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**Next General Meeting** Sat., 3/18 @  
10:00 AM at the Montview Manor  
Penthouse, 1663 Steele St.

**THANKS TO  
WONDERLAND AT  
CITY PARK SOUTH  
FOR PRINTING OUR  
MARCH NEWSLET-  
TER!**

**A MESSAGE FROM THE  
PRESIDENT JIM SLOTTA**

Resiliency. An article in this newsletter by South City Park resident Jane Mountain discusses resiliency in relation to the health of communities as well as individuals. At a recent dialogue on the subject of homelessness, I engaged Jane in a discussion of her life work and suggested that she submit an article to provoke our thinking.

An article in the March 5th New York Times magazine describes a prosperous, four-hundred-year-old neighborhood in Amsterdam. Napoleon and Hitler conquered Amsterdam in their separate centuries, yet this neighborhood on the famous Herengracht Canal endured them, post-modern architects, and the multiple rise and fall of real estate prices as well. They had their canal, and we have our park: Is location alone enough?

As Jane's article asks: What does it mean these days for communities to be "places of resiliency"? And what does that have to do with the acceptance of mental illnesses as something other than a "threat"--in fact, to see the understanding of and the successful treatment of mental health as something significantly positive?

Perhaps a resilient neighborhood is made up of people who not only will preserve its gifts, but who also will affirm the diversity of its residents.

One development that got me thinking about all this is the Mayor's 10-year plan to end homelessness in Denver, which will no doubt call on neighborhoods like ours to play a leadership role.

In the midst of ever-present change, how do we remain resilient?

...Jim Slotta

**SCPNA NEWSLETTER  
- MARCH, 2006**

**SCPNA BYLAWS REVIEW AND  
PROPOSED CHANGES**

Certain recent issues have brought to the forefront the need to review and possibly adjust our bylaws. Our bylaws comprise a document recorded with the Secretary of State, and that document guides our Association.

Eileen Heimerl after several meetings with members of the organization presents these suggested changes. Of primary importance are: 1) All officers of the organization must be full time residents of South City Park, and 2) When ballots are used, ballots will be given to all paid members per current data base. Dues may be paid at that time if not on the sheet and then you can vote. Per Denver Municipal Code, membership is available to resident and real property owners. Other minor changes will be presented at our general meeting March 18<sup>th</sup> by Eileen. Input by interested members is welcome and wanted. A vote on these issues will be taken at the general meeting in May.

**MARCH 18<sup>TH</sup> MEETING AGENDA**

Denver District 2 Community Police Officer's Reports.

The Pinnacle at South City Park-Construction Status Update.

Officer and Committee Reports to include discussion of the bylaws, the proposed Leadership Council Model, and Donations to organizations of interest, including City Park Jazz. A vote will be taken as to donation allocation.

New Committee Input and Sign Up.

**WE LOOK FORWARD TO  
SEEING YOU THERE!**

## LEADERSHIP COUNCIL MODEL PROPOSED FOR SCPNA

Over the past months some concerned neighborhood residents have been discussing the potentially overwhelming number of upcoming issues facing South City Park. Some of the pending and on-going issues include Main Street Zoning & legislative down zoning of R-3 properties, East Colfax Redevelopment, the integration of Manual students into East High, the Mercy Development with over 500 new households potentially joining our ranks, the initiatives on homelessness, and the expansive wastewater project for City Park, to name only a few. The dilemma is, with the number and gravity of these issues, it is not possible for only a few members, (i.e. the executive committee and committee chairs), to effectively represent the best interests of the neighborhood. In this spirit, the officers of SCPNA have discussed with others in the neighborhood adopting a leadership council approach to governance of SCPNA. Below are some thoughts on this, and the hope is that more ideas and a lively discussion of the possibilities of this model will follow at the upcoming general assembly on March 18th.

