



www.CongressParkNeighbors.org

News

Winter 2020

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The Future of Our Historic Neighborhoods--Who Decides?

By Myles Tangalin, CPN resident

This includes excerpts and summaries from related articles on the CPN website. These brief overviews are meant to give just a few examples of some consequences of the proposed zoning plans.

The City of Denver, through public processes, has removed single family zoning and built the foundation for a continual increase of density. The adoption of Blueprint Denver earlier this year creates a future city framework to manage growth; (1) it allows Accessory Dwelling Units (ADUs) across the city, (2) requires revisions of codes for a more inclusive definition of households and use categories of group living, (3) integrates missing middle housing into residential areas, (4) allows higher density redevelopment of neighborhood-imbedded institutional properties and (5) focuses redevelopment along transit priority corridors, to name a few elements.

The East Central Area Plan (ECAP) reiterates and expands upon these features that are required by Blueprint Denver. We have an opportunity to influence how these details are implemented, but it is important to note these elements are not likely to be reversed.

Change is happening, and with considerate forethought, collaboration and intention,

change can be good. We can be involved in shaping the change and promoting the future we want to see, or try to respond and adapt after someone else decides what our future will look like.

In a very candid conversation with a city representative about the ECAP, this writer was told, "the real question is 'not 'if' but 'how,' it will be implemented," and in the area where I live near Colfax, because of its transit-rich nature, "the housing should be replaced with higher density development."

"That sounds depressing," I responded, "as I was hoping part of my legacy would be to leave my 110 year old Denver home to an heir, thinking by that time, the house would be considered architecturally significant."

I went on to explain how these old houses were originally built for single families, then converted into multiple units in the 50-70s and converted back to single family homes in the late 80s and 90s. These older homes by their very nature have the most adaptable architecture and, like most of my neighbors, I am hoping we can preserve the character and history of the neighborhood for future generations.

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 4,500 residents and businesses within the area bounded by Colfax Avenue, Sixth Avenue, York Street and Colorado Boulevard.

www.CongressParkNeighbors.org

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Volunteers Needed

Your articles, letters
and advertisements are
always welcome.

Neighborhood meetings
are held every other month
(February, April, June,
August, October, De-
cember), on the third
Wednesday, at 7 p.m. at
REACH Charter School
940 Fillmore. Watch for the
newsletter and the email
blasts for featured speakers.

Don't get the email blasts?
Sign up at www.congressparkneighbors.org.

This newsletter is printed on
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Activate or Renew Your Membership

By Tom Conis, CPN Membership Chair

Congress Park Neighbors, Inc., has been the Registered Neighborhood Organization for the neighborhood bounded by Colfax, 6th Ave., York St. and Colorado Blvd. for more than 30 years. With an all-volunteer Board and more volunteers leading projects, our goal is to provide accurate information to neighbors about neighborhood issues that City government is deciding on and managing. Your Board does not take a position at any City meeting without first polling affected neighbors to ensure true representation.

Making sure accurate information gets to the more than 5000 households in the neighborhood is not easy and we could use your help. What interests you? What would you like to learn more about? Zoning? Caring for our Antique Houses? Shared land use? Sustainability? Can you help with the website? The newsletter? Do you have—or want more—expertise in city government? Policy?

Our events and activities are made possible by the financial support of our members and the generous spirit of our volunteers. We invite you to join us and help our civic association thrive and add even more activities.

Your investment in and support of your Neighborhood Association is greatly appreciated!
Please join or renew your support:

Online at our Website - CongressParkNeighbors.org
We conveniently accept Visa, MasterCard or PayPal.
Or mail a check with the application on the back of this newsletter to:

Congress Park Neighbors, Inc.
PO Box 18571
Denver, CO 80218

Your Congress Park Neighbors 2020 Volunteer Board of Directors

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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!

And we thank these committed neighbors:

Tara Tull
—Congress Park Green Team coordinator

Steve Eppler—Crime Action
crime@congressparkneighbors.org

Rodney Allen and Vicki Eppler
—Congress Park Historic Preservation

Your name here—Hospital District Redevelopment

Liz Chester—Safe Streets Committee

Bill DeMaio, Liz Goehring and Myles Tangalin
—Denver Botanic Gardens Liaisons

Vicki Eppler, Mayor's Appointee
—DBG Board of Trustees

Do you have a suggestion for your Board?
Send hints and help to
CPNBoard@congressparkneighbors.org

Visit CPN businesses, make new friends and support your neighborhood newsletter. Volunteer CPNews advertising accounts rep needed now! Call Wendy, 303-355-3735, for info.

