



MINUTES: OSRNO Board Meeting

6pm | 07-10-18

Reid's house

Attendance:

Reid Reynolds x

Marty Jones x

Kate Repko x

Walt Hix x

Michael Beazley x

Megan Koerbel x

Sara O'Keefe x

Paolo Virreira

Amy Bohlen x

Chris Coddington x

Nadia Gedeon x

David Stapleton

Cari Frank x

(quorum present)

Presentation by Ben Gelt – Public Affairs Consultant RE 2531 N Ogden Change of Use Development Proposal

- Current building exists under old zoning code (grandfathered commercial)
- Proposed development is contemplated under new zoning designations (UA-1 – single family housing)

- Can fit 6 single family houses on the site but owners are not interested in that plan
- Owners' concept is a 16-unit development – row-home – 3 bedroom units (likely), 2 parking spots per unit
- If they do not develop pursuant to this concept, they will hold off and not develop the site
- They do not own one of the parking lots to the South of the lot
- The owners are not developers – they are asset real estate people
 - They may sell to a developer or engage in a joint venture to build the structure
- Owners' plan is to re-zone now and they put the property either for sale to developer or to enter into a JV with a builder
- Walt proposed a good neighbor agreement to be transferred to any developer/buyer after re-zoning
- Owner of property - Fred Disenberger – Avalanche Funding LLC?
- Ben Gelt – 720.838.8592 – ben@bengelt.com

Events:

- Spring/Summer block party:
 - August 12 between 2-8pm (event starts at 3pm)
 - Between 24th-25th on Emerson and between Clarkson and Ogden on 24th
 - Free events but will have food and alcohol for purchase
 - Community partners will be at the event for family activities
 - Need to submit permit applications for liquor (completed), food trucks (outstanding)
 - Planning committee meets every Tuesday
 - Sara is working on the flying
 - Committee is working on timeline for planning completion dates
 - Plan to develop relationship with KUVU radio station (Arturo – program director and DJ – contact)
 - Asking for volunteers for 1 hour shifts
 - Need tents, chairs, coolers donated for the event
 - Form for volunteers and donations will be put on Facebook
 - Costs include insurance (\$480), liquor license application fee (\$125), glassware, t-shirts, alcohol, musicians – costs coming out of pockets of planning committee and will hopefully be reimbursed from the event
 - Zion Baptist Church will participate and offered both parking lots and possibly tables, tents and basement of the Church
- Logo for OSRNO
 - Cari presented logo
 - Working with graphic artist to pull in pastel map of neighborhood to design logo with extraction of Denver fire map with actual neighborhood
 - Motion by Walt to approve the rough logo. Mike seconds. Unanimous approval.
 - Will have a version without “neighborhood organization,” another version shrinking the circle and reducing the stray line weight and another version playing with the size of the graphic

- Fall home tour
 - September 22 from noon-4pm
 - Mike B., Pete, Chris, Amy – All Days
 - Will use Reid's garden as first house to sell tickets and socialize
 - Exchange ticket for wristband and purchase tickets at Reid's house
 - Sponsorships: Nadia asked board to reach out to their contacts
 - Is Historic Denver aware of the home tour? – Amy to reach out to Paul Brothe.
 - Need to know specs for the ads – file type, resolution and size
 - Barrett to work on layout of brochure

Sober Living House - 2001 Emerson:

- The operators are in violation of their current permit
- Neighbors have sent letters to Albus Brooks and zoning to complain
- Marty requests support of draft letter from the Board – Reid read the draft letter aloud
 - Motion made by Kate to send letter to Mr. Elkins as written with cc: to Tina Alexrad, Albus Brooks and Emily Lapel and members of the group home committee (Andrew Webb – senior project manager/planner – lead – Chris to forward his email). Sara seconded. Unanimous vote to approve.

Agenda for Next board meeting:

- August 14 at Coffee at the Point at 6pm

Interest in working on the Board in some capacity – Russell (he is working on transportation issues)

- Chris to continue to attend Group Home Advisory Committee (composed of stakeholders including neighborhood associations) to recommend to City to redo zoning. Another group meets on the State level regarding same topic. Robert Valuck

Meeting adjourned at 7:46 p.m.