The mission of the Leadership Council will be to foster broad participation and effective communication within the neighborhood for the purpose of implementing a collaborative approach to representation and best serving all the voices of SCPNA. This mission can be accomplished by the council meeting monthly to:

- Identify important issues and areas where the neighborhood association can affect a positive outcome.
- Outline specific tasks required to

accomplish objectives.

- Prioritize issues for committee work and general meetings.
- Allocate human resources to effectively represent the neighborhood.

The vision for a leadership council relies on the participation of committees. Currently SCPNA has three standing committees, (Block Captains, Zoning, and Hospital Redevelopment). At least two more have been discussed - a Membership/Social Committee & one on Neighborhood History. Please join us at the general meeting on 3/18 and help shape the future direction of SCPNA!

## DONATIONS TO WORTHY CAUSES CLOSE TO OUR HEARTS

In the past SCPNA has donated funds to worthy organizations that positively impact the neighborhood. What we have usually done is to vote to donate funds from the treasury to organizations such as City Park Jazz, Project Angel Pride, City Park Alliance, etc. This year we thought it might make more impact if SCPNA pooled the donations of SCP residents. This will allow both individual contributions and the Association contribution to make a much greater impact than numerous smaller donations. Jim Slotta, President, is proposing that SCPNA donate to the following organizations:

- City Park Jazz
- City Park Alliance (Working on the wastewater project and rebuilding of Ferril Lake)
- Project Angel Pride (Working on beautification of the Esplanade at East High)
- Inter Neighborhood Cooperation's (INC's) Dollar Dictionary Drive

- Other ideas....

Please consider bringing whatever personal contributions you would like to make to these organizations and we will add them to SCPNA contributions. Thanks in advance for your support!

## LEGACY AT CITY PARK SOUTH-article by Ricardo Rodriguez of Mercy Housing

Mercy Housing Colorado is proud to announce the upcoming construction of a singular homeownership opportunity, the Legacy at City Park South. Developed in conjunction with Opus Development, the Legacy will feature stylish one and two bedroom condominiums at below market pricing. How, you say? Through the City & County of Denver's Inclusionary Housing Ordinance (IHO), all builders of more than 30 units must set aside 10% of their new homes for sale to households making 95% of the Area Median Income. The IHO was designed to provide homeownership options for families whose income traditionally would have been enough to secure a home within the City; however, the gap between Denver's rising housing costs and salaries have made it very difficult for these working families to live near where they work.

Many renters from City Park South and other nearby neighborhoods are unable to purchase a home in this dynamic community because of high home prices. With sales prices starting in the low \$130's, we are especially hopeful that these people will see the Legacy as a way to stay in the neighborhood, near the jewel of Denver's park system, City Park.

Why Legacy? Almost 25 years ago, the Sisters of Mercy, the same religious order responsible for building & operating the Mercy Hospital, which once stood on this site, founded Mercy Housing. As a matter of fact, the original office of Mercy Housing, one of the nation's

largest affordable housing providers, was within the hospital. As we grew and needed more space, we moved down the street where we had our national headquarters for over two decades. Obviously, this wonderful neighborhood contains many warm memories for us. For more information concerning Mercy Housing, please visit us at <http://www.mercyhousing.org>.

The Legacy has been designed and is being built by the Buchanan Yonushewski Group, one of Denver's finest design/build firms. Their recent work includes the row houses surrounding the Pinnacle towers near East High School, Tower on the Park, near 20th Avenue & Logan, and Chamberlain Heights on Colfax Avenue & Steele Street.

Our sales office, located in front of the building site at 1632 St. Paul will be open as of Monday, March 20th, and we hope you will come by and say hello. Maybe our Legacy can be yours as well. For more information, please call our sales office at (720) 404-7728 or visit us at <http://www.legacyatcityparksouth.com>.

THE LEGACY GROUNDBREAKING IS SCHEDULED FOR MARCH 20<sup>TH</sup> ALSO! WE WILL ASK RICARDO FOR DETAILS ON THE 18<sup>TH</sup>!

