



Hi, Neighbors!

John Hayden, CPN President

Happy April to all! As spring gets into full swing with events happening and people out and about in the neighborhood we will have a meeting focused on fun things to do this Summer in Five Points. Come hear about the RiNo Bike Race - an event which is will be more of a festival than a race. The event organizer will attend the April meeting to share what we can expect. Right here in Curtis Park we have a community event Park RX, that will happen April 23rd from 3:00 pm to 5:00 pm in Mestizo Curtis Park. This event will feature historic

walking tours of the neighborhood, Zumba in the park, spring cleaning for the park, music and healthy food among other park activities.

To ensure we have safe and accessible places to walk we will also hear about neighborhood efforts to save our flagstone sidewalks and about the cities efforts to reduce traffic deaths to zero in Denver through their vision zero campaign. So come learn about a spring and summer full of fun in Five Points at the April Curtis Park Neighbors meeting.

Curtis Park Neighbors Meet Thursday, April 6th

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. RiNo Bicycle race event - Vanessa Simsick
2. Park RX event in Mestizo Curtis Park - Sandra Douglas
3. Saving our Sandstone Sidewalks - Sue Glassmacher
4. Denver's Vision Zero Campaign to end traffic deaths. - John Hayden

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, May 4, 2017

**CPN Board Meeting
Monday, Apr. 17th, 6:00 - 7:30 p.m.
2543 California St, Open to all**

Neighborhood Cultural Spotlight: The Black American West Museum

John Hayden

As Denver's oldest intact neighborhood, Curtis Park has many historic sites we may walk by every day in our busy lives and not give much thought to the important role they play in shaping our community and preserving the history of Denver. One such neighborhood landmark is the Black American West Museum. Located at 3091 California Street, the Museum is housed in a beautiful historic Victorian home that once belonged to Dr. Justina Ford, the first African American female doctor in Denver. Justina's home was originally located in the 2300 block of Arapahoe where she ran her doctors office out of the first floor rooms for the diverse, largely immigrant people of Five Points.

Justina spoke seven languages and would take payment in whatever form her patients could afford. When the home was threatened with demolition for a parking lot, the building was saved and moved to its current location on California Street where it found new life as the Black American West Museum. The Museum, open Fridays and Saturdays 10:00 am to 2:00 pm, highlights the role of African American's in early Western American history. It's a vitally important piece of our neighborhood's history. So please walk over and visit the museum and learn a little about the place you live and share it with others. That is how we preserve our history and build culture over time.



2716 Welton Street

Croissants • Danish • Baguettes • Patries
Cupcakes • Cookies • Eclairs • Bread
Coffee
Hours 6:00 am to 3:00 pm
Closed Mondays

Bring this ad in for a free small coffee with purchase

Earthlinks Plant Sale

Shop for organically grown flowers, herbs, house plants and vegetable seedlings.

Mother's Day Weekend

Friday, May 12
1:00-7:00 p.m.

Saturday, May 13th
9:00 a.m. to 3:00 p.m.

All proceeds to benefit the Earthlinks' Workshop Program supporting people experiencing homelessness.

www.earthlinks-colorado.org

Hire Some Help Today!

Maggie Miller

It's springtime and you may be thinking about your yard. Do you have holes to dig, rocks to move, weeds to pull, flowers to plant? You may a) like to do all of the work yourself, or b) perhaps you have a full-service landscape company.

However, if you have yard work to do but don't like options "a" or "b," pick up the phone and call 303-292-4115, or go to www.centrohumanitario.org!

If you call Centro Humanitario, you will probably talk to Sandra, and she will explain how it works. In brief, Centro Humanitario is a nonprofit organization that places day laborers with people who need help moving, gardening, painting, house-cleaning, etc.. Rates are \$12-\$17/hour for most things, and \$20-\$30/hour for house-keeping; there's a four-hour minimum. And these guys (and women) do good work!



Spring Fling Tea

Hugh & Lynne Brown

All neighbors are invited to the re-scheduled St. Valentine's Tea, (now the Spring Fling Tea), an informal neighborhood gathering. All Curtis Park neighbors, from long time to new, are welcome at the home of Hugh and Lynne Brown. Sunday, April 9th, 2:00 - 4:30 pm at 2903 Champa Street. Children are especially welcome. (This is your invitation - individual invitations will not be re-delivered.)



Montessori Education

Have you ever wondered about our neighborhood Montessori school? The Montessori Academy of Colorado is a metropolitan school that engages each child in innovative academics, exploration of character, and a fearless, forward mindset. Our Elementary program is a progressive Montessori environment that serves children 1st through 6th grade. Students engage in reading, writing, art, music, Spanish, athletics, and technology daily while also participating in our Artists in Residence Program and weekly going-outs. These experiential explorations allow them to engage with various businesses and cultural events around the city that further their social, emotional and intellectual growth. Students also partner with local nonprofits as part of their monthly service learning projects, allowing our young students to collaborate with the community at large. The Montessori Academy of Colorado is now accepting Elementary applications! Give us a call at 303-623-2609 or visit www.montessoriacademyofcolorado.org

Attention Curtis Park and Five Points neighbors!