Your elected, all-volunteer Congress Park Board invites you to attend the open meetings at REACH Charter School at 940 Fillmore on the third Wednesday every other month (Feb., Apr., June, Aug., Oct., Dec.) at 7 p.m.

Who Decides? Zoning and ECAP

By Myles Tangalin, CPN resident

Continued from page 1

So our duty is to decide what we want our neighborhood's future to look like and make our voices heard as decisions are made on the implementation of these policies.

On Saturday, October 26, Andrew Web, Project Manager of the Group Living Code (GLC) Amendment Project, presented the plan to the Denver Inter-Neighborhood Cooperation (INC) Zoning & Planning Committee. This code update began in 2018 and is sponsored by Councilwomen Kniech and Ortega. A complex set of issues began with a need to update institutional case uses, capacity of programs, program separations, operations and more. However, the redefinition of "Household," drew the most questions and possible impacts to residential properties in our older neighborhoods.

This GLC amendment is proposing to regulate Household Living by treating single-unit houses and multi-unit dwellings the same, allowing any dwelling unit to be occupied by up to 8 adults regardless of relationship, allow any number of minor (under 18) relatives and where structure exceeds 1,600 sf in gross floor area, an additional adult would be permitted for every 200 additional square feet.

To understand what is being proposed let's briefly review what is currently allowed. The current

word "Household" is used interchangeably with "Dwelling Unit" or "Unit" and is defined as "2 partners or unrelated adults, and unlimited family members of any age." In Congress Park a single dwelling unit would allow 2 unrelated adults and unlimited family with no parking requirements.

Now, with the addition of the Blueprint Denver's Accessory Dwelling Unit (ADU), another 3 unrelated adults could live on the property for a total of 5 unrelated adults and no parking requirements (the ADU is exempt). The ECAP is proposing adding a second primary unit to incentivize preserving the existing home, so there could be a grand total of 7 unrelated adults living on a typical lot in three dwelling units, with only 2 parking spaces required (one for each primary dwelling unit).

The Group Living Amendment however, would allow 8 unrelated adults in each of those three dwelling units or 24 unrelated adults living on that property. Of course, an unlimited number of relatives can live together in a household and having 8-16 unrelated adults in a remodeled bungalow stretches the imagination. Unchanged, this amendment update could substantially transform the traditional neighborhoods as we know them.

Continued on page 14

More on Zoning and Plans

Denver Zoning Code:
www.denvergov.org/zoning

For questions about ECAP, Blueprint Denver or Plan Zoning: Scott Robinson CPD scott.robinson@denvergov.org

If you would like more information on the Group Living Code Amendment Project: Project Website & Advisory Committee: www.denvergov.org/groupliving Project Manager: Andrew. webb@denver.org; 720-865-2973

You can also contact our City Council representatives with questions or concerns: Robin Kniech, Councilwoman At-large: kniechatlarge@denvergov.org Deborah "Debbie" Ortega, Councilwoman At-large: ortegaatlarge@denvergov.org Chris Hinds, Councilman District 10: chris.hinds@denvergov.org Galia Halpern, District 10 Aide & Congress Park Contact: galia.halpern@denvergov.org

Please cc: Congress Park Neighbors so we all can stay in the loop: cpnboard@congressparkneighbors.org

Does CPN need an ECAP committee? Are you interested in participating or chairing?



Denver's First Public French Immersion School to Open in 2020

By Tara Bardeen

**For more
information contact**
FASDenver Co-founder
Tara Bardeen
Tara@FASDenver.org
720-753-4728

Families will have a new public school option to consider during the Denver Public Schools (DPS) SchoolChoice enrollment period this January. Approved by the DPS Board of Education on August 22, 2019, the French American School of Denver (FASDenver) will open for the 2020-2021 school year as Denver's newest K-5 charter school and will expand over subsequent years to serve grades K-8.

Welcoming students from all language backgrounds, FASDenver will employ a proven, research-based bilingual French/English immersion curriculum to cultivate critical thinking, creativity and empathy. Immersion education has been shown to improve test scores in math, reading and vocabulary, and boost mental flexibility and problem-solving skills. FASDenver's collaborative school culture and commitment to equity, inclusion and culturally responsive education will create a supportive learning environment. Founded by a group of parents and educators, FASDenver's

mission is to develop open-minded, bilingual and biliterate learners who are prepared for a life of global opportunities as innovators and leaders.

