



# News

Fall 2009

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## Proposed Changes in Congress Park Zoning

By Bill DeMaio and John VanSciver

Zoning laws regulate development of land within the City. Over the last several years the Denver Community Planning and Development Department has worked with neighborhood associations and other stakeholders and has begun developing a new zoning code for Denver. In this issue of the Congress Park newsletter there are three articles about zoning.

Congress Park residents who have participated in zoning meetings are recommending:

First and foremost CPN residents requested a uniform designation of the entire Congress Park neighborhood as an 'Urban' (U) Neighborhood Context instead of a mixture of 'Urban' and 'General Urban' (G) which allows much greater density.

Second, residents feel strongly that block sensitive front yard set backs (using an average of those at adjacent structures) throughout the City of Denver instead of the recommended 10 foot setbacks in many districts would greatly preserve the character of existing blocks.

*A breakdown of the proposed zoning map changes:*

### 1. East of the alley between Detroit and Fillmore along 13th Ave up to Colfax

City's proposed Zoning is U-RH-3A, which would allow row houses up to 3 stories tall with corner apartment buildings allowed in some corner locations.

**CPN recommendation:** Change to U-TU-A1, which allows up to two units on a

minimum zone lot area of 4,500 square feet with additional units allowed on corner lots subject to locational restrictions. This would preserve spacing between units consistent with existing development while allowing greater density.

### 2. West of the alley between Detroit and Fillmore along 13th Ave up to Colfax

City's proposed Zoning U-RH-3A and G-MU-3 which would allow up to 3 story apartment buildings along York and Josephine and the area directly north of Congress Park reservoir. Accessory Dwelling Units allowed.

**CPN recommendation:** Change entire area to U-RH-3A, which allows up to two units on a minimum zone lot area of 4,500 square feet with additional units allowed on corner lots subject to locational restrictions. Accessory Dwelling Units (ADUs) allowed.

### 3. Between 11th Ave. and 13th Ave. from the alley between Colorado and Harrison extending West to Detroit

City's proposed Zoning: U-SU-B, which allows: Single Unit on 4,500 sq ft lots

**CPN recommendation:** U-TU-A which allows up to two units on a minimum zone lot area of 4,500 square feet with additional units allowed on corner lots subject to locational restrictions.

### 4. Between Congress Park Reservoir west of Clayton up to Colfax

City's proposed Zoning G-MU-3 which allows apartment buildings up to 3 stories high and Accessory Dwelling Units.

*Continued on page 3*

### Congress Park's Vision (1995 Neighborhood Plan)

*Congress Park is a traditional city neighborhood with a small-town atmosphere. Here, people of diverse cultures, ages, colors and economic backgrounds share a sense of community, value older homes and mature trees, and enjoy the convenience of city living amid the stability of a thriving neighborhood.*

**Congress Park News** is a quarterly publication of Congress Park Neighbors, Inc. A network of volunteers produces and distributes it to a circulation of more than 4500 residents and businesses within the area bounded by Colfax Avenue, Sixth Avenue, York Street and Colorado Boulevard.

www.CongressParkNeighbors.org

Congress Park News  
P.O. Box 18571  
Denver, CO 80218

Editorial Board:  
Kathleen Hynes  
Wendy Moraskie  
Linda Smoke

Advertising Coordinator:  
Call Wendy Moraskie  
303-355-3735

Layout & Design Editor:  
Michelle Murphy  
720-231-0475

Distribution:  
Julie Lang  
303-333-7489

Your articles, letters and advertisements are always welcome.

We need you to help produce and distribute the newsletter. If you can volunteer a few hours every quarter to help your neighbors get the news, please call Wendy or Julie.

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## From Capitol Heights to Congress Park Neighborhood

By Tom Conis

The area bounded by York, Colorado, 6th and 17th was generally referred to as Capitol Heights because of its proximity to Capitol Hill's 5,400 foot high point, "Cemetery Hill." Today this site houses the Water Board reservoir and Denver's Communications Center for Congress Park. The Capitol Heights Presbyterian Church, Capitol Heights Pharmacy and other entities in the neighborhood still celebrate this old reference. The Denver Planning Office introduced the name "Congress Park Neighborhood" in the 1970's for planning purposes.

By 1890, Denver's population had grown to nearly 107,000. To encourage and support an expanding Capitol Hill, a reservoir was built on "Cemetery Hill" in 1887, using gravity rather than the unreliable pumps of the day to bring water to residents below. Congress Park neighborhood developed primarily between 1890 and 1924, despite a temporary setback from the 1893 silver crash.

Congress Park itself took its name from the way it was created. "City Cemetery," located on "Cemetery Hill," had become an unkempt eyesore and a deterrent to prospective residential development in east Capitol Hill. In 1890, Colorado Senator Henry M. Teller persuaded Congress that land previously sold to the City for burial purposes "in perpetuity" should be re-designated as a park. His bill passed and, as graves were relocated, a park was born.

Where were the graves moved? They were relocated to Crown Hill, Fairmont, and Riverside cemeteries. It is rumored some were simply not moved. It was surmised the greedy contractor collected \$1.00 per body for allegedly moving them. Throughout the relocation the residents were appalled because many graves were left open for long periods of time and the corpses were exposed. Recently construction crews working on the Denver Botanic Gardens parking garage found a grave in the old Jewish cemetery that once occupied that site.

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958 St. Paul St.; 303-393-9072  
brent@congressparkneighbors.org

Tom Conis—Vice President  
tom.conis@congressparkneighbors.org

Maggie Price—Website  
1465 Fillmore; 303-333-5478  
maggie.price@congressparkneighbors.org

Kathleen Hynes—Consigliera, Newsletter  
khynes377@earthlink.net

Wendy Moraskie—Newsletter  
1475 Milwaukee St.; 303-355-3735  
wendyrich@msn.com

Bill DeMaio—Membership  
bdemaio@aol.com

Ed Connolly—Membership, Treasurer  
edward.connolly1@gmail.com

And we thank these committed neighbors:

Michael Sutherland and Bill DeMaio—Denver Botanic Gardens Liaison

Carolyn VanSciver—Congress Park Historic Preservation Committee  
303-377-4913

Lots of other neighbors help with communications, membership, and more, and generally make Congress Park a great place to live—you know who you are and how much we depend on you—Thanks!

