



PO Box 18375  
Denver, CO 80218  
[www.scpna.org](http://www.scpna.org)

**President**

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

**Vice President**

Roger Lawson  
1608 Cook Street  
303-329-8845  
[katyandroger@comcast.net](mailto:katyandroger@comcast.net)

**Treasurer**

Doña Dodson  
1558 Madison Street  
303-333-2983  
[donadodson@rmpbs.org](mailto:donadodson@rmpbs.org)

**Secretary**

Lesley Millhouser  
1665 Madison Street  
720-524-4277  
[Lesley.Millhouser@gmail.com](mailto:Lesley.Millhouser@gmail.com)

**City Council Representatives:**

Carla Madison (District 8), 303-298-7641  
Carol Boigon (At Large), 720-865-8100  
Doug Linkhart (At Large), 720-865-8000

**Police Community Resource  
Officers:**

Reyes Trujillo, 720-913-1094  
Amy Esten, 720-913-1095

**Next General Meeting:**

Wed., September 17<sup>th</sup> @ 7-8:30 PM  
Montview Manor Penthouse  
1663 Steele Street

**Meeting Agenda:**

(Before/After: Demo of [www.scpna.org](http://www.scpna.org) website)

Introduction of Guests, Announcements  
Brief Presentations of Discussions:

- Police, with Q & A
- East High School Project Angel Pride
- Nominations-SCPNA 2009 Officer Slate
- Plan for Wonderland Homes Empty Lot
- Plan for 2801 E. Colfax (at Detroit)
- New, Old Business Topics

## SCPNA NEWSLETTER - SEPTEMBER 2008

Thanks in abundance to Propaganda Labs and their BluebirdBeat.com for converting our articles into a beautiful Newsletter! Also, thanks to National Jewish Health for sponsoring the printing services! Please come to the September meeting (time/place/agenda below).

**Newsletter Readers,**

With this issue we try something new, for several reasons. There are two not four pages, with many brief articles—some of which are continued at our web site ([www.scpna.org](http://www.scpna.org)). Those not able to visit the web site may obtain the longer printer version on request. Many believe that promoting neighborhood communication is our most important task. If you have not visited our discussion section at the web site, now is a good time. Enjoy the newsletter, the web site, and South City Park Neighborhood with all its gifts. --Jim Slotta

**SCPNA 2009 OFFICER SLATE**

Nominations will be request at the September 17<sup>th</sup> Meeting for SCPNA 2009 President, Vice President, and Secretary. Elections will be held in November. New Officers will assume duties in January. Is it your turn to serve? Are you interested?

**AWARD FOR BLUEBIRD BUSINESS DISTRICT**

*Joint Assembly Set for South City Park, Congress Park  
Neighborhoods*

*Tuesday, September 30<sup>th</sup>, 7 PM at National Jewish-Heitler Hall*  
East Colfax businesses from York Street to Colorado Boulevard have been selected by Denver's Office of Economic Development to receive a Denver Neighborhood Marketplace Initiative (DNMI) Award. Neighborhood input regarding this initiative will be obtained via the Joint Assembly and through an online survey which you can [respond to here](#). The Assembly conflicts with the religious holiday Rosh Hashana, so the DNMI consultant will be happy to follow-up with individuals who cannot attend the forum, when they are available. You can [read the entire DNMI summary article here](#).

**CITY PARK VOLUNTEERS NEEDED OCTOBER 18<sup>TH</sup>**

Enjoy a day with your family, friends and neighbors improving the Mile High Loop trail system in City Park. On October 18th, volunteer to plant trees and help build a series of connecting trails, all the while meeting many of the 750 people who are expected to attend. It would be a great thing for South City Park residents to rally around this event and to get people out enjoying the park! To volunteer, call (303)715-1010 or click [HERE](#) to register! See flyer on next page

**FOR ALL THE LATEST COLFAX EVENTS,  
CLICK THE LOGO TO VISIT:**





# Saturday @the Park

walk  
talk  
eat  
stroll  
amble  
laugh  
learn  
run  
pace  
jog  
stride  
live

October 18 - Denver City Park  
8 AM to 2 PM

## Build@the Park

**Help build** Denver's premier walking and running path, the Mile High Loop in City Park. Improve an historic Denver park and provide more opportunities to walk, run and get healthy. Make a difference for your neighbors and your city.

