



## Hi, Neighbors!

*John Hayden, CPN President*

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*

### **Curtis Park Neighbors Meeting Thursday, April 7th**

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. Introductions
2. Cindy Patton - Five Points Parking Management Plan
3. John Hayden - Upcoming neighborhood walks, gardening and events
4. J.R. LaPierre - Five Points History, the story of Lincoln Hills
5. Open Topics

### **Mestizo-Curtis Park Improvements Meeting**

Tuesday, April 12th, 6-7:30 p.m.  
Green Spaces, 2590 Walnut

### **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:

[www.mkt.com/curtisparkneighbors](http://www.mkt.com/curtisparkneighbors)  
Or mail or drop off a check with CPN treasurer Todd McGuire, 3162 Champa St.

### **Next CPN General Meeting Thursday, May 5, 2016**

**CPN Board Meeting**  
Monday, Apr. 18, 6:00 - 7:30 p.m.  
2543 California St, Open to all

## **Attention! Street-Sweeping Starts April 1**

Residential seasonal street sweeping begins Friday, April 1. Denver Public Works Street Maintenance encourage you to **Show your pride and move your ride** on your sweeping day!

Pay attention to the red and white signs posted on your block for street sweeping parking restrictions. Residential streets in Denver are only swept once per month where posted (not every block has restrictions), so please be sure to move your vehicle according to the signs on your block to avoid a \$50.00 parking citation.

## **D-Line Micro-Unit Apartment Update**

On February 24th, Landmark Preservation Commission staff recommended denial of the D-line Apartments design at 32nd and Stout/Downing street citing height, lot coverage, entry, and fenestration issues. The developer recently reached out to the Design Review Committee and scheduled a meeting for March 29th to present an updated proposal.

We will brief the neighborhood at the CPN meeting on April 7th, on Facebook, and concerned neighbors have a site at [www.dlineapartments.wordpress.com](http://www.dlineapartments.wordpress.com)

## 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](http://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.**

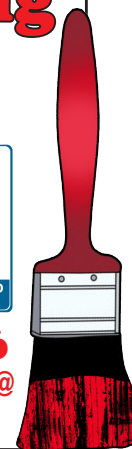
### Montessori at Gilpin

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.

## Perez Painting LLC

- Interior and Exterior
- Carpentry Work
- Fully Insured



**720-298-3496**  
[perezpaintingcolorado@yahoo.com](mailto:perezpaintingcolorado@yahoo.com)

### 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.

**Coffee at The Point**  
at The Point

**COFFEE, TEA & WINE LOUNGE**

- ✓ Meeting Space
- ✓ Free WiFi
- ✓ Free Covered Parking
- ✓ Coffee, Loose Leaf Tea, Gelato,
- ✓ Craft Beer & Wine, Gourmet
- ✓ Sandwiches & More

M-F: 6am 10pm  
Sat: 7am 10pm  
Sun: 7am 6pm

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



# 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 an extra five minutes). Your neighbor will notice the good deed and will return the favor, because if you ignore it, it'll 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](http://denvergov.org/pocketgov). Click on the link and hit *Report a Problem*. You can download the app on your smart phone and do it right away, so you don't forget.



## Meeting Date

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

## Meeting Location

Green Spaces  
2590 Walnut Street  
Denver, CO 80205

## 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

For more information, please contact **CHRIS YANEZ | WEST DENVER PLANNER**  
at | 720-913-0621 | [chris.yanez@denvergov.org](mailto:chris.yanez@denvergov.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.

John Hayden  
303.297.3994  
[jhayden@kentwoodcity.com](mailto:jhayden@kentwoodcity.com)



[www.CurtisParkHomes.com](http://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.scfid.org](http://www.scfid.org)



## Neighborhood Internet Resources

**Curtis Park Neighbors on Facebook**  
[www.facebook.com/groups/curtispark/](http://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](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)

### 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)

## Resources

### Denver City Government

[www.DenverGov.org](http://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](mailto:Albus.Brooks@denvergov.org)  
[www.denvergov.org/albusbrooks](http://www.denvergov.org/albusbrooks)  
[facebook.com/CouncilmanAlbusBrooks](https://www.facebook.com/CouncilmanAlbusBrooks)

### At-Large

**Councilwoman Robin Kniech**  
[Robin.Kniech@denvergov.org](mailto:Robin.Kniech@denvergov.org)  
(720) 337-7712  
**Councilwoman Debbie Ortega**  
[Deborah.Ortega@denvergov.org](mailto:Deborah.Ortega@denvergov.org)  
(720) 337-7713

### Denver Public Schools

(720) 423-3200, [www.DPSK12.org](http://www.DPSK12.org)

### Homeless Outreach

Police non-emergency: (720) 913-2000

### Mayor’s Neighborhood Liaison

Michael Sapp, Jr., (720) 865-9024

### Police

**Emergencies:** Dial 911  
**Non-Emergency:** (720) 913-2000  
**Dist. 2 (above 25th Street) RSO:**  
**Adriel Torres** (720) 913-1089,  
[adriel.torres@denvergov.org](mailto:adriel.torres@denvergov.org)  
**Reyes Trujillo** (720) 913-1094,  
[reyes.trujillo@denvergov.org](mailto:reyes.trujillo@denvergov.org)  
**Dist. 6 (below 25th Street) RSO:**  
**Snow White** (720) 641-1280,  
[snow.white@denvergov.org](mailto:snow.white@denvergov.org)

### RTD

(303) 299-6000  
[www.RTD-Denver.com](http://www.RTD-Denver.com)

### Elected Representative

**Barbara Deadwyler**, (720) 273-9520  
[Barbara.Deadwyler@rtd-denver.com](mailto:Barbara.Deadwyler@rtd-denver.com)

### Trash Pickup - Overflow Pickup

The next Large Item pickup is Apr. 11th-15th. For free appliance collection, call (303) 430-7142.

### Xcel Energy

**Electric Emergency/Power Outage**  
(800) 895-1999  
**Gas Emergency / Gas Odor**  
(800) 895-2999

## Short-Term Rentals

The Denver City Council is adopting new rules for people renting their homes on websites like [www.airbnb.com](http://www.airbnb.com) and [www.vrbo.com](http://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 lodger’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](mailto: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

Paul Davidson, Rocio Canteli, J.P. LaPierre, Ryan Cobbins, Loretta Notareschi, and John Hayden for newsletter content. Thanks to Hope Communities and Mile High United Way for donating our meeting space, to Therese Rasmussen for coordinating newsletter distribution, and many thanks to neighbors assisting with newsletter deliveries.

### CPN Board of Directors

Conor Farley, Eileen Feltman, Sue Glassmacher, Scott Gordon (Vice President), John Hayden (President), Deb Jacobson (Secretary), J.R. Lapierre, 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](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).