Your Congress Park Board invites you to attend the open Board meetings at National Jewish Hospital on the third Wednesday of each month at 7 p.m. in Heitler Hall.

## Proposed Changes in Congress Park Zoning

*Continued from front page*

**CPN recommendation:** U-RH-3A, which allows up to 3 story row houses with, corner apartment buildings on some corner lots.  
Accessory Dwelling Units allowed.

**5. From 8th Ave up to 11th Ave between the alley between Colorado and Harrison and extending West to Detroit Street**

City's proposed Zoning U-SU-A which allows single units on 3,000 sq ft lots.

**CPN recommendation:** U-SU-B, which allows single units on 4,500 sq ft lots, which is more consistent with existing lot sizes.

**6. From 6th to 8th Ave from the alley between Harrison and Colorado Blvd. to Detroit Street**

City's proposed Zoning U-SU-C which allows for single units on 5,500 sq ft lots. This seems consistent with existing uses.

**7. From 6th to 8th along Colorado Blvd. up to the alley between Harrison and Colorado Blvd**

City's proposed Zoning U-MX-3, which allows for mixed-use buildings up to 3 stories high

**CPN recommendation:** U-MX-2, which limits height to 2 stories, current businesses, are all 1 story

**8. From 10th to 13th Ave along Colorado Blvd. up to the alley between Harrison and Colorado Blvd.**

City's proposed Zoning U-TU-A which allows 2 units on a 4,500 sq ft lot.

**CPN recommendation:** U-MS-5, which allows mixed use buildings up to 5 stories high.

**9. Commercial Center at 12th Ave and Madison St**

City's proposed Zoning U-MS-2, which allows for mixed-use buildings up to 2 stories high

**CPN recommendation:** proposed zoning seems appropriate

**10. Commercial Center at 12th Ave and Clayton St**

City's proposed Zoning G-MS-3, which allows for mixed-use buildings up to 3 stories high

**CPN recommendation:** U-MS-2, which allows mixed use buildings up to 2 stories high.

### CPN Monthly Meetings Need You

The best part about the monthly CPN, Inc., Board meetings are the discussions that bloom between neighbors. Only you know what's happening on your block. Your seeds of information combined with your neighbor's may add up to something that, with cultivation, can nourish the whole neighborhood.

Send us your ideas and suggestions to [cpnboard@congressparkneighbors.org](mailto:cpnboard@congressparkneighbors.org)

**Business Referrals Group Forming**  
Ken Blair

EdwardJones is looking for other persons in business or trades that live or work in the Congress Park Neighborhood, interested in joining a business referrals group. Interested in learning more about this opportunity, please contact Ken Blair at 303-322-4993 or [ken.blair@edwardjones.com](mailto:ken.blair@edwardjones.com).

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## Councilwoman Robb Discusses Zoning Proposal

Kathleen Hynes posed the following questions to Councilwoman Robb; Ms. Robb's email responses are printed below each question.

### Your City Council Representatives

Jeanne Robb,  
District 10  
City Councilwoman  
303-377-1807  
1232 E. Colfax  
e-mail: [jeanne.robb@ci.denver.co.us](mailto:jeanne.robb@ci.denver.co.us)

Doug Linkhart,  
Councilman At-Large  
Phone: 720-865-8000  
Fax: 720-865-8003  
Email: [LinkhartatLarge@ci.denver.co.us](mailto:LinkhartatLarge@ci.denver.co.us)

Carol Boigon,  
Councilwoman At-Large  
720-865-8100  
e-mail: [carol.boigon@ci.denver.co.us](mailto:carol.boigon@ci.denver.co.us)

**KH:** 1. *Realizing the proposed zoning code will vary by neighborhood, what do you want to accomplish for Congress Park residents with the new zoning code?*

**JR:** One of the new code's goals is to address the misalignment between the current code and the city's current visions. For example, the vision for the northern part of Congress Park in the 1950's, particularly the northern sections, was for high rises and multi-family buildings. For the most part, that didn't happen but the neighborhood did evolve into a mix of multi-family and single family homes. The challenge with the code update is to stabilize the neighborhood - preserving neighborhood character by matching what's on the ground today, allowing reinvestment, and allowing limited growth. Ideally creating zoning that matches what's on the ground now will encourage people to reinvest in their property, instead of waiting for the day those homes or lots can be assembled for speculative investment.

**KH:** 2. *You are holding a number of public meetings so citizens can ask questions and share their opinions. For people who cannot attend these scheduled public meetings, what is the best way for them to be in touch with you? Will you have a place on your website for Congress Park residents to submit comments?*

**JR:** The Planning Office has been conducting meetings. The first round was in May and provided a general overview of the new code. On June 20, a meeting was held for Council District 10, attended by over 100 people. Another meeting for CD 10 is scheduled for August 25, 6 to 9 pm at the Molly Blank Conference Room at National Jewish.

you can find the draft code and the draft zone maps by statistical neighborhoods. You can comment there as well.

My office also has the code and a map. Feel free to call or drop by. We've learned a lot already from constituents. Residents can also submit comments to me at [jeanne.robb@denvergov.org](mailto:jeanne.robb@denvergov.org). Please copy [nora.kimball@denvergov.org](mailto:nora.kimball@denvergov.org) and [caitlin.quander@denvergov.org](mailto:caitlin.quander@denvergov.org)

**KH:** 3. *Several homeowners in Congress Park recently rezoned their properties from R3 to R2. The process was time consuming and our homeowners paid for the rezoning. The intent of the rezoning was to allow these homeowners to enjoy the benefits of R2 zoning, including limiting the size and density of buildings next to them. In what ways, if any, will the new zoning impact those blocks, which have been recently rezoned?*

**JR:** These areas will be rezoned with a district that is as analogous to today's R-2 district as possible. A row house district might work, for instance. The urban row house district allows single-family structures, duplexes, row homes, mansion houses (homes with several apartments), and 3 story apartment buildings on the corners of the blocks - which fairly well describe the areas that were rezoned.

