

**WINSTON DOWNS COMMUNITY ASSOCIATION
SPECIAL MEETING OF THE BOARD
MAY 2, 2019 – COOK PARK REC CENTER**

Jane Lorimer called a Special Meeting of the Board supported by Marsha Badanes and Amy Girsch. Meeting notice was sent to current WDCA members via email.

Purpose: Prompted by a majority “yes” taken at an informal poll at the WDCA Annual Meeting re interest in following up on whether WD would or would not do a conservation overlay district (COD) feasibility study, this meeting was called to discuss moving forward with a conservation overlay re discussing formation, expectations and next steps of the committee.

Present

Board: Tim Rooney, Marsha Badanes, Terry Telfer, Jerry Shustrin, Jane Lorimer, Joanna Milewski, Amy Girsch (Quorum present)

Residents: Anne Callison, Larry Leeman, Carlyn Parker, Harvey Cohen, C. McLaughlin, John Milewski, Darren Hobbs, Nola Owens

Tim Rooney called the meeting to order. He introduced Anne Callison, a property owner who has led an ad hoc task force related to the COD project. He handed the meeting over to her.

Anne was asked to present a game plan, next steps and a projected budget. Task force has included Harvey Cohen, Jane Lorimer (limited basis), Paul Hoskins and Meira Hertzberg (limited basis).

Anne reviewed why a COD would be needed – See Addendum A as well

- Denveright was passed by City Council as part of a new land use plan to cover the next 20 years of Denver’s growth. The plan promotes density as a means to accommodate anticipated growth of over 200,000 people in the next 20 years. ADU’s and affordable housing is a key thrust.
- Other neighborhoods such as Hilltop and Crestmoor have been impacted already with McMansions, out of character building; it is logical to assume WD will be impacted as lots split and new zoning goes into effect.
- Suggests COD is the only codified protection we have at this time
- Described meetings she has attended, who she has met with,

Current Zoning

Two primary zones SU-F and SU-D and some grandfathered R1

Anne suggested we may need to throw a bone to City to permit limited “cottage zoning” (small single detached units) as a show of good faith in getting the COD

Anne presented a potential list of elements for the plan which led to tactical discussion.

Need a third party to write the overlay proposal

- Advised Raphael Espinoza can be hired for \$8,000-\$10,000 to do the work required for the proposal and in a format the City will approve.
- Question: Where is money coming from? Answer: Potential commitments from both council representatives, grants
- City Council must sponsor and they’ve asked for 75% minimum

Resident questions:

- We grew up in smaller homes. What does the younger generation want?
- What is process?
- Will Neighborhood Plan Initiative (NPI) actually start in fall? Answer: Unknown as the East Central area NPI just started

Tim Rooney's Comments

- RNO looks at zoning and we are liaison between neighborhood and city
- Board and residents must be included in defining elements
- Establish committee who reports to board. Without that Board has no oversight, communications
- Clarify what we voted on which was feasibility of NPI and COD.

Other:

NPI is a "plan" on the horizon and is only a guide. COD is codified and enforceable. Time to move forward

Larry Leeman, a resident moved to get the committee formed. He also moved to get the survey out to all residents/owners. There was no member quorum present; therefore, no vote could be made unless passed by the board.

The meeting got stuck on tactical issues at which time the meeting became heated between presenter and residents. Due to expressed communication concerns, Amy requested that Board appoint the person who would be the spokesperson for the project. Anne agreed to that.

Strong recommendation to first do a survey to determine base line interest in a COD throughout the neighborhood. Jane to provide draft by next board meeting.

Ideally we could get 80% response by door to door effort. Most likely not possible

Basic information about the property

List of potential elements as examples

Answer what they want to preserve in the neighborhood

Board would cover cost of printing

No firm decisions were made and no game plan beyond consideration for a formal committee appointment by Board and an initial paper survey was indicated.

Meeting broke up without formal adjournment at 8:15P

Proposed Conversation Overlay District for Winston Downs

The value of developing and having city council codify a conservation overlay district (COD) is simple—assurance, predictability, and insurance of property values and quality of life.

Denver planning staff have already identified six (6) lots in the S-SU-D zones here in Winston Downs that could be split. In the S-SU-F zones, they have identified 27 lots that could be split. Many homeowners have expressed their desire that our neighborhood not go through the lot splits, scrape-offs, and construction of McMansions that are so out-of-context with our predominant single-story ranches.

For homeowners, the guidelines provided within a COD tells them what they can do with their homes and it provides them with information on what may occur to the homes that surrounds theirs. A conservation overlay district is nothing more than a very specific zoning code for just our neighborhood—it works as an “overlay” to the existing base zoning.

A COD will establish or modify specific zoning tools that will encourage the conservation of the existing distinctive features, identity, or character of our neighborhood. Below are some of the main objectives of a Winston Downs conservation overlay district.

- To have new and renovated homes enhance the current community context and character
- To protect our neighborhood from McMansions that block sunlight, may create storm-water run-off problems, and force increased tax values on neighboring properties
- To provide guidelines for new homes should a lot be scraped, i.e. replace like-with-like

Key elements of a conservation overlay district are as follows:

A written description of the specific restrictions, standards or guidelines to be implemented by the overlay district and the effect of those restrictions, standards or guidelines on the development or redevelopment of properties therein.

A list of all homes by ownership, house type (one-story, two-story, split level), and size of lot.

A mailed survey of all homeowners, including non-owner occupied owners, of the proposed COD.

How will we know if owners in Winston Downs desire the COD? Numerous information meetings will be held to explain the overlay district proposals and to gather feedback. Our councilwoman is requesting at least a 70 percent approval on the proposed COD. Surveys may need to be done multiple times. Transparency will be a key mandate in this process.

Potential Elements of Winston Downs Conservation Overlay

- Front lot width restrictions (75 feet)
- Front lot width of less than 75 feet for potential “cottage” zoning
- Setbacks (side, front, rear)
- No flat roofs on front, side facades of homes
- Follow 2010 Blueprint denver guidelines for adding second story to ranches (second story can be added behind ridgeline of roof)
- Storm water run-off studies required if footprint is greatly enlarged
- Maximum square footage of glass in front windows
- No Accessory Dwelling Units (ADUs)
- Façade treatments (no glossy, no highly-reflective)
- No second-story balconies or decks