



Urban Dweller Going All-Digital  
Green Corner  
Community News, Events, and Public Hearings

### The Urban Dweller Is Going All-Digital!

With the recent increase in postage rates, it's become prohibitively expensive to send the Urban Dweller through the mail. While we understand that there are many Capitol Hill United Neighborhoods members that would prefer mail delivery, we hope you will understand and appreciate that CHUN can no longer afford the cost of copying and mailing our newsletter.

We want everyone to be able to read news from our 10 Greater Capitol Hill neighborhoods, including important and useful information from the city and other agencies. So we hope you'll call or email CHUN and let us know where we can email you your Urban Dweller. To access archived copies readers can click the 'view this email in your browser' link at the top of every email. From there you are able to access all [archived copies](#) of emails sent using MailChimp.

An increasingly important method of communicating is through social media, so we hope you'll follow us on Facebook <https://www.facebook.com/chundenver/> and Twitter (@CHUNDenver), too. We also have an active parents group that lives on Facebook <https://www.facebook.com/groups/chunparents>.



### Be Mine Benefit For Capitol Hill United Neighborhoods (CHUN)

@ Whole Foods Capitol Hill!  
Sun, February 12, 4pm – 7pm  
900 E 11th Ave, Denver, CO 80218

Raise your spirits this Valentine's Day season and join Tito's Handmade Vodka and Capitol Hill United Neighborhoods (CHUN) at Whole Foods Market Cap Hill for a cocktail party benefitting Capitol Hill United Neighborhoods – your registered neighborhood organization.

Wear red if you are taken, yellow if it's complicated, and green if you're looking for your next Valentine!

Sip on some of Cupid's cocktails while being a helping heart—alcohol sales go to CHUN, the registered neighborhood organization that embraces Broadway to Colorado Blvd. and 1<sup>st</sup> to 22<sup>nd</sup> Aves.

All alcohol provided by **Tito's Handmade Vodka** and delish bites provided by **Whole Foods Market**.

### Take CHUN's Online Member Survey

As we complete the transition to an all-volunteer organization, CHUN wants to know what your opinion are about what you want from your Neighborhood Organization in 2017. Please go to <https://www.chundenver.org/member-survey.html> and complete the survey.

### Hold Your Meeting or Celebration at Tears-McFarlane Low Rates – Lots of Charm on Beautiful Cheesman Park

The historic Tears-McFarlane House – headquarters for Capitol Hill United Neighborhoods (CHUN) – offers space in a beautiful, historic building for people who are looking for unique office space to rent, would like to have a one-off or recurring meeting location close to Downtown, or want a charming place to host a party, wedding or other celebration.

There are two spacious adjoining rooms on the main floor of the historic building that are very adaptable for meetings or parties. There is a small kitchen/pantry attached that can be used for catering set-ups. The main floor spaces are handicapped accessible.

CHUN also has available a larger detached hall on the property that can accommodate larger groups – also for meetings or events. It has a full kitchen and handicapped accessible restrooms.

CHUN's rates are generally below what many venues charge and we can provide tables and chairs. For more information about the available spaces, rates, and to see photos, go to <http://www.chundenver.org/event-space.html>. For a tour, call the CHUN office at 303-831-1650 and leave a message. We will return your call promptly.

### Denver Street Light Inventory Going on Now

Denver Public Works will be taking physical inventory of all street lights within the public right-of-way and along parks and trails in Denver. This means, contracted crews will be walking through Denver's neighborhoods to gather information and take pictures of each street light. The inventory is expected to be completed by the beginning of June.

If you have any questions, feel free to call Terri Goodwin who is DPW's Utilities Administrator at 720-913-1764 or our permit office at 303-446-3469.

### Art at the Botanic Gardens—Feb. 22 to May 14

*Elusive: Works by Andrew Roberts-Gray*

Carbondale, Colorado based artist Andrew Roberts-Gray combines formal abstraction, the painted landscape and areas of unpainted canvas to create dynamic works that defy traditional genre. His work hovers between painterly abstraction and sculptural space, peppered with symbolic elements.

**Reception—FREE and open to the public:** Feb. 22, 5:30-7:30 p.m. **Artist Talk:** 6:30 p.m.

### MARGIE VALDEZ

#### INC Person of the Year Award

Margie Valdez has been involved in INC for many years, first as a delegate from the Cultural Arts Residential Organization and more recently a delegate from Capitol Hill United Neighborhoods. For many years she led the fight against several problem bars on Broadway and Lincoln (a fact that she had in common with Virginia Oredson, who did the same on East Colfax).