**KH:** 4. *What is the anticipated date for the final decision about the zoning changes for Congress Park and who will make that final decision?*

**JR:** City Council set an ambitious goal of passing the new code by the end of this year. But we know this goal must be balanced with our goal of making sure citizens have received adequate notice, information, and opportunity to provide input. We are still working on the schedule that may lapse into the New Year, and we are working on the best way to schedule public hearings and be sure we are responsive to what we hear at them.

The final decision on changes to Congress Park zoning will be made on Council floor the evening of the final vote.

The best way to get information is to visit the website - [www.newcodedenver.org](http://www.newcodedenver.org), where

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## Denver's New Zoning Code May Impact Your Property

By Kathleen Hynes

*Zoning: the legislative method of controlling land use by regulating such considerations as the type of buildings (e.g., commercial or residential) that may be erected and the population density.*

-Encyclopedia Britannica

To develop the new zoning code, Denver Community Planning and Development has worked with neighborhood associations and other stakeholders, building upon Blueprint Denver. CPN residents may be familiar with zoning concepts such as single-family versus multi-family residential classifications and dimensional standards such as building setbacks and height limits.

Blueprint Denver is a regulating plan that designates the appropriate form and scale and of development. Two keys to the City's rezoning are: new language and a new zoning map. The language describes the type of structures allowed and the map shows on which streets those structures can be built. According to Peter Park, Planning Department Manager, the new code aims to increase urban population density and efficiency. It would replace the mid-1950's planning principles that supported lower-density building and a suburban lifestyle.

Blueprint Denver identifies "areas of stability" and "areas of change." Congress Park is designated an "area of stability," a designation sought for by the many residents who worked years on the Blueprint Denver development committee. Theoretically under this designation the appropriate form and scale of buildings would be consistent with the neighborhood's intact, single-family homes, duplexes and some apartment buildings. The designation "area of stability" does not mean CPN will be spared more development and more density. Rather, the increased density would occur as recommended in Blueprint Denver, along major transit routes, i.e., Colorado Boulevard and Colfax Avenue, with some increase in the commercial development along 12th Avenue.

The Community Planning and Development Department is introducing its proposed zoning code to officials and area residents through a series of

meetings through the fall. Councilwoman Robb held her initial District 10 meeting on June 30th and another is scheduled for 6-9 pm on August 25, Molly Blank Building, National Jewish Hospital. At the meeting in June, tables were set up for each neighborhood in District 10 showing the plan for the neighborhood.

CPN residents looking at the plan were dismayed at some of the changes that seemed contrary to the character of the neighborhood. For example, some commercial areas along 12th Avenue are shown allowing three-story buildings rather than resident-preferred two-story buildings. Another example along York and Josephine Streets between 13th and Colfax is currently shown as G-MU-5 allowing large mixed-use apartment buildings up to five stories high. Without the input of CPN residents the discrepancies would not have been identified. The changes might have allowed development that would have negatively impacted neighboring property owners. The City websites show preliminary maps and what kind of businesses or events can be provided in the neighborhood.

[http://www.newcodedenver.org/postfiles/Public%20Review%20Draft%201%20Article%205\\_Urban.pdf](http://www.newcodedenver.org/postfiles/Public%20Review%20Draft%201%20Article%205_Urban.pdf)

<http://www.newcodedenver.org/rezoning/page/the-draft-code-and-draft-map>

*Continued on page 6*

### CPN Events On Web

Once again, CPN's wondrous webmaster Maggie has outdone herself. The neighborhood website now has an events calendar. Go to [www.congressparkneighbors.org](http://www.congressparkneighbors.org) and look. If you have a CPN event that needs to be added in (block party? garage sale? alley clean up?), contact the webmaster or any CPN Board member at [cpnboard@congressparkneighbors.org](mailto:cpnboard@congressparkneighbors.org). And you can find a list of Congress Park merchants on our website. Thank you, Maggie!

Every time Mike closes a home sale from a Congress Park referral, he donates to Teller School. **Another way to support Teller— thanks, Mike!**

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### Denver's New Zoning Code May Impact Your Property,

*Continued from page 5*

Updates will be posted on our website. If you are on CPN's email list, you will receive notice when changes occur. If you wish to be notified, please go to [www.congressparkneighbors.org](http://www.congressparkneighbors.org) and sign-up for our email broadcasts. CPN has a link to the City's map on our website ([www.congressparkneighbors.org](http://www.congressparkneighbors.org)). The City's website map may be cumbersome, so if you prefer, a hard copy of the map is available at Councilwoman Robb's office.

CPN encourages all of our neighbors to review the proposed zoning map and see what is planned for your home and adjacent properties. The map determines what can be built on your lot, the lot next to you, behind you and in front of you. This includes height of structures, types of structures (apartment buildings, row houses, duplexes) and the resulting density associated with each.

A related issue, not currently addressed in Blueprint Denver, is how the City will address parking issues that are sure to arise as a result of increasing density. The success of Blueprint Denver is dependent on how accurately the map implements the community vision hammered out over the past several years. Your input to Councilwoman Robb will help us preserve the qualities of the neighborhood we love.

### HELP???

CPN, Inc. needs volunteers to help distribute our newsletters. Just four times a year while you walk our lovely neighborhood. The blocks that we need covered are: 900 and 1000 Milwaukee; 600 blocks Clayton, Elizabeth and Detroit; 700 blocks Clayton, Elizabeth and Columbine; 900, 1000, 1100, 1200, 1300, 1400 York (East Side)

Contact Julie Lang  
303-333-7489

### Neighborhood Updates

#### **Standard "Good Neighbor Agreement"**

CPN, together with other Registered Neighborhood Organizations in our vicinity, is working to establish a standard "Good Neighbor Agreement" for bars and restaurants in and around Congress Park. The hope is that we can address, in a manner mutually agreeable to these neighborhood businesses, the key concerns that residents continue to express to us such as: noise, parking, trash, loitering, hours of operation, etc.

Look for more information about this in our next newsletter and/or on our website.

#### **Parking Update**

Over 300 Congress Park neighbors responded to the City's request to share their opinions about restricted parking in Congress Park. Because of the feedback the City received, our restricted parking will remain for now.