## Plant@the Park

**Join a crew** or schedule your group to plant trees to green the Park and scrub carbon dioxide from the air.

## Celebrate@the Park

**Dance, talk,** play, learn and laugh with your neighbors. Celebrate your park, your family and a healthy life. Enjoy music, demonstrations, exhibits and fun activities including free admission to the Zoo and Museum.

## Be@the Park

**City Park** is your park. Be a part of making it better. Be a part of a life of wellness. Be a part of your community.

## Information and Sign up

**www.voc.org, 303-715-1010, voc@voc.org**

### Brought to you by:

Colorado Garden and Home Show • National Geographic Maps • Xcel Energy Foundation  
City Park Alliance • Colorado Health Foundation • Kaiser Permanente  
The Kaleidoscope Project • The Park People • Volunteers for Outdoor Colorado

## **THINK GLOBALLY, ACT LOCALLY**

### **DIALOGUES-ASSEMBLY**

*Monday, September 22nd, 6:00 PM, CHUN Annex,  
1290 Williams Street*

Over the past two years, through two series of dialogues--on homelessness and then on affordable housing--four Key Action Areas have been determined for Capitol Hill residents and local business people, in order to influence local development:

- Diverse Housing for Diverse People
- Shaping Policy and Planning that Reflects our Values
- Strengthening Neighborhood Connectedness/Cohesion
- Residential and Local Business Partnerships and Connections

If one or more of these Action Areas resonates for you, please attend this assembly. The design of the dialogues, and the assembly, encourage inclusive participation. For more information, contact SCPNA President Jim Slotta.

---

### **MEMBERSHIP INVOLVEMENT**

It's great to live in a neighborhood where so many people care deeply about our adjacent park. 42 of our 147 members gave a contribution beyond their dues. Park causes included the Fountain, the Mile Hi Loop and City Park Jazz. We donated a whopping \$663 for these three. Only in 2005 was our membership roster significantly higher (228). I believe the Adams Street neighbors were working hard for their downzoning and SCPNA was a force to be reckoned with when it came to protecting our quality of life. The struggle continues weekly. We need you to get involved now. Come to the September 17<sup>th</sup> meeting.

Member households per street: Harrison 12; Jackson 7; Garfield 8; Monroe 7; Madison 20\*\*\*; Cook 8; Adams 13; Steele 24; St. Paul 17; Milwaukee 10; Fillmore 6; Detroit 2; 16th 2; 17th 11.

\*\*\* The 20 Madison Street Member households: 1515, 1526, 1532, 1533, 1540, 1558, 1562, 1568, 1610, 1615, 1622, 1625, 1640, 1645, 1648, 1651, 1660, 1665, 1666, 1676.

*--Submitted by SCPNA Treasurer D. T. Dodson*

---

## **HOW LONG HAS IT BEEN?**

How long has it been since bullets used to land on front porches in the 1500 blocks of Adams and Cook? Whatever happened to the fire station that was supposed to be built in City Park at 17<sup>th</sup> and Jackson? How long has it been since the crap game in the Pavilion closed down?

These are questions to which the answers were supplied by your neighborhood association, South City Park Neighborhood Association. Have you done your share? Are you a member?

Over the years the survival of this neighborhood has depended on the efforts of SCPNA. We were the only neighborhood to oppose the city when it wanted to build a fire station in the park. We were pivotal in helping to block the city when it tried to build the city's aquarium in City Park between the zoo and the museum. The fact that the pavilion is open to the public seven days a week is due to our efforts to block a plan to convert the pavilion to an office building for the Department of Parks and Recreation and to support restoration of the pavilion as a park structure.

It is time for those of you who live in this neighborhood yet do not participate in SCPNA to assume leadership. We need your efforts because people who have undertaken leadership are tired and need a break.

If you believe that this duty is not important ask a long time resident what it was like around here in 1983 with the park open to traffic, the Blue Bird showing porn movies and empty storefronts as common as pigeons.

*--Submitted by Tom Morris*

---

### **CONTROVERSY OVER 2 SCP DEVELOPMENT SITES**

After a period of quiet and inactivity, the SCPNA Zoning Committee is back in action. Two significant development projects that impact our neighborhood have been proposed just recently and each will require the consideration of South City Park Neighbors.

A development company has recently purchased and proposed changes to the zoning\* of the property on the northeast corner of Detroit and Colfax. This is the plot with the large yellow building and the parking lot behind, across from East High School. Another developer has requested a meeting with the SCPNA Zoning Committee to explain plans for the last undeveloped portion of the (Cont. next page)

*(controversy cont.)*

Mercy Hospital project – this is the plot on which Wonderland Homes had proposed building 6 more condo units before running into financial difficulties.

