



Hi, Neighbor!

Joel Noble, CPN President

The flowers are coming up, the flickers are drumming, and the days are getting longer – it's spring in our beautiful neighborhood!

This Month's Meeting

This month, we'll talk with **Councilwoman At-Large Deborah Ortega**, and hear about the city priorities she is championing. Councilwoman Ortega, along with Councilwoman Robin Kniech, represents all of Denver, ensuring that a city-wide perspective is maintained.

We will also welcome winners of the recent **Welton Design/Development Challenge, Palisade Partners** and **The Rossonian Development**, with two of the five projects selected for assistance with development expenses. Additional winners have been invited but have not confirmed at publication time. Join us in welcoming and encouraging the revitalization of this important corridor!

We also have two "get out and moving" topics to welcome spring. **Rachel Holtin** will introduce us to **Walk2Connect**, a Colorado based social enterprise taking individuals and groups on a variety of custom built and themed walking trips to improve personal, social and communal wellness. They also work with residents, community leaders, public officials and visionaries to support improved walkability efforts throughout urban, suburban and rural neighborhoods.

John Hayden will update us on the progress and next steps in implementing **Denver Moves** – the City's plan for im-

proving bike and multimodal connectivity throughout Denver. We will review the proposed bike network improvements in northeast Denver, review the bike facility types, and gather input on what should be worked on next.

Last Month's Meeting

What a great meeting we had in March! Two business introductions were made – the wonderful and affordable **Work & Class** restaurant at 2500 Larimer, and the exciting **Fashion Design Center** at 3200 Larimer Street. Both were very warmly welcomed by the full house.

Adam Gordon, Rob Dick and Kathy Crawford introduced the work they're doing to reactivate the historic Temple Emanuel site at 2400 Curtis Street, with a variety of arts related tenants, a possible restaurant on the ground floor with outdoor seating along 24th Street, and performance space on the upper floor. While the specific tenants aren't yet final, it was clear that they're taking a very practical, well-grounded approach to renovating the structure, being sensitive to the historic character and making good business decisions in a series of phased improvements. You may have seen that the building is getting a new roof already, as this was the highest priority project to protect the building and make it usable. They also confirmed that they are supportive of working with the neighborhood to extend our Landmark district to include this important site, giving it the protection that it deserves.

And finally, our neighbor Seku introduced his plans for **Menz Clothing and Sport**

Continued on page 2

Curtis Park Neighbors Meeting Thursday, April 3rd

Hope Communities, 2543 California St.

6:30 p.m. Meet & Greet (with snacks)

7:00-8:30 p.m. Main Agenda

1. Introductions
2. Councilwoman At-Large
Deborah Ortega
3. Welton Challenge Winners
4. Walk2Connect - Rachel Holtin
5. Bike Facilities - John Hayden
6. Curtis Park Home Tour Update -
Gerald Horner
7. Open Topics

Curtis Park Safety & Security Meeting "Graffiti"

Right before the CPN Meeting!

Thursday, Apr. 3rd, 6:00-6:45 p.m.

2543 California Street

CPN Board Meeting

Monday, Apr. 21st, 6:00-7:30 p.m.

2543 California Street

Always open to neighbors

Denver Cleanup Day

Saturday, Apr. 26th, 9:00 a.m.-1:00 p.m.

Mestizo-Curtis Park

Next CPN Meeting: Thursday, May 1st

Hi, Neighbor! (continued)

Apparel on the 2700 block of Welton Street. With rotating collections of clothes to appeal to the widest possible audience, the store is targeted to open in time for Juneteenth 2015. The concept is focused on business and marketing training, with the participants becoming the owners of the store.

Our Parks

Neighbors filled the gym at Family Star Montessori on March 18th to hear about plans fulfill the community's vision for the **activation of Mestizo-Curtis Park**. Introduced by CPN Boardmember Geraldolyn Harris, the Trust for Public Land and Denver Parks & Recreation described a multi-phase implementation, starting with the replacement and upgrade of the playground equipment this year. With a \$300k budget from the Trust for Public Land, community meetings on the design of the playground will be announced soon. The playground will have approximately the same footprint at the same location as today. Future phases of parks improvement will depend on Parks & Rec upgrade of the irrigation system in the park, which they are in the process of estimating and prioritizing on next year's capital improvement plan.

Great parks are parks that are used and cared for. Please join us for the April 2nd clean up of Mestizo-Curtis Park – meet your neighbors, enjoy the spring weather, and show your commitment to using Denver's first park! **Get the details at EW below.**

Have you been by **Sonny Lawson Park** recently? The playground is installed and the fitness equipment for grown-ups is being placed! We hope to hear a grand re-opening date soon!

