



# Times

November 2018

## Hi, Neighbors!

*John Hayden, CPN President*

As fall has arrived with a little taste of winter, it's time to think about change in the neighborhood. Sometimes change comes abruptly like an early chilling snow storm and sometimes it happens slowly like the slow steady change of colors through the canopy of our trees. Whether slow or fast change will come and we can do our best to direct it in a way that is positive for the people who live in our community.

With this in mind I wish to say a great thank you to Sue Glassmacher who is passing on her role as the head of the Design Review Committee. Sue served as the Chair of this committee since its inception and she has worked tirelessly to ensure that the changes occurring in Curtis Park happen in a way that complement and respect the beauty of our historic neighborhood. One need not look far to see how Sue and the design

committee's work has benefitted Curtis Park. While other neighborhoods have seen entire blocks of original brick Denver homes demolished to be replaced by stucco blocks, Curtis Park has seen thoughtful infill with almost no demolition of historic structures. Please join me in thanking Sue for her hard work. We enjoy the fruits of her labor on every walk through Curtis Park.

At this month's meeting our main speaker will be Councilman Albus Brooks. Albus will address community concerns, answer questions and share plans for a new grocery store and housing on the North end of Curtis Park.

Thanks to everyone who helped with this years Great Pumpkin Party and be sure to mark your calendar for our Annual Holiday Party. December 17th, from 6-8pm at The Posner Center.

## A Note from a Neighbor

*By Sarah Adelman, Curtis Park Resident*

My husband and I recently moved with our then six-week old baby boy and eleven-year old dog from a condo in LoDo to the Curtis Park neighborhood. A couple of Sundays ago we decided to walk to dinner as we'd been unpacking all weekend and hadn't left the property—except for the occasional hardware store run. We passed by a gentleman sitting on his front porch and Eric said good evening. I smiled and nodded. His response took us by surprise. He said,

“Thank you for saying hello. You have no idea how many people walk by and don't say a word.” Other than a few more pleasantries of “Have a good evening” and “You do the same” our conversation ended there. But I wish it hadn't. I wish I would have introduced myself. I wish we would have told him we'd just moved up the block and we're excited to be in the neighborhood. I wish we would have asked him how

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### Curtis Park Neighbors Meeting

**Thursday, November 1st**

United Way, 711 Park Ave. West

(Enter from parking lot at “CoBank” sign)

**6:30 p.m.** Police Update & Snacks

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

1. Councilman Albus Brooks
2. Master Plan Update: Mestizo Curtis Park
3. Update on 27th and 33rd St. Outfall projects
4. Curtis Park Newsletter article writers

### Please Support CPN

Please consider a donation to support the Curtis Park Neighbors and this newsletter. You can make your tax deductible contribution online by visiting [squareup.com/store/CurtisParkNeighbors](http://squareup.com/store/CurtisParkNeighbors).

Also you can mail or drop off a check to our treasurer Todd McGuire at 3162 Champa St.

### Holiday Party!

**Monday, December 17th, 6-8 p.m.**

**at The Posner Center on the corner of 33rd St. and Arapahoe St.**

### Next CPN Board Meeting

**Mon. Jan. 21st, 6:00 - 7:30 p.m.**

**2543 California St, Open to all**

## Note (cont.)

long he'd lived in the area. If we had, we would have learned it was for a lifetime. Before we were born. Before Rosenberg's or The Rolling Pin or Coffee at the Point existed. Before Denver International Airport, the Convention Center, or Coors Field were built. Even before the area was Denver's epicenter of crime, violence, and drugs written off by the local police who refused to cross Park Ave. I imagine knowing your neighbors was more important than ever during that time.

As we walked to dinner, we wondered how we as a community have come to not say hello to our neighbors. Those people who share the same streets as you, go to sleep and wake up in the same light as you. The people who have found their way—of all the ways to move through this life—to the same place as you. I want to live in a neighborhood where neighbors say hello to one another, because if we can't establish friendly communication with those we live with daily, how on earth will we ever find compassion beyond our streets?

One of the reasons we moved to Curtis Park was for the rich history and the pride of neighborhood. We want to raise our child with a sense of place, an innate knowledge of belonging, and an understanding of humanity. I've started saying hello to everyone I pass when on our morning stroll or walking our dog. Most respond with their own hellos. Their own nods. Some beat me to it and others are surprised to be spoken to on the street. I believe kindness to be stronger than fear and acceptance to be stronger than division. Though both kindness and acceptance are sometimes harder to come by—especially if one is caught up in the existential angst of surviving. But we also know one of the ways to create connection with internal Joy is to create positive connection with the external. Gardening, mindfully walking, engaging in communication with others—verbal or nonverbal...these all contribute to fostering connection. I can think of few other places where connection is needed more than among neighbors.



