Happy Spring! You may have noticed that along with the tulips and daffodils there are a number of new buildings sprouting up all over the neighborhood. On Welton Street alone there are 350 units under construction with another 600 working their way through the planning process. Similar patterns are happening on our Northwest side in the RiNo district where over 1,000 new residential units are planned or under construction. Closer in, we are watching the few remaining vacant lots in the landmark district sprout single family homes and town homes under the watchful eye of our design review committee. At the rate of construction we can expect the population of greater Five Points to increase from the 15,000 residents we had in 2015 to close to 20,000 by 2020. Before starting to worry about population density, keep in mind that this is below the 24,000 people who lived here during the neighborhood’s heyday in the 1950s. In fact, between 1950 and 1990 the population of the neighborhood dwindled to around 7000 people. Two-thirds of the population left, and in their wake Five Points became a struggling neighborhood full of vacant lots, boarded up homes and struggling schools and businesses. I hope that we can all welcome the new neighbors who will join our community over the next few years as it’s their presence that will make businesses, grocery stores and entertainment venues along Welton and Larimer streets economically feasible. And the additional housing units are desperately needed to help address the lack of affordable housing and skyrocketing rents city-wide.

Continued on page 2
Hi, Neighbors! (continued)

Of course with growth comes conflict and challenges. At this month’s Curtis Park Neighbors meeting the city will kick-off a process to help us address one concern on many people’s minds — where will all these people park? The Five Points Parking Area Management plan will look at tools we can use to reduce the impact of growth on the limited supply of parking in the neighborhood. Similar projects have already been undertaken in Highlands and Baker. Paul Davidson and Eric Ross have volunteered to lead the effort for the neighborhood and they will need lots of help so please come to the April 7th Curtis Park Neighbors meeting and see what options we have to manage parking while welcoming new residents and businesses to the neighborhood.

— John Hayden

Neighborhood Happenings

Obscura Day 2016 - The Black American West
Learn about the incredible history of the pioneering Black men and women who helped settle and develop the great American West through an engaging guided tour with historical re-enactors at the Black American West Museum & Heritage Center. Saturday, April 16th, 10:30 a.m. to 12:30 p.m. at The Black American West Museum, 3091 California. Tickets $10. Learn more at www.atlasobscura.com/events/obscura-day-2016-the-black-american-west-museum

RTD FasTracks - Know Your Routes - Community Event
Routes are changing! RTD is sponsoring a community event with food, art, prizes and more. Come hear about the new RTD route changes. Saturday, April 16th, 11:00 a.m. to 1:00 p.m., Whittier Neighborhood Center, 2900 Downing Street, Suite 1B.

Landmark District Walking Tour
What makes Curtis Park unique architecturally and how do new buildings get approved in the landmark district? Join Sue Glassmacher, the head of the Curtis Park Design review committee, on April 16th at 3 p.m. for a walking tour of the Curtis Park Landmark District. The walk will be fun and educational observing architectural styles, elements, mass and scale in the district. Learn about ADUs, zoning and design. We will leave from the Stout Street Children’s Park at 25th and Stout Street at 3 p.m. Saturday, April 16th.

Montessori at Gilpin
Montessori offers gifted children ways to further excel. Starting at 3 years old in mixed age classrooms, your child’s early years have vast potential to be so much more than a place to socialize, sing, color, and learn the alphabet and colors. Highly sequential language and math activities build on previous knowledge while expanding a child’s individual progress. Montessori reverses the philosophy “Everything in its Place”. Montessori children enjoy exploring in very tactile ways, but children of this age also love order. This is one reason that Montessori classrooms are extremely organized. As they are learning, young children are constantly classifying objects and experiences.

For more information on how to choose in to Gilpin Montessori, please contact our office at (720) 424-7144.

What’s Happening at The Point
Celebrate the local album release of Curtis Park resident Loretta Notareschi’s String Quartet OCD with a performance of the piece accompanied by a talk about the composer’s experience with postpartum obsessive-compulsive disorder. The program will also include Conrad Kehn’s Evolution (Looking for God), a spiritual journey for voice and laptop. Saturday, April 9, 7 p.m. Coffee at the Point 710 East 26th Avenue.