The location of FASDenver is still being finalized, but will be announced soon via the school's website, www.FASDenver.org. Understanding how essential transportation is to ensuring equal access to the school, FASDenver will provide free DPS bus service to all registered students residing within the DPS boundaries.

Students from across the Denver metro area can apply for enrollment at FASDenver through the SchoolChoice process. Round 1 of SchoolChoice is January 15 through February, 18, 2020. Families can learn more about FASDenver at its frequent community events around the city (see schedule at FASDenver.org) and can learn more about SchoolChoice at schoolchoice.dpsk12.org. In addition, DPS will host regional school expos January 21-23, 2020 where families explore school offerings.

Photo: Jess Blackwell Photography



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Green Team Action Tips for Winter 2020

By Barbara Rivera, Congress Park Green Team

Water Conservation

The average American family consumes 102,000 gallons of water every year. We use 8 billion gallons each day to water our parks, lawns and gardens. 60 to 70 percent of our treated drinking water is used to water lawns! The average irrigated home lawn consumes over 10,000 gallons each summer.

- Running a sprinkler for an hour uses over 264 gallons of water. Growing native plants can save 50% of water. Putting mulch around trees and on lawns can cut amount of water lost through evaporation by up to 70%.
- Only half of the water used at home needs to be drinking quality. Water for toilet flushing and gardens can be recycled from bathtubs, showers, washing machines and sinks. Consider recycling your “liquid assets” by installing a home gray-water system.
- Water-resistant surfaces (roofs, roads, driveways, sidewalks) stop rainfall from being absorbed into the ground and filtered by soil before entering the water table. The run off flows untreated into rivers and lakes, flooding the ecosystem with chemicals and pollutants. Lessen the loss by minimizing paved areas and using paving designs that provide gaps for rainwater to reach the earth.

Home Energy Efficiency

- Water heating accounts for 15% of home energy bills and a large chunk of its greenhouse emissions. Every 3.5 gallons of water heated by a conventional electric water heater generates over 2 pounds of emissions. A solar hot water heater (using your existing heater as occasional backup) can provide up to 90% of your hot water needs, eliminating over 2.5 tons of CO2 emissions.
- Seal the cracks (around doors, windows, and floor vents) and cut greenhouse gas emissions by more than 1,000 pounds per year.
- Buy electricity generated by renewable sources (solar, wind and water) from your local utility. It can eliminate as much as 10 tons of carbon dioxide emissions every year. Info at xcelenergy.com and dsireusa.com.

Transportation Options Reduce Pollution and Congestion

The U.S. transportation system is the largest in the world and accounts for 1/3 of America’s greenhouse gas emissions— more than 515 million tons of CO2 each year. That’s nearly 70% of the oil consumed and more than we as a nation produce.

- Every gallon of gas you avoid using saves 1.3 pounds in greenhouse gas pollution. The average family car travels about 15,000 miles a year, generating about 5.8 tons of greenhouse gas pollution and costing more than \$2,500 in gasoline alone.

See more in: “True Green: 100 everyday ways you can contribute to a healthier planet”

More on recycling in Denver

<https://coloradosun.com/2019/05/08/colorado-trash-companies-investments/>

Look up current activities of the CPN Green Team at www.CongressParkNeighbors.org



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home in
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Lisa Santos

Broker Associate

720.933.3377

lisa.santos@compass.com

Around the City

From City Council

New Transit-Only Lanes Coming to 15th, 17th, 18th and 19th

The city has made safety improvements to the 15th Street protected bike lane, installing new rubber curbs and more resilient bollards to provide greater separation between bikes and cars. The city is also piloting a new safety feature at intersections aimed at slowing drivers where they are turning left and must yield to cyclists crossing the intersection.

Transit-only lanes are also planned for 17th, 18th and 19th Streets downtown. The transit lane on 17th Street will be installed this year or early next year, as weather permits. Installation of transit only lanes on 18th and 19th will occur in the 2020-2021 timeframe and these two stretches are also getting protected bike lanes.

\$117.2 Million in Improvement Projects Authorized Through Third Issuance of Elevate Denver Bond

City Council has authorized a third debt issuance of \$117.2 million for safety, connectivity, and community projects citywide as part of the \$937 million Elevate Denver Bond Program. The third issuance authorizes funds for more than 100 city-led projects, including \$28 million to revitalize parks and bring health and wellness

to neighborhoods across the city. Close to half of the third issuance is dedicated toward transportation and mobility to create more connections between neighborhoods, bus stops and rail stations, improve intersections, repave roads and sidewalks, enhance pedestrian safety along high-traffic corridors and expand the city's bicycle infrastructure.

