

From: Five Points Business District tjwinchester@fivepointsbiz.org
Subject: TURNING A PAGE IN THE HISTORY BOOK OF FIVE POINTS
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Turning a page in the history book of Five Points...

We are at another milestone in the glorious history of our esteemed Five Points. This year Mr. Charles L. Cousins and Mr. Charles R. Cousins (Brother) were inducted into the Colorado Business Hall of Fame on its 30th Anniversary. This father and son dynamic have always been legendary heroes in our neighborhood and have now been duly recognized in the state's history of outstanding business leaders.

On this momentous occasion, Dr. Renee Cousins King accepted this honor posthumously on behalf of her grandfather and father.

Dr. King, a pediatrician, is the heir of her family's legacy. She is also the founding board member and vice president of the Five Points Business

Improvement District established in 2016 and...this is where we turn the page to begin another chapter in the history of Five Points.

In the era of Brother Cousins and so many other leaders during his time such as Elvin Caldwell, Sr., Norman Harris, Sr., Thomas Bean, and McKinley Harris, they created a five-star community from the 1930s to the 1960's.

We had new leaders emerge from 1970's to the 1990's which included Mayor Wellington Webb, State Representative & First Lady Wilma Webb, Marva Coleman, Carl Bourgeois, Sheila King, Councilwoman Elbra Wedgeworth, "Queen Bee" Harris, Brother Jeff and many others from all walks of life.

Now the stage is set for Five Points to move forward in the new millennium under the leadership of Dr. Renee Cousins King, Mayor Michael B. Hancock, Councilman Albus Brooks, Paul Books, Matthew Burkett, Norman Harris III, Nathan Beal, Cleo Parker Robinson, Denise Burgess, Chauncey Billups, Robert F. Smith, and so many more who have demonstrated a commitment to preserving the legacy of our built environment along with the spirit of our ancestors who had bold ideas and great vision for our community.

In 2010, the Five Points Business District was created as a non-profit organization with the sole mission to revitalize the Welton St. Commercial Corridor for the greater good of the Five Points neighborhood.

We opened our office nine years ago with Wil Alston as the Executive Director and we are closing our office today with yours truly and the invincible, Nell Washington. We are passing the torch to the Five Points Business Improvement District which was our plan for sustainability.

Since 2010, the FPBD operated on grant funding from the City of Denver, the State of Colorado, and philanthropic funds. The long-term plan was to create a sustainable organization for the corridor that would exist on funds raised and controlled by the property and business owners on the corridor. The most viable model to use was a business improvement district.

We successfully created the FPBID in 2016 and the Board of the FPBID, Paul Books, Dr. Renee Cousins King, Nathan Beal, John Pirkopf, and Maedella Stiger have magnificently taken over stewardship of the corridor.

Most of our non-profit FPBD Board members have been with us from the beginning such as Joel Noble, Alison Wadle Corrigan, Ryan Cobbins, Jill Dorancy, Charleszine "Terry" Nelson, David Hicks, and Councilman Brooks.

Anthony Graves was our Founding Board Chairman and he stayed connected with us as an advisor and a neighbor, long after he began serving in Mayor Hancock's administration.

The neighborhood is eternally indebted to the FPBD Board Members for their service and good

works.

The FPBD has been successful during a period where the "stars were aligned" with support from the neighborhood, city & state governments, small businesses and developers. We moved mountains and cleaned the streets. Here is a short list of our accomplishments:

- **Worked with DURA for designation as an urban renewal area to provide TIF increment financing for property owners to develop their land. Generated over \$300 million dollars in development of housing and retail space.**
- **Raised over \$22,000 to replace the 20 historic markers along the Welton Corridor and the Deep Rock Mural.**
- **Worked with RTD to fund studies on the Central Corridor Light Rail Extension from Downing to Blake St.**
- **Initiated the ordinance to re-name the historic district to Five Points Historic Cultural District.**
- **Rezoned the northern section of Welton from 3 to 5 stories as recommended by the Northeast Downtown Neighborhood Plan.**
- **Worked with Landmark Preservation Commission to develop the 144-page customized design guidelines for developers who build in our historic district.**

- **Created the Five Points Business Improvement District that will be responsible for enhancing the infrastructure and promoting the commercial historic corridor.**
- **Replaced nineteen (19) pedestrian street lights on the Welton corridor.**
- **Installed new artistic banners on the pedestrian light poles recognizing the Five Points Business Leaders.**

We closed our office but not our hearts. The non-profit organization is still intact, but they will be dormant for a while to determine their next adventure.

The FPBID can be reached at 720.735.9042 and by e-mail at FivePointsBid@gmail.com.

FPBID Monthly Board Meetings are held the first Wednesday of the month at the Blair Caldwell Library at 2:30pm unless otherwise notified.

Thank you for your participation, encouragement, and support through the years. We need you to stay involved and be Five Points Strong.

**Tracy J. Winchester
Executive Director**

**Nell Washington
Project Manger**

SOPHISTICATED HISTORY
AFFLUENT CULTURE
NEW URBANISM
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