#### **Crime Action**

CPN's extraordinary Crime Action volunteer, Joe Ely, resigned to take a new volunteer position with the United States Army. We are looking for someone with a keen interest in crime prevention

to become CPN's new Crime Action volunteer. Please get in touch with us to learn more about this wonderful volunteer opportunity. All of Congress Park benefits when this position is filled. ([cpnboard@congressparkneighbors.org](mailto:cpnboard@congressparkneighbors.org))



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## Looking East

By Jess Lindimore

Summertime, typically everyone's favorite time of year. School is out and alarm clocks are unplugged. Although, at almost every high-school there is a summer reading list that is expected to be completed by the end of summer. This is something that tends to get away from most people (myself included) the key is to start early. This will allow for less time stressing about reading the book and more time enjoying your summer. Most freshman don't understand how serious most teachers are about accomplishing the reading list, some teachers even go as far as giving a test on the first (or second) day of school. Which makes the thought "I'll just use Spark-Notes" rather idiotic.

For most incoming freshman the summer prior to freshman year is one of excitement and nerves. But for those lucky enough to be attending East, fears will soon subside leaving only excitement. To make things go as smoothly as possible I suggest attending East's Freshman Academy (information available on the school website.) Last summer I attended Freshman Academy and it was something that I greatly appreciated for the chance to meet new people before the start of school, and familiarize myself with the building. The school will also reward each freshman who attends the two week course with 2.5 elective credits, which does not sound like a lot but can be quite helpful later on. Trust me, as a girl who entered East High last year knowing fewer than five people, and as the older sister of an incoming freshman, this is worth your time.

I don't think I can stress enough that involvement in school activities will not only better you as a person but will make school much more pleasant and fun. It doesn't matter if you're interested in ceramics or football there is something for you to be involved in at East. Some very popular clubs are: East Theatre Company (ETC) which is also the largest club (and really fun) at East; Green Club which focuses on environmental activism, I had the club sponsor as a Biology teacher and really wished I'd joined; Angels Against Abuse which focuses on preventing violence, they also put on skits each year to raise awareness of teen violence and

were a huge hit this year; and finally one of my favorites Yearbook, which is an application process at the end of the year, I'm going to be a part of Yearbook and I'm absolutely ecstatic. Those are just a few of the many clubs offered at East.

If you've ever been to an East sporting event, you know we love our school. School spirit oozes from almost every student attending East. So what better way to be a part of the school spirit than being a part of what we all get so amped up about? Sports. East offers tons of sports from girl's field hockey to boy's rugby. And not all of them are cut sports, many of the non-cut sports take people who have never even played. For example this year I joined the Girls Golf team, and I've never really played. By the end of the season a bunch of my friends and I had learned a lot about it, and although I wouldn't necessarily say I'm on my way to Pro Golf Tour, I had a lot of fun. Sports and clubs are not only a lot of fun, but they are also a great way to become a part of the school and look great on a college application.

School starts soon, so enjoy summer, relax, and spend as much time as possible having fun with your friends and taking advantage of all the free time summer has to offer. And if you're going to be attending East in the fall, no worries, as usual it's going to be a great year.



**Jess Lindimore** is going into her sophomore year at East High and offering a Congress Park highschooler's perspective to the Congress Park News.

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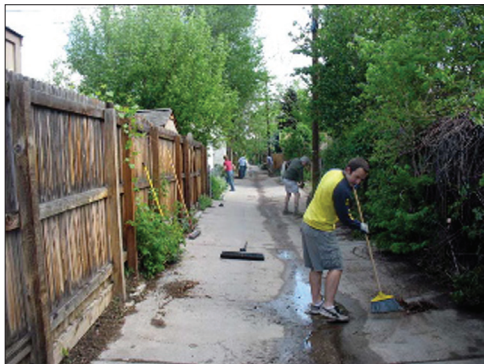
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## Second Annual Alley Clean Up

By Jacqueline Kimball

Over 250 Congress Park residents took to the alleys to make a difference in their neighborhood in May. Thirteen Alley Captains stepped up to champion the Second Annual Congress Park Alley Clean-Up on their blocks. Each block had between 8 and 30 volunteers. They removed the trash, graffiti and yard debris. All participants were rewarded with a sense of esprit de corp and pride.



Alley Captain Stephen Bingham, armed with solvent, a wire brush and some rags, removed most of the graffiti in the alley. One of the neighbors on his crew doesn't live on his block; however, she considers it her block because she walks her dogs down the alley every day. Stephen said of the clean up, "Everyone worked hard and in less than three hours all of the work was done." A few days after the event, when Stephen arrived home he received a nice note from the neighbors thanking him for organizing the clean up.

The Denver Waldorf School took five classrooms of students to clean up the 12th and 13th blocks of Congress Park. They cleaned the seven blocks from Columbine to Steele. The children received much praise from the residents in the area. A special thanks goes to the Administrative Director, Judy Lucas, for organizing this event with her staff and students for the second year in a row.

Kudos to the 15 volunteers from Independence House at 1479 Fillmore Street who participated in the Clean-Up. Independence House provides community corrections treatment services to clients referred by federal, state, and local criminal justice agencies. The overall goal of Independence House is to assist ex-offenders and all other clients in successfully re-entering the community



as productive, adjusted citizens. Independence House clients also clean their block monthly and provide snow removal from all sidewalks and common areas for neighbors.

Each year as I speak with businesses in our community and ask for their support, I learn new ways for the businesses to participate. This year Ken Blair, of EdwardJones, rolled up his shirtsleeves and helped greatly. His hard work is appreciated.

Remember every day is a good day to organize an alley clean-up. For those of you who were not able to participate in May, the complimentary guide, "How to Organize an Alley Clean-Up," is available on the Congress Park Website, [www.congressparkneighbors.org/alleycleanup.html](http://www.congressparkneighbors.org/alleycleanup.html).



