



Visit us at...

<http://groups.yahoo.com/group/SCPNA/>  
and...

<http://www.neighborhoodlink.com/denver/scpna/>

#### President

Jim Slotta  
1685 Steele St. #3  
(303)388-3388  
[jslotta@earthlink.net](mailto:jslotta@earthlink.net)

#### Vice President

Michelle Prescott  
1622 St. Paul St.  
(303)748-9593  
[michelleylance@msn.com](mailto:michelleylance@msn.com)

#### Treasurer

Eileen Heimerl  
1602 Adams St.  
(303)322-8159

#### Secretary

Zora Daniels  
1611 Steele St.  
(303)316-8096  
[tanz01@hotmail.com](mailto:tanz01@hotmail.com)

Sept. 17<sup>th</sup> Meeting Agenda  
10:00 AM @ 1663 Steele-  
Montview ManorPenthouse

SCPNA Officer Reports  
Police District 2 Report  
Committee Reports  
Zoning Discussion  
Presentation by Tamara Banks-  
Mayor's Neighborhood Liaison

## SCPNA NEWSLETTER - SEPTEMBER, 2005

**Plan to attend the general meeting on the 17<sup>th</sup>!**

**We have Tamara Banks, the new Mayor's Neighborhood Liaison there to speak to us! Also, please make every effort to attend the City Council Meeting this Mon., 9/12 @ 5:30 PM. This is about the Main Street Zoning, and our opportunity to voice our parking concerns.**

### A MESSAGE FROM THE PRESIDENT

Everything today is put in perspective by the news from southern parishes: New Orleans as we know it has been totally destroyed! We don't have to imagine it; we see it almost constantly in the news—through pictures, videos, articles, commentaries, and search-and-rescue stories.

Given such a perspective, how do we re-focus on our local situations, other than to recognize the value of this moment, of our situations, of our relationships? Primarily, our thoughts go first to our families and our jobs. After that, we may think about our Neighborhood and our City. New Orleans now screams to us, "All of these are relationships not to be ignored!"

In the midst of severe financial challenges, our City is on the verge of adopting an imaginative zoning plan for its main corridors. South City Park rests against East Colfax Avenue—one of those main corridors; at our July Meeting we registered our concerns about the plan. We voted to insist that the City compromise; the City thus far has refused to budge in the wording or concepts of its plan.

So, what now, South City Park? Will our concerns about future residential parking availability be relaxed through the City's Parking Commission efforts? Should we take better stock of JUST HOW MANY CARS LIVE ON OUR STREETS? There are other pressing issues such as crime confronting us as well. Be the Change!

And celebrate what we have! Saint Paul Street neighbors that knew one another got together last week. This week, Adams Street neighbors are having an inclusive Block Party. What can our association do to encourage these types of gatherings? For isn't it in the knowing about something and the discussing of it with others that care happens?

We meet next on the morning of Saturday, September 17<sup>th</sup>. Hope to see you there!

...Jim Slotta

**THANKS TO WILLIAM BOWMAN AND WASHINGTON  
MUTUAL FOR PRINTING OUR NEWSLETTER!**

## JULY 30<sup>TH</sup> GENERAL MEETING MINUTES – CONDENSED

About 100 people were present including guests. The main topics of the meeting were the "Pinnacle" development project at the former Mercy Hospital site, and the "Main Street Language Amendment", an ordinance intended for use to rezone East Colfax Avenue and other Main Street areas of the city. A vote by ballot was taken at the end of the meeting to determine South City Park's level of support for the new ordinance.

SCPNA bank balance was reported at \$1,720.07. A motion was made and passed to contribute \$50 to Inter-Neighborhood Cooperation's (INC) Dollar Dictionary Drive—a dictionary and a thesaurus for every 3<sup>rd</sup> Grade DPS student.

### THE "PINNACLE" PROJECT

SCPNA residents on the Design Review Committee for Mercy Hospital site redevelopment are Michelle Prescott and Ethan Parker. Ethan described the plans for two high rises—called the "Pinnacle" project—as exciting. Representatives of the Opus Group talked briefly. They showed a 3-minute "virtual reality" video, which superimposed the eventual buildings onto the existing site. Groundbreaking is scheduled for December/January. A 30-month construction period will follow. A sales office is now open on Fillmore Street, near 17<sup>th</sup> Avenue.

### THE "MAIN STREET LANGUAGE AMENDMENT"

Format for discussion of the topic—before a neighborhood vote by ballot was taken—included a fifteen minute presentation by Senior City Planner Katherine Cornwell, two presentations totaling fifteen minutes by South City Park residents Tom Morris and Tom Rutter, and a series of two minute comments and two minute question/answer combinations from those in attendance. Penelope Zeller as Timekeeper helped move things along!

Ms. Cornwell and co-project manager Steve Gordon led the group through a review of the 25-page ordinance, copies of which were distributed. She explained that the Language Amendment gets Main Street zoning on the books; a map amendment process will follow to change the zoning along the street. She reviewed three types of zoning "districts", MS-1 (Main Street 1) being the lowest density, MS-2 the medium density, and MS-3 the highest density district. Parking requirements for all districts would be one off-street space per 500 SF of business area.

