



Overland Park Neighborhood Association (OPNA) – February 25, 2020

Meeting called to order at 6:30 pm by Co-President Mara via Zoom conferencing where 20+ neighbors and friends were in attendance.

A link to our **COVID19 resources page** is found [here](#) on our OPNA website.

Minutes from January 2021 meeting

Minutes from the January meeting were approved as written.

Treasurer Report

Reminder: Annual dues apply to the full calendar year.

\$10 per household, \$25 business.

Paid members are voting members

Beginning Balance		\$ 4,814.85
Membership Deposit /donations		\$ 206.00
Paid Outstanding		
Ending Balance Per Bank		\$ 5,020.85

	OPNA Funds	\$ 3,003.46
	ART Funds	\$ 1,811.39

This month's balance includes \$206 in member deposits, including the generous donation from The Table...

Thank YOU!!

Annual dues are due now. They are good for the calendar year. Here are ways to pay for the dues:

Venmo

Overland Park RNO @opnadenver or using this link

https://venmo.com/code?user_id=3183003056472064841

Mail

Make check payable to OPNA and send to:

OPNA

Att: Andrew Gehauf

2255 S Acoma St

Denver, CO 80223

Police Report

CRO **Kate Young**

720-913-1248

kate.young@denvergov.org

District 3

1625 S. University Blvd.

Non-emergency dispatch # 720-913-2000

BROADWAY COP SHOP

487 S Broadway

Follow the Denver police twitter page to see any information on line.

[Denver Police Dept. \(@DenverPolice\) · Twitter](https://twitter.com/DenverPolice)<https://twitter.com/DenverPolice>

Update

CRO Kate Young: kate.young@denvergov.org

CRO AJ Pacheco: Antonio.Pacheco@denvergov.org

Lieutenant Michelle Fuller: Michelle.Folmar@denvergov.org

Office Antonio provided the following stats for the past month

- theft from motor vehicles – 4 - doing much better keeping valuables out
- thefts – 2 unattended phone charger and car boot
- Burglary - 7 where 6 were commercial businesses. 1 ATM smash and grab

Next District CAB meeting March 2nd, 6pm. Also posted information on Nextdoor.

Denver District Attorney's Office – Tim

Hoffman timothy.hoffman@denverda.org

Tim is working for Beth McCann where they are getting out into the community to meet with neighborhoods to explain what they do and answer any questions. Currently they are working on alternative solutions other than incarcerations including Juvenile justice programs. Question asked, due to COVID, where people stealing cars, are they not being arrested? They are still being charged with crimes where they are working to lower the bonds to get out of custody and push for other ways such as probation over being placed in jail. You may sign up for the DA newsletter found [here](#). Or email Tim with any questions.

Andrew Davis, Evans Station Century Link

Andrew returned this month after reviewing all the questions and providing feedback for the project at the corner of Bannock and Evans Ave. Find all the feedback and additional comments at the end of these notes [here](#).

After discussion and review of the renderings provided, Andrew asked for our support of the re-zoning change request from light Industrial to CMX-8 where their plan is for a 7 story apartment building complex.

A motion was made to provide a letter of support for the request to re-zone, provided there is a good neighbor agreement and to continue to work together on local projects including cleanup of Evans Bridge, support of Jewell Bridge project, promotion of ECO-pass availability, and ability to host neighborhood meetings within the community space within the development.

Vote passed unanimously with 16 voting members.

Jolon Clark's Office (Council District

7) www.luckyDistrict7.org maggie.thompson@denvergov.org

Jolon's word for this month is Vaccines where the state continues to get more availability and they are doing all they can to push out as much as possible to District 7 through community based clinics and local pharmacies. Please make an appointment if you are eligible and watch the news as eligibility may change in the upcoming weeks.

1-800-co-vax-co is the state hotline for folks who don't have internet access. Otherwise log onto your healthcare providers portal and sign up to get yours as soon as your demographic group comes up!

Contact Maggie or Jolon's office if you have trouble finding or getting to an appointment where they will assist in finding vaccines for people and to keep everyone connected.

The development team at Gates development are planning to build before the end of this year a new bridge at Kentucky Ave over the river with adjacent bike/pedestrian access. The I-25 and Broadway plan can be found at this [link](#).

Garden Plots - The Table www.denvertable.org craig@denvertable.org

Jeanine and Craig Broek from The Table Urban Farm have been growing food organically in Denver since 2012. 100% of the food they grow is donated back to our communities either through local partners or via the Veggie Bike. They are looking for more available sunny spots in the neighborhood that could be used for growing produce. If you have available space, where they prefer front and side yards which are visible to neighborhood traffic, please contact them as soon as possible to learn more about getting involved with this project. Also they have been working with Barbara Fricks making compost tea and will have some to give away along with the recipe during the seed give away on Earthday, April 22, between 5-7pm. They will also be participating in the free transplant giveaway on Memorial Day weekend. Find them on Facebook for further announcements.