Denver Cleanup Day at Mestizo - Curtis Park

Let's celebrate Denver Cleanup Day at Mestizo - Curtis Park. Join us on Saturday, Apr. 26th from 9:00 am - 1:00 pm.

- Tree Mulching
- Ground Cleanup
- Raking

Zoning Code Topics

Right before we went to press, **City Council voted to approve an "omnibus" set of improvements to the Denver Zoning Code**. Long awaited, this includes many changes that help compatible development in neighborhoods like Curtis Park. Many of the changes were corrections – such as allowing rowhomes on corners to have their entrances along the side street. In addition, **a Curtis Park specific change allows more flexible creation of Accessory Dwelling Units (often called carriage houses or alley houses) up to two stories in our Landmark districts, without bulk plane limitations**. Based on the number of inquiries I get about this, I believe there are many people looking to build these to accommodate extended family, allow for an on-site caretaker, or provide rental income. As with all new development in the historic district, design and materials will need to be approved by the city's Landmark Preservation Commission -- our CPN Design Review committee can help with advice in navigating that process.

You may also have noticed rezoning signs on Welton Street in recent weeks. Councilman Brooks is bringing forward a "legislative" (council-initiated) **rezoning of the three upper blocks of Welton Street to "C-MX-5"** -- a five-story mixed-use district. This is consistent with what the neighborhood supported in the extensive community meetings leading up to the creation of our new neighborhood plan, the *Northeast Downtown Neighborhoods Plan*. The Landmark district on Welton remains in place, and any tall development on Welton behind our residential zoning on California must "step down" towards the alley due to "protected district" rules. Please let me know if you would like more information about this.

- Sidewalk Edging
- Table and Trashcan Painting
- Sign Replacement
- Garden area cleanup and much more!

Contact Geraldolyn Harris to volunteer or donate at **Geraldolyn@gmail.com**.

DHA Announces Development Partner

The Denver Housing Authority Board has selected **Treehouse Development** to partner with for the **design and construction of for-sale housing on the 2500 and 2600 blocks between Lawrence and Arapahoe, above the Sustainability Park**. Treehouse has engaged the services of **Tres Birds** architects, who also worked in the neighborhood to reimagine the Horse Barn at 33rd/Arapahoe for use as the Posner Center for International Development. Want to get involved in design discussions and input? Join the DHA / Curtis Park Community Advisory Committee – see the back page for details!

Enterprise Center Site

Integral is in talks with a strategic partner to reactivate the **Enterprise Center building at 30th and Arapahoe**, and we expect to hear more in the next few weeks. Integral purchased the site from the City a few months ago, and sold the east corner closest to the park to McStain Neighborhoods, which is building four for-sale houses, and the north corner with the Epworth Church and parking lot to St. Charles Town Co. who joined us at our January meeting. The reactivation of the Enterprise Center is the last step in bringing life to the formerly vacant parts of the block, and we look forward to community involvement in working with Integral and their partner for how this building will be used and can be a benefit to the area.

This is really an exciting time in so many ways. Please join us on April 3rd to meet some great guests and connect with neighbors!

- Joel Noble



News, Information, Announcements & Happenings

Update on Manual High School

Manual High School has recently gone through some changes with a new Principal, Don Roy, coming on board in January. The community is invited to participate and share their perspectives regarding the future of Manual High School.

Manual High School is not closing, but over the next few months, there will be meetings and processes in place to help inform Manual's future. Denver Public Schools has formed a **Manual Thought Partners** group which is meeting six times before the end of the school year and this group consists of Manual parents, students, teachers as well as community members and education leaders. This group is tasked with soliciting community input and providing critical feedback into Manual's existing structure and its future structure. Part of this important work is gathering information and feedback from the greater community.

DPS will be hosting two large group community meetings. The first meeting is on **Tuesday, Apr. 15th, at 5:30 pm at the Vickers Boys and Girls Club at 3333 Holly St** where the community will hear from the Thought Partner Group as well as from the Near Northeast applicants that are submitting proposals for school plans that would begin in the 2015-2016 school year.

The second meeting is on **Monday, Apr. 28th at 5:30 pm at Manual High School** and will focus on suggestions for the 2014-2015 school year as well as evaluating the pros and cons of the proposed future school plans.

A light dinner and childcare will be provided for these community meetings. For questions about this process, contact Amber at (720)423-3242 or email amber_callender@dpsk12.org.

Rocky Mountain MicroFinance Institute Upcoming Classes - Exploring Business Ownership

Gain tools to develop your business idea and start planning, find the focus you need to move forward and launch your

business and get prepared for our 12 week Business Launch Boot Camp with these 2 free classes.

