Hi, Neighbors!

John Hayden, CPN President

Happy September! It has been a hot summer and I am looking forward to cooler weather. Last month we had a series of fun community events. A big thank you to J.R. LaPierre and the other neighbors on the 2700 block of Curtis for a great Block Party. There were lots of neighbors there and homemade treats. If you’d like to create a similar event for the community there are people who would be happy to give you the low down on how the process works for getting through the city. Just email me and I will get you in contact with those who have done this before.

At our September 1st meeting we will have four speakers.

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

Next CPN General Meeting
Thursday, October 6th, 2016

CPN Board Meeting
Monday, Sept. 19th, 6:00 - 7:30 p.m.
2543 California St, Open to all

Denveright City Wide Planning Efforts Underway.

It’s no secret that Denver is a growing City. How that growth happens will impact not just how our city looks but also the quality of life and availability of resources to Denver residents for generations to come. In hopes of building a more equitable and sustainable city Denver is working on four new plans that will guide development and infrastructure for the next 20 years. Blue Print Denver is the city’s master plan on land use and transportation.

First we will hear from a local businessman and part owner of Coffee at the Points, Donovan Cobbins. Donovan will be telling us about his business Modern Woodsmen of America, which has deep roots in the history of Five Points. Then we will hear from Paul Davidson with an update to the parking plan that is underway. Parking is an issue and is going to become more of an issue as the new buildings around us start to fill up with new neighbors. Paul and his task force are working on creative solutions to make parking not a headache for our community as we welcome new people to Five Points / Curtis Park. We will need your input so please get involved.

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We will also hear from Chris Spelke with the Denver Housing Authority about the redevelopment of Platte Valley Homes. The property sits within the Curtis Park Landmark District so its redevelopment will be overseen by the community and Landmark Preservation. The Housing Authority has a plan that will allow families to stay in the neighborhood during redevelopment to ensure people are not displaced from our community.

Finally we will have a presentation and discussion on creating vibrant parks and public spaces for all residents. Curtis Park and Five Points has the greatest concentration of homeless services in Denver. We are proud of the work we do to care for those in need of assistance and we want to ensure that our public spaces are safe, clean, healthy places for all the residents of our community. We will hear about best practices happening around the country and then have a discussion about what we could do as neighbors to implement some of those practices here in Curtis Park.

Come ready to give positive input and energy to this important topic.

House Adventures in Curtis Park

Cynthia Wong

The bright yellow house with blue trim on Champa Street’s 2800 block was the dream home that my husband and I bought in 1994. Our daughter was born there two years later, and I can still see the “It’s a Girl!” sign that my husband posted on the front porch that summer. Cars would honk their congratulations and neighbors would wave and smile at us as we sat on the porch with our baby. That was over twenty years ago, and the house is still yellow and still beautiful, and the new owners have done remarkable landscaping work. I walk by that house when visiting dear friends still living on that street, and I love seeing how the maple and redbud trees that we planted as saplings have grown into beautiful, towering specimens. I still live in Curtis Park/Five Points, but I have another house now on 25th Street, to which I moved after I sold our Champa Street home the year that my daughter started college in New York. Her father died 15 years ago, but it was bittersweet that I had stayed in our home and raised our daughter on Champa Street.

As college loomed, however, I knew that it would be difficult to keep up with the natural aging of the two-story, 1882 Queen Anne Victorian. After looking at dozens of homes all over Denver, I realized that I was really longing for a smaller version of our Champa Street home. When the end unit of the row homes on the 25th Street Terrace came up for sale, I was surprised by its beautiful, scaled version of all the features that I had loved of our former Victorian: the high ceilings, exposed brick wall, tall windows allowing in natural light, and red oak flooring. This 800-square foot home with a lovely red brick façade was about one third the size of our former home, and although it had no garage, it did have a front planter box and a compact back deck with some potential for a tiny garden—I soon filled these with herbs and bright perennials and annuals to make up for losing the grassy back yard I used to have for my daughter to play in while she was growing up. These one-story row homes were built at the turn of the century, around 1903, to house downtown workers or those employed in the grander mansions of the neighborhood. This home turned out to be the perfect right-sizing for a working mother with a daughter in college. The Welton Street corridor is blooming, and there soon will be hundreds of new residents here who, like me, can walk, bike, or take the light rail to work downtown, borrow books from the Blair-Caldwell public library, shop, and enjoy wonderful restaurants. I love that my new Victoria-era row home has been here for over a century and that it is steeped in the rich history of the Five Points neighborhood.

I recently heard that the new owners of the yellow house had a baby! This news made me incredibly happy, knowing that a new family tree is taking root in that house we had loved, while we continue building our own Denver history with our home on 25th Street.
**Wonderbound Dance**

Wonderbound season is starting up again and our rehearsals are always free and open to the public. We would love for our neighbors to come down for a visit at 1075 Park Avenue West. Rehearsal days and times are found at the website: WonderBound.com/rehearsals.