Overland Social

Overland Social is held every second Wednesday of the month where it is an informal gathering for neighbors and friends at a local business. The next scheduled social is **March 10**, at **Bambu**, a Vietnamese tea shop located at 2215 S Broadway, Southwest, Denver, CO. Come join us starting from **6:30pm** for a sweet treat and conversation.

Community announcements (open to anyone)

- **Spring Plant Giveaway “Overland Grows”**
 - Save the date Memorial Day Weekend (May 29-30 @ The Table Urban Farm) More details to come regarding this annual plant giveaway to neighbors.
- **Spring Equinox**
 - Grant Frontier. Saturday, March 20th. Announcement coming soon.
- **Earth Day Seed Giveaway**
 - (April 22, The Table, 5 pm-7pm)
- **Jordon Orr - Trammell Crow** - Development at the old EMW site. They are holding a monthly call with residents where the next one is scheduled on Wednesday, March 3rd. If you would like to become part of this communication, please contact Jordon at jorr@tcr.com and he will add you to the calendar invite. They will also be presenting at our next OPNA meeting. Here's a link to the answers to the questions asked in January's meeting found on our website [here](#)

Neighborhood Meeting

Our next neighborhood meeting will be on Thursday, **March 25**, 2021, at **6:30 pm** via Zoom. Look for announcement with link to meeting.

Meeting adjourned at 8:35 pm

OPNA meetings are held the 4th Thursday of every month, excluding November and December.

Upcoming meeting dates for **2021** include the following: March 25, April 22, May 27, June 24, July 22, August 26, September 23, October 28

Also, check us out on our [Website](#) and also to read the **minutes** from past meetings.

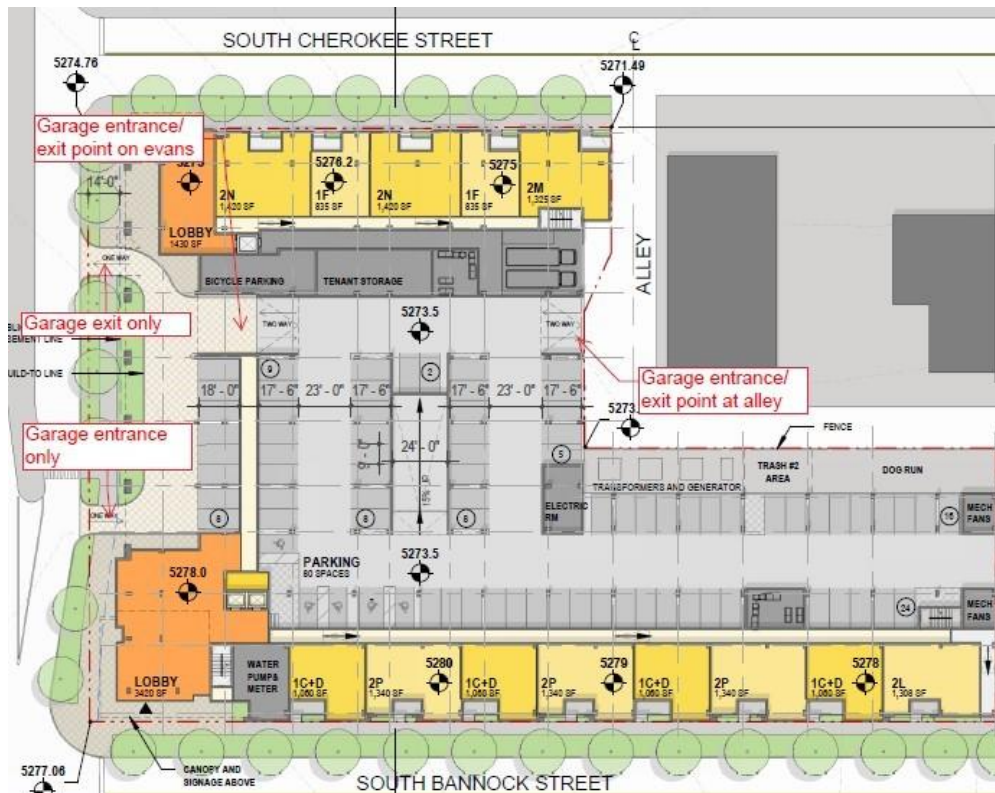
And like us on [Facebook](#) **Overland Park Neighborhood Association - OPNA**

Contact us at: OPNAinfo@gmail.com

Evans Station Development Feedback and Comments

Site Access and flow (thoughtful of pedestrian access)

