



Hi, Neighbors!

John Hayden, CPN President

Curtis Park Neighbors Meet Thursday, March 2nd

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. Liberati Italian Restaurant and Brewery Liquor License - Scott Gordon
2. Parking Plan Update - Keith Pryor
3. Slot Homes Zoning Amendment Task Force - Maggie Miller
4. RiNo Tiny Home Village - Nathan Hunt
5. Cole DSST - Ian McIntire
6. RiNo Bike Race. - Vanessa Simsick

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, April 6, 2017

CPN Board Meeting
Monday, Mar. 20th, 6:00 - 7:30 p.m.
2543 California St, Open to all

Happy March everyone. Spring starts the 21st and already there are tulips and daffodils poking their heads up to say "hi". I hope you find some time to take a walk and enjoy the coming of spring in the neighborhood. In addition to the spring flowers there are lots of other new things sprouting up around Curtis Park and Five Points this year. Come to this month's Curtis Park Neighbors meeting to hear about a few of them.

The old Golden Bell Press Building at 24th and Champa will see new life as an Italian restaurant and brewery called Liberati's. The owner will present plans for the new establishment and we will talk about a good neighbor agreement that will be tied to any liquor license to ensure the restaurant is an asset to the community.

We will also hear about a proposal for a RiNo Tiny Home Village Pilot Project at 38th and Blake. This is an innovative housing solution being tested in cities across the country to deal with massive housing shortages as our urban centers grow faster in population than they can in housing supply. As usual Five Points / RiNo is on the leading edge of testing this innovation.

Another type of housing has been put on hold by City Council, side ways town homes that don't have front doors facing the street, often called "Slot Homes" or "Fraux Homes" will be on the agenda. Maggie Miller will update us on efforts by a city task force on which she serves to address the negative impacts these homes have had in parts of the city where they are common.

Con-

Saving Our Flagstone Sidewalks

Sue Glassmacher

This year Curtis Park is scheduled to have handicap ramps added to the curbs and sidewalks. In the process, the flagstone will be replaced with colored concrete on the corners. Curtis Park Design Review Committee does not want to lose the flagstone. The flagstone sidewalks are an important, defining feature of the Curtis Park historic district. To save and repair

the Curtis Park sidewalks, the flagstone will be collected and stored for use on our public sidewalks. The Design Review Committee plans to apply to the Colorado Historic Fund for a grant to repair all our sidewalks using the saved flagstone. Stay tuned for more details. Email questions to: cpn-designreview@googlegroupCurtis.com

Hi Neighbors (continued)

Fortunately, our landmark district has prevented wide spread construction of these homes in Five Points but we do have large sections of the neighborhood that are not landmarked and thus vulnerable to redevelopment by this form of housing that creates blank walls along residential streets where front porches and yards once greeted neighbors.

Finally we will have updates on the next phase of the neighborhood parking plan, a bike race event in RiNo this Summer, and a presentation on good school options at DSST Cole are on the agenda. So please come out and see what's sprouting up in Curtis Park this year. Get involved and help make sure Curtis Park blooms as beautifully as the Spring tulips now coming up in the parks.

Cole - New DSST Program: Grades 6-12

Ian McIntire

DSST: Cole is a rigorous 6-12 college preparatory program located at Humboldt and MLK. We support students through a high support, high accountability academic program. At DSST, we have intentionally built a small, close-knit school with classes of around 150 students and advisors that take an active role in coaching young men and women to become passionate, empowered, and academically prepared adults. We provide laptops for every student to support instruction, and within the DSST network, 100% of graduates have been accepted to four-year universities. In addition to an ambitious AP program and junior-year internship placement, we engage students across campus in dialogue surrounding equity and social justice issues and encourage them to put their skills to use in service of the greater community. Our high school was rated distinguished and ranked #5 in Denver in 2015-2016.

What Is a Slot Home and Why Should You Care?