**Five Points Food Wine and Jazz**

Thursday, Sept. 15th, 5:30 - 8:30 p.m. at Redline Contemporary Art Center, 2350 Arapahoe Street. This event celebrates the sophisticated history and dazzling future of the Welton Corridor. Listen to smooth jazz from Latitude and indulge in culinary arts from Welton Corridor’s finest restaurants. Please join us for an evening filled with food, wine, and music. Admission is free! Please RSVP at FivePointsBiz.org.

**Redline Gallery Events**

*Blow Up* Sept. 2 - Oct. 2, 2016. Opening Reception: Friday Sept. 2nd, 6:00 p.m. - 9:00 p.m.

*Blow Up* is a solo exhibition curated by Black Cube Executive Director + Chief Curator Cortney Lane Stell featuring Black Cube Alumni Chad Person. *Blow Up* is the first major exhibition to be devoted solely to the artist’s inflatable sculptures.

*Transforming Milk Into Milk* - Sept. 2 - 25. Opening Reception: Friday Sept. 2nd, 6:00 p.m. - 9:00 p.m.

The artists in this exhibition are complicit in flimsy ideas of a magical and alchemist-like change through art and aims to lift the veil from isolated artistic genius. The result can be equal to what is put in, milk into milk, with a subtle shift in context through making.

**Moratorium Hearing to Rein in Development**

*Mick Barnhardt*

After months of networking with Albus Brooks, neighborhood groups and City Council, concerned neighbors have prompted a hearing to Denver City Council that will limit what developers can do on small lots. These concerns affect existing neighborhoods with regard to parking and preserving a neighborly street presence. By the time this newsletter is published, City Council will rule on this moratorium planned to be heard on August 22nd. The proposed moratorium is as follows:

**CB16 - 0498** A moratorium prohibiting the use of the Denver Zoning Code’s pre-existing small zone lot exemption that permits development while providing no off-street parking for a period of approximately seven months. Curtis Park’s D-Line project at 32nd and Stout and Capitol Hill’s project at 16th and Humboldt are the two primary projects that brought public awareness the exploitation of these Code exemptions adopted in 2010.

**Bike Lane Update**

Hugh Brown

Changes will occur soon to make the Champa and Downing bike lanes safer and more attractive for bikers. The changes on Champa will include a 3’ striped buffer between the bike lane and the traffic lane. Perhaps even more significant will be a change at the top of Champa in response to the dangerous merge from two lanes to one lane after Downing. The merge will instead occur east of Downing with only one lane entering Champa and one lane turning north on Downing. This change will start in the first week of September with new striping.

The Stout changes will occur in October. This includes an actual protected bike lane from 19th Street to 26th Street. The bike lane will be placed next to the curb with parked cars between the bike lane and the traffic lanes. A buffer lane will be added between the bike lane and the parking lane. Examples of this are currently on Lawrence and Arapahoe Streets downtown and the recent addition to an 8 block test stretch on Broadway. A buffered bike lane on Stout will proceed from 26th Street to Downing Street.

**SCFD Free Days**

**Clyfford Stills Museum**  •  Fri. Nights 5-8 p.m.

**Denver Art Museum**  •  Sat. Sept. 3rd  •  Sat. Sept. 10th

**Denver Museum Nature & Science**  •  Sun. Sept. 11th

**Denver Botanic Gardens**  •  Tues. Sept. 14th

**Museum of Outdoor Arts**  •  Sat. Sept. 10th, 24th  •  Wed. Sept. 14th, 21st  •  Fri. Sept. 16th

*Find out more at www.scdf.org*
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.

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Neighborhood Internet Resources

Curtis Park Neighbors on Facebook
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 Residents. The CPN Board receives this e-mail, and invites you to participate as well! Write to:
Curtis-Park-Neighbors+subscribe@googlegroups.com

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

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 Transportation Committee
Improve mobility and safety for people getting around by all modes. Write to: 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

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 September 21st for ads, and September 19th for articles.

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Curtis Park Neighbors Board of Directors
Conor Farley, Eileen Feltman, Sue Glassmacher, Scott Gordon (Vice President), John Hayden (President), Deb Jacobson (Secretary), J.R. Lapiere, Marco Martinez, Todd McGuire (Treasurer), Joel Noble, Rob Price (Electronic Communications Director), Therese Rasmussen, Eric Ross, and Andrew Spinks. Contact the CPN President by writing to haydenpryor@msn.com or calling (303) 297-3994. Write the CPN Board at curtis-park-neighbors-board@googlegroups.com.