Messrs. Morris and Rutter emphasized the potential negative impact of the plan on resident parking in South City Park, since off-street parking requirements were being greatly reduced for bars, restaurants and entertainment centers versus the current requirements. Mr. Rutter further emphasized the potential encroachment issues resulting from the amendment. Their appeal (Question 1 on the ballot) was for the neighborhood to support the amendment only if an additional zoning district "MS-0" was included, equal to the city's proposed district "MS-1" except for retaining current off-street parking requirements of one space per 200 SF of business area. Lowest-density sections of main streets like East Colfax could then have the choice between the two lowest-density district-types. Question 2 on the ballot sought the neighborhood's support for seeking modification of the amendment to better protect adjacent residential-zoned areas from encroachment by main street development.

A spirited discussion and voting followed the presentations. The complete minutes contain more of a description of individual comments; they are available from SCPNA President Jim Slotta.

## COLFAX REZONING

City Council votes September 12th on the proposed zoning change for East Colfax. The zoning change was discussed at length at our July meeting. A vote was taken. The results were as follows:

- 65 Total votes cast
- 11 Support the city's Main Street Zoning ordinance as is
- 46 Support only if additional zone category "MS-0" is added and applied to our Colfax district, which will retain the existing parking requirements for restaurants, bars and entertainment venues.
- 8 Oppose with or without changes
- 0 Did not vote on the ordinance
- In a separate vote, the neighborhood voted as follows:
- 58 Yes to seeking modifications to strengthen encroachment protection for adjacent residence areas
- 2 No to seeking modifications re. encroachment
- 5 Did not vote on the encroachment issue

The council "Blueprint Denver Committee" voted to forward the zoning change to the full council without the higher parking requirements or a solution to the encroachment issue. It is clear that council is poised to approve this language.

## **NEW SCPNA SECRETARY**

Zora Daniels, who lives at 1611 Steele Street, has offered to fill the Secretary position which has been vacant since Sue Saunders' resignation for personal reasons several months ago. Let's all welcome Zora to the position. Several of us have been covering secretary duties during the vacancy, and we will allow Zora to 'ease' into the assignment at her own pace. Her contact information:

1611 Steele Street, (303)316-8096, tanzy01@hotmail.com

## **New Block Captains-1500, 1600 Blocks Cook Street, 1500 Block St. Paul Street**

Candy Klingenstein has moved to Aurora. She is renting out her home at 1515 Cook.

Twila and Jonathon Warner are the new Block Captain team for 1500 Cook Street.

Contact Info: 1521 Cook Street, 303-329-3601, twilawarner@yahoo.com

M. K. Smith has moved from 1641 Cook to the Lowry neighborhood.

Mardi Mathers, who preceded M. K., will return as Block Captain for 1600 Cook Street.

Contact Info: 1650 Cook Street #4, 720-207-1980, mardi\_48@tmo.blackberry.net

Gretchen Parker and Pat Carr have resigned from their co-Block Captain roles.

Richard Gonzalez is the new Block Captain for 1500 St. Paul Street.

Contact info: 1560 St. Paul Street, (303)316-9772, richardgonzalez@att.net

Thanks to Candy, M. K., Gretchen and Pat for jobs well done! Welcome to Richard, Mardi and the Warners!

## **NATIONAL JEWISH TRUCK TRAFFIC**

**This article is submitted to demonstrate the effective use of Block Captains in our neighborhood. It is a memo from 1500 Garfield Block Captain Phil Mann to Garfield residents. As it developed, the construction traffic was randomly coming down many of our streets. Phil's actions were instrumental in resolving the issue. Way to go, Phil!**

Dear Neighbors,

No doubt most of you have noticed the semi truck traffic on Garfield Street over the last couple of weeks. This traffic is the result of the construction project currently underway at National Jewish Hospital. Some of our neighbors have voiced their displeasure at the noise and fumes generated by this traffic, not to mention the difficulty in navigating cars around the trucks.

This situation precipitated a meeting at National Jewish Monday, August 28 between J. Verne Singleton, Executive Vice President of National Jewish, representatives from the Weitz Co. the general contractor on the project, and South City Park Neighborhood Association representatives. S.C.P.N.A. representatives included President Jim Slotta, Treasurer Eileen Heimerl (who volunteers at the hospital), Katie Zizzi (1600 Garfield block captain) and Phil Mann (1500 Garfield block captain). At the meeting Jim Slotta explained the neighborhood's concerns regarding the traffic, and pointed to the S.C.P.N.A efforts with the Hospital Redevelopment project on 17<sup>th</sup> Avenue as an example of the benefits of a dialog between residents and construction management. The tone of the meeting was cordial, and Mr. Singleton and the representatives from Weitz were apologetic for the disruption, and expressed their interest in finding a solution to the problem.