She is the chair of the INC Zoning and Planning Committee. Her expertise as an attorney and her leadership, political awareness and communication skills keep INC members involved in and informed about the many zoning and planning issues that impact all neighborhood organizations in Denver.

Margie also arranged and moderated a series of Citizen's Academies to help neighborhoods learn the complicated and often-changing zoning, planning and licensing processes. Those academies were major successes.

Other examples of her hard work include:

Margie is working now on the City's Denveright Taskforce charged with the update of Blueprint Denver.

She has helped many registered neighborhood organizations craft good neighbor agreements with marijuana and alcohol businesses seeking licenses.

She led the citywide neighborhood discussion on zoning changes for Arapahoe Square and the Platte to Park Hill drainage project.

She represented neighborhoods and INC in the creation of Excise/License evening hearing procedures and on defining hearing procedures for marijuana license hearings.

She led INC efforts in developing and representing the consensus neighborhood voice on Short Term Rental Legalization, the Small Lot Size Parking Amendment, both Social Use Marijuana ballot initiatives and Neighborhood Planning Initiatives.

CHUN is very proud of Margie Valdez, one of our At-Large Board Members.



### Denveright Tops Zoning, Land Use, Transportation & Licensing Comm. Agenda

**DenveRight** is a new planning effort by the city’s Community Planning and Development Department. It’s expected to be completed in one year. Four plans are going to be folded into this single plan: *Blue Print Denver (2000)*, *Denver Moves Transit*, *Denver Moves, Pedestrian and Trails*; and Parks and Recreations’ *Parks Game Plan (2003)*. The city has collected 3400 survey responses.

Attendees of the CHUN meeting discussed working with the city to ensure zoning will be evaluated to support implementation of new neighborhood plans, updating for which begins in April..

Transit discussions include having a network of smaller transit spurs supplementing the larger regional RTD programs. The transit network would be modeled after city of Boulder’s program that supports RTD with Skip and Hop bus services around neighborhoods.

Parks Game Plan emphasizes recreation centers and equitable access for all parks. Planning will evaluate event-use in the parks, private/public partnership initiatives to generate revenue to put back into parks. There has been no public outreach to date. No discussions yet about Denver’s Mountain Parks and there’s just one page on Denver’s Parkways. Recycled water use for trees is a separate component and being studied by CSU.

More information is at [www.denvergov.org/denveright](http://www.denvergov.org/denveright)

Announced event- *How Can We Create the City We Want? The Denveright Process*, Tuesday, March 7, 2017 | 5:30pm.

**Golden Triangle Partnership**- This new partnership evolved out of an all-volunteer Golden Triangle Association. A director was hired to promote/ market the neighborhood that includes art & cultural institutions, government offices, residential buildings, Boundaries are Speer Blvd, East Colfax Ave. and Lincoln Street. It’s applied for non-profit status but isn’t yet a registered RNO.

A boutique **international hostel** will occupy the historic house at 857 Grant Street. Andy Ward said it will be modeled after a hostel he operates in Austin, Texas. This is not a short term rental property. It is for young international travelers wanting economical lodging .It is dorm style with private rooms for families. There will be no kitchen. There will be a community room. Andy Ward is seeking to purchase auto rental spaces, but he is not expecting his guests to arrive by auto. He is also arranging to have bus passes, bicycle storage and car share services near/ next to his property.



## GREEN CORNER

### University Students Powering Climate Action

Six Metro State University of Denver (MSUD) students are now actively at work, fulfilling a variety of roles as the CHUN/ICA-USA/ Wartburg College West Partnership Committee officially begins to roll out the first two *Accelerate Climate Action (ACA)* Forums in CHUN neighborhoods this Spring. During the October 22<sup>nd</sup> demonstration Sustainability Forum, two MSUD students signed on to join the initiating committee and have attended each of the planning meetings since then. Thank you, Karmen Burchett and Sven Ceelen! Chances are, if you as a CHUN member have expressed personal interest in this program, you have already met these two very committed volunteers.

Undergraduate Research Grant - In December, Dr. Sara Jackson, an MSUD professor who attended the October event, applied for and received an undergraduate research grant for three students in the Department of Earth and Atmospheric Sciences, to do deep research into sustainability effects in a CHUN neighborhood. Look forward to meeting these undergrads: **Josh Buckman**, **Nicole Bush**, and, doing double duty-**Karmen Burchett**. As you read this, chances are that at least one of them is engaged in investigating more than 20 identified topics of interest within the Congress Park neighborhood. If invited, they are eager to present their findings to Congress Park neighbors at a future forum.

