

Cranmer Park / Hilltop Civic Association Board of Directors Meeting

**June 17, 2015
5:30 – 7:00 pm**

The BOD Meeting of the Cranmer Park / Hilltop Civic Association was held on June 17, 2015 at Jay McCormick's home commencing at 5:30 pm. Jay McCormick called the meeting to order.

Directors Present: Larry Cohen, Andrea Dikeou, Larry Donovan, Linda Heider, Mike Hughes, Ken Malo, Jay McCormick, Colleen McKinley, Joanna Moldow, Jeff Poland, Joe Reece, Wende Reoch, Marilyn Shaw, Susan Sweeney, Pat Wall

Welcome and call to order: Jay McCormick
Jay introduced new board member Mike Hughes, who is filling a vacancy through 2015.

Graland Construction

Juan Botello, Graland's Director of Finance and Operations, shared the plans for the school's expansion, construction schedule and variance request. The school is demolishing an outdated building, replacing it with a new library, science center and main entrance. Construction is expected to be completed by August 2016. Variance request is for 15' setback to maintain consistency with present buildings. Graland has reached out to neighbors and Board of Adjustment hearing is June 30.

Zoning Committee: Susan Sweeney

30-50 Colorado Blvd Redevelopment:

Developer is seeking a change in doing to GRX5 with conditions to limit to 3, or at the most 4, stories and conditions will transfer with title. The site is currently designated by the city as "an area of change." Board agreed the goal of the CPHCA is to keep the neighbors informed. The developer has been meeting one on one and in small groups with the nearby neighbors and has papered the adjacent neighbors with notices.

Denver Tennis Club:

A Good Neighbor Agreement (GNA) has been proffered by the DTC board. It addresses many of the concerns of nearby neighbors including:

Parking policy for members - members would agree to exhaust the parking spaces adjacent to the DTC before using parking in the neighborhood

- Address the issue of excessive water daring off the courts
- Bleachers would be temporary and erected/used for tournament only
- Club would close no later than an hour after play ceases
- Club would establish a procedure for handling complaints

Board agreed in principle with goal of a GNA but want it to pass through the group of nearby neighbors first, then back to the CPHCA if the neighbors are agreeable.

211 Holly:

A GNA was execute with Park Burger. Parking is still an issue. One of the businesses, High Point Creamery, had their commercial truck vandalized. DPD is investigating. Intersection at Cedar and Holly is dangerous/difficult to navigate. A flashing light was suggested to assist with pedestrian and vehicular crossing. Board consensus was to consult with Councilwoman Susman's office to see what options are available and recommended from a safety standpoint.

9th and Colorado:

11th & Ash St. Affordable Housing project. The city's inclusionary housing ordinance requires new developments to include residential housing with a certain percentage of units designated as affordable housing. The developers of the 9th & Colorado campus have determined that the lot at 1126 Ash Street which has been for years used as a parking lot and which sits on Ash Street between 11th Avenue and Hale Parkway will be developed as the affordable housing component of their redevelopment project. CBHD held a community meeting on June 4 to present plans.

Trader Joe's:

Jay and Andrea will plan to meet with TJ's management to seek solutions for nearby neighbors who are concerned about headlights from cars in the parking lot (shining into living room windows), large trucks on residential side streets (Albion), and trees that appear to need care.

Save Our Sundial:

Party & Fireworks scheduled for July 2 at Cranmer Park. Wende will post notice for the event on CPHCA website and Susan Sweeney will post notice on a Facebook site for Hilltop/Crestmoor.

Halloween Parade:

Sunday, October 25 starting at Cranmer Park and ending at Robinson Park. New sponsors and organizers on board. More info regards volunteers and publicity as date approaches.

Crime & Safety Report:

Marilyn Shaw reported that there is a slight increase in crime but the neighborhood still retains the same low ranking it has had for the past few years.

Other Business / Questions:

A motion to adjourn was made and approved.