein, Wendy Bernstein, Dan Levin, Bernard Gerson, Pamela Franklin, Aryeh Zussman, Joshua Horowitz, Chani Melamed, Debbie Costin, Howard Wedgle, Shmuel Halpern, Chaim Sher, Robyn Hill, Rabbi A Jacobs, J. Fishman, Gary Friedland, Jacqueline Bary, Clarissa Cohen

**Approval of September Board Meeting Minutes**

Jeff Aldrich motioned to approve; Jo-Nell Herndon seconded. Minutes approved without exception.

**The main topic of meeting was the preliminary site and development plan for the KBY Synagogue proposed for the currently vacant parcel at 400 S. Monaco Pkwy (now 6550 E. Dakota Ave). The notes below are a summary of talking points raised during the presentation by Kehilas Bais Yisroel (KBY) and subsequent group discussion, not a direct transcription of comments. A Zoom meeting recording and chat session provide complete documentation of the presentation and comments made. Attachments 1 & 2 provide a 3-dimensional rendering of the facility based on KBY's current design concept and a bird's eye view of the preliminary facility design layout, respectively. Attachment 3 provides a transcript of the Zoom meeting chat session.**

**Joshua Horowitz led the presentation on behalf of KBY:** Mr. Horowitz began by offering prayers for the terrible situation on the ground in Israel to end soon. He then summarized the rationale for and status of the development:

- KBY has outgrown their current location at 295 S. Locust Street, which has provided a way for their community to pray and study for many years.
- The proposed development is still in an early phase. They have just finalized the current design concept that was two years in the making.
- There are many steps left before any construction would begin and they are still in the conceptual phase with the City of Denver.
- KBY wants to foster open and continued communication with WDCA. Rabbi Jacobs, KBY spiritual leader, along with many members of faith community, are Winston Downs residents. KBY board member Eytan Abrahams is also a Winston Downs resident. Dan Levins, KBY Board President, is a 35-year WD resident. Overall, 80% of members of KBY are Winston Downs residents. So the development issues that affect Winston Downs also affect many of their members directly.

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- KBY is likely at least 2 years out from any sitework
- Their meeting schedule is as follows:
  - 10 to 15 adults on Sunday in the morning at 8 AM
  - Similar attendance in the mornings on the remaining 6 days a week but meeting times differ by day
  - In the afternoon they have services that are typically attended by less than 10 to 15 people every day of the week. The timing differs by season. Services are at 4 PM in the summer and later in the winter.
  - Attendance is highest on Shabbat and on holidays. Typically, Saturday attendance is about 30 adults and 10 to 15 children. Services are from 8:30 until about noon on Saturdays.
  
- The proposed design provides 16 parking spaces spread over 2 lots. This is more than triple the number of required spaces based on Denver zoning requirements (5 spaces).
- The design incorporates 8-foot-wide sidewalks on the South, East and North sides of the building. The building setback from the sidewalk to the front door is 24 feet on the South side (north facing) of the facility. The building setback on the Northside of the building is 7.5 feet from the sidewalk to the building on the north side. The design incorporates privacy and security walls.
- KBY believes that the development will have minimal impact on neighboring streets.
- KBY worked with designers to minimize lighting impacts on neighbors and plans to ensure that construction vehicle impacts would be minimized to extent possible.
- KBY encourages WDCA to contact their community liaison Chani Melamed with questions and concerns. Her email address is [building@baisyisroel.com](mailto:building@baisyisroel.com)

**Questions and Answer Session summary**

**Question:** Would the facility be open to WDCA meetings?

**Answer:** Yes they would. Plus, there are no restrictions on entry but there are Kosher rules regarding any food and beverages that need to be observed.

**Question:** How large is the KBY community?

**Answer:** 55 families

**Question:** Are there any plans to grow membership?

**Answer:** KBY always seeks to grow. The new space would provide ample room to grow their community but they have no specific growth or marketing plan.

**Question:** What is the size of the current facility and the new facility?

**Answer:** Current facility is approximately 2,100 sf to 2,500 sf and the new facility is approximately 8,500 sf. Comment by KBY was that the nature of the use for this facility is not comparable to a commercial facility or event center. It is a small facility overall from KBY's perspective.

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**Question:** Are there any plans for school?

**Answer:** There are no plans for a school. The facility design provides space for childcare during services. There is an indoor childcare area and small enclosed (but outdoor) playground

**Question:** How do you justify putting a through street and a parking lot adjacent to a WD member's home? Also, your "plans" show our property and Young Israel of Denver as grass as well as blocking currently available access to our home adjacent to your property. There is also a dumpster in front of our home.