- April 8th and 15th (5:30pm-7:30pm) at Connections at Mariposa, 1089 Osage St. Denver, CO 80204
- April 23rd and 30th (5:30pm-7:30pm) at Blair Caldwell Library, 2401 Welton St. Denver, CO 80205

To register call (720)941-5037 or email explore@rmmfi.org to get signed up! Additional information is also available at www.rmmfi.org.

Center for Spiritual Living Denver Spring Series

Center for Spiritual Living Denver at Crossroads Theater welcomes you each Sunday during April for our Spring Series, **Say Yes to Life**. If you call yourself spiritual, but not religious, you'll be right at home here. We teach spiritual tools to help better our lives...If you like Deepak Chopra and our friend Oprah, you'll like us. Visit us every Sunday at 10:00 am or at www.csldenver.org.

Wells Fargo NeighborhoodLIFT program

Wells Fargo, NeighborWorks America® and Community Resources and Housing Development Corporation (CRHDC), have joined Denver Mayor Michael B. Hancock to announce the Denver **Wells Fargo NeighborhoodLIFT®** program, an initiative offering \$5.65 million from Wells Fargo to boost homeownership and strengthen neighborhoods in the city's low- and moderate-income areas.

Down payment assistance grants of \$15,000 will be available for eligible homebuyers with annual incomes that do not exceed 120 percent of the Denver area median income with income maximums varying depending on family size and type of loan.

To receive the full grant amount, participants buying homes with LIFT program down payment assistance grants must commit to live in the home for five years

Bella Calla is a flower shop at the corner of 31st and Downing in Curtis Park! We are known for our textural, architectural work and our artistic style.

We do deliveries all over Denver metro, and can also do weekly flowers for your office!

We have RAD terrariums!

303.995.2867

www.bellacalla.com



and qualify for a first mortgage on the property. The down payment assistance grants may also be used to buy a home that needs improvements with a new mortgage purchase 203k renovation loan.

In addition to providing down payment assistance for homebuyers, Wells Fargo will donate \$500,000 to support stabilization efforts in Denver neighborhoods.

A free homebuyer event will be held on Apr. 4th and 5th from 10:00 a.m. - 7:00 p.m. at the Colorado Convention Center located at 700 14th Street. Prospective homebuyers can register and learn more about the program at www.NeighborhoodLift.com or by calling (866) 858-2151.

SCFD Free Days

Denver Art Museum

- Sat. Apr. 5th
- Sun. Apr. 27th

Denver Botanic Gardens

- Tues. Apr. 1st at Chatfield
- Tues. Apr. 22nd

Denver Museum of Nature and Science

- Sun. Apr. 13th
- Sat. Apr. 26th

Clyfford Still Museum

- Sun. Apr. 27th

Find out more at www.scfd.org



Neighborhood Internet Resources

Curtis Park Neighbors on Facebook

Connect with your neighbors, stay informed of timely issues and post information about your event. Visit and "Like" us at www.facebook.com/groups/curtispark/

Curtis Park Neighbors "Announce" Group

Just the basics! We encourage everyone to join this e-mail group. Receive the *Curtis Park Times* & special announcements. Write to: Curtis-Park-Neighbors-Announce+subscribe@googlegroups.com

Curtis Park Neighbors "Notices" Group

Super-detailed! Receive all of the notices that the City and other organizations send to Curtis Park Neighbors. The CPN Board receives this e-mail, and invites you to participate as well!
Write to: CurtisParkNeighbors+subscribe@googlegroups.com

Curtis Park Design Review Committee

Provide feedback and assistance to new development and building modifications in Curtis Park, to help with successful Denver Landmark Commission review.
Write to: cpn-designreview+subscribe@googlegroups.com

DHA / Curtis Park Community Advisory Committee

Provide feedback and guide the Denver Housing Authority's plans for their property holdings in the Curtis Park area.
Write to: CPN-DHA-CAC+subscribe@googlegroups.com

Curtis Park Safety and Security Group

Collaborate on finding solutions to current and long-term safety and security topics in the neighborhood.
Write to: cpn-security+subscribe@googlegroups.com

Resources

Denver City Government

www.DenverGov.org, or call 3-1-1
Alternately: (720) 913-1311

Blair-Caldwell Library

2401 Welton Street, (720) 865-2401
Mon./Wed.: Noon – 8 p.m.
Tue./Thu./Fri.: 10 a.m. – 6 p.m.
Sat.: 9 a.m. – 5 p.m.

Denver City Council

District 8

Albus Brooks, (720) 337-8888
Albus.Brooks@denvergov.org
www.denvergov.org/albusbrooks
[facebook.com/CouncilmanAlbusBrooks](https://www.facebook.com/CouncilmanAlbusBrooks)