The Montessori Academy of Colorado (MAC) benefits students ages 8 weeks - Elementary as a high-standard, urban Montessori school from its campus at 2500 Curtis Street. To support its mission and strategic plan, MAC is developing a long-term community outreach program. Please take a moment to complete the short survey below to help MAC prioritize its outreach efforts and ensure future programs impact the community in a positive, valued, and sustainable way. Thank you!

2500 Curtis Street, Denver, CO 80205 | (303) 623-2609 | www.MontessoriAcademyofColorado.org

Is a Garage and Carriage House In Your Future?

Mick Barnhardt

This is a continuing article from March's newsletter exploring the possibility of building an Accessory Dwelling Unit (ADU), aka carriage house, behind your home in Curtis Park. Last week's article was an introduction to the process which included what our local landmarking designation and zoning will require in your design.



The first thing you should know is that only single family homes are allowed to build ADUs. That means if you have a duplex or row house, you would not be eligible.

Our typical lots here in Curtis Park are 25' wide. The carriage house will require a minimum 3' side setback from your neighboring property line and a 5' setback from the alley is common. The 5' rear setback allows for a comfortable apron from which you can get a proper turn radius to park your car in the garage on the main level. The 3' side setback allows you to place windows on the side. If your lot is 30' wide or less, the 3' side setback applies. If, however your property is wider than 30', you're required to have 5' side setbacks.

The first step you'll need to take in the design process is to hire a surveyor and have a pin-survey done on your property. This process will place permanent pins in all four corners of your property so that you can identify exactly where your property is located. Along with the pins, you'll get a detailed site plan that will provide exact width, length, and elevation at key points. These surveys cost anywhere between \$800 and \$1200.

I recommend hiring an architect or a clever contractor to design your building and take it through the design review process. Be prepared for this process to take months.

The first step is to get your architect/contractor to design a conceptual plan that includes floor plans and exterior elevations. The elevations (e.g., the front, back and side facades) will need to identify exterior finishes. The design should be passed along to the neighborhood committee that will review and comment on your design. Write to: cpn-designreview+subscribe@googlegroups.com to find out who to send the design to and when the committee will meet to review it. If you're interested in the process beforehand, you're welcome to attend meetings to see how the review process works.

Another big expense that you can anticipate is replacement of your sewer pipes. This neighborhood's original sewer pipes are cast iron inside the homes and transition to clay pipe underground between the house and the connection to the City sewer that runs down the alley. This can cost between \$8,000 to \$13,000 depending on your circumstance. A sewer/excavation company will trench and remove the old pipe and replace with PVC pipe. It's best to schedule this as your first task in the building process as you'll need a new stub-up for the plumbing for the ADU. The City will require a Sewer Use and Drainage Permit (SUDP), this permit alone costs upwards of \$3,000. The application requires a detailed site plan that shows how all the waste sewer and storm drainage will be handled on the site. Your architect or contractor can perform this task for you.

Chalk Art Festival at Cole

DSST: Cole Campus will have a campus wide Chalk Art Festival on Saturday, April 15 from 11:00 am - 2:00 pm. Advisory groups will compete for the "best" art, and there will be food, a bounce house, and music. The event is open to the public, and we would love future and prospective students to get a chance to meet current students, teachers, and administrators to get to know the school. The school choice window for DPS schools opened March 20th, and we would love to share our rigorous academic preparatory program, close-knit community, and technology focus with interested families in a casual, fun setting.



SCFD Free Days

Clyfford Still Museum

- Fridays 5-8 p.m.

Denver Art Museum

- Sat. Apr. 1st
- Sun. Apr. 30th

Denver Botanic Gardens

- Sun. Apr. 2nd
- Tues. Apr. 4th

Denver Museum Nature & Science

- Mon. Apr. 10th
- Sun. Apr. 30th



Find out more at www.scfd.org

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; April 24th-29th.
For free appliance collection, call
(303) 430-7142.

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

Denver Vision Zero Action Plan

Do you think cars drive too fast down your street or know of a sidewalk blind spot where cars cannot see you? Maybe you know a place where the bike lane could use more protection from traffic or does not connect through to your destination? Crash data only tells one side of the story, and we want to hear from Denver residents where they think our streets can be made safer. Denver residents and visitors are encouraged to visit denvergov.org/visionzero to take the map-based survey, select the location of their feedback, and add it to the map before April 30th, 2017. Responses from the Vision Zero map-based survey will be used collectively by the city's Vision Zero Technical Advisory Committee to identify patterns in behavior and street design to help set priorities for the Vision Zero Action Plan.

Neighborhood Internet Resources

Curtis Park Neighbors on Facebook
[www.facebook.com/groups/curtisparke/](http://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/#!forum/cpn-parks-group](https://groups.google.com/forum/#!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



2017 Five Points Jazz Festival

Mark your calendars for Saturday

If you would like to volunteer for this event, please go to the following link. <http://artsandvenuesdenver.com/events-programs/five-points-jazz-festival/call-for-volunteers>



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 April 19th for ads, and April 22nd for articles.

Special Thanks To

Rob Price, Hugh Brown, Mick Barnhardt, Maggie Miller 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

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.