2716 Welton Street

Croissants • Danish • Baguettes • Pastries  
Cake • Quiche • Cupcakes • Cookies  
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Hours 6:00 am to 3:00 pm daily  
except we are closed on Tuesdays

## 27th Street and 33rd Street Drainage Projects

In 2019 we will see two major drainage projects digging 20 to 40-foot trenches and closing multiple blocks for multiple weeks. These are critical infrastructure upgrades, but they are gonna be a big pain in the commute.

The 27th Street Interceptor Project will begin at the Rockies parking lot and continue to Arapahoe Street. Work started in October and will be completed by the St. Patrick's Day parade in March 2019. Future phases of this project will continue up 27th, all the way through Welton, and then down Washington Street to 20th.

The 33rd Street Outfall Project will continue the work that was finished up to Curtis last year. Work will begin on 33rd St. in January, and then turn into Downing, closing southbound Downing for 14 weeks beginning in March 2019. Then from June through August, the entire intersection at Downing and MLK/Champa will be closed.

Public Works is working hard to keep folks informed. They will present at this month's meeting and both projects have web pages and a mailing list for updates and closure alerts. More info is available online at <http://27interceptor.com> and <http://33rdstoutfall.com>

## Curtis Park ADUs Gain Attention Through Historic Denver

By Joel Noble

Since 2010, zoning in several neighborhoods has allowed the creation of new Accessory Dwelling Units (ADUs), and Curtis Park has seen quite a few new ADUs in that time. This caught the attention of Historic Denver, a long-time ally of the neighborhood in our historic preservation goals.

In July, Historic Denver brought their "re:Denver" education series here to show the city how ADUs can introduce "gentle density" without changing the character of the area. The National Trust for Historic Preservation has called this "density without demolition."

With the generous opening of four ADUs by neighbors Rob Price & Gerald Horner, Logan & Durban Ripley, Julie Rubsam, and Nancy Welsh, a citywide group was able to tour new and old, detached and internal ADUs while on a walking tour that also took them past many of the neighborhood's other alley-side dwellings and to visit neighborhood historian Bill West. In conjunction with the event, I wrote an article for the summer's Historic Denver News about ADUs with Curtis Park examples. (See the article at <http://bit.ly/HDNews201802>).

Based on this success, Denver Regional Council of Governments (DRCOG) worked with Historic Denver to bring an education program to Curtis Park this October to learn about planning, zoning, and specifically ADUs, with the Riddleys and Julie Rubsam once again graciously inviting guests to see their spaces.

Curtis Park is earning attention and praise by showing Denver how historic preservation and creating new housing can go hand in hand, which we can all be proud of.

## CPN Reporter Wanted

Are you a writer or journalist? Have you wanted to be a reporter and life got in the way? Well, now is your chance! Curtis Park Neighbors is looking for that special someone who can dive deep into the issues affecting Curtis Park, and then sum up the important points for a short monthly article.

Curtis Park's Board is always monitoring the pressures on our neighborhood, and having a dedicated neighbor to address and report on these issues would be of great value to our community. If you are interested, call Jeff Baker, 970-759-4023, or [jeffbakercurtisparkdenver@gmail.com](mailto:jeffbakercurtisparkdenver@gmail.com) by email.

## Please Vote!

Registered voters should have received their blue books and mail-in ballots in the mail last month. Ballots must be **received** by 7p.m. November 6th. And postmarks don't count.

If you haven't mailed your ballot by the time you're reading this, you should take it to a drop-off location.

## Adri Norris's Art at Coffee at The Point

Adri Norris's Women Behaving Badly series is currently on display at Coffee at The Point. Neighbors are invited to grab a cup of coffee, walk around the coffee shop and learn more about inspiring women.

The Women Behaving Badly series was born out of a desire to educate people about women from the past. Sharing these stories through her art, Norris inspires young girls with role models they've never seen before. The stories make adults think more about what they have because of the work women have done, and what they have yet to gain by listening to the voices of the unheard.

The drop-off box at Blair Caldwell Library at 2401 Welton is in the neighborhood and available 24/7.

You can also vote in-person at Blair Caldwell Library, Monday through Saturday starting on October 22nd, and from 7a.m. to 7p.m. on election day, November 6th.