**Our Congress Park community appreciates the hard work of Jacqueline Kimball for volunteering to organize this event and the efforts of all business, which supported CPN's Alley Clean-Up! They are listed alphabetically and each received an appreciation certificate.**

### Businesses Supporting CPN's Alley Clean-Up

101 Asian Fusion  
101 Madison Street  
303-355-1688

Ace Hardware  
2640 E. 12th Avenue  
303-355-2551

Annie's Café & Bar  
3100 E. Colfax  
303-355-8197

Artistic Body Development  
520 Cherokee Street  
303-825-5980

Bad Kittie Salon  
2909 East Colfax  
303-377-4247

Chipotle  
2500 E. Colfax Avenue  
303-388-5300

Denver Botanic Gardens  
1005 York Street  
720-865-3684

Denver Community Credit Union  
1075 Acoma Street  
303-573-1170 x 684

Einstein's Bagels  
895 Colorado Avenue  
303-321-4000

Encore Restaurant  
2550 E. Colfax Avenue  
303-355-1112

King Soopers  
1155 E. Ninth Avenue  
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MacHelp4Me  
524 Cherokee Street  
303-393-8657

*Continued on page 9*



## Seniors Lose Property Tax Exemption In Budget Cuts

By Eileen Doherty, MS

In 2000, Colorado voters approved giving senior citizens a break on their property taxes on the first \$200,000 of assessed value. Unfortunately, the legislature eliminated this exemption in 2009 because of revenue shortfalls.

Originally the exemption was designed to help those seniors on a limited income who were unable to pay their property taxes. However, through the efforts of several senior groups, the exemption was expanded to include all seniors over the age of 65 who have lived in their own homes for more than 10 years.

Seniors are now facing significant increases in their property taxes, many of them experiencing a 100% increase. Many seniors are looking for ways to pay the tax bill when it comes due in February 2010. They may be eligible for a tax credit or other assistance, as follows:

- Property Tax/Rent/Heat Credit. To qualify for the credit, an individual must be a

Colorado resident, be over the age of 65 and have less than \$1000/month of income (\$1309/month for couples).

- Property Tax Deferral program. If the individual is current on their property taxes the state will pay the property taxes and file a lien on the property.
- LEAP. Starting November 1, 2009, an individual whose monthly income is less than \$1670 (couples \$2240/month) can apply for help with heating costs.

For assistance with applications for rebates, the deferral program, or LEAP, seniors can call 303-333-3482.

Eileen Doherty, M.S. is the Executive Director of the Colorado Gerontological Society. She can be reached at 303-333-3482 or at [doherty001@att.net](mailto:doherty001@att.net).

### Businesses Supporting CPN's Alley Clean-Up

*Continued from page 8*

National Jewish Health  
1400 Jackson Street  
303-398-1078

Racines Restaurant  
650 Sherman Street  
303-595-0418

Safeway (Corporate)  
6900 S. Yosemite  
303-843-7670

Santos Lynn Group  
3773 Cherry Creek  
North Drive, #801  
720-933-3377

Starbucks  
200 Fillmore  
303-388-7565

Tattered Cover  
2526 E. Colfax Avenue  
303-436-1070

The Daily Scoop  
3506 E. 12th Ave.  
303-388-3245

Twist & Shout  
2508 E. Colfax Ave.  
303-722-1943

Under the Umbrella  
3504 E. 12th Ave.  
303-256-0797

Vicky Fields Dance  
524 Cherokee St.  
720-233-9007

Walgreens (Corporate)  
650 S. Cherry St.  
303-794-3220



**Thanks for your  
business and referrals  
and your on-going  
support of the  
Children's Miracle  
Network**

**John Sullivan**  
RE/MAX of Cherry Creek  
**303-331-4556**  
**congresspark.com**  
303.320.1556

**Call for a free, no  
obligation market update  
on your property**



## 'Tis the Season of Sirens

By Charlotte Bentley, Former Congress Park Crime Action Committee Chairperson

*"The Congress Park Crime Action Committee is committed to coordinate efforts to rid our neighborhood of crime, thus helping to ensure personal safety for all."*

*CPN Crime Action Committee Mission Statement*

**The Congress Park Neighbors Crime Action Committee needs you. See page 6 for more details.**

Our new District 3 Community Resource Officer is **Cari Jimenez**. Her phone is 720 913-1175.

Mother Nature has been making her own fireworks this season, prompting several emergency siren warnings of severe weather. The warning sirens for our local area originate from Congress Park at 8th & Josephine. There are currently 67 sirens in service throughout the city, including six sirens at Denver International Airport. The siren system is activated for any type of hazard that could seriously affect the Denver population. The sirens can be activated for either the entire county or specific affected areas.

When the sirens wail, the first instinct is to go outside and look at the sky. We assume that a tornado or severe weather is overhead, and if we don't see anything we get the "Ho-hums." But the sirens could be activated for a variety of emergencies, including severe weather (blizzards, floods, tornadoes), a major power outage, earthquake, civil disturbances, or even a large-scale hazardous materials spill.

The Office of Emergency Preparedness advises when there is an emergency siren warning residents should tune into radio or television for official announcements concerning the type of emergency. Radio Station 850 KOA (AM) has been designated as the primary Emergency Alert System (EAS) activation station for impending emergencies.

A NOAA Weather radio is one of the best means of receiving information about current weather conditions. Known as the "Voice of NOAA's National Weather Service," NOAA's Weather Radio (NWR) is a nationwide network of radio stations broadcasting directly

from the nearest National Weather Service, 24 hours a day, 7 days a week. Under normal conditions, weather messages are repeated every 4 to 6 minutes, with updates every 1 - 3 hours. However, if there is a rapidly changing or severe situation brewing those updates can occur more frequently.

Recently, I was home from work during the daytime and heard the sirens wail in our neighborhood. Of course, contrary to emergency recommendation, I went outside to look at the sky and found warm sunlight, blue skies and fluffy white clouds. Perplexed, I came inside and soon learned that the sirens were the response to the City of Denver's alert tests. These tests are conducted routinely on the second Wednesday of each month at 11:00 a.m.

The City and County of Denver has taken great strides in their attempts to keep the public informed of potentially dangerous events. Appropriate response to the sirens could save lives and property.

