



## SCPNA NEWSLETTER – NOVEMBER 2009

*Thanks in abundance to Propaganda Labs and their Bluebird Beat.com for converting our articles into a beautiful Newsletter. Please come to the November 18 & 19 Meetings!*

Dear South City Park Residents,

There are important evening meetings happening on two consecutive days this month:

(1) Wednesday, November 18 is the SCPNA Meeting, where we will elect officers for 2010, vote on extending the SCPNA West Boundary from Detroit to Josephine, and hear from East High School supporters what they think of the idea of a rec center next door. See the Agenda on this page for more details.

(2) Thursday, November 19 is a meeting about the future use of the former Neighborhood Flix property at 2510 Colfax. See the announcement in this newsletter for more details.

Jim Slotta  
SCPNA President

**PO Box 18375**

**Denver, CO 80218**

[www.scpna.org](http://www.scpna.org)

**Emails for Officers:**

[southcitypark@gmail.com](mailto:southcitypark@gmail.com)

**President**

Jim Slotta: 303-388-3388

**Co-Vice President**

Theresa Jacobs: 303-815-4867

Alicia Thorne: 720-323-0449

**Treasurer**

Doña Dodson: 303-333-2983

**Secretary**

Grant Grigorian: 720-470-1469

---

### City Council Representatives:

Carla Madison (District 8)

303-298-7641

Carol Boigon (At Large)

720-865-8100

Doug Linkhart (At Large)

720-865-8000

### Police Community Resource Officers:

Reyes Trujillo, 720-913-1094

Amy Esten, 720-913-1095

### City Park Maintenance Contact

Juan Marsh (Field Superintendent)

720-865-0871 Office (non-emergency)

303-916-4525 Cell (emergency/safety)

## NEIGHBORHOOD MEETING

The Tavern Hospitality Group is proposing to purchase the former Neighborhood Flix Theater and Café location at 2510 East Colfax and operate the café space as a neighborhood tavern and the theater as a multi-use space. The Tavern Hospitality Group has applied for an all-ages dance cabaret license for use in the multi-use space.

Come listen to these plans, discuss them with the applicant and express your opinions. Note: this is a follow-up to the informational meeting held on September 24. A vote will be taken to determine if the attendees support, oppose or support the license if suitable conditions can be agreed upon.

SCPNA Members will vote an official stance regarding the license application; a quorum of at least 12 is necessary. **This meeting will be SCPNA's only opportunity to take an official stance.**

**THURSDAY NOVEMBER 19 6:00 pm sharp – 7:00pm**

**2510 EAST COLFAX (former Neighborhood Flix space)**

Those who drive are encouraged to park in the Tattered Cover complex's free parking garage to the south.

Co-sponsored by: Capitol Hill United Neighborhoods, South City Park Neighborhood Association, Colfax on the Hill, Tavern Hospitality Group, St. Charles Town Company

The public hearing before the Department of Excise and Licenses will be November 23 at 6:00pm at 201 West Colfax Avenue (must enter from Court Place)

---

### Next General Meeting:

Wed., November 18 @ 7:00 - 8:30 PM

Montview Manor Penthouse

1663 Steele Street

- Police Dist. 2, Q & A
- Report-East High School re. rec center
- Vote-SCPNA W. Boundary to Josephine
- Election of SCPNA Officers for 2010
- Drawing for City Park Jazz T-Shirt
- New, Old Business Topics

## **1601 COLORADO CONSTRUCTION NEARS COMPLETION**

Construction at the 1601 Colorado Apartments (formerly Colorado Commons) has resumed, ramped up, and races to a year-end completion deadline, according to Project Partner Mark Moorhouse, of Dominion Apartments, who met with Councilwoman Carla Madison, SCPNA representatives, and city officials by phone from his Minneapolis office on October 11. By press time, the worst of the construction activity (and parking hassles) are expected to be behind us.

Dominium took over project development in the spring after Trademark Communities pulled out last fall, leaving lender US Bank with the site. Dominion specializes in doing workouts for lenders, and has a long-standing relationship with the bank. According to Moorhouse, it operates three Colorado properties, has over 20 years of experience with tax credit communities, and owns and operates approximately 150 affordable housing communities nationwide. Dominion's Denver area Regional Manager is Steven Kerens, and its on-site Community Manager is Leslie Holmes, who is actively working on leasing from the trailer across E. 16th Ave. from the project, as well as at [www.dominiumapartments.com/1601-Colorado](http://www.dominiumapartments.com/1601-Colorado).

Dominium was faced with significant challenges when it took over the property and engaged another Minneapolis firm, Weis Builders, as general contractor to complete the work. Weis has had to correct numerous unfortunate construction errors, including replacing the entire roof and re-installing all of the windows with proper flashing.

