



SCPNA

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Next General Meeting

Sat., 9/16 @ 10:00 AM

Montview Manor Penthouse

1663 Steele Street

September 16th Meeting Agenda

Officer Reports

Mercy Redevelopment Updates:

Opus (Pinnacle), Mercy Housing

(Legacy), Wonderland Homes

Introduction:

Museum CEO George Sparks

Announce:

November SCPNA Elections

Request for candidates

Committee and Delegate Reports

Discussion:

1601 Colorado Boulevard Development

Discussion:

Denver Parking Authority

Vote:

SCPNA Bylaws Revisions

SCPNA NEWSLETTER - SEPTEMBER 2006

A MESSAGE FROM THE PRESIDENT

Your attendance at the September 16 (10 AM) meeting is very important. (See Agenda). There are very meaningful guest appearances, successes to celebrate, information to share, and decisions to make for the good of the association. So, please come if you can!

Below, I outline some of the issues to be discussed at the meeting.

To begin, officer candidates are needed for the year 2007. I have reached term limit by choice, and there are at least two of the other elected officers who have indicated a reluctance to hold office next year for personal reasons.

Our association needs to have these officer positions filled by dynamic neighborhood members. There are many other ways to become involved as well, so please consider these significant means of serving your local community!

Second, an affordable housing development is in the planning stages, with 112 rental units proposed at 1601 Colorado Boulevard. A number of our nearby residents have been actively seeking information about the development. We will receive a report about this matter at the September 16 Meeting, and will consider the prospects of calling a special meeting about this issue. Additionally, there is an article enclosed within this newsletter. Please stay tuned about this important proposal.

Also, our wonderful web site (<http://www.scpna.org/>) is in need of maintenance. If you have HTML capabilities, and you are willing to give a couple hours a month, please volunteer to assist Mr. Greg Kuhn in this effort.

Finally, some good news from the past few months: Our Social Committee's efforts have resulted in many of us walking through local neighbors' back yards on 'garden tours'. These tours have been an inspiration to many of us. South City Park has some truly amazing gardens! In September, a restaurant 'hop' is planned, with information included in this newsletter.

Please, participate in the fun!

-Jim Slotta

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16TH AND COLORADO DEVELOPMENT

Local developer Trademark Communities wants to build a 112-unit affording housing development on the vacant lot at 1601 Colorado Boulevard. The lot includes most of the west half of the block bounded by Harrison Street, Colorado Boulevard, and E. 16th and 17th Avenues.

Since early July, SCPNA officers and neighborhood residents have met three times with City and Trademark representatives in an effort to obtain information and express our concerns.

The lot has been vacant for over two years. The previous owner, a group headed by Craig Nassi, sold its entire interest in the property to Trademark in May 2005. In May 2006, Trademark received the necessary CHFA approval to develop the site for affordable housing. Due in part to regulatory requirements, Trademark must move quickly through the design approval process, which requires 20 city agencies to review the site plan.

The planned development would consist of nine separate buildings, with a four-story maximum height along Colorado Boulevard, and a three-story height along the alley side of the site. Trademark intends to comply with both R-3 zoning and City bulk-plane regulations, and will not request any variances.

Parking will be in a single below-grade structure beneath the entire complex, extending up to six feet above grade, where the first floor will begin. The parking space ratio may be as low as 1.2 per unit (Trademark will be entitled to reduce the ratio from the standard 1.5 because of the affordable-housing designation.) The Colorado Boulevard facade will likely be a stucco and brick look (for a sample, see Trademark's planned project at www.emersonuptown.com.)

SCPNA's representatives have asserted our concerns about increased traffic and other effects on the neighborhood. Trademark plans to have the parking garage accessed by a single entrance on the alley, and has no plan to widen the alley in light of the limited block size.

While Trademark would welcome an access point on Colorado Blvd., the likelihood of their securing the required approval from the State Department of Transportation is very low.

Trademark is willing to join SCPNA in pressing the City to make the 16th Ave. and Harrison intersection a four-way stop. SCPNA will also seek a 'pork-chop' traffic barrier that would assure that traffic out of the alley can only turn east toward Colorado.

Although SCPNA has no "right" to have a say in the details of the development, since the proposed design is within the existing R-3 zoning and the City agencies have full authority to approve the project without our support, SCPNA continues to press Trademark, as well as the City, to be sensitive to our concerns over environmental effects, law enforcement, guest parking, hands-on tenant management, and neighbor-friendly construction procedures.

Continuing developments will be announced at the next neighborhood meeting and posted on www.scpna.org, where you can also read a more detailed description of the project (at "July 5th 2006 Meeting Report").
—submitted by Dave Lichtenstein

WELCOME DENVER'S NEW NEIGHBORHOOD LIAISON

A forwarded introductory email from the Mayor's new Neighborhood Liaison, Amber G. Callender, who is succeeding Tamara Banks in that role. Let us all wish her well and commit ourselves to keeping her informed of things important to us, as well as listening to her input from her important post.

Hello Denver Neighborhoods!

I have been hired as the Mayor's Neighborhood Liaison and want to get each of you my contact information so we can begin working together.

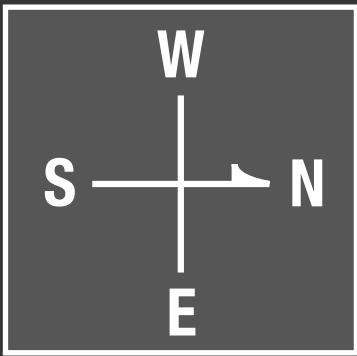
I have worked extensively with neighborhoods as a community organizer and as a City Council aide, and I'm looking forward to helping your groups make a

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meaningful connection with Denver's government.

Many of you currently send our office your neighborhood newsletters.