### *2801 E Colfax*

Peter Barnes, a locally based developer, has indicated that he will be requesting\* a zoning change for the property in order to pursue his building plans and since this would require a change to the city's recently enacted Main Street Zoning plan, the SCPNA zoning committee has reacted with concern. He is planning two additional stories on top of the yellow building and to restore some of the buildings architectural features. The firm also wants to construct a 2 story parking garage in the space currently occupied by the parking lot and on top of the proposed garage build an additional 3-4 stories. To do this, the developer will request\* a zoning change from the Denver Planning Board and City Council.

The developer must do this because in 2005, Denver rezoned the properties from Broadway to Colorado Blvd, creating a new zoning designation called Main Street, which focused less on the land use and more on the building design and size. During this lengthy process, stakeholders from across these neighborhoods were consulted about the appropriate zones to assign to these lots. There are three zoning designations – Main Street 1 (MS 1), MS 2, and MS 3. MS 1 allows constructions to 38 feet (about three stories), MS 2 allows construction to 65 feet (about 5 or 6 stories), and MS 3 allows construction to 100 feet, (about 10 stories). Your neighbors on Fillmore (10 homeowners) and SCPNA worked with city planners and a city-wide stakeholders committee to assign the current zoning on this property. The process designated the lot occupied by the yellow building MS 2 and the parking lot MS 1. At the time, all sides felt that, given our neighborhood's character, it would be better to gradually reduce the scale of future buildings as they transitioned close to our homes. The MS 2 language states that building heights on adjacent zone lots are typically greater than thirty-eight feet (38') tall. This requirement clearly does not apply in this case.

The developer of 2801 Colfax is proposing\* to change the parking lot from MS 1 to MS 2, to allow building a 5-6 story parking and office structure rather than a 3 story structure. He will

meet with various representatives from SCPNA, Congress Park, and Capital Hill United Neighbors on Thursday Sept 4 at 6:30 pm at the building in question. While we understand his business needs, the current sentiment among zoning committee members is that after all the work and thought put into zones assigned in the plan, a change is unnecessary and sets a terrible precedent, suggesting that developers and the city can undo all the collaborative work and consensus, which created the plan in the first place.

### *Wonderland Homes*

The property south of 16<sup>th</sup> Avenue between Fillmore and Milwaukee was originally slated for condominium development. Three buildings went up under the direction of Wonderland Homes on the east side of Milwaukee St. But shortly after clearing the property of the larger parcel across from Retreat at the Park, Wonderland Homes ceased the project. The collapse on the mortgage market for borrowers looking for loans between \$200,000 and \$300,000 was especially hard on developments like Wonderland. Since then the company has been looking to offload the property but several deals have fallen through.

A developer and architect have approached SCPNA to request a meeting with the Zoning Committee to discuss their plans for the property. The informational meeting will take place on September 11<sup>th</sup> at 6:30 pm at the Pinnacle Tower. The property has an MOU signed between the neighborhood association and the original purchasers of the property, CPS Investments which places limits on work times but also allows for a review of architectural plans by a Hospital Redevelopment Committee comprised of representatives from each of the developments and SCPNA. The MOU also places limits on the height of the construction.

\* Editor's Note: At the September 4<sup>th</sup> informational meeting, the developer announced that he has decided **not to seek a zoning change**. The existing structure will be razed and a new structure will be built in accordance with existing zoning—i.e., “Use by Right.” Stay tuned!

*-Submitted by SCPNA Zoning Committee member  
Gabriel Kaplan*

---

## **SUMMARY OF THE JULY 16<sup>TH</sup> 2008**

### **SCPNA General Meeting**

The meeting with 77 attending was held in the Montview Manor Penthouse, 1663 Steele Street, at 7 PM.

