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and...

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

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Jan. 21st Meeting Agenda  
10:00 AM @ 1663 Steele-  
Montview Manor Penthouse

\*Election of Officers

\*Denver Police District 2 Report

\*Plans for the All-Inn Motel  
presented by Jesse Morreale,  
the motels' new owner

**Please see the last article on  
Pg 4 about the Motel**

\*Legacy at South City Park, the  
affordable housing component of  
the Opus project.

\*Delegate, committee reports

## SCPNA NEWSLETTER - JANUARY, 2006

Happy 2006 South City Park! Our next general neighborhood meeting is Saturday, January 21<sup>st</sup> at 10:00 AM at the Montview Manor Penthouse. There is much activity in the neighborhood that we will be hearing about, so please plan to attend!

### **A message from President Jim Slotta...**

#### **SCPNA 2005 Achievements & 2006 Possible Goals**

##### **2005 Achievements**

10 City Park Jazz Events

200 Paid Household Memberships

Block Rep / Reps for Every Block

3 - 4 Block Parties-  
Unrelated to SCPNA

4 Committees-  
Executive, Block Reps, HRC, Zoning

Publicize Meetings- Newsletters, Flyers  
Emails, Conversations

100 Resident Email Addresses-  
(Members & Non-Members)

100 % Printed Newsletters (950)

35 "Yahoogroups" List Serve Users

SCPNA Website-  
"neighborhoodlink.com/denver/scpna"-  
A "Best-Kept Secret"

##### **2006 Possible Goals**

10 City Park Jazz Events

600 Paid Household Memberships

Block Teams for Every Block

15 - 20 Block Parties Co-Sponsored  
by SCPNA

6 Committees-4 Existing + Education,  
Communication

Publicize Meetings-4 Existing + Lawn,  
Signs

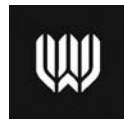
300 Resident Email Addresses-  
(Members & Non-Members)

Printed Or Electronic Newsletters

100 "Yahoogroups" List Serve Users

SCPNA Website-  
"neighborhoodlink.com/denver/scpna"-  
A "Well-Known Resource"

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## November 2005 Abbreviated Meeting Minutes-submitted by Zora Daniels

Jim Slotta opened the meeting at 10:11 am. He introduced the agenda for the meeting to include internal reports, meeting reports, Mainstreet zoning, Project Angel Pride and City Park Drainage project.

Officer's reports were given. Jim laid out his plan for the SCPNA in 2006 including increasing paid household membership, new ways to publicize meetings and new ways to bring the neighborhood together like additional cosponsored block parties. Michelle proposed that we think about how to incorporate the additional neighbors from the mercy and opus projects.

Treasurer's report indicated that there was \$1676.73 in the treasury with \$200 incoming from Wonderland Homes for brochures in the newsletters and no outgoing payments.

Kathleen Butler, Chairperson of Project Angel Pride reported on the status and progress of the project. Over the last 2 years all weather track and field were added as well as new sod and irrigation on the baseball and softball fields. Plans are in place to put in bleachers and add a scoreboard to the athletic field. The Esplanade project will begin with parallel parking and bike lane being added. Berms and Sod will be added to help with drainage. Sullivan gateway project proposal was rejected and will be re-proposed with some changes. The statues will not be included in this project due to cost. Farmers market will not be affected going forward except for next summer due to construction on the esplanade.

Paul and Kate Davis gave a report of the running path initiative in City Park. They are proposing 3 loops (around the park (3.1 miles), internal loop (2.5 miles), inside loop (1 mile). Cu boulder design students will submit designs. The initiative is in the first phases. \$20,000 from business has been raised so far and they are working on grants. The initiative will be tied to the wastewater project and will take advantage of the park improvements funds. It was suggested that they work with other park bordering neighborhood associations to get support.

Leslie Chomic reported on the City Park Drainage Project. She provided details notes and walked the group through the November 16<sup>th</sup> meeting that introduced the proposal and impacts. The project is being undertaken in order to solve drainage in the Montclair Basin. 38 miles of new pipe and storage for drain water in Ferril Lake and the City Park Ball Fields. Using City Park eliminates the need for an 8 x 18ft culvert through City Park and allows for park improvements. Specifically, the lake level will be lowered 2 feet in order to accept occasional overflow (not every rainstorm). Water will drain out in 6-9 hours. Wastewater Management will clean up after storms. Improvements will include Ferril lake improvements including lake edge, preservation of historic integrity, expansion of wetlands, fishing access points, etc. The project is still in preliminary design phase (i.e. budget and schedule could change).

### Schedule

17<sup>th</sup> Avenue: March-May 2006 (1 lane WB, 2 EB with elim. Of parking lane)

Esplanade: Summer 2006

Lake: October 2006-April 2007 (low water period), with landscaping after

### Budget:\$13.4 million

Funding from storm-water utility fees, Urban Draining, Parks Dept. Capital Improvement Program, Public Works Capital Improvement Program, Angel Pride

Additional information can be found at [cityparkalliance.org](http://cityparkalliance.org) - funds are being used to assist with these projects. They need support.