The year-end completion deadline is mandated by the Federal Housing and Urban Development Department tax-credit financing that makes the project feasible for a developer. Dominion will be bound by the same occupancy constraints as Trademark was: 28 of the project's 112 units will be designated as part of the HUD-subsidized Section 8 program, and the remainder will meet other affordability parameters. Residents of the Section 8 units are being filled via the income guidelines provided from the Denver Housing Authority and from HUD.

*-Submitted by Dave Lichtenstein for the 1601 Colorado Boulevard Committee*

## **NEW TECHNOLOGY LAB AT TELLER ELEMENTARY**

At the beginning of the school year, students returned to Teller to find many new exciting changes. One of these changes was that Teller has a new Technology Lab

on the third floor of the building. The new Tech Lab includes 26 new Dell Computers, 3 Mimio interactive systems, 3 laptops and 3 projectors. All of this was accomplished thanks to the Denver voters.

In November 2008, Denver voters approved the DPS bond by a 2 to 1 margin to provide much needed resources for critical improvement in every school in the district. This \$454 million bond was the largest bond issue ever sought by a Colorado School District. The money is stretched out over a five-year span to cover safety improvements, technology enhancements, existing maintenance and expansions, and new construction.

Teller will benefit from the DPS bond directly in the following areas: critical repairs and renovations throughout the entire school, improving computer technology, and replacing the deteriorating playground with a new safer one (see a future article on Teller's new Learning Landscape at <http://teller.dpsk12.org/>).

Teller will receive a total of \$75,000 distributed in 3 installments for instructional technology. The first round of funding at \$25,000 paid for the above described Tech Lab. The second installment is projected for January 2010 and will fund additional computers in classrooms (every Teller classroom currently has 3-6 computers), document cameras, additional Mimio interactive systems, laptops and projectors.

The students and teachers are very excited about the added instructional technology. Currently, every grade level has daily scheduled time in the lab to enhance basic computer skills, support math skills, utilize for research, publishing and project presentation, and improve reading comprehension through the Accelerated Reader software program.

The Accelerated Reader (AR) software program came to Teller two years ago from a very generous donation from the Carmel Hill Fund, a private foundation established by William Ruane in 1986 which supports social services, mental health and education initiatives around the country. The Foundation provided Teller with AR software, an additional computer for each 1<sup>st</sup>-5<sup>th</sup> grade classroom, ongoing technical support and the commitment to give each classroom \$300 in books when they reach their learning goal.

AR is a software tool that enables schools to monitor the quantity and quality of their students' reading practice. It also motivates students to read a greater quantity of books with more attention to their comprehension of written material, all the while exposing children to new genres and styles of literature. Teller is using AR to get

*(Cont.)*

*(Teller Elementary - Cont.)*

children more excited about reading. They can set their own reading goals and learn to incorporate reading for enjoyment in their everyday lives.

Teller's new Tech Lab is allowing more children to benefit from this amazing reading program. It is also helping children learn how to use new technology to enhance their learning and to make connections between their world and the exciting world that awaits them outside of Teller.

*-Submitted by Congress Park resident and Teller volunteer Michele Foust*

### **HOOKED ON COLFAX (3213 E. COLFAX)**

*An interview with Scott and Malissa Spero, the owners of this local hangout, written by Way Shen.*

So, you're a habitue of Hooked on Colfax and think you know all there is to know about it. Or, conversely, you're a homebody and know very little about Hooked on Colfax. Either way, read on: This little crib sheet will provide lots of information you may not have known and lots of information that you'll get excited about.

**The Owners:** After spending nine months teaching English in Korea, Malissa and Scott Spero returned to the Denver area with a clean job slate. A dream of Scott's was to own their own business. Given Malissa's experience in college and post-college working in coffee shops, they made the decision to open a ... coffee shop, Hooked on Colfax (henceforth known as Hooked On). Fortuitously, Armazem (the previous coffee shop, for those of you who are newcomers to the City Park neighborhood) was for sale and the rest is ...

**History:** Hooked On began as a real "Mom (Malissa) and Pop (Scott)" operation. Malissa initially worked a full-time job and then additional hours at Hooked On, while Scott worked a full 60 hours or so a week at the shop. Now, having just celebrated the store's Fourth Anniversary, Hooked On employs six baristas, including one who has been with Hooked On for three years. (The employees not only get to work in a great neighborhood and a cozy ambience, they also get to participate in yearly rafting trips as well as various other activities with their bosses throughout the year. As both Scott and Malissa noted, finding and keeping great employees is one of the hardest tasks for owners. And they want to make sure that their employees are happy at their jobs and therefore happy serving customers.) At ...

**Present:** Due to yearly rent increases, Malissa and Scott finally bought the building next door. They closed their old location on October 2 and re-opened in their new space the next morning. (Prior to this, they had tried to buy the building space to the east of Spirit Ways. Unfortunately for them and the neighborhood, the owner pulled out at the last minute.)