The Weitz representatives explained that major excavation at National Jewish is tapering off, and that they would instruct their subcontractor not to use residential streets to access the construction site. Representatives from both the hospital and the construction company pledged to keep the lines of communication open for the duration of the project so that any further issues that may arise can be addressed quickly.

## **TOURISM TAX BALLOT ISSUE**

(The following article has been submitted by the "Tourism Pays!" campaign. It is presented for information purposes, and doesn't necessarily reflect the stand of SCPNA.)

Tourism is one of the most important industries in Denver. It supports thousands of jobs and generates millions for our economy. Tourism also supports our restaurants, retail shops, museums and other cultural amenities that we as residents enjoy.

But tourism is a competitive business. And every day Denver is competing with other cities, other countries, cruise lines and resorts for convention and tourism business.

To stay competitive we must be able to advertise and market in order to attract new visitors to our city. But ... believe it or not Colorado is one of the very few states in the nation that does not have a permanent and sustainable tourism marketing program - and that has put us at a competitive disadvantage.

In order to meet this challenge the hotel and lodging industry has stepped up to the plate and proposed a 1% increase in the tax on hotel rooms. This small increase, only \$1 on a \$100 room, will generate an additional \$4 million a year that will be dedicated solely toward marketing Denver as a convention and tourism destination. A small 1% increase will still keep Denver in the middle of the pack when it comes to overall hotel costs - so we will still be affordable - while generating important marketing dollars.

And the best part is ... since the tax will only be placed on hotel rooms, the vast majority of the marketing dollars will be generated by visitors themselves.

WE believe this is an important - and smart - way to help keep our tourism industry strong and continue to pump millions of dollars into Denver's economy. We hope you will join us by voting Yes on 1A.

## **SCPNA ZONING COMMITTEE MEETING**

The Denver Zoning Code affects us all by helping to preserve the character and livability of our homes and neighborhood. For example, zoning regulations are what prevent you or your neighbor from converting a home into an auto body shop, breeding pot-bellied pigs, or from adding a lovely 3rd story addition or 15' high fence that forever blocks all of your winter sunlight.

Every time a South City Park property owner applies for a building permit with proposed changes that are in conflict with the Zoning Code, SCPNA (and all other Registered Neighborhood Organizations) is notified. We receive the name and address of the property owner, a description of the changes he wants to make, and notice of the date and time for a hearing before the Board of Adjustments. This powerful City Board has the power to allow or deny permits that conflict with zoning regs. We are invited to attend the hearing, and testify as to what position SCPNA has taken with respect to the issue at hand. Neighborhood positions generally bear significant weight with the Board. Clearly, this 'power' must be used carefully and wisely.

SCPNA receives many such notices every year; two current variance requests are scheduled for upcoming Hearings and we will be discussing the details at Saturday's Assembly. With the new Colfax Main Street Rezoning almost sure to pass, we are expecting an increase in such Zoning issues, many of which may have significant impacts on our neighborhood: the MS Rezone is expected to increase commercial encroachment pressures on South City Park. Dealing with these properly takes time, including research into the particulars of each case, a visit to the site, conversations with the owner/applicant and with neighbors who may be adversely affected by certain changes, securing a 'vote' to establish SCPNA's position and then testifying at the Board of Adjustment hearings.

SCPNA Block Captains, at last weeks meeting, decided that it might be time to form a SCPNA Zoning Committee. Those of us working on this feel that a more formalized approach would be of great benefit. In addition to the tasks outlined above, committee members would consider proposing a set of general guiding principles with respect to zoning for adoption by SCPNA membership. It would also work closely with CHUN's Zoning Committee, a very effective group and a terrific resource to Neighborhoods. I am currently South City Park's rep on this committee.

If we all agree that it is time for us to do this, we'll be looking for a 'Few Good Folks'--who have an interest in Zoning and who want to make what is sure to become an increasingly important contribution to our SCP neighborhood. Tom Morris and myself are happy to continue working on this, and we'll be glad to share our experience with anyone who would consider joining. Contact Tom or me if you'd like to talk more.

Tom Rutter 303.329.9921 Tom Morris 303.333.2983

## **CHOICES, CHANGES AND REARRANGES**

To all our friends, neighbors and associates, ArmAzem has new owners Scott and Malissa Spero effective September 2nd. Scott and Malissa, long time Denverites, have enthusiastically taken over ArmAzem Bookstore and Café from previous owners Blair Dunn and Mauricio Vieira, who after deep consideration have decided to dedicate themselves to Mentor Books a business that Blair has owned for over 13 years. The new owners have lots of Denver coffee house experience and a love of books and want to continue to be your hang out and neighborhood community space.

Please come by to meet Scott and Malissa, ask them who they are, what they know and let them know what you want out of a coffee house, book store and neighborhood business.

As for Blair and Mauricio we will be avid customers of ArmAzem and look forward to being waited on and meeting you there. We want to say we enjoyed your support and thank you for your patronage and friendship.

"To farewells, may they never be spoken, To friendships, may they never be broken"

See you soon,  
Blair and Mauricio