**Answer:** Dan Levin at KBY noted that plans are not finalized and KBY is still working to understand community concerns. Also, the City will still have some access comments to address for any final design.

**Comment:** KBY may consider moving or otherwise adequately enclosing dumpster.

**Follow up comment:** Winston Downs resident noted that the through street is still a concern.

**Question:** You stated that you have community outreach. How much outreach do you have with non-Jewish communities like the homeless and mental health?

**Answer:** Rabbi Jacobs is counselor and is not limited to Jewish community, even though he is closely associated with the Orthodox community. KBY is affiliated with a host of organizations in the community.

**Question (multipart – question 1):** There are 10 synagogues in the vicinity of KBY's proposed facility. There is another synagogue directly across the alley. Is there any coordination between KBY and Dat Minyon or others in the facility?

**Question (multipart – question 2):** East Dakota is a busy street with an alternative neighborhood exit to Monaco. There are street parking impacts that pose a problem for neighbors. Pedestrian traffic on Dakota is risky based on past personal experience. How would KBY address traffic, parking and pedestrian safety concerns?

**Answer:** KBY has added extensive parking compared to Denver zoning requirements. Young Israel and other Orthodox communities have discussed the collective impacts of the development in the community. Currently there are approximately 8 cars in their existing lot (not 30, not 100). Regarding the exit and entrance to the parking lot. Architects have mentioned a requirement for a traffic study for cutouts. This is something that is planned with architects but has not been done yet.

**Question:** How many off-street parking spaces are available at 295 S Locust St.?

**Answer:** Approximately 14 or 15

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**Question:** What type of security are you planning?

**Answer:** They primarily plan to work with DPD but intend to employ professional security as needed.

**Question:** How is KBY affiliated with Rabbi Sirota, owner of current location at 295 S. Locust?

**Answer:** KBY is a tenant in his building and has no knowledge of his financial status.

**Comment:** Some Orthodox community members do not say hello when walking in the neighborhood. Why might that be?

**Answer:** From Orthodox member of community: My husband and I walk daily and we say hello to everyone, we don't ask what their religion is. My neighbor is Muslim and we talk regularly. You can ask anyone.

**Answer:** From KBY – there is no religious reason why this may be except for the possible case where some men personally take on additional levels of modesty and limit interaction between men and women except for that between husband and wife. KBY is concerned and wants to address any perception of a lack of friendliness among community members.

**Answer:** Another resident provided a personal experience, noting that his mother said that every Jew has an obligation to be Anti-Defamation League representative by showing consideration to neighbors. Anything that reflects poorly upon the Jewish community needs to be addressed.

**Question:** I live directly across the street to the north. Will there be day care, school during the day or special events vs. just people walking on Saturdays?

**Answer:** There are no plans for day care during the day. They do have a community hall that could host events.

**Question:** Will this negatively affect my property value?

**Answer:** KBY has no ability to answer this as they are not real estate professionals. It may be an improvement over the current status as a vacant lot.

**Regular Board meeting (Board excused KBY and majority of non-Board participants)**

**President's report:** Note that mowing on S. Quebec St. South of E. Exposition Ave. is getting to be an urgent issue. There appears to be a gap during current leadership transition. Logan Fry noted that Adam Fitz is now DOTI Executive director – temporarily – and they will continue to try and address this issue.

**Homeless Issue:** Jo-Nell Herndon had a conversation with Alex Gutierrez, who mentioned that the City will be placing homeless location in our district. Can you share where that is? Logan Fry noted that the City plans to put homeless housing facilities in every district. The City won't share locations because there are ongoing confidential negotiations with private landowners. Logan Fry will share that information as soon as it is available.

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**Cleanup:** Jane Lorimer asked whether we have an upcoming cleanup planned as Quebec and Monaco (near bus stop/Body Shop) are areas of concerned. Tim Rooney mentioned that he can target a cleanup in early November weather permitting.

**Treasurer**

Checking account balance as of 9/30: \$2413.82

Savings account balance as of 9/30: \$7016.48

Members: 145 (no change)

**Comments:**

- WDCA may consider parking amelioration strategies to KBY including resident permit parking or no parking in areas adjacent to KBY.
- Winston Downs resident Isabella Manatias expressed concern about a possible homeless camp and noted that we should have access to this public information.
- Isabella Manatias also wanted to find out when we will see impacts of sidewalk fees. Her sidewalk is in disrepair and her husband fell on sidewalk requiring hospitalization. Jane Lorimer noted the sidewalk fee was approved by voters. Furthermore, fee implementation for this program was postponed upon a vote by City Council until the City can review equitability of implementation of the program. We do not know when Winston Downs will see any benefit from the program.