The new space looks to the old (the same feeling, some of the same artifacts) and will continue to provide some of the same features. Argus will once again show movies at the coffee shop on Monday nights; and there will be art displays as before. (In fact, take note: In December, the display will feature Barista Art.) Beginning over physically in a new space, however, provided Malissa and Scott opportunity to look to the ...

**Future:** Malissa and Scott are trying to make the new Hooked On as green and as local as possible. For starters, they've invested in a water filter so that they can eliminate the sale of bottled water. Instead of buying a plastic bottle of water, customers can fill their bottle at the tap. In addition to using CFLs and LEDs, and bamboo flooring, solar panels will be installed to provide electricity. A skylight in the basement provides natural lighting and reduces the amount of artificial lighting needed during the day. And there's even a composter now on the premises. The shop will also offer as much in the way of local products as possible. The sidewalk patio as well as the back patio will be re-established once the renovations are finished. Both as residents and business owners in the City Park area, all of these changes are part of Malissa and Scott's continuing ...

**Vision for Hooked on Colfax and the Neighborhood:** One of the neighborhood amenities Malissa and Scott miss is a quiet neighborhood place where they can sip a glass of wine in the evenings and catch up on the day. To fill this gap, they have applied for a liquor license to allow Hooked On to serve wine-by-the-glass and beers. The focus is on an ambience that promotes conversation and connection with family and friends. There will be cheese plates and desserts that play on the use of coffees. In effect, Hooked on Colfax will be a coffee shop with a twist. With the purchase of their building, Scott, who serves on the boards of CHUN and Colfax on the Hill, and Malissa, who now works part-time for the non-profit Experiential Learning International, continue to see Hooked on Colfax as an evolving neighborhood fixture.

**PUBLIC ART AT MERCY SITE  
-AN APPRECIATION**

Hilary Depolo is the art consultant hired by Rick Wells to assist the Public Art Committee in selecting two sculptures for the Pinnacles/Retreat public areas. Although her job ended with the installation and dedication of the sculptures, she has continued to be a resource. To wit, she was immediately responsive to concerns about how “Benevolent Foundation”, the stone and marble sculpture by Michael Clapper, just off 16<sup>th</sup> Street on Milwaukee, was being treated. Contrary to the spirit of the sculpture, the Retreat/Pinnacles management had planted ornamental grasses around its base that completely covered the floating white marble. This thoughtful and esthetic part of the sculpture was a reminder of the site’s history (Mercy Hospital and the Sisters of Mercy who ran it). Although the problem hasn’t been completely solved, Hilary has been in contact with the new grounds manager and will make sure that low-growing blue fescue – part of the original site concept – will be planted in the spring. She could have told us she was no longer involved; instead, she pitched in to maintain not only the integrity of the sculpture, but also the integrity of our neighborhood history.

*-Submitted by SCP resident Way Shen*

**EAST HIGH SCHOOL  
- ENTRY PLAZA RENOVATION**

*The Project Angel Pride Commemorative Paver & Brick Program*

***Pave the Way to East's Continued Excellence!***

The entry plaza renovation will recognize the importance of the historic entrance to East and reinforce its daily use as the “gateway to learning” when students arrive each day. The entry plaza project is designed to renovate and expand the existing plaza to provide a social gathering place and an inspiring first impression of East High School.

Your Entry Plaza Committee and East Principal John Youngquist invite you to become a lasting part of East by purchasing a paver or brick.

**You have these purchase options:**

Paver with a timeless quote and your inscription. 18” x 24” | \$1000

(Note: Two larger sizes of paver can also be purchased.)

Brick with your personalized message 4” x 8” | \$100

Donations are tax deductible.

**Order your paver or brick today!**

**\*\*\* Extra Tax Savings \*\*\***

East High School’s Entryway Redesign is an approved Denver Enterprise Zone (DEZ) project. As a result, there are additional tax credits available from the State of Colorado. Please check with your tax advisor regarding your specific tax situation.

(assuming 28% tax bracket)

**A \$100 brick donation only costs you \$49**

**A \$1000 paver donation only costs you \$493**

**See Tax Savings Examples at the web site shown below.**

Questions? Contact Susan Bardwell at 303.399.1155 or [SusanBardwell@msn.com](mailto:SusanBardwell@msn.com)

Order a brick or paver online at: <http://www.projectangelpride.org/>

**MINUTES-SEPTEMBER 16, 2009**  
**SCPNA MEETING**

About 30 attended at the Montview Manor Penthouse from 7-8:30 PM.