Maggie Miller

I absolutely hate Slot Homes and I'm afraid that our zoning makes us vulnerable to these antisocial constructions. Basically, Slot Homes are buildings that have been constructed so that all you see from the street is a tall wall, maybe some windows (maybe not), and probably no doors. When you go for a walk in a Slot Home neighborhood, it feels like you're in a canyon. No front porches, no one letting their cat in and out, no one to say "Good Morning" to because everyone's holed up behind that big wall.

Denver's Community Planning and Development" (CPD) have already made some improvements to the way future Slot Homes will look and feel. But to do the job right, they also pulled together a task force including neighbors, developers,

architects, and city council people.

Want to learn more?

1) Check out www.denvergov.org/content/denvergov/en/community-planning-and-development/zoning/text-amendments/Slot-Home-Text-Amendment.html.

2) Find me on Facebook and send me a message.

3) Come to this meeting: Wednesday March 8th 5:30-7:30 pm at the Scheitler Recreation Center at 5301 West 46th Avenue (at Sheridan).

4) Come to a similar meeting in Five-Points in May (date tbd).

Small Lot Zoning Up-

In August 2016, City Council passed a moratorium out of concern for large projects, especially micro-units, using a parking exemption for mixed-use lots under 6,250sf. That moratorium ends on March 31st and a public hearing for a text amendment, sponsored by Council President Brooks, is scheduled for the March 20th Council meeting. Opposition is expected from numerous City Council members and neighborhood organizations. The amendment allows the following parking exemptions, on Pre-Existing Small Zone Lots:

- Existing buildings receive a full exemption.
- The first three stories of any building receive an exemption if within ½ mile of a rail transit station, or ¼ mile from a newly-defined High Frequency Transit Corridor.
- The first two stories of any building receive an exemption for properties receive an outside of the defined transit area.

• Remaining floors must provide parking, with the current DZC parking exceptions available (e.g., for car share, providing affordable housing, etc.) up to a 100% reduction. ZPIN required for reductions greater than 25%.

Believing the amendment is a good compromise, Councilman Brooks dismissed concerns voiced by RNO Steering Committee members, Denver's Inter-neighborhood Cooperative (INC), and Curtis Park Neighbors, and is proceeding with a text amendment to the zoning code.

CPN sent an opposition letter to the Planning Board last month detailing concerns and urging the re-examination of the exemption to ensure safeguards that require mixed-use development and promote the preservation of existing small commercial buildings. However the Planning Board approved the amendment with an 8-1 vote in support.

Is a Garage and Carriage House In Your Future?

Mick Barnhardt & Scott Gordon

Have you ever wondered if you could build a garage, expand a garage or add a carriage house (aka - accessory dwelling unit or ADU) on a new or existing garage? The benefits are numerous! Being able to finally park your cars in a garage and take them off the street means you are protecting one of your most valuable assets from weather, vandalism and theft. It also provides a significant community benefit by reducing the congestion of street parking. How about being able to convert that back bedroom that acts as a storage room for bikes, tools and seasonal items and move those to the garage.

Similarly, the ADU can serve as the ultimate mother-in-law dwelling (especially if you happen to have your mother-in-law already living with you!), a self-contained living quarters for other extended family/friends, or it can create an additional source of income if rented.

Thirteen ADU designs were approved by Landmark in 2016, but only two were built. Perhaps the homeowners were deterred by the cost. Based on preliminary data we have, the estimated cost of a garage and ADU is between \$150k to \$220k. Upgraded finishes can drive it up even higher. If anyone out there has any cost information that they could share, I would be grateful and would pass it on the community via the newsletter. Please email me at mickbarnhardt@gmail.com

Curtis Park zoning has made it easier for you to add a carriage house over a new or existing garage. The philosophy of relaxing the permitting constraints is to provide higher density living that will support local shops and services and promote a walking community that is less dependent on driving places for goods, services, dining and entertainment.