**Upcoming elections:**

There will be a Proposition HH debate prior to election. Details to be publicized on WDCA website.

Tim Rooney motioned to adjourn. Joanna Milewski seconded the motion. The motion passed without exception.

**Meeting adjourned at approximately 8:40 PM**

Minutes submitted by Tim Rooney

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**Attachment 1 – KBY Front Entrance Preliminary Design Rendering (Looking North from E. Alaska Drive)**



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**Attachment 2 -- KBY Preliminary Floor Plan Design Rendering – Birds Eye View**



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**Attachment 3 – Chat Session Accompanying Zoom Call**

19:00:28 From Jane WDCA To AL(Privately):  
Please identify yourself

19:00:32 From AL To Jane WDCA(Privately):  
AL is Al Bernstein

19:23:19 From Eytan Abrahams To Everyone:  
building@baisyisroel.com

19:23:20 From jeff a. / Sproule To Everyone:  
You mentioned community events such as this WDCA event. Will you be open to hosting future WDCA events once your facility is built?

19:24:28 From barbaraschwartz To Everyone:  
Please repeat the email address

19:24:42 From Eytan Abrahams To Everyone:  
building@baisyisroel.com

19:24:43 From Jonell Herndon To Everyone:  
Thank you for presenting. Are there plans to grow the synagogue members?

19:25:14 From David Halterman To Everyone:  
what is the current membership (number of members)?

19:25:54 From Eytan Abrahams To Everyone:  
55 families

19:27:29 From David Halterman To Everyone:  
What is the size of your current facility (sq. ft.) and what will be the size of the new facility?

19:31:14 From Aaron To Everyone:  
How do you justify putting a through street and a parking lot adjacent to our WD member's home? Also, your "plans" show our property and Young Israel of Denver as grass as well as blocking currently available access to our home adjacent to your property. There is also a dumpster in front of our home.

19:31:30 From barbaraschwartz To Everyone:  
How are you separating the building from the properties west of the building?

19:34:21 From barbaraschwartz To Everyone:  
You might check with TJE on the movement of the dumpster.

19:35:08 From Aaron To Everyone:  
additional concerns include having a through street

19:37:19 From Joanna To Everyone:  
You stated that you have community outreach. How much outreach do you have with non-Jewish communities like the homeless and mental health?

19:40:43 From barbaraschwartz To Everyone:  
What type of security are you planning for organization?

19:41:29 From Jonell Herndon To Everyone:  
One consideration in design is the placement of the playground. Having the playground on the street / home side may produce more noise vs designing the building with a playground and outdoor community space in the center of the property.

19:44:47 From David Halterman To Everyone:  
How many off-street parking spaces are available at 295 S Locust St.?



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19:50:33 From barbaraschwartz To Everyone:

With the sidewalks people may walk along the sidewalk also people can wear belts which light up when cars come by.

19:53:03 From Tim Rooney To Everyone:

I want to thank Joshua Horowitz and Dan Levin for their openness with their plans, the thoughtfulness and consideration that has clearly been put into the design to address community concerns, and willingness to continue design changes to address remaining concerns.

19:56:03 From barbaraschwartz To Everyone:

My husband and I walk daily and we say Hello to everyone, we don't ask what their religion is. My neighbor is Muslim and I talk to him. You can ask anyone.

19:56:09 From jacqueline Bary To Everyone:

I live directly across the street to the north. Will there be day care, school during the day or special events vs just people walking on Saturdays?

19:56:52 From Aaron To Everyone:

Reacted to "One consideration in..." with 👍

19:57:38 From Rabbi A Jacobs To Everyone:

Reacted to "You stated that you ..." with 😂

19:57:56 From Rabbi A Jacobs To Everyone:

Removed a 😂 reaction from "You stated that you ..."

19:57:58 From jacqueline Bary To Everyone:

thankyou

19:58:37 From Clarissa Cohen To Everyone:

Thank you

19:58:47 From Eytan Abrahams To Everyone:

building@baisyisroel.com if you have further questions

20:00:50 From Jerry Shustrin To Everyone:

Thank you, very good presentation.

20:02:38 From jacqueline Bary To Everyone:

will this negatively effect my property value?

20:04:58 From jacqueline Bary To Everyone:

thankyou

20:06:47 From susanbernard To Everyone:

Thank you for presenting tonight.

20:07:56 From chani melamed To Jane WDCA(Privately):

My number is 7187570239 please reach out anytime

20:08:37 From Jerry Shustrin To Everyone:

Great job Jane!