The difference between Watches and Warnings:

**A WATCH**, means conditions are favorable for a severe situation.

**A WARNING** is issued when a situation has already developed, is occurring or is imminent.



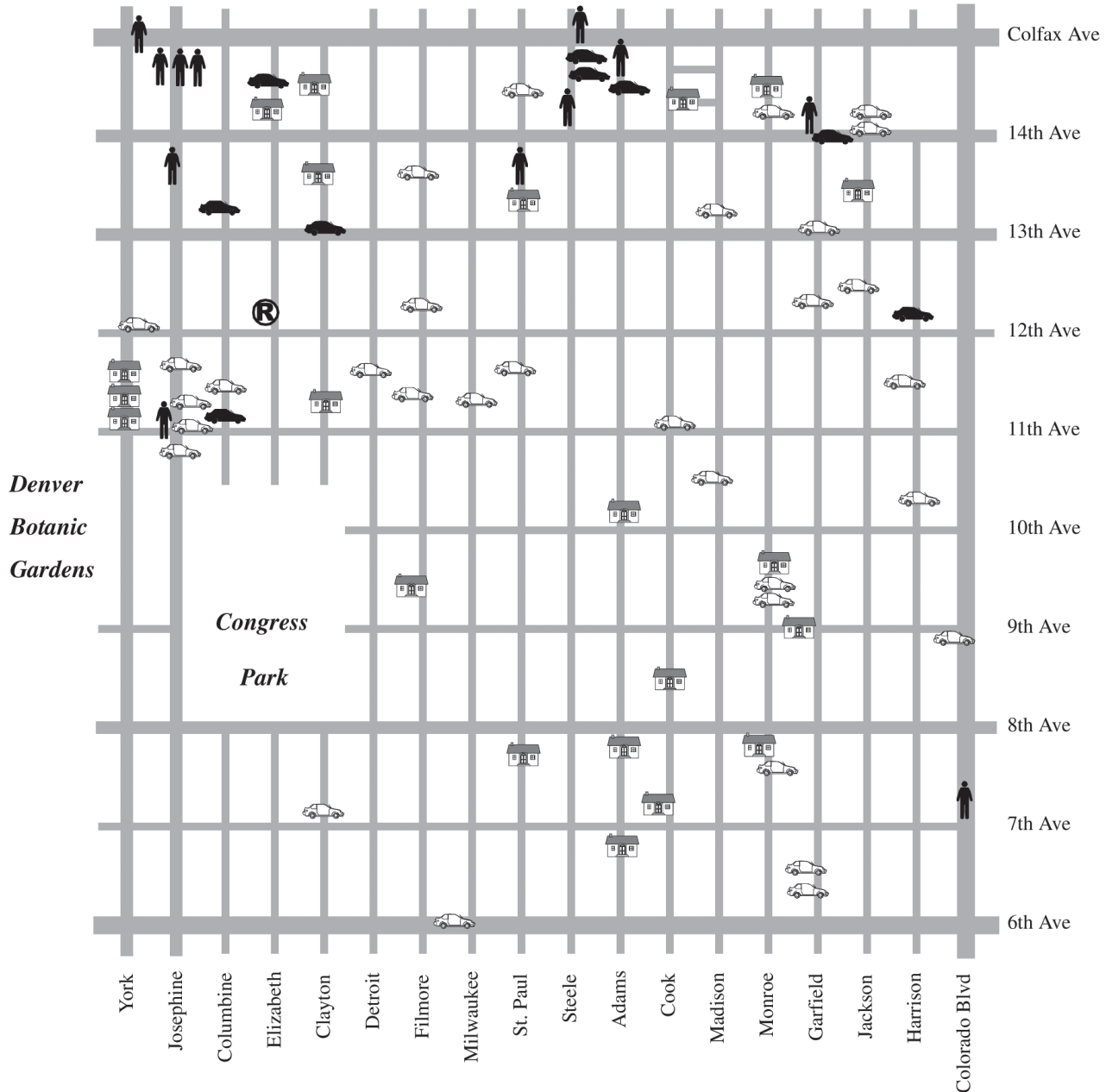
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Denver, CO 80206  
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**FROZEN CUSTARD-THE RICHEST ICE CREAM IN THE NEIGHBORHOOD**

# CONGRESS PARK NEIGHBORHOOD CRIMES APRIL - JUNE, 2009

*East High*



-  **Sexual Assault**
-  **Assault/robbery**
-  **Burglary**
-  **Auto Theft**
-  **Theft from auto**

**This map shows a compilation of all serious crimes reported to police within Congress Park in the second quarter of 2009. Crime mapping is provided by the Congress Park Crime Action Committee using City and Police Department statistics relayed through Council District 10.**

## Our Neighborhood Forest: Trees You've Got To See

By Susan Bardwell

### *Tiniest Titan: State Champion Paperbark Maple at 1107 Clayton*

*"He that plants trees loves others beside himself."*

-Thomas Fuller  
(1608-1661)

**Do you know of a notable tree "we've got to see" in the neighborhood – a big one, a beautiful one, or just a favorite one – that we could feature in the newsletter?**

Please contact  
Susan Bardwell at  
SusanBardwell@msn.com  
or 303-399-1155.

In the spring of 1988, Greg Geissler and his then-toddler son, Ted, rolled their red Radio Flyer Wagon home from the Denver Botanic Garden's Plant Sale with what has become Colorado's biggest Paperbark Maple.

For a few years after moving here from Puget Sound, with its dogwood trees and rhododendrons, Greg admits he "tried to replicate the landscape of the northwest with limited success."

Fortunately, a knowledgeable DBG volunteer steered Greg in the right direction with the recommendation of the ornamental maple. It now graces the southeast corner of the front yard at 1107 Clayton Street. For the first few formative growing seasons Greg mulched the tree each fall with a thick layer of leaves, and it flourished.

Current owners Pat Tesauro-Jackson and Paul Jackson learned just how unique the tree was in 2002, many years after they moved in. At that time a knowledgeable passerby asked, "Do you realize what kind of tree you have?"

Not long after that short exchange they received a document certifying that their tree was the State Champion Paperbark Maple. Colorado's second largest specimen is also in Denver, on the Regis University campus.