#### ***Tent State University***

Adam Jung and Zoe Williams from the organization Tent State University (TSU) attended the meeting to discuss and field questions regarding their conditional assembly permit for an estimated 20,000 college-age peace protesters to gather (and possibly camp) in the Southwest corridor of City Park for four days during the DNC in August. They handed around a yellow flyer detailing the various conditions that must be met by August 8<sup>th</sup> in order to officially obtain the permit, including a comprehensive plan for managing noise and trash collection, providing adequate toilet facilities and drinking water, detailing vendor activities and logistics for setting up/taking down of temporary structures, and addressing security and parking issues. Here is a summary of their responses to the Q& A: The area TSU will encompass York Street to 22<sup>nd</sup> Ave to Steele Street, excluding the tennis courts and playground. It is a free event open to the public, and the organizers, recognizing younger persons may attend, have encouraged “sensitive” content from musicians/artists. The organizers stress that the assembly is to be that of peace (and actively discourages violent demonstrators from attending). During the four days, there will be marches, music concerts, art installations, and speeches from legislators and activists. Currently the permit does not allow camping, and the park will have to be completely vacated by 11 PM. Attendees are encouraged to park at satellite parking lots outside Denver and use the RTD (or bicycle) into the city in an attempt to reduce parking tensions for local residents and to make the event more environmentally green. Additional police officers will be present, and security will enforce a strict parameter surrounding the designated TSU area at night (concern for the fact the non-emergency 311 number recently wasn’t operational was addressed and will be looked into). Engineering dynamics will be hired to monitor the daily noise levels; concerts will be limited to 2 concerts/day (1.5 hour maximum each). TSU is completely privately funded and promises to return City Park to its original state after the demonstration (they mentioned the hope of mobilizing volunteers to weed and paint benches). Although they estimate

20,000 people, TSU organizers will be structurally prepared for 50,000 people and they have insurance that will help cover unforeseen damage to the park. There will be a health and safety education tent (marked with a red cross) available to all.

#### ***SCPNA Website***

Mike Straka discussed the new SCPNA website ([www.scpna.org](http://www.scpna.org)) that he created. He encouraged everybody to check it out and to email him at [mike@mstraka.com](mailto:mike@mstraka.com) with discussion topics. He also mentioned there a link to a discussion board where residents can register to communicate and share ideas together.

#### ***City Park Maintenance Concerns***

Roger Lawson began a discussion on the current problems with City Park. Jill McGranahan, Director of Communication for Denver Parks & Recreation, and Doug Woods, Director of Parks were going to have an opportunity to field some questions from the neighborhood association. Roger explained that a general consensus has been reached that the current maintenance of the park is unacceptable (Ferril Lake being the final tipping point). He explained that we did not want the park’s management to continue to operate in crisis mode, but rather to anticipate and resolve problems through a systematic approach in advance. He encouraged attendees to not re-hash known problems/complaints with the park’s maintenance, but rather to pose viable solutions. We have been patient. Now we want solutions. We want City Park to look at least as good as Wash Park! Several people voiced questions/concerns.

Here is a summary of Jill McGranahan’s responses: The purple playground has been put on the Capital Improvements list and will be completely replaced within 2 years. A request has been filed with Public Works to step up number of street cleanings in the areas where geese most congregate. The algae issue on Ferril Lake has been actively pursued—the fact remains that this is the hottest, driest year in Colorado history creating the perfect storm for the algae bloom. To avoid a fish kill off, copper sulfate has been used in conjunction with manual (machine and human) sweeping of the lake. The fire department is going to add water to the lake to help sink the algae and get the fountains running again. Final payment to the previous

*(cont.-next page)*

*(Summary—cont.)*

contract company has been held (for poor job performance). The money is being diverted to resodding the east side of the lake. An extra crew is coming in to make repairs on the irrigation system—eventually the entire irrigation system will be replaced. She will find out the hours the park rangers are on duty. She complimented SCPNA for being active and concerned about City Park and said they do not want to be the black eye of the DNC.

Here is a summary of some of Doug Woods' responses: He explained a bit of how the park system is organized. He said City Park has an antiquated irrigation system, which explains a lot of the brown grass this year—one sprinkler head can collapse the whole system. Xcel's cut power line also greatly affected their ability to adequately irrigate the park for several weeks. He assured us that he has a devoted and dedicated work staff. He wants City Park to get the same recognition as Central Park. Doug explained that 20-30% of his staff's time went to cleaning up garbage and vandalism and encouraged residents to report such violations, although he also acknowledged such activities are rarely punished. Additional trash receptacles are not necessarily the answer as it sometimes generates more mess—suggested park goers “pack out” their garbage. City Park has hired a wildlife ecologist to help with some of the geese issues, and he concedes that a lake water management plan is necessary (although he believes they are compliant with Regulation 84, which pertains to laws governing reclaimed water control). A large portion of City Park's budget goes to playgrounds, flowerbeds, and restrooms.