April is new artist’s month. Join us to meet these artists, learn about their art and listen to live music featuring singer/songwriter Alfredo ‘DJ’ Abad on Friday, April 8th from 6:30 – 8:30 p.m. Grab a glass of wine or beer and be a part of this neighborhood’s artistic and culinary adventures.

• Catch Live Music from 7 p.m. – 9 p.m. every Saturday.

• Game Night Thursdays from 6 p.m. – 10 p.m.

• Knitters Monday from 5 p.m. – 8 p.m.

• Play Chess? April 6th and 20th at 7 p.m.
Trash

J.R. Lapierre

It seems like it’s everywhere. You may not be the person who created it, but it’s out there. It may have originated 10 blocks away and wound up on your property from the wind.

As homeowners, renters and business owners, do we all have time to pick up trash all the time? No…but we can take more control of the situation, even if you didn’t produce the trash.

Here are some easy steps:

• Check the front and back (alley) of where you live twice a week (it takes 5 minutes)

• Be a good neighbor and clean up the trash for your neighbor on either side of you (it might take can extra five minutes). Your neighbor will notice the good deed and will return the favor, because if you ignore it, it’ll will wind up back on your property anyway.

• If you have an empty lot near you, then report it to the city. The city has made it easier with the denvergov.org/pocketgov Click on the link and hit Report a Problem. You can download the app on your smartphone and do it right away, so you don’t forget.

Thinking of Buying or Selling?

Contact John Hayden!

21 years experience in Curtis Park
Because the health of our community is the life of my business

Five Points 2015 median home price increased 17% from $341,500 to $399,000. source: MLS data

Your Curtis Park / Five Points Real Estate Expert.

John Hayden
303.297.3994
jhayden@kentwoodcity.com

www.CurtisParkHomes.com

SCFD Free Days

Denver Museum of Nature and Science
• Sun. April 10th
• Sat. April 23rd

Denver Art Museum
• Sat. April 2nd
• Sun. April 24th

Denver Botanic Gardens
• Sun. April 3rd

Museum of Miniatures, Dolls, and Toys
• Sun. April 3rd

Museum of Outdoor Arts
• Sat. April 9th
• Wed. April 20th

Find out more at www.scfd.org

Project:

Mestizo-Curtis Park Improvements

Purpose:

Please join Denver Parks and Recreation (DPR) staff for a public meeting to discuss and provide input on potential improvements to Mestizo-Curtis Park

Meeting Date
Tuesday, April 12, 2016
6:00 p.m.—7:30 p.m.

Meeting Location
Green Spaces
2590 Walnut Street
Denver, CO 80205

For more information, please contact CHRIS YANEZ | WEST DENVER PLANNER at | 720-913-0621 | chris.yanez@denvergov.org
Short-Term Rentals

The Denver City Council is adopting new rules for people renting their homes on websites like www.airbnb.com and www.vrbo.com. Similar to on-line Uber for urban transportation, this phenomenon has become a popular way for many people to make extra money. Those participating in these rentals include homeowners trying to make their mortgage by renting a room or suite in their home, or renters who will “sublease” their furnished spaces while they are away from home for periods of time. The other end of the spectrum are presumably large-scale entrepreneurs buying up large apartment buildings and turning them into short-term rentals to maximize the amount of money they could make. The argument on this trend from the City is that these large-scale buy-ups are diminishing much needed housing stock for long-term residents and the in-flux of people moving to Denver.

The proposed rules have come with push back from people who own second homes and have been using them as short term rental properties expressing their desire to do with their properties as they wish without government regulation.

Presently, the City Council’s proposal for allowing short term rentals (STR) is that the property must be their primary residence; or a tenant with permission from their landlord. City Councilwoman Mary Beth Susman said the rules also include paying the landlord’s taxes (10.75%) and get a business license. The new provision is anticipated to come into effect this summer.

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 or (720) 273-0623. The next newsletter deadlines are Apr. 20th for ads, and Apr. 23rd for articles.

Special Thanks To
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