



## SCPNA NEWSLETTER - NOVEMBER, 2005

Plan to attend the general meeting on the 19th!  
We will be having elections in January, 2006, and will have nominations for officers at the November meeting. Also, please see the article on page 4 about the upcoming meeting about City Park.

Visit us at...

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

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

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**Welcome Zora!!**

Nov. 19th Meeting Agenda  
10:00 AM @ 1663 Steele-  
Montview Manor Penthouse

SCPNA Officer Reports

Committee Reports

Brief Report on Project Angel  
Pride.

Main Street Zoning Mapping

Amendment report by SCPNA

Stakeholders: Discussion of the  
proposed MS-2 zoning at Colfax  
& Madison and vote by members  
to support or oppose. Probable  
vote to support or oppose the  
proposed map amendment.

### **A message from SCPNA President Jim Slotta:**

Strange bedfellows. Two City Council members wrestle over who can attend a meeting, and who can't. Denver Nuggets players Carmelo Anthony and Marcus Camby "foul out" late in a basketball game against the L. A. Lakers—something Marcus didn't do ALL LAST YEAR! (L. A. wins in overtime!) North and South Korea agree to field a unified athletic team for the 2008 Olympics in Beijing. Two of our residents, in vocal opposition at recent neighborhood meetings, seek to bury the proverbial hatchet. Please stay tuned and read on.

This has been a period of great local significance. Decisions are being made every hour, it seems, that have far-reaching effects on our part of town. The quantity of emails and meetings and newspaper articles about East Colfax and City Park is staggering. I urge each of you to stay tuned, and to offer your creative input, as our streets and buildings, and even our trees shudder at the changes taking place. Have you seen all the trees in City Park with little red dots painted on them about chest high? Did you know that when the developer of 1472-1480 Madison Street at Colfax razed two underused homes right behind his also-razed B-4 Colfax storefront, it was reported that he also took out two large, healthy trees?

Here is another Newsletter, and another appeal by me to join us for our Saturday morning General Meeting (November 19th, 10 AM, 1663 Steele Street Penthouse). We plan to have a membership vote on the rezoning application for the 1472-1480 Madison Street properties. Reports galore will give us all a bit of an update on things. And, we can demonstrate to ourselves that, strange bedfellows that we are in this land called South City Park, banded together we can make a difference.

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

## **SCPNA 9-17-05 Meeting Minutes**

President Jim Slotta convened the meeting just after 10 AM. Zora Daniels was introduced as the new Secretary, replacing Sue Saunders. Guest speakers were announced as Tamara Banks-Mayor's Office Neighborhood Liaison, and District 2 Community Resource Officers Michael Rappe and Reyes Trujillo. SCPNA has been asked by East High School's Project Angel Pride and by Parks & Recreation to write a letter of support for their effort to restore the Sullivan Gateway at the intersection of East Colfax and Esplanade, across from the Lowenstein redevelopment project. A small committee of SCPNA members will write the letter. The Treasurer's report indicated a balance of \$1,471.43 in the checking account, and a member total of 175 paid households.

### **District 2 Police Report**

A Business Watch Program will be launched in our section of Colfax, taking the Neighborhood Watch concept into the business community. Eventually the Chief of Police wants to have the program in place from Yosemite to Sheridan. Formation of business association groups is encouraged, as well as dialogue between businesses and their surrounding neighborhood. A terrorism watch program named Operation Nexus will be dovetailed into Business Watch. In response to questions, the officers said that Neighborhood Watch really works, and that blocks should organize with police staffing levels still at 1973 levels due to money restrictions and retirements. District 2 Commander Rhonda Jones has asked for a Colfax "Cop Shop Storefront" staffed by citizens. The officers gave other good advice in the course of their report, such as the need to make out police reports when crimes occur, and to not leave unattended cars running or unlocked.

### **Tamara Banks Report**

Tamara spoke about her role as not to replace City Council, but as another arm of the city government to get information and to help give neighborhoods a voice. Her position is a result of the Mayor's promise to reach out to neighborhoods, keeping them unique while inviting development to grow. She said the Mayor sees the citizens as customers. If you go to the Mayor, you won't always get the answer you would like, but you will get an answer. Tamara's email is [tamara.banks@ci.denver.co.us](mailto:tamara.banks@ci.denver.co.us); her phone is 720-865-9028.

