



Hi Neighbors!

Ryan Cox, CPN President

If it is February in Curtis Park, one thing you can rely on is St. Valentine's Day Tea at the Brown's. Hugh and Lynne have been hosting the neighborhood with tea and treats for many, many moons, through rain, snow, shine and pandemic. This year is no exception, although modified. Please join and meet your neighbors at this annual tradition. See the back page for details.

On your way to the Valentine's Day announcement on the back, read about upcoming developments in Curtis Park as well as a concept that is very much applicable to our neighborhood. Improvements to the Stout St Children's Park are outlined below and Mick gives us a sneak peak at the new homes soon

to be constructed on the block bound by 30th/31st/Champa/Stout. With growth and development ubiquitous in Denver, Gerald presents a concept that looks at city planning through a different lens. Access is the focus and is incredibly relevant to Curtis Park and Greater Five Points.

Please join us at the next Curtis Park Neighbors General Meeting on Thursday, February 3rd. As of now, we are planning to meet in-person at the Savoy and via Zoom, however, keep an eye on the Curtis Park Neighbors- Denver Facebook page and the 'announce' email group as we will provide updates, if needed.

Curtis Park Neighbors

The next General Meeting will be Thursday, February 3rd, 2022. at The Savoy, 2700 Arapahoe Street

6:30 p.m. Police Update & Briefing

7:00-8:30 p.m. General Meeting

1. 15-Minute City - Gerald Horner
2. Edens/VOA Update

ATTEND VIRTUALLY via Zoom Click [here](https://bit.ly/3c70D7p) or enter in your browser: <https://bit.ly/3c70D7p>

- Meeting ID: 357 239 6571

MEETING PROTOCOL:

- Use your real first name as an attendee!
- Stay on mute unless you are speaking
- Post questions in the chat
- Be kind and patient with others

Next CPN Neighbors Meeting
March 3rd-6:30-8:30 pm

CPN Board Meeting
February 21st-6:00-7:00pm
Location and Format T.B.D.

Stout Street Park Makeover To Begin Soon

Mark Dillen

Stout Street Children's Park at Stout and 25th St. is about to get major upgrades, the Denver Parks and Recreation Department (DPR) announced this week. DPR plans to start with irrigation work in the coming days in the tree lawn areas outside the existing park fence. This work is expected to last two months, during which time the playground and park will remain open.



Beginning in early March, however, the entire vest-pocket park will be closed until completion of the work in July. Included in the \$950,000 project are playground equipment for pre-school and school-aged children, including a climbing tower and basketball hoop. All existing play equipment and safety surfacing will be removed, but no trees will be removed. DPR says it will work with a local artist to develop a custom arbor at the park entrance.

Curtis Park and the 15-Minute City Concept

Gerald Horner

In the last several years, Denver, has seen an increase in density as young people now prefer living in central urban neighborhoods significantly more than previous generations did at the same stages in life. an estimated 20,000 additional residents are expected to move to Denver's center city by 2025, according to a recent report by the Downtown Denver Partnership.

With this increased density, a concept called the 15-Minute City is something that is gaining momentum. This concept was popularized by Mayor Anne Hidalgo of Paris. Simply put, a 15-Minute City is a city where residents can accomplish most daily necessities by either walking or biking from their home. Denverstreetspartnership.org and Strongtowns.org are good resources on this topic and the latest on building more livable cities.

How we, as Curtis Park residents respond to the inevitable growth of our neighborhood is critical. We can make sure density serves the neighborhood in a positive way, making Curtis Park even more livable and culturally vibrant. Thoughtful planning for density makes mass transit possible, allows for more affordable housing, creates environments where people will want to walk and where children can play, and offers an alternative to sedentary, car-dependent sprawl. Most importantly, good density makes us happier and healthier.

Curtis Park Neighbors has a number of initiatives that are underway for residents who want to engage and help shape that growth in keeping Curtis Park a more walkable, bikeable, complete neighborhood.

- Advocacy for development that provides neighborhood-serving retail (i.e. grocery store, hardware store, etc.)
- A traffic management plan to mitigate volume and safety concerns through the residential portion of the neighborhood
- Revisions to the neighborhood Parking Area Management Plan
- Pedestrian and bike priority recommendations from existing neighborhood plans that remain unfulfilled
- Encouraging homeowners and businesses in Curtis Park to plant trees in the city right-of-way and on their property
- Stewardship of and increasing our parks and green-space
- Advocacy for projects that include affordable housing
- Better-connected transit

For more information on how you can get involved, please reach out to anyone on the Board of Curtis Park Neighbors or contact me by email, geraldhorner@gmail.com

Curtis Park Walking Tour

Highlights of the Socio-economic and Architectural Diversity of Curtis Park. Sunday, February 20, 3-5 PM

Gerald Horner

Curtis Park is one of Denver's most economically and architecturally diverse neighborhoods in the City. Join John Hayden and Gerald



Horner as we take a look at how the mining booms and busts of the 1800s, Denver urban renewal starting in the 1960s, and pressures of today's developments have and continue to shape the neighborhood.

