**1.21.25 3PA General Meeting Notes - Highlands Church, 1700 Grant St, 6pm.**

Meeting opened by Shelby Drulis, VP, standing in for Holly Hall, President

Shelby reminded all about the new way to sign up for 3PA membership and dues via GiveButter. Both annual and recurring memberships are available.

**Caleb Todd from CouncilWoman Aldvidrez’ office (**[**caleb.todd@denver.gov**](mailto:caleb.todd@denver.gov)**) gave a report:**

* 1628 Ogden St rezoning- Homeowner has applied to rezone approximately 0.14 acres of property from U-SU-C to U-TU-C. There are currently two separate units located on the same parcel. Requested rezoning to allow two-unit uses and demo and build new duplex.
  + Land Use Transportation Committee moved Bill 25-0030 forward to Council
  + City Council hearing on proposed rezoning scheduled for 1/27/25
  + Background information [here](https://denver.legistar.com/LegislationDetail.aspx?ID=7085913&GUID=4E73278E-89D4-47C9-BFC8-6506AC745E9E).
  + The Planning Board voted 6 to 1 to recommend approval of the application on November 9, 2024.
  + CPD recommending DENIAL based on finding all review criteria have not been met, but council will have ultimate say.
* Caleb also reported that ADU’s can be a part of a duplex.
* New proposals to eliminate parking requirements citywide may come before council in the next few months, with lots of discussion
  + Reasons- it promotes transit, fights climate change.
  + If there is Community interest let 3PA board know and we can invite Flor to a meeting for further discussion
  + Councilwoman’s office hours are back

**Community Resource (CR) Officers’ Update**

* Officer John Silva- new to district 3 and Officer Manny Fuentes presented crime stats
  + Overall most crimes down overral by 17.5% compared to last year
* 2000 block Sherman alley update, Manny is back to take over this project, he has worked on since March 2024, and wants to close it out.
* Continuing criminal activity noted in the alley being discussed with DPD and City Attorney

**Aden Holt, Board member of SPSA, provided SP ST updates**

* 2nd year of PP Tree Lighting, kicked off Winterfest Weekend. Great weather and attendance. Horses coming back next year.
* Holiday Passport had a 10 day timeline this year, vs previous years for a month. Better participation this year as a result.
* First year for Christmas Tree decorating contest on S Pearl St- 60 flowerpots in total. All but one were decorated- success!
* Light post banner artwork- two sets of banners with Winter and Holiday themes.
* New merchants 1200- The Food Lab, cooking class business, Next Door is a new salon- Three Cutters, 1700 block- Dainty Permanent Jewelry, 1800 block- Happy Gym,
* Farmer’s Market- record breaking year, attendance has stabilized. Opening day is May 3rd, the first Sunday in May.
  + Safety concerns- big marketing push for bike parking. On opening weekend there will be a shopping bag giveaway to bikers.
  + Jardin and Co- Farmers Market managers are re-writing their emergency plan for communication, evacuation procedures. They will be using a new technology to mass text all the vendors.
  + Planning a barricade system on the edges of the Market for safety. There will be something in place before opening day this year. It may be temporary for this year, and then move to permanent, but something will be in place this year.
  + There has been 180 vendor cap for the market for the past few years. There is a waiting list, over 500 new applications received this year. 10-15% turnover each year.
  + Question was asked- Why no public trash bins on S Pearl? The City doesn’t provide them. Maintaining it would be the issue.

**Charlie Knight, Treasurer, 3PA- Financial Report**

* We generally have a little over $10,000 in the bank as cash flow is improving due to the GiveButter platform and the hard work of committee members on events.
* We are a 501(c)(4) organization. Donations are not deductible as charitable contributions but may be deductible as trade or business expenses, if ordinary and necessary for your business.
* There are likely more than 6,000 residents in Platt Park, but our membership is significantly less than that, so there is an opportunity to grow

**Listy Lehman, Events Updates- no events in January, more to come in February.**

* In December there was a well-attended Volo pickleball event on S. Broadway and Louisiana. They have new indoor PB courts with 6 courts.
* We are looking to get a trivia night scheduled in March.

**CFRD Report (Committee For Responsible Development)**

* Issues with Coco Bongos are continuing, working on GNA agreement now. If you are having issues with the noise, please continue to let us know.
* Ogden St - given what appears to be a difference of opinion in the neighborhood, the Board will remain neutral on this issue. If neighbors are concerned they should attend the City Countil meeting on Monday, January 27 if they are concerned.
  + A neighbor explained what he believes was a questionable/corrupt process by the Head of Denver Planning Board, who is also an. attorney who represents the owner of the Ogden St property. Although she recused herself form the vote, she wrote a letter recommending the board approve the variance request which he felt was an issue.
  + Caleb noted that the City CouncilCommittees don’t generally kill these applications in committee. They still have to go to the City Council.
  + There was an Arbitration attempt- neighbors asked for a smaller building footprint, and the owners declined.

**Closing Remarks - Shelby Drulis (Acting Chair)**

* Shelby Drulis reminded everyone the City of Denver is proposing Advancement of Zoning for Equity to increase transparency and involvement, if interested, citizens can learn more on the Denver website.

**Green Team update**

* Climate Action Forum at Fleming Mansion- PP Neighbors for Climate Action- 4 teams - Landscaping, Education,
* QR code survey coming to PP Post soon.
* Climate Cafe- second Wed of Every month 11:30- 1 at Hoja, for neighbors to gather and discuss concerns.

The Next Board election will be held at the 3PA General Meeting on April 15, 2025. Please contact anyone on the board if you are interested in joining. We appreciate your involvement and support.

The Meeting adjourned at 7:11pm.