Besides being uncommon, the Paperbark Maple, *Acer griseum*, is a distinctive tree. Its most striking feature is the beautiful exfoliating (peeling) cinnamon-colored bark which develops on branches as young as two years old, making the entire tree particularly attractive in the winter snow. Its leaves are the tree's other distinct feature: the leaves emerge later in the spring than other maples; the compound leaf, with three leaflets, is less typical of maples; and it is one of the last maples to

develop its fall leaf color, which happens to be red. Likewise, the leaves remain on the tree into winter, but drop before Christmas, in time to decorate it for the holidays, says Pat Tesauro-Jackson.

The tree typically has multiple trunks. Its upright oval to rounded form can reach up to 30 feet high and wide. This relatively small size allows it to grow in large aboveground planters, narrow planting strips, and around decks and patios, although the tree may struggle if the area has high foot traffic.



From left, State Champion Paperbark Maple with its owners Greg and Sue Geissler (1988-1992), Pat Tesauro-Jackson and Paul Jackson (1992 to present)

Native to central China, the tree is hardy in USDA zones 4 through 8. While it prefers moist, well-drained soil, it will grow in a variety of soils if not under-or-over watered. Pat waters her tree deeply during dry winters. In our area, the tree will do best with part shade in the afternoon to help prevent leaf scorch during hot and dry spells.

As for the Paperbark Maple's availability in the future, according to Wikipedia, "Recent attempts have been made to

acquire new seed stock from wild populations in China because it is believed that the current gene pool of cultivated specimens is very small. Propagation of *Acer griseum* is somewhat difficult as seeds have...parthenocarpic tendencies [seedlessness]."

While propagation may be difficult, promotion is not. In an uncanny coincidence, about four years ago Greg was on the search again for another ornamental tree, this time for his new residence east of Cheesman Park. What did the salesperson at Paulino Gardens suggest to Greg but the unusual Paperbark Maple; and informed him he could see a beautiful specimen at 1107 Clayton Street in Denver.

## Congress Park Community Gardens Sprouting Up

By Linda Smoke

The Congress Park Community Gardens are finally a reality. Successful negotiations culminated in the relocation of many of the Denver Botanic Community Gardeners and their plants, tools, equipment, and some topsoil to the new site north of Congress Park. In mid-April gardeners laid out plots and common areas, mulch paths, and found their assigned plot. Gardening began in earnest by the beginning of May.

The growing vegetables, herbs, shrubs and flowers are a testament to what gardeners can accomplish in a short time. All Colorado gardeners face the challenges of poor soil and the vagaries of weather, but these community gardeners faced some additional difficulties. The site had been a parking place for heavy equipment so it was pretty compacted in some areas. Rumor has it that one gardener had to come out with a pick ax to loosen the plot before it could be rototilled. Because of the unusual amount and force of rain this year, low-lying plots and those on the slope on the west side of the gardens have looked a lot like rice paddies for a good part of the growing season. Plants sitting in poorly drained clay have failed to grow or died.

And yet, there are benches and common areas and compost bins and all manner of creative plot designs. Small perennial flowers and shrubs give a hint of the beauty that will be in these gardens in a few years. Gardeners are sharing information about resources and tomato blight and recipes and foxes. A community that was transplanted is growing along with the garden plots and these are things to be celebrated.

### Bus Stop Available for Adoption

Another wonderful Congress Park Neighbor volunteer has a request. About six months ago, his wife and he adopted the #6 bus stop on 8th Avenue between Colorado and Harrison (north side of street). The stop was in disrepair; the trash was never emptied and there were thousands of cigarette butts covering the ground.

He and his wife called RTD and adopted the stop, as they both ride the bus to and from work every day. They installed an ashtray and cleaned it

weekly. They have received many comments on how great the stop looks now that they simply take out the trash and pick up loose papers each week.

Unfortunately, they are no longer able to adopt the stop. Of course it is free to adopt the stop, and RTD provides as many trash bags as needed. Importantly, RTD will even put your name (or your business's name) on the sign as the adopter. This is an important bus stop, as it really serves as the entry to Congress Park. Let's keep it beautiful. If you can provide this vital service, please contact Monica Thomas, RTD's Adopt-a-Stop Program Coordinator at 303-299-6365 or [Monica.Thomas@rtd-denver.com](mailto:Monica.Thomas@rtd-denver.com)

**Want to join CPN, Inc. but can't find your checkbook?**

You're saved. The CPN, Inc. website now uses Paypal! Become a member the easy way. Visit [www.congressparkneighbors.org](http://www.congressparkneighbors.org) and join today!

*I've run out of SOLD signs...*

*☆☆☆ all SOLD this year ☆☆☆*

<i>789 Clayton</i>	<i>405 Emerson</i>
<i>766 Downing</i>	<i>1111 Gaylord</i>
<i>1135 Adams</i>	<i>1313 Steele</i>
<i>1661 Garfield</i>	<i>457 Clarkson</i>
<i>1632 Gilpin</i>	<i>837 17th Avenue</i>
<i>2211 Lafayette</i>	<i>1414 Gaylord</i>
<i>715 Adams</i>	<i>1234 Josephine</i>
<i>1726 Krameria</i>	<i>1532 Madison</i>



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## The Many Benefits of Urban Trees

Studies Show that Trees...

- Beautify urban spaces
- Enhance property values, up to 10%!
- Attract businesses and shoppers and help revitalize local economies
- Build community by creating great public spaces, from our sidewalks to our parks to our city centers
- Improve our mental health and sense of well being
- Improve our physical health by attracting us outdoors
- Buffer noise
- Improve traffic safety
- Reduce air pollution
- Improve water quality and reduce runoff
- Provide shelter for birds and other wildlife
- Save energy by cooling our buildings, neighborhoods, and city

## Denver Digs Trees' Fall Offering

Each spring, Denver Digs Trees brings you low-cost and free street trees. Now we offer **Fall Shade Trees for Your Yard!** These medium and large sized trees, strategically planted in your yard, on **private property**, will help you **save money** and **fight global warming** by providing valuable energy-saving shade for your home. Properly placed trees can lower a building's air conditioning use by 30 percent; this means lower energy bills and less carbon released into the atmosphere! Shade trees also beautify your space, enhance property values up to 10%, reduce air pollution, buffer noise, and provide shelter for birds and other wildlife.