Interns - In their own words, “Seniors Rock!” Welcome two new ICA interns who will work with us this semester; each brings unique and much needed skills to the forum campaign. **Daniel Nelson** will graduate in May 2017 with a Bachelor of Science Degree in Land Use with a concentration in Environmental Resources and a Certificate in Water Studies. “Dano” says he is excited to use his organizational and creative abilities as we establish and formalize the ACA. **Dawnisha Penny** also graduates in May, with a B.A. degree in Land Use and Urban planning. She is very familiar with the work of CHUN and its neighborhoods, as she has worked at the Gathering Place assisting with software applications and organizing activities.

Much to our committee’s pleasure and surprise, all of these students live in one of the 10 CHUN neighborhoods. You may observe them at committee meetings, accompanying a committee member on personal calls, and certainly attending and supporting the professional facilitators on the day of a CHUN Sustainability Forum. If you notice them at work around the mansion, WELCOME THEM and THANK THEM! They are helping to make this very important program possible.

And stay tuned: A report on Wartburg College West’s Student Leadership Training Program (scheduled for July) and those students’ work in the businesses in Capitol Hill follows in a future UD.

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## Talk Back to Your Elected Reps

State Representative Chris Hansen (HD-6) and I, State Senator Lois Court (SD-31), are hosting a joint town hall meeting on Saturday, March 4 at Eisenhower Chapel (293 Roslyn St., Denver) from 10 am – 11:30 am.

## Landmark Program Reaches Golden Anniversary



Denver’s Landmark Preservation Program was born on March 6, 1967 when a city ordinance was adopted to protect and enhance buildings with historical significance. In the nearly 50 years since, the program has allowed the people of Denver to designate more than 300 individual landmarks and 52 historic districts, and has supported countless property owners and residents working to maintain their historic properties.

Follow us on [Twitter](#) and [Instagram](#) as we showcase Denver’s landmarks and historic districts. Join the conversation by posting your photos and stories about your favorite Denver landmarks using the tag #Denverlandmark50.

## Safety Tips from the Denver Police Department District 6 Officer Snow White

The entire City of Denver is experiencing numerous car thefts – especially Hondas.

While District Six is still experiencing Honda thefts, we are also having Theft From Motor Vehicle problems.

**Make sure you always lock your car. Do not leave anything of value in the car, and try not to leave documents that identify you and your address.**

**Use any anti-theft devices available – the club, alarm systems, etc.**

### Community Resource Officers (CROs) & Neighborhood Police Officers (NPOs)

\*\*\*Denver Police Non-emergency number: 720-913-2000\*\*\*



- DISTRICT 2.....720-913-1000  
Officer Adriel Torres, -Adriel.torres@denvergov.org.....720-913-1089
- DISTRICT 3.....720-913-1300  
Officer Mike Borquez,- mike.borquez@denvergov.org...720 913-1183  
Officer Sharon Avendano sharon.avendano@denvergov.org..720-913-1248
- DISTRICT 6.....720-913-2800  
Officer Snow White—snow.white@denvergov.org.....720-913-2906



## CHUN Historic Preservation Meeting Gets Big Turnout Over Smiley's

The Capitol Hill United Neighborhoods Historic Preservation Committee met on January 30 with more than 50 attendees and considered two major historic preservation successes and one unresolved challenge in Capitol Hill.

Jameson Smith, CEO of St. Joseph Hospital, and Mike Gerber and Kurt Franz of MGL Partners discussed plans to renovate and re-use the 8-story historic landmark-designated (application filed by CHUN) **Tammen Hall at 19<sup>th</sup> and Ogden** as 49 affordable apartments, to be operated by MGL Partners. The building was originally a nurses' dormitory in the 1930s and later Children's Hospital offices. It has been vacant since Children's moved to Aurora. The project is waiting approval of federal and state tax credits to help finance the project. MGL Partners hopes the apartment will be ready for occupancy in the fall of 2018.

Architects Darcy Vertuca and Becky Stone of OZ Architecture discussed preliminary plans on behalf of a New York-based company, GFI Development, to reuse the **former Cathedral High School, convent and gymnasium at 1840 Grant Street/1835 Logan**. Several years ago Historic Denver, Inc. and CHUN, worked with the Archdiocese of Denver to find a developer that would re-use the beautiful Moorish/Italian courtyard building instead of the former plan to demolish it and build a 12-story condominium building. A plan to use the building for shared-office space did not materialize; the new owner is considering hotel and/or retail and/or residential and/or office mixed uses, with underground parking on Logan St.. They will return to the committee in a few months as the plans progress.