- Flow of traffic (East to West on Evans) is optimal and will greatly reduce side streets (Cherokee and Bannock). Parking garage (entry and exit) was designed with two entrance/exit points located on Evans Ave and the alley. The parking garage entrance/exit on Evans is designed to minimize pedestrian impact with a dedicated entrance and exit lane (two curb cuts).
- Sidewalks on Cherokee and Bannock widened w/grass and trees. More pedestrian friendly than before
- Pedestrian access to Evans Light Rail Station easier as well with curb along Evans where current CenturyLink site exists. Much cleaner curb



Question was brought up about pedestrian crossings and traffic signal. Maggie explained that

- Units on ground floor instead of commercial – creates more walkability. Also on Cherokee. And Bannock. More of neighborhood feel.
- Lobby – flex or retail will have commercial access. Maggie – transparency – no requirement for retail parking on the ground floor. Not a blank concrete wall.

Renderings and design (intent behind design)

- Primary focus with design was how to incorporate the 7-story building within the context of Evans bridge and to aesthetically “fit” in the neighborhood with the existing light industrial/manufacturing uses.
- *Question about retail. There will be residential units on the ground floor providing more of a neighborhood feel. The lobby is considered for either flex space or retail will have commercial access. Maggie commented that although developers need to provide transparency, i.e. no blank concrete walls, there is no requirement for retail on the ground floor.*

Parking and alternatives (city requirements and alternatives to alleviate vehicle demand)

- Concept submittal with the City has indicated a desired parking ratio of 0.75. We would like to have more parking, but the City is adamant that a Transit Oriented Development (“TOD”) location needs to adhere to the 0.75 parking ratio.
- Please review the RTD parking analysis that was published in December 2020. https://www.rtd-denver.com/sites/default/files/files/2020-12/RTD-ResidentialTOD-Parking-Study_Final-R_0.pdf
- In-lieu of this we are working with RTD to get OPNA registered with the Eco Pass system. The Eco Passes would be residents as well as registered OPNA members (still a work in progress as waiting for responses from RTD but this is our goal)
- *Maggie suggested also contacting Jeff Walker, out RTD representative regarding the ECO-pass policies and whether it is something that could be offered to the neighborhood.*
- Within the community is a real-time TV screen with wait times, bus times, light rail times so residents and neighbors can better plan this is also available via the RTD app for mobile devices.
- *Suggestion made to include in announcements information about our neighborhood association and any projects we are currently working on - improving the communication between home owners and apartments dwellers.*
- Bike parking – proposed spaces: 125 bikes. This space could also accommodate scooters which would declutter the sidewalks
- *Question was brought up about pedestrian crossings and traffic signal. Maggie explained that any traffic study is tied to the development during the site development process. She also suggested having a conversation with DOTI (Department of Transportation and Infrastructure with the City of Denver) about a signal but private developers cannot install traffic signals.*

Affordability

- Negotiated HOST agreement with the City and County of Denver. This has been preliminarily approved by the City and in discussions with Councilman Jolon Clark he is conceptually in agreement
- Current affordability is greater than any other project going on in the area. The other developments are NOT considering any affordability
- 10% of our units would be 'income restricted' for 99 years
- 75% of the 10% would be at 80% AMI
- 25% of the 10% would be at 60% AMI
- FOCUS IS ON HAVING MORE TWO BEDROOM UNITS AFFORDABLE FOR FAMILIES WHICH WAS A BIG POINT WITH THE CITY OF DENVER

Dog run and maintenance

- We are proposing a dedicated dog run for residents of the project which will reduce the impact of unwanted dog waste in the neighborhood.

Ownership structure

- Long term owners/managers of the property
- Not developing to sell – we plan to own this long-term and therefore are building a community that will fit into the neighborhood (thoughtful architectural planning w/regards to elevations, curb cuts, and entrance/exit off of Evans to minimize street traffic) and building design.

Good Neighbor Agreement

- As mentioned since July – we are neighbors. We plan to stay involved with monthly meetings and address any construction issues, traffic issues, etc. We want to work with everyone.
- Commitment to creating and maintaining open communication between OPNA and residents/staff
- As mentioned earlier, working with the RTD Eco Passes for OPNA members as well as Evans Station residents
- Agree to host meetings in our resident amenity center. Open year-around and a good location for monthly OPNA meetings

- Evans Bridge pedestrian walkway – commitment to help maintain mural and clean up the pedestrian walkways and under the bridge. It benefits us to have this as clean as possible so committed to working to get this established on a quarterly basis with OPNA
- Jewell bridge. We need to hear from OPNA on what you all need for advocacy on this front. We are 100% committed to this bridge and willing to help in whatever way we can.