### **Other Business**

Penelope Zeller gave the Capitol Hill United Neighborhoods report. The CHUN Zoning Committee recommended that parking issues be addressed in the Main Street Zoning Language, but the CHUN Board narrowly voted down that recommendation.

Resident Tom Rutter reported on the City Council Hearing of Main Street Zoning Language. No change was made to stiffen the zoning language regarding parking requirements, as was recommended by a SCPNA vote in July. He offered that now we must work with the city to ensure that we don't lose residential on-street parking. He also said that we need to look at developing off-street parking, that we need preferential residential parking during certain hours, and that "Parking Management Districts" will be set up to find options for managing parking, hopefully providing parking garages in our area. A spirited discussion followed.

A motion was unanimously approved to form a SCPNA Zoning Committee, formalizing the hearing and deciding of zoning variance questions relevant to South City Park.

A motion was unanimously approved to support residents Kim and David Benson in their appeal of a denial to build a dormer on their Fillmore Street home.

This summary provided by Jim Slotta. Complete minutes are available on request, or at [www.neighborhoodlink.com/denver/scpna/](http://www.neighborhoodlink.com/denver/scpna/)

## OPINION PAGE

### A Perspective on Change

The old adage of "the only constant is change" is very true. Our neighborhood is currently undergoing rapid and far reaching changes. We as individuals and a neighborhood have a choice:

- 1) Resist and fight change and miss the opportunity to participate in the outcome.
- 2) Embrace the positive and renewing aspects of change, participate in the process, and reap the rewards of a more vibrant, less crime-impacted, less blighted neighborhood.

In my opinion the best way to address some of the long-standing concerns of this neighborhood (crime and prostitution, absentee landlords with under-maintained properties, lack of city allocated resources, etc.) is to encourage new development along Colfax. The best way to ensure a positive outcome is to build relations with those willing to invest time and/or money in our neighborhood. Potential alliances include relations with business owners along Colfax and elected officials and their appointees who are charged with building broad consensus for the public good.

City planners and local stakeholders have spent countless hours working on the Main Street Zoning issue. This is a necessary step to break the auto-dependent mode of building that has dictated development for the last 50 years. Changes that result in a more viable business corridor, however, also bring changes to the neighborhood. Street parking remains the greatest concern for all neighbors. Efforts to develop parking solutions depend on continued communication with allies like Councilwomen Wedgeworth and Robb and efforts by individual property owners. Fortunately South City Park neighbors have the ability to absorb some additional parking by converting under-utilized parking structures into viable garage space. We have an alley system with rear access to most, if not all, residences in this neighborhood. This is a luxury that we easily take for granted but which residents of other cities would love to have.

There are many things we as individuals and neighbors can do to improve our neighborhood. The best things happen when neighbors are involved, connected and passionate about the outcome. The worst happens when neglect, indifference and apathy become the norm. Please consider bringing your voice and opinions to this very important discussion of what our neighborhood will look like in one year, five years, and twenty years. Join the neighborhood association, attend public meetings and discuss events with your neighbors and block captains. Help make our neighborhood, including Colfax, a more livable, safer, and appealing place to call home.

Kevin Jones

### Colfax Rezoning: Heights, Density, Parking, Progress and You

Our November 19 Neighborhood Assembly will be packed with issues that will have significant, long term effects on South City Park neighbors. Your involvement is crucial. How and where will the new Main Street Zoning actually 'show up' on our stretch of the street? Will new developments be limited to 38 feet high, or maybe 65 feet high? Does it matter? How far into the neighborhood will they come? Might we lose houses to commercial expansion? Main Street Zoning is here and we all need to be involved in discussions in order to understand and take effective, informed positions as a neighborhood association.

There will be a report by Kevin Jones and Tom Rutter who attended the November 5 Stakeholders 'main street mapping' meeting and we will want your input. There'll also be a report on the first Parking District meeting—that's the plan to build parking garages to make up for reduced parking requirements under Main Street, and discussions of how to raise money to pay for them. This will affect us all. Finally, we'll probably be seeking a clearer South City Park position on the Colfax Madison MS-2 Rezoning proposal.