Tim Bertoch and Jason Sisk of Consolidated Investment Group and Architect David Daniel of the Davis Partnership spoke about CIG's plans to demolish the **1932 art deco retail building, later Smiley's Laundromat, at 1080 East Colfax at Downing** for a major project between Downing and Corona. The proposed project would contain 184 market-rate apartments, a market-place/food hall and 240 underground parking spaces. Attendees at the meeting spoke on both sides of whether demolition was necessary or desirable, although all agreed that this stretch of East Colfax needs improvement. The developers and their architect said that they were willing to accept suggestions about design features that might make the new building (55-feet high on Colfax and 85-feet high stepped back from Colfax) more pedestrian-scale and more reminiscent of the historic design. Suggestions can be sent to the developer's representative, Rachel Prestidge, [rprestidge@crlassociates.com](mailto:rprestidge@crlassociates.com).

To join the Historic Preservation Committee or ask questions contact chair Michael Henry [michaelhenry824@comcast.net](mailto:michaelhenry824@comcast.net) or 303-377-6609.

## Denver Recycles' Roundup

Recycle Right! The Dos and Don'ts of Recycling

Recycling in Denver is easy, but it's important that residents only place acceptable recyclables in their purple carts. The sorting equipment at Denver's recycling processor is great at separating bottles from cans, but trash and unacceptable items are sometimes difficult to remove. Help keep Denver's recycling stream clean and free of non-recyclable items by staying current on Denver's recycling guidelines. Take a look at the "Do's and Don'ts" listed below for some helpful clarification on common areas of confusion:

Do: empty all food and beverage containers completely before recycling

DON'T: Flatten Cartons or bottles

DO: Breakdown cardboard boxes into pieces no larger than 2 Ft. by 2 Ft.

Do: Minimize shredded paper

DO: Remove magnets and plastic wrap from magazines and phone books

Only recycle glass bottles and jars

Visit the Denver Recycles website at <http://www.denvergov.org/content/denvergov/en/trash-and-recycling/recycling.html>

Recycles to view Denver's complete recycling guidelines and list of acceptable and non-acceptable materials.

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## Public Hearings

Zoning Hearings: The matters listed below are scheduled for hearings before the Denver Board of Adjustment (**BOA**) Zoning Appeal or the City and County of Denver Department of Excise and License (**EL**) on the indicated dates. The hearings are held at the Wellington E. Webb Municipal Office Building, 200 W. Colfax Ave., in the second floor hearing room. The public is welcome to attend. All of the listed dates and times are current at the time of publication. For Excise and License and Board of Adjustment decisions and follow-up on the following hearings please visit: [www.denvergov.org](http://www.denvergov.org)

<u>HEARING DATE &amp; TIME</u>	<u>PREMISES AFFECTED</u>	<u>HEARING ISSUE</u>
January 06, 2017 9:00 AM	1250 N. Grant St.  MMRD	Application Medical Marijuana License  <b>E&amp;L</b>

### CHUN COMMITTEE MEETINGS

<b>Zoning Committee</b>	March 1, 7:00 PM 1201 Williams St.
<b>Executive Committee</b>	March 14, 7:00 PM CHUN, 1290 Williams St.
<b>Tree Committee</b>	Contact the CHUN Office
<b>Board of Delegates</b>	February 16, 7:00 PM CHUN, 1290 Williams St.
<b>Historic Preservation Committee</b>	February 27, 7:00 PM Castle Marne, 1572 Race St.

### COMMUNITY CALENDAR

**Denver Art Museum - Free Day:** March 4 & April 1, 100 W 14th Ave Pkwy. [www.denverartmuseum.org](http://www.denverartmuseum.org).

**Denver Museum of Nature and Science - Free Day:** February 27 & March 13, 2001 Colorado Blvd. [www.dmns.org](http://www.dmns.org).

**Denver Zoo—Free Day:** February 12 & 13, 2300 Steele Street. [www.denverzoo.org](http://www.denverzoo.org).

**Denver Botanic Gardens—Free Day:** February 20 & March 22, 1007 York Street [www.botanicgardens.org](http://www.botanicgardens.org).

