

**Winston Downs Community Association  
Annual Meeting April 16, 2019 - Minutes  
BMH Synagogue**

**Board Present:** Tim Rooney, Joanna Milewski, Jane Lorimer, Wendy Glazer, Terry Tefler, Jerry Shustrin

**Members Present:** Quorum present – 61+ documented as attended (40 member households)

Meeting called to order at 7:10pm by Tim Rooney, President

**Treasurer Report – Joanna**

\$8006 Savings, \$2545 Checking =\$10,551 total

Key expenses: Website, newsletters, signage for meetings, cleanup activities

**Transportation – Tim**

Reported on recent meeting with City regarding traffic issues in the areas. City is considering a request to lengthen hours for no left turns from Quebec at E. Virginia and E. Exposition. [CLICK HERE](#) for copy of City presentation to board.

Comments from members included the following:

1. Why can we not have a traffic light at Virginia & Quebec?  
*Answer:* There is not currently ample volume of those exiting the neighborhood to warrant a light
2. Could we consider stop signs strategically placed at Olive entrance?  
*Answer:* Transportation will look into this.
3. Is adding a traffic light at S. Newport /Alameda the safest solution for pedestrian safety.  
*Answer:* Yes at least for current time. The light is still about 18 months away from actual installation. It is currently in city design. New traffic signals require timing sync and new lights average cost is \$500,000.
4. Why can't we use/put speed bumps to slow traffic?  
*Answer:* Denver does not permit use of speed bumps

Comment: We need better enforcement of stop signs and no left turns

**Crime Report - Jerry**

Good news – rates of crime have decreased 10.5%. Crime reduction in our neighborhood is largely due to our lights on program, locking backyard gates, locking vehicles parked on the street, reducing opportunistic crime such as theft from unlocked cars and garage doors left open. Also, those who have added video security systems has helped. 50% of crime city wide is theft from vehicles/or the car itself.

Has WDCA taken a look at/stance on I-300?

*Answer:* Yes we have discussed it. We followed Inter-Neighborhood Cooperation's "no stance" because it is extremely controversial. For full information see INC website. [Also posted to WDCA website]

## **Social Events Planned -**

**[ACTION]** Need ideas: Tim asked members to be thinking of ideas for social events in the neighborhood. These events build community. The Block Party was not well attended so what else might be better?

Friday Out Front: Wendy addressed the successful Friday out Front event hosted in warmer months and asked for sign up. Event dates: May 17, June 21, July 19, August 16 and weather permitting, September 20.

Garage Sale: WDCA will advertise a neighborhood-wide garage sale for Memorial Day Weekend (Saturday May 25 and Sunday May 26).

### **Volunteers Needed**

WDCA wants volunteers for newsletter, website transition to Word Press, ad sales for the newsletter and neighborhood clean up days.

WDCA invites any interested resident to join our committees: Safety, Transportation/Traffic and Communications

Beautification Committee – volunteer needed to get bids on lighting for Winston Downs “benches” at Olive & Alameda entrance

## **Conservation Overlay - City Planning Development, Josh Palmeri,**

[CLICK HERE](#) for copy of his slide presentation

Winston Downs has 27 parcels that could be candidates for lot splitting

Zoning in place now has elements that must be met such as setbacks and current menu of zoning requirements. Denveright adoption may change that.

We do not have a neighborhood plan in place (City-driven neighborhood plan initiative/NPI) and the City has no plans to up-zone WD to mixed use. NPI is an opportunity for community input to how city zoning applies to this area specifically; however, that is a plan but not enforceable legally.<sup>1</sup> Our neighborhood is part of the statistical neighborhood known as George Washington/Virginia Vale (GW/VV).

### Questions and Comments

1. Since Council must approve conservation overlay (CO), what comes first?  
*Answer:* Need to develop our elements of an overlay first, get the survey done and that proposal, as a whole, goes to council. A councilmember must sponsor the bill for an overlay.
2. Does the City-driven Neighborhood Initiative plan (NP) take the place of overlay?  
*Answer:* NP is policy direction on future zoning changes and is done at no cost and doesn't need sponsoring; overlay is neighborhood-driven and must be sponsored for vote to council.
3. Since WD is part of GW/VV, would all individual neighborhoods within that area have to look the same in terms of the NP?  
*Answer:* No, WD would be independent based on community input and WD would have its own “chapter” in the plan.
4. If Councilperson sponsoring us sets a goal of 100% buy-in, are we cooked if we only get 99%?

*Answer:* That is up to the councilperson that sponsors. They typically require at least 70% to push forward.

5. Would NP Initiation prevent split lots?

*Answer:* Until NP or overlay is "law", people can do whatever they want in meantime. It would not prevent lot splitting.

6. Is there a risk that real estate developer who might buy here could turn land into multi-family dwelling?

*Answer:* No, because all property here is SU-F or SU-D or Grandfathered R1 zoning – all single family units. It would require new zoning with public notice.

7. What is the NPI process and how is it better or not than CO?

*Answer:* Process – 18-24 months and WD is 18 months away from the beginning. It literally defines the neighborhood down to zoning and traffic; it is free and is a partnership with the city.

8. In interim time, what if several are scraped and do max build- does that set precedence and how does that impact potential overlay –

*Answer:* "It comes down to when a particular project received their permit to build. Yes, the current zoning rules apply until new rules are fully adopted by city council (4/22/19). A new build could receive a permit before new rules are adopted and not start construction for another six months...depending on their schedule, so technically even if the 'new rules' were adopted today, you could still see a new construction build using the 'current' rules for some time."

### **Poll Taken**

*Should WDCA Board evaluate the feasibility of establishing a conservation overlay district, including options for zoning standards to help maintain distinctive character and features associated with Winston Downs? Amended to "evaluate both NPI and CO"*

By show of hands outcome was 53 for, 6 oppose, 2 abstain. All residents were permitted to vote whether or not they were paid members. 55 households represented.

### **Board Elections**

Four board seats were up for election. Six applied for the positions. 53 members voted. 9 departed after main presentation. Quorum remained.

Outcome: Those four with highest vote counts were elected.

Jerry Shustrin  
Tim Rooney  
Wendy Glazer  
Joanna Milewski

### **Other**

All residents were urged to Vote May 7 and look for ballots in the mail.

Meeting adjourned at 8:41pm