At-Large

Councilwoman Robin Kniech
Robin.Kniech@denvergov.org
(720) 337-7712
Councilwoman Debbie Ortega
Deborah.Ortega@denvergov.org
(720) 337-7713

Denver Public Schools

(720) 423-3200, www.DPSK12.org

Homeless Outreach

Police non-emergency: (720) 913-2000

Mayor's Neighborhood Liaison

Michael Sapp, Jr., (720) 865-9024
Michael.Sapp@denvergov.org

Police

Emergencies: Dial 911
Non-Emergency: (720) 913-2000
Dist. 2 (above 25th Street) RSO:
Adriel Torres (720)913-1089,
adriel.torres@denvergov.org
Reyes Trujillo (720)913-1094,
reyes.trujillo@denvergov.org
Dist. 6 (below 25th Street) RSO:
John Duran (720)641-1280,
john.duran@denvergov.org
Kim Jurich (720)641-1282,
kimberly.jurich@denvergov.org

RTD

(303) 299-6000
www.RTD-Denver.com
Elected Representative
Barbara Deadwyler, (720) 273-9520
Barbara.Deadwyler@rtd-denver.com

Trash Pickup - Large Items

The next Large Item pickup is Apr 14-18. For free appliance collection, call (303) 430-7142.

Xcel Energy

Electric Emergency/Power Outage
(800) 895-1999

Gas Emergency / Gas Odor
(800) 895-2999

Gilpin Montessori Community Work Day - Thank You!

Gilpin Montessori Public School would like to extend our gratitude to our Curtis Park neighbors who volunteered on Saturday, Mar. 15th for our Community Work Day. Around 70 volunteers consisting of Gilpin parents, students, staff members of the Curtis Park Neighborhood Association, Rotary Club of Five Points, City Church of Denver and Summit Church worked together to paint, build new furniture, organize books, clean up the playground and prepare the Gilpin Gardens for planting. Coffee was donated by Coffee on the Point and a delicious BBQ lunch provided by Rib Runners Catering. It was amazing to see how much was accomplished when we all worked together!

Rotary Club of Five Points Roll Denver

Join the Rotary Club of Five Points for a **Roll Denver** roller skating private pre-party on **Friday, Apr. 18th from 6:00 - 9:00 pm at the Exdo Event Center**. There will be great music, food & drink to purchase, and a silent auction. The cost is \$20 at the door or \$15 plus free skate rental by buying tickets at <http://bit.ly/RollingForRotary>.

Proceeds from the event will fund the win-a-bike programs at Gilpin Montessori and Whittier Elementary to encourage great attendance, as well as Rotary International's End Polio Now campaign. The event is 18+/21+ to drink, and you are welcome to stay for the main ROLL event starting at 9:00 pm.

Curtis Park Neighbors is an officially incorporated non-profit neighborhood organization bringing our neighborhood together to share in preserving the past and future of Curtis Park. We welcome all neighbors in Curtis Park and encourage participation in Curtis Park Neighbors and in the life of the community. Please pass along this newsletter and bring a neighbor to the meetings!



The spirit of the *Curtis Park Times* is to communicate information about topics and concerns of our neighborhood. The opinions expressed do not necessarily reflect the views or policies of Curtis Park Neighbors. To provide newsletter articles or place advertising, contact Monica Lubbert at Monica.Lubbert@gmail.com or (303) 408-1649. The next newsletter deadlines are April 16th for ads, and April 19th for articles.

Special Thanks To

Suzie Ahlers, Rev. Mary Jo Honiotes, Karen Mortimer, Geraldolyn Harris, Benjamin Weeda and Joel Noble for newsletter content. Thanks to Hope Communities for donating our meeting space, to Monica Lubbert for newsletter editing and publishing, to Therese Rasmussen for coordinating newsletter distribution, and many thanks to neighbors assisting with newsletter deliveries.

CPN Board of Directors

Hugh Brown, Eileen Feltman, Sue Glassmacher, Geraldolyn Harris, John Hayden, Josh Kurdys, Marco Martinez, Todd McGuire (Treasurer) Joel Noble (President), Rob Price (Vice President), Eric Ross (Secretary), Julie Rubsam (Fundraising Chair), and Andrew Spinks. Contact the CPN President by writing to jnoble@frii.net or calling (303) 332-8640. Write the CPN Board at curtis-park-neighbors-board@googlegroups.com.