Please continue! And if you don't yet, please send them to my attention. I also would like to get your meeting dates into a working calendar and make visits to your organization as frequently as possible, so please send me your dates, and note any special gatherings like annual meetings.

I am honored to have been appointed by the Mayor, and look forward to working with you all.

Amber Giauque Callender

Neighborhood Liaison for Mayor Hickenlooper
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NEIGHBORHOOD ASSEMBLY CONGRESS PARK REZONING

A Neighborhood Assembly will be held Wednesday, September 13th, 7 PM at National Jewish-Heitler Hall, 1400 Jackson Street. Two Congress Park rezoning applications have recently been submitted to the Denver Planning Office. The Applicants are numerous homeowners who wish to have their properties rezoned from R-3 to R-2. The first involves homes on the 1300 block of Madison Street. The second involves homes on the 1400 blocks of both Milwaukee and Fillmore Streets. The Applicants would like to share their plans for rezoning and get input from their neighbors. A presentation and explanation of both applications will be provided, followed by a discussion, and then a vote will be taken to gauge neighborhood opinion. (Note: At this assembly you will also learn the benefits of rezoning your home from R-3 to R-2, and the basics of how to submit a rezoning application.)

PLEASE COME TO THIS IMPORTANT MEETING! The current Congress Park efforts have been patterned after our own successful rezoning projects over roughly the past two decades.

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Parking is available on the west side of Jackson Street, in the Patient Parking lot. Enter Jackson Street off Colfax. If you have questions, please call John Van Sciver (303-377-4913) or Wendy Moraskie (303-355-3735).

CO-SPONSORED BY:
Capitol Hill United Neighborhoods, Inc.
Congress Park Neighbors, Inc.
South City Park Neighborhood Association

—submitted by Jim Slotta

1500 COOK BLOCK CAPTAINS

With pleasure we introduce three families that together are representing their block. Thanks to Cindy Good (1539 Cook) and to Cindy McNair (1525 Cook) who join Jon & Twyla Warner (1521 Cook) as a Block Captain team. Our thanks to one and all!

SOCIAL COMMITTEE HAPPENINGS

SCPNA's Social Committee has gotten off to a successful start with their kickoff at Steve's Snappin' Dogs and the garden tours in August. Please plan to join your neighbors for the next event, the Colfax Restaurant

Hop, beginning September 11th from 5:30 to 8:00 at the Goosetown and the Mezcal. You will receive a separate flyer with a complete listing of the Restaurant Hop, which continues through October 30th.

JULY 15TH MEETING MINUTES, ABRIDGED

- Michelle Prescott Carter presided for Jim Slotta as he is traveling.

- Treasurer's Report by Kevin Jones in Rob's absence, with appx. \$1,700.00 as balance and no expenditures to report.

- Mardi Mathers reported on the formation of the Social Committee, with plans for a kickoff event at Steve's Snappin' Dogs, a garden tour, and a progressive restaurant tour on Colfax.

- Park Rangers Presentation**

Dennis and Scott from the Park Rangers Program reported that Rangers are patrolling the parks beginning May, '06 and continuing through October or November, '06. The function of the Rangers is to patrol the parks and educate the public on rules & regulations and to interact with the public in a positive way, making the parks a better experience for the public. There is a dawn to dusk patrol each district, and violators are made aware but no tickets issued by rangers. They disseminate information about rules and regulations to the public. Topics of discussion included scooters in the park, graffiti, a potential dog park, the homeless in the park, the condition of the park and a SCPNA Park Committee.

- CHUN**

Kevin Jones reported a meeting of CHUN regarding the Lowenstein/Bonfils. Signage was an issue on the Esplanade Jr. The scale of the sign was reduced and a variance was granted. The issue of a Liquor/Cabaret License for Neighborhood Flix was discussed. There will be between 120 to 170 person capacity and mostly classic films will be shown. Food and drinks, including alcohol, will be served. They will stop serving alcohol at 1:00 AM. The parking deck and noise were discussed.

The owner's agreed to no alcohol outside. Six Congress Park neighbors objected to the license but had changed their mind since, per Mel Patrick of Congress Park. An agreement was drawn up between the owners of Neighborhood Flix and CHUN, Congress Park and South City Park in exchange for the support of the Neighborhood organizations prior to the license hearing. A motion was made that South City Park should be a signatory to the agreement and the motion was seconded. The vote was 15 in favor of support, 0 in opposition and 1 person abstaining.

- Price Ford**

Katie Zizzi reported Price Ford on Colfax is for sale. She thought the property could be vacant for several months. The property is owned by the Rosen family. Discussion was of the need to clarify the zoning on and surrounding the lots, and make sure SCPNA understands what can be developed there. Concern is encroachment into the neighborhood through scraping of the abutting R-2 structures

- New Development at 16th and Colorado**

A meeting was held with Trademark Communities, the developer of the site at 16th and Colorado, and some SCP residents at Elbra Wedgeworth's office on July 5th. Dave Lichtenstein, Susan Smith, Rob Hunsley and Michelle Prescott attended. Trademark's lot is zoned R3 and is by right, but the developer has agreed to dialogue with SCP. They have a tax credit allocation for affordable housing and are planning 112 units. There will be nine buildings and their current design takes the R2 bulk plane into account.

- Issues concerning the development:**

Traffic, sound, access, income level of renters. There will be an open house with the developers and SCPNA. There was discussion of the pressures placed on single family dwellings by multiunit developments. Blueprint Denver calls for protection of stable neighborhoods including South City Park. Downzoning and interfacing with City Council are defenses for the single family component of SCP.

- The meeting was adjourned at 11:30 AM.

—Minutes taken by Ann Luke and abridged by Michelle Prescott Carter