Roger concluded this portion of the meeting. He believes it heartening that so much effort is being put in the park, but concludes there is still a systems problem. Asks that the park officials take away from this meeting to stop spending money on duct tape, and suggested that maybe they don't have enough staff. He encourages them to fix the systems problems. Focus on regular maintenance. He then asked, what can we [SCPNA] do? 1) Have summit meetings in which the neighborhood organizations and City Park Alliance are represented including Parks Department; 2) Can we organize a volunteer program? Why can't we adopt a sidewalk? We have to get actively involved in the park. Pick up the trash; 3) Write a formal letter of concern in which we ask for certain systemic changes.

Jim Slotta suspended the final issue on the agenda (reports and new business) and announced that the next meeting would be the 3<sup>rd</sup> Wednesday of September. Dona Dodson moved that the association send a formal letter of concern about the condition of City Park to the mayor. Roger L. seconded the motion. Approval passed with one opposed vote. No abstentions.

Carla Madison, City Council Rep for District 8, made herself available for questions after the meeting.

*--Submitted by SCPNA Secretary Lesley Millhouser*

---

### **FOUNTAIN COMES TO COLORFUL LIFE!**

Everyone must see the color display restored to Ferril Lake's Electric Fountain. When it recently came to life, our property values went up! Well, at least that's how much I like it! The City Park Fountain performs nightly every hour and half hour beginning at 7 PM, i.e., 7 PM, 7:30 PM, 8 PM, 8:30 PM, etc. The last performance is at 10 PM. This will continue until the end of September, when the fountains are turned off for the winter.

*--Submitted by Jim Slotta and Doña Dodson*

---

### **THANKS TO GENEROUS SCPNA MEMBERS**

As Dona Dodson's article mentions, 42 of our 147 member households gave a contribution beyond their dues to other local causes. Here are the totals:

\$370	City Park Alliance--Electric Fountain
\$120	City Park Alliance--Mile High Loop
\$173	City Park Jazz
\$ 46	East High School Project Angel Pride
\$ 36	Teller Elementary School
\$ 23	INC Dollar Dictionary Drive
\$ 14	Capitol Hill United Neighborhoods

---

\$782 Total for seven causes. Thanks to all.

---



## **SECOND ANNUAL BOO AND BREW SCHEDULED**

Boo and Brew on Colfax Avenue is back!



**October 31st**

Big Kids Halloween Party, Crawl the six Bars, costume contest, prizes

**November 1st**

Boo and Brew II, trick o treat on Colfax Avenue for kids and parents

---

## **WHAT'S UP WITH NATIONAL JEWISH HEALTH?**

Our neighbor with the "#1 Ranking" has changed its name from National Jewish Medical and Research Center. They also have a new brand, logo, and advertising campaign.

National Jewish Health is a good neighbor. They are sponsoring the printing of this newsletter, and offer meeting space to the surrounding neighborhoods, including South City Park. We hope to also be a good neighbor by availing ourselves of the volunteer opportunities, health care, and health education offered.

We celebrate their new direction as they usher in a new healthcare era. That's what's up!

Read the entire fascinating story of their new direction and image [here](#).

---

## **OPEN LETTER TO THE MAYOR OF DENVER**

September 2008

The Honorable John Hickenlooper  
Mayor of the City of Denver

Sir,

Now that City Park looks so much better, what's next?

First, congratulations to the many people responsible for the improvements: Juan Marsch and his staff, Parks and Recreation leadership, the Mayor's office, the Light the Fountain crew, the volunteers and active citizens, and City Park Alliance. All came together to reinvigorate a treasured city asset.

Though much has been done, there is still much to be done. We all know an ounce of prevention is worth a pound of cure. The "prevention" I refer to is MAINTENANCE (as in "regular and routine").

City Park residents and users not only want a park that looks beautiful for the Democratic Convention, we want a park that looks good next year and the years that follow. This can only be accomplished by developing a new management system that values preventative maintenance, strategic planning, and is supported by adequate funding. Even though the grass is greener, the flowerbeds are beautiful, and the fountains are operational (and delightful!), one wants to be assured that these are not just temporary and cosmetic fixes meant to put on a pretty face for the convention and "soothe the savage citizen." We all realize that serious problems still await attention.

South City Park Neighborhood Association will call upon City Park Alliance to sponsor and facilitate a "Summit Conference" with the Parks Department and neighborhood associations with the goal of establishing and implementing a maintenance system that will enable City Park to rightfully claim the title: "Crown Jewel of the Denver Parks System".

We welcome and encourage the participation of your office.

Respectfully,

Roger Lawson-for the residents and leadership of SCPNA

---