Jim opened nominations for 2006 officers. Jim was nominated for president and seconded. Then, the existing board members were nominated and seconded. Michelle was nominated president, but did not accept stating that she would want more experience. All were in favor of nomination of existing board with one exception.

### **Zoning Board- Tom Rutter**

Tom Rutter discussed the Captial Hill combined association for Congress Park and City Park meeting downzoning initiative. The city is encouraging downzoning of R3 houses to R2. Contact Tom Rutter at [tomrutt3@aol.com](mailto:tomrutt3@aol.com) if you are interested in downzoning.

### **Mainstreet Zoning Ordinance - Tom Rutter and Kevin Jones**

Tom and Kevin were confirmed as permanent Mainstreet Stakeholders by the meeting attendees. Kevin and Tom introduced the Mainstreet Zoning proposed mapping. On Sept 12<sup>th</sup> mainstreet zoning language amendment was passed. Tom went over the map and pointed out the proposed zoning throughout the neighborhood. Specific areas for consideration that were discussed are M3 zoning at the transportation nodes; M2 zoning at hotel area across from homes; buffer needs between M1/M2 and M3 zoning; parking structures; shadowing; Fillmore M2 zoning will allow 65ft that will box in houses and need m1 buffers, etc. Gabriel Kaplan discussed the Fillmore issue in greater detail. Michelle suggested that a letter be written to the mayor on behalf of the Fillmore residents. Language for this letter was agreed upon by unanimous vote.

The Goldberg proposal for Colfax and Madison was discussed. The SCPNA vote at the city meeting was 50% opposed to the rezoning application and 50% in favor. Eileen proposed that SCPNA vote to support the Congress Park Neighborhood position. There was discussion around whether this type of vote was valid since there has already been an official vote. There was a movement that we recast the original vote since there were irregularities in the vote taken previously due to some non-paid members voting. After some discussion a motion was posed to call the question. The vote ended with 15 in favor of supporting Congress park 1 against and 5 abstaining.

## **Neighborhood Dialogues on Homelessness-submitted by Jim Slotta**

Capitol Hill United Neighborhoods (CHUN) has organized a series of dialogues held during February and March, with the subject of homelessness. These meetings will be people talking with people about an issue that weighs heavily on our community and requires a deeper level of understanding from us all. Facilitators will provide factual information, but the dialogues will be shaped and owned by those who participate.

The Institute on the Common Good at Regis University, the Denver Commission to End Homelessness, Capitol Hill United Neighborhoods, the Colorado Civic Canopy and the DU Center for Civic Ethics have partnered to develop this project, intended to engage people at the neighborhood level in a meaningful dialogue about the causes, impacts and implications of homelessness in our neighborhoods.

Participants will arrive at a better-shared understanding about the complex issues of homelessness and its impacts. Small groups will meet four times over the course of 6 to 8 weeks. Each of the four convened dialogues will have an overarching theme with a set of materials and questions to support the discussion. Dialogue groups will strive for diversity, and include neighbors, churches, homeless people, business owners and other key voices. This effort rests on the belief that given good information and a good process through which values, experiences, and ideas can be shared with others, people will come to a better understanding about homelessness, its implications for our community and steps that we can take to address the challenges it presents.

Dialogues will begin in early February and run until the end of March. A wrap up meeting between all participating dialogue groups will take place on April 4<sup>th</sup>.

We would like to know if you are personally interested in the program. Please contact me if you would like to be included on a list of citizens interested in being participants. Jim Slotta - 303-388-3388 or [jslotta@earthlink.net](mailto:jslotta@earthlink.net)

## **Status Report on Main Street Zoning-submitted by Tom Rutter and Kevin Jones**

Main Street Zoning has been adopted and now the City is about to apply it to Colfax—i.e., actually rezone property along Colfax as MS1, 2 or 3. At the SCPNA meeting on November 19 neighbors had an opportunity to review and comment on the proposed Main Street Zoning map. Tom Rutter and Kevin Jones presented the version of the map that was approved by Stakeholders at a recent mapping workshop. Discussion focused on two areas of the map in the Bluebird District between York and Colorado Boulevard and a majority of neighbors voted to recommend changes that will reduce maximum heights from 65' to 35' on several parcels around Fillmore and Jackson Streets. Lower heights will help preserve neighborhood stability at these locations. These recommendations were presented to the staff at the City's Planning Department for consideration.

At two recent Main Street Open Houses the city displayed an alternative version of the Main Street Zoning map that included the changes suggested by South City Park neighbors, indicating that our recommendations are being seriously considered

**YOUR ACTION NOW** is critically important to reinforce the recommendations SCPNA has made. Here's what we need YOU to do: 1. Please call or email Councilwoman Wedgeworth at 303-298-7641, ([elbra.wedgeworth@ci.denver.co.us](mailto:elbra.wedgeworth@ci.denver.co.us)), AND Katherine Cornwell, City Planner at 720-865-2939, ([Katherine.Cornwell@ci.denver.co.us](mailto:Katherine.Cornwell@ci.denver.co.us)), and simply ask them to support the modest changes in the Main Street Zoning Map recommended by SCPNA. That's all you have to say. 2) Then please copy or call Kevin at 303.399.5557, ([kjdenver@comcast.net](mailto:kjdenver@comcast.net)), or Tom at 303.946.0580, ([tomrutt3@aol.com](mailto:tomrutt3@aol.com)), and let us know you've made the contact.