Carriage houses are becoming more popular now that property values have skyrocketed. Most of Curtis Park is zoned U-RH-2.5 which stands for Urban Rowhouse 2.5 stories. The Curtis Park Conservation Overlay District (CO-2) allows detached garage/ADUs to comply with the U-RH-2.5 standard and may:

1. Exceed the maximum building coverage (the standard is 50%);
2. Be exempt from bulk plane requirements;
3. May be up to but not exceeding two stories.

Zoning and Landmark work hand-in-hand. The zoning overlay allows everyone to have a garage or ADU. Landmarking, which is an overlay to zoning, makes sure the size and style is appropriate for the historic district. Be aware that Landmark is scrutinizing extremely large, full two-story ADUs on 25'-wide lots that take up the entire backyard. This is not the historic form in Curtis Park. The ADUs are meant to mimic carriage houses which were smaller than a two car garage.

We will provide more information on ADUs in future newsletter articles. In the meantime, if you would like to see one currently being built, Mick Barnhardt and Lisa Kelly are hosting a neighborhood open house at 3120 Stout on Thursday, March 2nd between 5:00 and 6:30 PM.



2716 Welton Street

Croissants
Danish
Baguettes
Coffee
Pastries

Hours are 6:00am to 3:00pm
Closed Mondays

SCFD Free Days

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

Denver Art Museum
• Sat. Mar. 4th

Denver Botanic Gardens
• Tues. Mar. 7th

Denver Museum Nature & Science
• Mon. Mar. 13th

Molly Brown House
• Tues Mar. 28th

Find out more at www.scfd.org



Gilpin Reading Day

On Monday March 6th, Gilpin Montessori will be hosting a "Dr Seuss Reading Day" at the school. During the morning, every classroom will have their reading activity, which includes read aloud from parents, Denver's Mayor Michael Hancock and Miss Black. We are very happy for all our guests taking time from their busy agenda to visit our school and read to our scholars.

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

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
Reyes Trujillo (720) 913-1094,
reyes.trujillo@denvergov.org

Dist. 6 (below 25th Street) RSO:

Snow White (720) 641-1280,
snow.white@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
Feb 30th - Mar. 4th; Mar. 28th - Apr.
1st. For free appliance collection, call
(303) 430-7142.

Xcel Energy

Electric Emergency/Power Outage
(800) 895-1999

Gas Emergency / Gas Odor
(800) 895-2999

Parking Plan Update

Curtis Park Parking Management Plan starts work on 2nd sub-section of Neighborhood

Keith Pryor

The Curtis Park Parking Management Plan is wrapping up the first sub-area and sending out a letter to residents in that sub-area for feedback on the proposed parking plan. Once we receive and consider the feedback we will present the final plan at the Curtis Park general meeting for the first sub-area and then implement the plan shortly thereafter. While the first sub-area wraps up, we want to get started on the next sub-area. We will be looking at the area bound by 28th, Downing,

Champa and Larimer streets. We will be looking for a task force of individuals that live in this section of the neighborhood to assist in creating a draft parking plan. Please plan to attend the March CPN meeting for information and to give your input for parking needs and demands in the new sub-area. Please contact Eric, Paul or Keith with questions or if you would like to be on the task force. Watch the FB page for maps and updates.

Neighborhood Internet Resources

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. 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 Neighbors. The CPN Board receives this e-mail, and invites you to participate as well!

Write to: CurtisParkNeighbors+subscribe@googlegroups.com
also: [Groups.google.com/forum/m/#forum/cpn-parks-group](https://groups.google.com/forum/m/#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

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 March 15th for ads, and March 18th for articles.

Special Thanks To

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CPN Board of Directors

Paul Davidson, Conor Farley, Scott Gordon (Vice President), John Hayden (President), Robbie Hobein, Deb Jacobson (Secretary), J.R. Lapiere, Marco Martinez, Todd McGuire (Treasurer), Rob Price (Electronic Communications Director), Therese Rasmussen, Wendy Reischl, 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.