**MESSAGE FROM NEIGHBORHOOD LIASON-by Tamara Banks & Monica Martinez  
Office of the Mayor**

We have an active, interactive year ahead, and we want you to be involved! You've heard us talk about Mayor Hickenlooper's desire to continue his neighborhood outreach by coming to your neighborhoods to hold community meetings. Starting in March, we'll do just that with Partnership Denver: Neighbors Building Solutions, six meetings throughout Denver that beckon you to be a part of history and help

share Denver's future. Many of you joined us for "Denver Listens" at the beginning of the Hickenlooper administration. The Partnership Denver meetings will again use interactive key-pad technology to allow instant feedback, similar to what you've seen on "Who Wants to Be a Millionaire". At each meeting, we'll identify specific issues on which to focus for that session and then split into smaller groups for interactive discussions and strategic planning around the issues.

At the conclusion of each meeting, we will have identified partners in community, such as non-profits, businesses, neighborhood associations, community leaders and citizens, who can play a role in initiatives and solutions in your neighborhood. You, our neighbors, are an important part of that team. We hope to see you at one of these Partnership Denver meetings:

SW: Thu., 3/9, 6P-9P @ SW Improvement Council, 1000 S. Lowell Blvd.

NW: Wed., 3/15, 6P-9P @ Academia Ana Maria Sandoval, 3655 Wyandot St.

SE: Wed., 3/22, 6P-9P @ Temple Sinai, 3509 S. Glencoe St.

Green Valley Ranch: Sat., 3/25, 9A-12P @ Rec. Center, 4890 Argonne Way

Central East: Tue., 3/28, 6P-9P @ Johnson & Wales Univ., 7150 Montview Blvd.

Central West: Tue., 3/28, 6P-9P @ Centro San Juan Diego, 2830 Lawrence St.

Please R.S.V.P. to (720) 865-9074 to reserve your space at the meeting in your area.

As we look to the future and bringing you the best customer service possible, the 3-1-1 system will soon be up and running. Starting in July, instead of trying to find the right city phone number from a list of hundreds, all you have to remember is this: 3-1-1. When you dial 3-1-1

on your telephone or when you visit the 3-1-1 website, this state of the art system will get you the answers and information you need, from questions about permits to reporting graffiti. We'll keep you updated as we get closer to its launch. We look forward to continuing our productive relationship with our neighbors during 2006.

**MENTAL HEALTH IN THE NEIGHBORHOOD-By SCP**

**Resident Jane Mountain, M.D.**

In the President's New Freedom Commission, Achieving the Promise, a key message is that mental health is just as important to individuals as their physical health. This report also challenges our communities to be places of resiliency. The report defines resiliency as "the personal and community qualities that enable us to rebound from adversity, trauma, tragedy, threats, or other stresses-and to go on with life with a sense of mastery, competence and hope".

One in five families in our community are affected by mental health challenges in the form of psychiatric diagnoses. This may sound like a high number, but psychiatric illnesses are common. The good news is that psychiatric disorders are highly treatable, with a success rate of 80 to 90%. That's higher than the success rate for heart disease, lung disease and most forms of cancer! Unfortunately communities often have a gap in knowledge about mental health. This gap is often filled by inaccurate information that leads to misunderstanding. Worse yet, many are hesitant to seek necessary treatment for fear that others will label them in a negative way.

In the media those with mental illnesses are often portrayed as a threat to our communities. In reality, a person with a psychiatric diagnosis is more likely to make significantly positive contributions to our communities. That person is likely to be your family member, neighbor, co-worker or friend. When our

communities, schools, workplaces and families give a strong message that those with mental health challenges are valued in our society, individuals are encouraged to obtain treatment. Doing so decreases the burden on our communities of decreased productivity, disability and homelessness.

Community resiliency includes awareness of the one in five families who have mental health challenges. Education about mental health helps our community present a message of inclusion for those who make up a significant portion of our neighborhood. It shows we understand that mental health is just as important as physical health.