**COFFEE, TEA & WINE LOUNGE**

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Sat: 7am 10pm  
Sun: 7am 6pm

(Welton & 27<sup>th</sup> Street)  
710 East 26<sup>th</sup> Avenue  
Denver, CO 80205



*Coffee at The Point* is your community-inspired and community-driven coffee shop located at the heart of Denver's Five Points neighborhood. We invite you all to attend our various events which are geared towards building community, getting to know your fellow Curtis Park Neighbors and simply have a great time! Let us know if we can host a meet-up for you, our Curtis Park Neighbor.

To learn more about these and future events, please visit their website at [www.coffeeatthepoint.com/events](http://www.coffeeatthepoint.com/events). Coffee at The Point is located at Welton Street & 27th Street.



Call John Hayden,  
your neighbor and Curtis Park expert!  
303.297.3994  
[jhayden@kentwoodcity.com](mailto:jhayden@kentwoodcity.com)  
[www.curtisparkhomes.com](http://www.curtisparkhomes.com)



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303-297-1276  
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## SCFD Free Days

Clyfford Still Museum  
• Fridays 5-8 p.m.

Denver Art Museum  
• Saturday, Nov. 3rd

Denver Botanic Garden  
• Saturday, Nov. 3rd

Molly Brown House  
• Friday, Nov. 9th

Denver Zoo  
• Monday, Nov. 12th

Find out more at [www.scfd.org](http://www.scfd.org)



## 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 9

**Albus Brooks**, (720) 337-7709  
Albus.Brooks@denvergov.org  
www.denvergov.org/albusbrooks  
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

Grace López Ramírez, (720) 913-8429

### Police

**Emergencies:** Dial 911

**Non-Emergency:** (720) 913-2000

#### Dist. 2 (above 25th Street) RSO:

**Hana Ruiz** (720) 913.1089  
hana.ruiz@denvergov.org

#### Dist. 6 (below 25th Street) RSO:

**Teresa Gillian** (720) 913-2908.  
teresa.gillian@denvergov.org

### RTD

(303) 299-6000

www.RTD-Denver.com

### Elected Representative

**Barbara Deadwyler**, (720) 273-9520  
Barbara.Deadwyler@rtd-denver.com

### Trash Pickup - Overflow Pickup

The next Large Item pickup is

November 7th

For free appliance collection, call  
(303) 430-7142.

### Xcel Energy

#### Electric Emergency/Power Outage

(800) 895-1999

#### Gas Emergency / Gas Odor

(800) 895-2999



*Fritz Thies House, now Gertrude Apartments. 2545 Champa. Circa 1900. Credit: Historic Denver.*

## Neighborhood Internet Resources

### Curtis Park Neighbors on Facebook

[www.facebook.com/groups/curtisparke/](http://www.facebook.com/groups/curtisparke/)

### 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](mailto: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](mailto:CurtisParkNeighbors+subscribe@googlegroups.com)  
also: [Groups.google.com/forum/#!forum/cpn-parks-group](https://groups.google.com/forum/#!forum/cpn-parks-group)

### Curtis Park Design Review Committee

Provide assistance to new development and building modifications in Curtis Park, to help with Denver Landmark Commission review.

Write to: [cpn-designreview+subscribe@googlegroups.com](mailto: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](mailto:CPN-DHA-CAC+subscribe@googlegroups.com)

### Curtis Park Transportation Committee

Improve mobility and safety for people getting around by all modes

Write to: [cpn-transportation+subscribe@googlegroups.com](mailto:cpn-transportation+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](mailto:cpn-security+subscribe@googlegroups.com)



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 us at [cpn-newsletter@googlegroups.com](mailto:cpn-newsletter@googlegroups.com) or (720) 273-0623. The next newsletter deadlines are Nov. 14th for ads, and Nov. 17th for articles.

### Special Thanks To

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### CPN Board of Directors

Paul Davidson, John Hayden (President), Robbie Hobein (Secretary), Rob Price, Todd McGuire (Treasurer), Jeff Baker, (Vice President), Andrew Spinks, Conor Farley, Liz Oertle, Patti Smith, and Joshua Becker. Contact the CPN President by writing to [haydenpryor@msn.com](mailto:haydenpryor@msn.com) or calling (303) 297-3994. Write the CPN Board at [curtis-park-neighbors-board@googlegroups.com](mailto:curtis-park-neighbors-board@googlegroups.com).