These trees are **low-cost** for Denver residents – only \$25 each! Trees this size usually sell for more than \$100.

To have an application mailed to you, call 303-722-6262 or email [info@theparkpeople.org](mailto:info@theparkpeople.org) (include your mailing address and Subject Heading: "Request for Shade Tree Application").

Application DEADLINE: Sept 1, availability is limited so apply today! Tree Pick-up: Oct 3 (location TBA)

## Why Advertise in the Congress Park News?

By Wendy Moraskie

Advertising in the Congress Park News certainly is a low-cost way to share a local business's name with our neighbors, but it's a small newsletter, and it only goes to about 5000 households in the Congress Park Neighborhood. So our advertisers really aren't advertising as a way to launch their businesses into the economic stratosphere.

No, our advertisers, particularly our long-time advertisers, are strong supporters of the neighborhood and appreciate the informational service the newsletter provides and want that to continue. Most live here, too, and as neighbors, they want to keep up on the local issues that impact their houses and streets.

Some advertisers occasionally find the newsletter entertaining, and we love the comments they send with their ad renewals. A few have served on the Congress Park Neighbors, Inc., Board over the years. Some have written articles for the newsletter about their neighbors, hobbies and recollections of neighborhood history. All our advertisers are supportive and encouraging.

Because of our outstanding volunteer webmaster, Maggie Price, businesses and newsletter advertisers are acknowledged on our website for their support. Advertisers are listed with a link to their ads— see [www.congressparkneighbors.org/merchants.html](http://www.congressparkneighbors.org/merchants.html)

So help us show our appreciation for our advertisers. Think outside the Big Box and shop in their stores, use their services and thank them for their support. Thank you, long-time advertisers.



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A Guide to Remodeling**

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*see our website for add'l dates*

*or call us to talk about your  
current remodeling ideas*

Seating is limited.  
Please call or go online for  
more information and to register.



<p>Construction, Remodeling</p>	<p>Plumbing/Heating</p>	<p>Worship</p>
<p><b>Frambach Construction</b> From Framing to Paint; from Eaves to Decks, we do it all. Call 720-252-1144 for a free estimate. Congress Park referrals available.</p>	<p><b>Vail Plumbing &amp; Heating</b> 303-329-6042 Older home specialist, service, repair, remodeling. Evaporative cooling. Licensed, insured, V/MC</p>	<p><b>Capitol Heights Presbyterian Church</b> 1100 Fillmore; 303-333-9366 Alternative faith community in Congress Park. Sundays: 9:30am worship service, 11:00am education hour.</p>
<p>Hair Salon</p>	<p>Repairs/Remodeling</p>	<p>Worship</p>
<p><b>The Cutting Edge</b> 1160 Madison; Open 7 days. 303-322-1633 Congress Park's only full-service salon. Offering complete hair, nail and skin care, waxing and massage. Major credit cards accepted.</p>	<p><b>720-351-3871</b> Will renovate your basement and bathroom, modify an antique armoire and fix that sticky door in the garage. Congress Park references. Call Joe for a free estimate.</p>	<p><b>10:30 Catholic Community</b> 1100 Fillmore; 303-333-9366 Lay-led Vatican II Catholics. Sunday Mass 11:00 a.m., Children's Rel Ed 10:30 a.m.</p>
<p>Lawn Care</p>	<p>Service Club Meeting</p>	<p>Worship</p>
<p><b>Marc's Mowing &amp; Home Improvement</b> Your neighborhood handyman who will also take care of your yard! CALL US—WE CAN HELP! 303-320-6861 marc@marcsmowing.com</p>	<p><b>Zonta Club of Denver</b> 303-355-3735 85 years working to improve the condition of women and children. Monthly dinner, program &amp; meeting on 2nd Thursday, \$35.</p>	<p><b>Dignity Denver</b> 1100 Fillmore; 303-322-8485 Catholic Mass Sundays @ 5 p.m. Lesbian, gay, bisexual &amp; transgender Catholics, families and friends. All are welcome.</p>
<p>Advertise Here</p>		

## Neighborhood Directory

*Visit these advertisers, and tell them you're glad you found them here.*

*For advertising rates, call 303-355-3735*

August is Foot Health, National Golf, National Parks Month, and Medic Alert Month.

September is Latino Heritage, Baby Safety, National Literacy, and Sickle Cell Awareness Month.

October is National Breast Cancer Awareness, Child Health, and Disability Employment Awareness Month.

Are you reading this? So are your customers...  
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Call 303-355-3735 for rates.

**Shop at your Congress Park businesses.**

www.congressparkneighbors.org lists all merchants in Congress Park.

Please visit our site and see how our local businesses support our neighborhood.

*within your budget... beyond your imagination*

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“To love our neighbor as ourselves is such a truth for regulating human society, that by that alone one might determine all the cases in social morality.”

- John Locke

### Congress Park Neighbors Membership Form

Your neighborhood needs you! Join your neighbors today.

Date:

Name:

I am interested in learning more about:

e-mail:  
 address:  
 phone:

- Neighborhood beautification
- 12th Avenue Business Support
- Neighborhood/Colfax Plan
- Historic Preservation
- Newsletter reporting
- Newsletter advertising
- Newsletter production
- Newsletter distribution
- Neighborhood Watch
- Outreach
- Membership
- Social events
- Graffiti abatement
- Crime prevention
- Traffic/Parking
- Zoning
- Other

The above information will only be used for contacting you about Congress Park Neighborhood issues.

- Member (individual or household)      \$20
- Patron (get a T-shirt!);                      \$30  
     (circle shirt size: S M L XL XXL)
- Business or organization:                      \$40

(Circle amount enclosed)

Make check payable to:  
 Congress Park Neighbors, Inc.  
 P.O. Box 18571  
 Denver, CO 80218

Congress Park Neighbors, Inc. is a non-profit organization with an elected, volunteer Board of Directors. Your tax-deductible annual dues support the newsletter, website ([www.CongressParkNeighbors.org](http://www.CongressParkNeighbors.org)), mailings and fliers about hot issues, events like the ice cream social and ongoing activities to benefit the neighborhood.