### Another Challenge Ahead

Valiant efforts by your neighbors in the past have resulted in successful re-zoning of large portions of South City Park residences from R-3 to R-2. R-2 zoned properties offer several advantages, including a bulk plane that limits the ability of developers to increase height of adjacent properties. If you don't think this matters, then take a walk in Congress Park between Colfax and 14<sup>th</sup>. Many more rental properties, poorly kept, absentee-owned homes—a sharp contrast to what South City Park has struggled to maintain. In conjunction with the Main Street Zoning, City Council will soon consider a legislative zoning process to rezone South City Park and Congress Park residential properties from B-4 and R-3 to R-2 to limit further encroachment of business property into established neighborhoods. Once again South City Park is at the forefront of zoning considerations that may be applied over time to other portions of the city. Please attend all neighborhood meetings and public forums to stay abreast of these important zoning discussions. Your input will make a difference in the future fabric of our neighborhood and our city.

## **Increase in Property Crimes in the Neighborhood-submitted by SCP resident Rob Hunsley**

There has been an upturn in property crimes in the neighborhood with several recent home burglaries, garage burglaries as well as several cars broken into. Property crimes generally increase over the holidays but it is always a good idea to be vigilant. Several things that you can easily do are:

- 1) Always use deadbolts on entry and garage doors.
- 2) Don't leave unattended doors open as you work or relax in other areas of the house.
- 3) Lock car doors and don't leave valuables or garage door remotes in plain sight.
- 4) Get to know your neighbors. Not just your next door neighbors but others up and down the block.
- 5) Report any suspicious activity to the Police non-emergency dispatch number 720-913-2000.
- 6) Make sure all existing exterior lighting is in working order and consider using timers or motion sensors to light alleys, garages, porches, and back doors.

Remember that most thieves are looking for the easy mark. With a little bit of added awareness and neighborhood cooperation, let's hope we all have a very safe and successful new year!

## **Mercy Redevelopment Recent Design Review-submitted by Michelle Prescott**

A design review meeting was held 12/9/05 to obtain final design approval for the Opus Towers and for a second presentation of the affordable housing component of the Opus project, to be named "Legacy @ City Park South". The towers are to be located on the site at the corner of Fillmore St. and 17<sup>th</sup> Avenue, and Legacy @ City Park South will be located on the site on the West side of Saint Paul Street in the 1600 block. By a unanimous vote, final design approval was granted to Opus, and they are now free to move forward with final closings and city approvals. Sandy Cosner of Buchanan Yoneshewski Group presented Legacy @ City Park South, a 33 unit complex consisting of one and two bedroom affordable units for sale. Previous design review comments were implemented in the current design, and further suggestions regarding exterior aesthetics and lighting were put forth by the design review board. Legacy at City Park South is being developed by Mercy Housing, making the project very meaningful to the neighborhood. Sandy Cosner of BYG and Jim Mercado of Mercy Housing will be presenting this project at our upcoming meeting. Please come and learn more. For a copy of complete notes from the 12/9/05 design review meeting, please contact Michelle Prescott @ 303-748-9593.

## **Proposed redevelopment of the All Inn Motel on Colfax-submitted by Tom Rutter**

Tom Rutter, our neighbor on Milwaukee Street, recently had a meeting with the new owner of the All Inn Motel, to discuss his redevelopment plans for the Motel site. Following is Tom's initial impression. **Please come to the meeting and take part in the discussions surrounding this key Colfax location!**

I met with Jesse Morreale, owner of Mezcal Restaurant, a partner in the Bluebird Theater and the new owner of the All Inn Motel this week and learned some about his redevelopment plans. He plans an upscale luxury "Boutique" Hotel. Many such small hotels have emerged in LA and NYC of late, often locating in 'edgy' neighborhoods such as East Colfax, and targeting a trendy clientele. With room rates averaging \$180-\$200 per night and amenities such as a complete spa and pool, these have been unusually successful, often serving to spur development in their immediate locales. Personally, knowing what I do of Jesse, my initial reaction is very positive. Jesse will be making a presentation as a last minute addition to Saturday's SCPNA Assembly.

As the first step in the redevelopment plan, an application for a Hotel and Restaurant Cabaret/Liquor License will be applied for within the coming week. The Hotel has an existing restaurant--a remarkably intact retro 70's affair--which includes a small stage and dancefloor. Apparently, in times past, this was a Colfax hotspot--John Denver performed here early in his career. As with other liquor/cabaret license applications, we will try to identify any potential negative impacts and seek to enter into agreements of mutual benefit to the licensee and to the neighborhood. It's important that you be here to ask questions and give your input. Please come!!