#### CHUN STAFF:

Randle Loeb—Groundskeeper



2017 BOARD OF DELEGATES

**Officers**

- Co-Presidents—**Mark Cossin, Travis Leiker**
- Vice-President of Membership—**Sarah Wells**
- Vice-President of Neighborhood Engagement—**Doug Goldman**
- Vice-President of Fundraising and Development—**Judy Schneider**
- Vice-President of Tears-McFarlane and CHUN Community Center—**Bill DeMaio**
- Secretary—**Torry Van Slyke**
- Treasurer—**John Riecke**
- Ex-Officio— **Charles Nusbaum**

**Neighborhood Delegates**

- #1 Chris Hinds, Melanie Williford
- #2 vacant
- #3 Charles Nusbaum, Jim Slotta
- #4 John Riecke, Torry van Slyke, Rob Weil  
Richard Wilson
- #5 Brad Cameron, Rachel Griffin
- #6 Matthew James, Caroline Schomp
- #7 Shayne Brady, Brian Henderson
- #8 Doug Goldman, Molly Williams
- #9 Kathleen Reilly, Michele Steed
- #10 Bill DeMaio, Annette Woodward

**At-Large Delegates**

- Anthony Avery      Robert Mutch
- Georgia Burlison    Yale Passamaneck
- Mark Cossin          Karen Pellegrin
- Kristian Eichler      Andrew Rogge
- Andrea Hamilton     David Sachs
- Shirley Howson      Margie Valdez
- Kevin Kelly           Sarah Wells
- Jesse Lipschuetz     Nancy Charles-Parker



**Tears-McFarlane House Available for Event and Meeting Rentals!**

Located on the north side of Cheesman Park, the historic Tears-McFarlane House is an ideal setting for your meeting, party or event! We can accommodate groups in a range of sizes utilizing the mansion or the adjacent community hall. For more information or to schedule an appointment, please email [chun@chundenver.org](mailto:chun@chundenver.org).

*Urban Dweller* is published by: Capitol Hill United Neighborhoods, Inc. 1290 Williams Street, Ste. 102 Denver, Colorado 80218-2657  
**ADMINISTRATION:** 303-830-1651 Online at [www.chundenver.org](http://www.chundenver.org)

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Owner's Statement

URBAN DWELLER (ISSN: 1084-1644) is published monthly by Capitol Hill United Neighborhoods, Inc. (CHUN) at 1290 Williams Street, Ste. 102; Denver, CO 80218-2657 and is distributed to all CHUN members. Questions, comments or articles may be directed to the above address. Telephone is 303-830-1651 and facsimile is 303-830-1782. E-mail address is chun@chundenver.org. Periodicals postage paid in Denver, CO. Postmaster, please send address changes to:  
**URBAN DWELLER**  
1290 Williams Street, Ste. 102  
Denver, CO 80218-2657.

Total Circulation is 800 copies per month, with all circulation paid or requested.

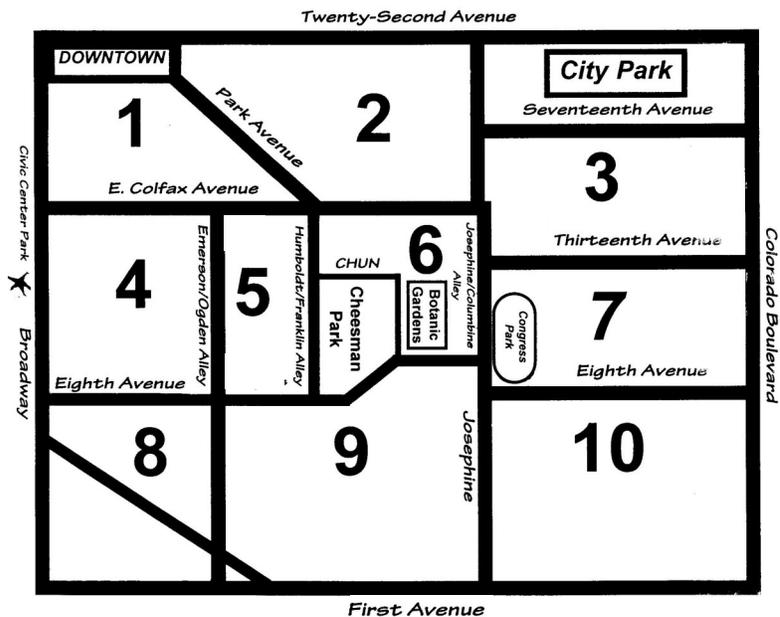
**Mission Statement:**

Capitol Hill United Neighborhoods, Inc. (CHUN) is an organization that brings people together to share in:

*Preserving the Past, Improving the Present, and Planning for the Future of Greater Capitol Hill.*

CHUN will:

- Promote a sense of neighborliness;
- improve the physical appearance of the neighborhood;
- provide a unified voice;
- encourage representation and cooperation among diverse groups;
- work on specific neighborhood problems; develop CHUN's identity and visibility.



CHUN Boundaries and Neighborhood Areas