Dr. Jane lives on Madison St and is a retired family physician working as an author, publisher and speaker. Her book "Bipolar Disorder: Insights for Recovery" provides clarity and hope for individuals and families. Jane is the founder and director of the Depression/Bipolar Recovery Group of Midtown Denver. For more about her work or to order her book, see her website at [www.beyondbipolar.com](http://www.beyondbipolar.com).

## **SCPNA JANUARY MEETING MINUTES - ABRIDGED**

Jim Slotta opened the meeting at 10:05 A.M. He introduced the agenda including guest speakers on affordable housing at Mercy, Plans for the All-Inn Motel on Colfax and committee reports.

### **Elections for 2006**

Rob Hunsley stepped forward to take over as Treasurer for 2006. Zora Daniels is stepping down as Secretary due to other obligations. There were no applications for the position prior to the vote. The elections were held for the existing board with above changes. The vote was unanimous with 31 members signed in.

### **Officer's Reports**

**Treasurer** reported \$1,510.75 with disbursements of \$18.10 to Tom

Rutter for paper supplies and \$147.88 for newsletter production.

**Jim** gave the President's report including the block captain concept. He introduced 2 new block captains: JP Lawless from 1600 Harrison taking over for William Bowman and Jo Ann Kyle from 1600 Detroit.

**Michelle** gave the Vice President's reports with explanation of the need for more inclusive leadership via an executive council.

**Rob** introduced himself as a new Treasurer and called for member dues for the year.

### **Mercy Housing Project**

Sandy Cosner, Jim Mercado & Ricardo Rodriguez reported on the Mercy affordable housing project at South City Park. Jim Mercado explained the history of the project and the history of Mercy Hospital.

Mercy Housing is the 2<sup>nd</sup> or 3<sup>rd</sup> largest affordable housing developer in the United States and prides itself on quality. Key points from the presentation and questions included the timeline (duration) for the project which will run from March 06 - March 07, increased need for communications over parking issues and needs. The development is geared towards families earning close to the median income (around \$55,000 for a family of 2 or \$65,000 for a family of 3). The goal of the project is to have high quality units that would never be thought of as "affordable". The units will be priced at \$160,000 for 1 bedrooms and \$190,000 for 2 bedrooms.

### **All-In Motel Report**

Jesse Morale gave a report on the near term and long term for the All-In Motel on Colfax. Jesse is the owner of the Bluebird Theater and recently purchased the All-In. He has developed a 2 phased plan for the renovations to the motel. Phase I will take about 1 \_ years and is designed to try and mitigate the immediate problems. This will include more lighting, getting the restaurant open to get more foot traffic in the area. The restaurant will not be a dance club. It is not set up

for it and is not big enough. He will also be looking to get a variance from the city to make surface parking available to the business within a few blocks of the motel. He estimates it will take 1 to 2 years to get through the permitting and planning process. Phase II will move into extensive renovations to make the motel over into a higher end boutique hotel with an upscale restaurant (something on par with Morten's).

**Jim** took a minute to take a vote on SCPNA continuing membership with CHUN and INC. Unanimous vote in favor.

### **Zoning Board Update**

Tom Rutter gave a brief report on the status of the MS zoning. The key point given was that of the changes proposed to the city 75% were accepted. Tom explained that this was largely due to the efforts of Gabriel Kaplan and the Fillmore neighbors. In addition, the city is considering rezoning the area between Monroe and Harrison and between Detroit and Fillmore to R2. This topic will be discussed at the next planning board meeting will be held February 1<sup>st</sup> at 3pm in the Webb Building.

**Meeting was adjourned at 11:50 pm.**

For a complete version of the minutes, please contact Jim Slotta.

### **NOTICE:**

City Park Jazz is looking for a new garage to rent. They would like to stay close to the Park for set up for events. If any one has a garage to rent or share please call Molly Parrish after March 25<sup>th</sup> at 303-388-3766. She will be out of town until then