Parks & Rec Winter Activity Guide and Registration opens Nov 6

Stay busy this winter with Denver Parks and Rec! Learn to quilt, hone your ski skills, try wood carving, and sign up for fitness classes. Check out the winter activity guide and register starting November 6.

Snow Angels Program

For a third year, the Denver Snow Angels hope to make an impact in your neighborhood. The Snow Angels program was initiated in 2017 as a way to connect neighbor to neighbor, especially our neighbors who may need a little more help this winter season. Some of our older residents aren't able to shovel their sidewalks or walkways, some residents might have a temporary or permanent disability, or some may be stuck indoors due to the flu or other illness.

A Snow Angel assists by volunteering in their neighborhood to shovel a sidewalk or walkway for a neighbor. Neighbors in need receive a door-hanger to place on their front doors that alerts their neighborhood Angel to help. To learn more and get involved visit Denvergov.org/SnowAngels, email snowangels@denvergov.org, or call 720-913-8452.

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30 Rotating Craft Beers
Daily Happy Hour
Drink Specials
Mug Club 2020 Now on Sale

833 Colorado Blvd



Around the City, continued

From City Council
Continued from page 6

DHS Donation Drive

Denver Human Services is launching the ninth annual Adopt-a-Family, Teen, or Senior Holiday Gift Drive. The drive pairs donors in the community with hundreds of families, teens, and seniors receiving services from DHS programs, regardless of their financial or family situation. The annual holiday gift drive has served more than 7,000 people since its launch in 2011. In 2018, DHS provided holiday gifts to more than 1,200 people.

There are three easy ways to donate:

- Adopt a family, teen, or senior: Team up with your network or register as an individual, then head to denvergov.org/GIVE to “adopt,” or sponsor, a family, teen, or senior. You’ll receive an individualized shopping list to use when shopping especially for them! Registration will remain open until Nov. 29, 2019, or until all donor/recipient matches are made.

- Donate holiday gifts: Drop off a gift to any designated site by Dec. 11, 2019 and DHS staff will deliver it to someone not adopted by a donor. Head to denvergov.org/GIVE for a list of commonly requested gifts. Designated sites include all Denver Human Services locations and the Wellington E. Webb Municipal Office Building.
- Make a monetary donation: Let us do the shopping for you and make a credit card donation by clicking here or send checks to GIVE Denver, 1200 Federal Blvd., Denver, CO, 80204 with “Adopt-a-Family” in the memo line. All donations are 100% tax deductible.

To adopt a family, teen or senior, make a donation, or for more information, please call 720-944-GIVE or head to denvergov.org/GIVE

Continued on page 8



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Contact Trish Kelly, your Congress Park neighborhood expert for real estate advice!

trish@trishkelly.com | 720.331.6377 | www.trishkelly.com | Congress Park Neighborhood Expert

Around the City, continued

From City Council
Continued from page 7

New Denver Water Rates in 2020

The Denver Board of Water Commissioners adopted rate changes to pay for critical upgrades and projects to keep its system operating efficiently. The new rates take effect Jan. 1, 2020, and would increase monthly bills for most residents by about \$1 if they use water at similar volumes to 2019. All residential customers will see a slight increase on both the fixed monthly charge and the price per gallon.

Mayor's Bicycle Advisory Committee Accepting Applications

The Mayor's Bicycle Advisory Committee is accepting applications until December 1, 2019 and are looking for new members who are passionate

about cycling and are interested in helping the City advance its bicycle-related plans and programs.

MBAC advises the Denver Mayor, City Council, departments, and consultants, on all matters relating to the use of bicycles as a means of transportation and recreation. Members review and make recommendations on bicycle planning, design, and development. Meetings are monthly at the Webb Building at 201 W. Colfax Ave. and have three subcommittees, including Education, Policy, and Infrastructure, which also meet once a month.

Lower Speeds on City Streets

Be aware and vigilant: Denver Public Works announces speed reductions are coming to two nearby stretches soon.

- Cherry Creek Drive South from University to Colorado Boulevards (35 to 30mph)
- 1st Ave/Steele St/Cherry Creek Dr. North/Alameda Ave from University to Colorado (35 to 30mph)



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Scam of the Season: Robocalls and Spoofing

By Denver District Attorney Beth McCann

Denver District Attorney Beth McCann says, “One day I hope to be able to say that the Federal Communications Commission has found a way to stop fraudulent telemarketers,” but today is not that day. While it seems there is progress with this effort, the scammers continue dialing for dollars with all of us being their target victims.