**ANNOUNCEMENTS**

(1) An email from DPD Technician Amy Esten stated an increase in 'no force entry' burglaries. (2) A 9/16 public meeting at the Botanical Gardens listed the former location of the Church in the City (Colfax & Josephine) as a finalist location for an inner-city rec center. (3) The former Neighborhood Flix site (2510 Colfax) is being considered by the Tavern Hospitality Group for a combination restaurant and events center. (4) Rich Kadinger attended a meeting about City Park traffic flow. A study is underway of traffic flows in the park to determine how to accommodate all uses. Future plans seem to be reasonable and fair. (5) DPD Sergeant Joseph Unser arrived and reported that our District 2 is 4% down in crime. Also, the budget shortfalls may result in a reduction of officers.

**DENVER STRATEGIC PARKING PLAN (CRISSY FANGANELLO)**

The presentation followed the flow of a handout that was distributed. This process began in July 2008 with two public meetings to date (November '08, April '09). It provides a city-wide framework for looking at parking issues. What is in place and what do we need now? What policies may or may not need to be adjusted? What are our tools? Enforcement and other legalities need to be uniform. The tools can be adjusted for different parts of the city. Residents, business owners, city park events, visitors to our homes--all compete for parking--and everyone wants to use the public right of way. Always it gets down to the neighborhood level with balanced user needs. It considers four city plans (Blueprint Denver, Greenprint Denver, Strategic Transportation Plan, Main Street Zoning) involving all departments. **It is an area management parking planning process.** It involves talking to the neighborhood and determining the priorities. It involves a 5 step parking management process: (1) Parking Demand--how to reduce it? (2) Parking Location--how to find it? (3) Parking time--it's a public resource. (4) Parking Pricing--how to define the boundaries for pricing? Neighborhood lines? (5) Parking Supply--what can be revisited? They have been using consultants. Seattle has done this for a couple of years and has 6 to 9 area management plans. We hope to have a public meeting late this year or early next year. Then we can move forward with the plans. A lively Q & A session followed the presentation. Basically, the details of area management planning have not yet been worked out, and will vary for each area.

**MORE ANNOUNCEMENTS**

(1) Hooked on Colfax-they have purchased the space just to the West and are going to move next door. Scott has applied for a hotel and restaurant liquor license. (2) Project Angel Pride meets tomorrow morning-deals with the East High School campus (3) There is a book sale this Friday and Saturday at Montview Manor.

**NOMINATIONS FOR 2010 SCPNA OFFICERS**

Bonnie Clark expressed a willingness to 'do something.' Jim Slotta willing to retire as President, but won't walk away from a void. Karen Newman nominates Bonita Lahey (absent) for President. Alicia Thorne is willing to continue as VP but wants help with the VP position. Grant Gregorian (absent) would like someone else to be Secretary. Dona Dodson (absent) probably would continue as Treasurer. Tom Rutter nominates Karen Newman (willing) for either VP or Co-VP.

**NEW BUSINESS**

Who has responsibility for tree maintenance? (property owners) What about new outside signage at the adult bookstore? (No one sure) What about possibility of off-leash dog areas in City Park? (City still collecting data) (There is a master plan) (Carla Madison's web site has a dog blog)

Meeting was adjourned at 8:36 PM.

*-Submitted by Jim Slotta from recording of meeting and notes taken by OliveAnn Slotta*

**MISCELLANEOUS TIDBITS**

**Long time SCP resident Olga Platts of 1538 Garfield has died** - Comments/stories related to her life are being collected at the scpna.org discussion section.

**Keep up with Denver Union Station changes at [www.denverunionstation.org](http://www.denverunionstation.org).** - Walkability neighborhoods generally are interested in public transportation impacts.



COLLECTING FOR COLORADO FAMILIES IN NEED

**Benefitting:**

**Metro CareRing**

**denuM**  
DENVER URBAN MINISTRIES

**Wanted:**

Non-perishable food  
Diapers (all sizes)  
Cereal  
Pasta  
Tuna or Peanut Butter  
Canned Fruit  
Personal Hygiene Products  
Deodorant, Shampoo, Lotion  
Toilet Paper  
Plastic Grocery Bags

**Donation Sites:**

Hooked on Colfax (3215 E Colfax)  
CHUN Office (1290 Williams St.)  
Annie's Café (3100 E Colfax)  
Steve's Snappin' Dogs (3525 E Colfax)  
The Shoppe (3103 E Colfax)  
Caffe Sanora (1245 E Colfax)  
Sengers on the Fax (3014 E. Colfax)  
UMB Bank (1635 E Colfax)  
FirstBank (1617 E Colfax)  
FirstBank (2850 Quebec)  
Lovely Confections (Colfax and Steele)  
Atomic Cowboy (3237 E. Colfax)  
Charlie's Denver (900 E. Colfax)  
Calvantt Fashion & Barber Shop (3339 E. Colfax)

**Sponsored By:**





E COLFAX

**OPENING DECEMBER 4TH @ 8 AM 3237 E. COLFAX  
BISQUIT SANDWICHES \* SOUTHERN GOODNESS**