If you can only make one SCPNA meeting for the rest of the year...THIS IS THE ONE not to miss. Hope to see you there!

Tom Rutter

### **City unveils plans for City Park**

Denver, CO - The public is invited to an open house to hear about City Park lake and waterways improvement proposals. This will be hosted by Denver Parks and Recreation from 6 p.m. to 8 p.m. on Wednesday, November 16 at the Denver Zoo Gates Center located at 2300 York Street. In an effort to plan ahead, the City of Denver is taking action to move forward with upgrades to the city storm water systems in an effort to minimize street flooding during intense storms. Denver's Wastewater Management (DWM) department needs a site to temporarily store storm water and Denver Parks has a park ideally situated to help out. As a result, city agencies are partnering to improve the lakes and waterways in City Park. DWM and Denver Parks staff collaborated to identify park projects that would serve the needs of storm water control and the improvement needs of park amenities in a way that would maximize benefits to the public enjoyment and use of the park.

There are plans for new amenities like seat-walls, wetlands, bird habitats and fishing platforms. Replacing the asphalt walk-way, rebuilding lake walls, and continuing repairs on the lake fountain would be included. Most of the new storm water pipes and structures will be located under existing roads which would be resurfaced. New irrigations systems and a new pavilion plaza are also part of the project. New storm lines along 17th Avenue and the City Park Esplanade will connect to the system. The project was planned to begin this year but was delayed. Construction would begin spring 2006 on the streets and fall of 2006 in the park. The estimated cost of the project is \$8 million. The public is invited to hear about the proposals at an open house and presentation on Wednesday, November 16, 6 pm to 8 pm at the Denver Zoo Gates Center. For questions about this project, please contact Helen Kuykendall (720) 913-0630 or email at [helen.kuykendall@ci.denver.co.us](mailto:helen.kuykendall@ci.denver.co.us).

### **Background Information**

The Montclair Basin is a large area extending from Fairmont Cemetery to the South Platte River. It includes City Park South, City Park West, South Park Hill, Whittier, Montclair, Hale and Congress Park. An analysis of several alternatives for improving drainage concluded that development of storm water storage facilities would be the most cost effective solution. The study found that City Park was ideally situated in the middle of the basin, with its water features and topography able to provide substantial storm water storage capacity. Denver Public Works and Denver Parks have collaborated to identify park improvements that would serve both the needs of storm water control and upgrades to park amenities in a way that would maximize benefits to the public.

### **Community Update with Tamara Banks**

Hello South City Park Neighbors! What a wonderful autumn we're having in the Mile High City!

As Mayor Hickenlooper's Neighborhood Liaison, I know that each Denver neighborhood is unique with different attributes and different needs, but shares a common interest in the future of our city. We appreciate the active involvement of South City Park residents in issues and opportunities that not only affect your neighborhood, but the larger community as well. As we work to meet the needs of all of our neighborhoods, please keep your eyes open for the following exciting projects underway in Denver.

**Community Development Financial Institution (CDFI)** - The Mayor's Office and the Office of Economic Development are working on creative ways to leverage more financing opportunities for affordable housing, small business creation and expansion, and asset-building services to increase access to higher education and homeownership.

**Neighbors and Filmmakers Working Together** - The Denver Office of Cultural Affairs is working with filmmakers and Denver neighborhoods to create policies that will encourage filmmakers to shoot movies in Denver, while ensuring that our residents and neighborhoods are inconvenienced as little as possible.

**Shaping the Future of Denver** - Discussions are underway about re-zoning along Colfax in the ongoing effort to build stronger, safer and healthier Denver neighborhoods.

**Justice Center** - Internationally renowned architects will be in Denver in late November/early December to present their design vision for the downtown Justice Center and respond to questions from residents.

Thank you for your ongoing participation in and passion for the issues shaping Denver's future. If we can ever be of service, please let me know.

Tamara Banks  
Neighborhood Liaison  
Office of the Mayor