This jewel of a neighborhood, an oasis in the City, owes a lot to residents who have worked for decades to preserve much of the good design we see in modern infill and hundreds of structures that have been saved from the wrecking ball.

On this tour, we'll feature historic sites, and information about current and future changes for the neighborhood and the City.

We'll meet in front of the Black American West Museum at California and 32nd. This former home of Dr. Justina L. Ford (1871-1952) was originally located at 23rd and Arapahoe but was moved to the current site to save it from demolition as part of Denver Urban Renewal in 1983.

Capacity is limited to 15. RSVP via email to geraldhorner@gmail.com



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Get a Sneak Peak on Proposed New Homes in Curtis Park

Mick Barnhardt

Have you been curious about the designs for the empty lots around Curtis Park? The bulk of the lots are between 30th and 31st streets between Champa and Stout streets. Curtis Park is an established historically landmarked neighborhood which prohibits the demolition of contributing structures and requires City and neighborhood review of any additions or modifications proposed for these historic structures including window and door replacement.

Empty lot infill projects also require approval from the Landmark Commission. These projects require a two-step design review process. The first review is for "mass and form" which looks at the style, and size of the home. Once the first step is approved, then "details and finishes" are reviewed. This is a lengthy process and can take months (even years) to complete. The Landmark hearings are now conducted using Zoom (Virtual meeting) and the meetings are recorded. You can see past hearings if you go to the Landmark Preservation Commission website, but it's easier to go to Youtube and search for *Denver Landmark Commission*. The illustrations shown at the right are screenshots from these on-line recordings. It's interesting to witness the rigor that owners and architects go through to get their designs approved. As someone who has gone through this process a couple times, it's amazing anything gets built!



3002 Champa



3255 Champa



3041 Stout



3052 Champa



2540 California



3043 Stout



3054 Champa




3053 Stout




3045 Stout



3056 Champa



ADU4U



Call us to discuss
your dream ADU

youradu.com

970-759-4023



Urgent Care - 3248 Champa



3042 Champa

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

curtisparkneighbors.square.site

Resources

Denver City Government

www.DenverGov.org, or call 3-1-1

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

Candi CdeBaca, (720) 337-7709

candi.cdebaca@denvergov.org

Elbra M. Wedgeworth Municipal

Building

2855 Tremont Place, Suite 201

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

Shawn Johanson, (720) 913-1311

Police

Emergencies: Dial 911

Non-Emergency: (720) 913-2000

Dist. 2 (north 25th Street) RSO:

Hana Ruiz (720) 913.1089

hana.ruiz@denvergov.org

Dist. 6 (south 25th Street) RSO:

Teresa Gillian (720) 913-2908

teresa.gillian@denvergov.org

Austen Munson (720) 913-2906

austen.munson@denvergov.org

Elected RTD Representative

Shontel Lewis, (720) 935-8284

shontel.lewis@rtd-denver.com

Trash Pickup - Overflow Pickup

The next Large Item Pickup is

February 17th

For free appliance collection, call

800-479-4159.

Xcel Energy

Electric Emergency/Power Outage

(800) 895-1999

Gas Emergency / Gas Odor

(800) 895-2999

To report non-permitted exterior work

to Landmark email: abigail.Christ-

man@denver.gov.org or call

(720) 865-2908.

Short Term Rental Enforcement

Brian Snow (720) 865-2750



Neighborhood Internet Resources

CurtisPark.org

Provides a wealth of information: History of CP, info in Curtis Park Neighbors, info for ALL homeowners in the historic district, home alterations, ADUs, home styles, tax credits, and a very comprehensive resource list of special products, services, links, and so much more!

Curtis Park Neighbors on Facebook

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. To join, send an email 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 Neighbors. Zoning notices, liquor license applications, etc. all come through here. To join, send an email to: CurtisParkNeighbors+subscribe@googlegroups.com

Curtis Park Design Review Committee

Receive updates on new development and building modifications under review by the Denver Landmark Commission. To join, send an email to: cpn-drc-announcements+subscribe@googlegroups.com. Questions about projects, email Keith Pryor: KPryor13@gmail.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 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 December 20th for ads, and December 22nd for articles.

Special Thanks To

Gerald Horner, Mark Dillen and Ryan Cox for newsletter content. Thanks to The Savoy 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

Ryan Cox (President), Beth Bianchi (V-President), Guy Yandel (Treasurer), Rhianon Schuman (Secretary), Julie Rubsam, Ellie Benjamin, Chris Frankland, Ben Mendenhall, Randy Vetter, Paul Artkinson, John Martin, Garrett Brownlee Plantz, Mark Dillen, and Stephen Bennett.

Contact the CPN President by writing to: ryan.cox@curtisparke.org or call 303-517-6185. Write the CPN Board at curtis-park-neighbors-board@googlegroups.com.

