



# SOUTH CITY PARK NEIGHBORHOOD ASSOCIATION (SCPNA)

## Meeting Minutes

*Date | time* 11/28/2018 7:00 PM

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### In Attendance

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Special Guest(s): Brian Toerber of Inspire Investment Group

~60 attendees

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### Agenda

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- All-In Motel Development
- Climate Action Committee Update
- Conservation Overlay District (COD) Update
- Treasurer Update
- Neighborhood Planning Initiative (NPI) Update
- Annual Meeting Vote
- Board & Committee Contact Information

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### All In Motel Development

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Brian Toerber from Inspire Development Group was in attendance at the meeting. He has owned the All In Motel (located at 3105 E Colfax Ave on the north side of Colfax between Milwaukee and St. Paul) for the last three years. During that time, various iterations for plans to the property have emerged. The City was encouraging the development of a boutique hotel which would be individually branded. The current plan is to renovate the existing shell (not tear down).

Brian is working with an architectural firm in Austin, TX who developed the Ace Hotel there along with Hotel San Jose and South Congress Hotel. His boutique hotel would be similar to that, decorated in a mid-century modern style. There will be a ~110-seat restaurant on the main level as well as coffee service. He is working with the firm on the type of restaurant and menu. He plans to nicely landscape the property along Colfax.

Brian wants to hear from the neighborhood. He has renderings available for viewing and showed a few at the meeting. There will be a lounge in the basement and a swimming pool in the courtyard which he envisions being open to the neighborhood as well. He plans to build a second smaller 3-story building and create a courtyard in between the two. He is not asking the City for a parking variance so he will have the designated number of parking spaces per City regulations.

Timeline: He is currently in the Design/Development phase. He estimates building will begin in Q3 2019 and will take ~12-15 months to complete. He's shooting for a 3-4 star rating on the hotel. There

are 54 rooms in the existing property at the moment, he plans to add more with the second building for a total of ~80 rooms. Room sizes will range from 280-450SF. The courtyard will be ~5,000SF. He envisions having events there in the future. He'd like to keep the rooms affordable – under \$200. Most new hotel developments in Denver are well above the \$200 price point. A potential second phase could include creating a rooftop area on the new building for socializing.

Neighbors brought up their concerns about parking. Brian is not asking for a parking variance and he believes most of the hotel guests will be using mass transit/rideshare options. He will have a designated area for rideshare pick-up/drop-off.

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### Climate Action Committee Update

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Jim Slotta, current chair, gave an update on the Climate Action Committee. The committee has a goal to increase composting/recycling in our neighborhood four fold. There is an upcoming Sustainability Summit with the City where members will be in attendance. There was also a recent forum in the Sunnyside neighborhood.

There is a vote on the ballot to keep the Climate Action Committee as part of SCPNA for another year.

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### Conservation Overlay District (COD) Committee Update

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Mardi Mathers, current chair, gave an update on the COD Committee. She's been involved with the City in investigating new zoning initiatives including possibly rezoning Colfax to allow up to eight stories. She gave updates on existing scrapes and how much of the lot can be covered by structures – for most of the lots in our neighborhood only 37.5% of the lot can be covered but garages and covered porches are excluded from this calculation. Mardi is also getting involved with the Neighborhood Planning Initiative (NPI) to see how that project might impact our neighborhood.

There is a vote on the ballot to keep the COD Committee as part of SCPNA for another year, although Mardi announced she no longer wishes to chair the committee.

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### Treasurer Update

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Brian Friel, current Treasurer, gave an update to the group. There are currently ~110 members and there is a balance of \$5,855 in the bank at this time. Normally, there are ~100 more members by this time in the year. The Membership Committee chair has been vacant for some time, we are looking for someone to fill this in 2019.

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### Neighborhood Planning Initiative (NPI) Update

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Jesse Clark is now our neighborhood representative to the City for the Neighborhood Planning Initiative. He shared some information about the status of the project including survey results asking what people liked (walkability, local shops) and disliked (parking, traffic, speeding, loss of character, development) about the neighborhood. If anyone in the neighborhood wants to get involved in NPI or has feedback about the project, you can contact Jesse at [jclark@streamla.com](mailto:jclark@streamla.com).

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## Voting

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Ballots were handed out and collected to vote on officer positions: President, Vice President, Treasurer and Secretary. Also, members voted on whether to continue with the Climate Action Committee and Conservation Overlay District Committee.

### Results

President:

Jen Morrison: 57

Sabrina Zunker: 13

Vice President:

Emily Clark (uncontested)

Treasurer:

Brian Friel (uncontested)

Secretary:

Woody Faircloth (uncontested)

Renew Climate Action Committee for one year:

Yes: 68

No: 3

Renew Conservation Overlay District (COD) Committee for one year:

Yes: 62

No: 9

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## Next Meeting

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01/16/2019 at 7:00 pm at Montview Manor.

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## 2019 Board & Committee Contact Information

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President, Jen Morrison	<a href="mailto:southcitypark@gmail.com">southcitypark@gmail.com</a>
Vice President, Emily Clark	<a href="mailto:scpnavp@gmail.com">scpnavp@gmail.com</a>
Treasurer, Brian Friel	<a href="mailto:scpnatreasurer@gmail.com">scpnatreasurer@gmail.com</a>
Secretary, Woody Faircloth	<a href="mailto:scpnasecretary@gmail.com">scpnasecretary@gmail.com</a>
Zoning, Rhonda Knop	<a href="mailto:scpnazoning@gmail.com">scpnazoning@gmail.com</a>
Membership, OPEN	<a href="mailto:scpnamembership@gmail.com">scpnamembership@gmail.com</a>
Communications, OPEN	<a href="mailto:scpnacommunications@gmail.com">scpnacommunications@gmail.com</a>