Spoofing is when a caller deliberately masks the number on your caller ID display to disguise their identity. Scammers often use “neighbor spoofing” so the number appears to come from a neighbor, a local number, or from a company that you already know and trust. If your number is the one spoofed, you may not find out until you start receiving calls from angry people who think you were the one who called trying to sell something or even to defraud them. One woman said she received about five calls a day for months from angry people thinking she had been the telemarketer making fraudulent sales calls.

Sometimes scammers use spoofed numbers for robocalls with a real person using a script to make you think you are working with a company you know. The caller will try to convince you to give out a password or a PIN to your bank account. Never “try to find out who called” by calling the number that appeared on your caller ID. Use a customer service number on a bill or account statement to find the official phone number.

Here are some ways to avoid being spoofed:

- Do not answer calls from unknown numbers. If you answer and it is not who you expected, do not hang on, hang up.
- If a caller asks you to hit a button to stop getting calls, just hang up instead.
- Never assume an unexpected call is legitimate. Hang up and call back using a number you can verify on a bill, a statement, or an official website.
- Be suspicious. Con artists can be very convincing: They may ask innocuous questions, or sound threatening, or sometimes seem too good to be true.



- Do not give out personal information – account numbers, Social Security numbers or passwords – or answer security questions.
- If you feel pressured for immediate payment, use extreme caution. Ask your phone company about call blocking tools for landlines or apps for mobile devices.

The Federal Communications Commission (FCC) is working with telecom companies and technology experts to detect and block spoofed numbers. File a complaint with the FCC if your number is being used to spoof.

As always, if think you have been scammed; call your Denver DA Fraud Line at 720-913-9179.

Think You've Been Scammed?

If you suspect you've been scammed or exploited, call 720-913-9179, the Denver DA Fraud Hot Line to report it.

For an anti-fraud speaker, contact Maro Casparian at the above number or at amc@denverda.org to discuss which program would be of interest.


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"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

Wise Strategy

Protect yourself. Lock your residence even if you are going to be nearby. Lock your garage even if you are raking or shoveling out front. Don't leave valuables in your car where they can be seen. If you have to leave them in the car at all, put them in the trunk. Don't leave your car running unattended. A thief is always looking for easy opportunity. It takes only seconds to steal from the unwary.

It Was a Beautiful Fall Day...

By Stephen Eppler, Crime Action Chair

Charlie Patrick Neighbor, "CP" to his friends, was raking leaves in the front yard, enjoying the clear blue sky and chatting with passing neighbors on that beautiful fall day. Finally, he gathered and bagged the last of the leaves out front and took the bags around the house to the back yard. The back yard trees had dropped almost all their leaves as well, so he continued raking and bagging until the yard was clear.

He fit all the bags in his pickup and headed inside for a cold glass of water before heading to the compost station at the nearby park.

As he walked in the back door, he saw someone running out the front door.

"Who's that?" he called, and walked toward the front of the house.

On his way through the house, he was stunned to see that the recently-straightened kitchen, dining room and living room looked like they had been ransacked. When he got to the front door, he saw his bicycle was no longer on the porch.

When the police came to take his report, his garage was still open and some tools were missing.

Don't let this be you. The main crime issues in Congress Park are increased burglaries (especially unforced entry) and bicycle thefts. This has occurred despite an overall drop in Denver. This increase has disproportionately affected Congress Park. Congress Park has seen a drop in violent crime.

The Denver Police Department reminds us that although we love our neighborhood and generally feel safe, we still must be attentive and vigilant.

Charlie could have securely locked his bike to the front porch, or better yet, stored it in his locked garage. When Charlie was done raking out front, he could have locked his front door. When he took a break from raking in the back yard, he could have locked his truck and garage.

Yes, some thieves will break into locked houses and garages, but most crooks are less industrious and look for the easy way in through an unlocked door. Even a few minutes are enough opportunity for a sneaky unscrupulous criminal. Keep Congress Park safe. Let's be inhospitable to thieves.



Rodney Allen

Congress Park Neighbor, Realtor®
 & Residential Appraiser

M 303.995.9330 | O 303.758.7611

RodneyAllenRE@Gmail.com

www.RodneyAllenRE.com

www.AllenAppraisals.net

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I have buyers asking for Congress Park homes every month. Thinking of Selling? Lets talk.



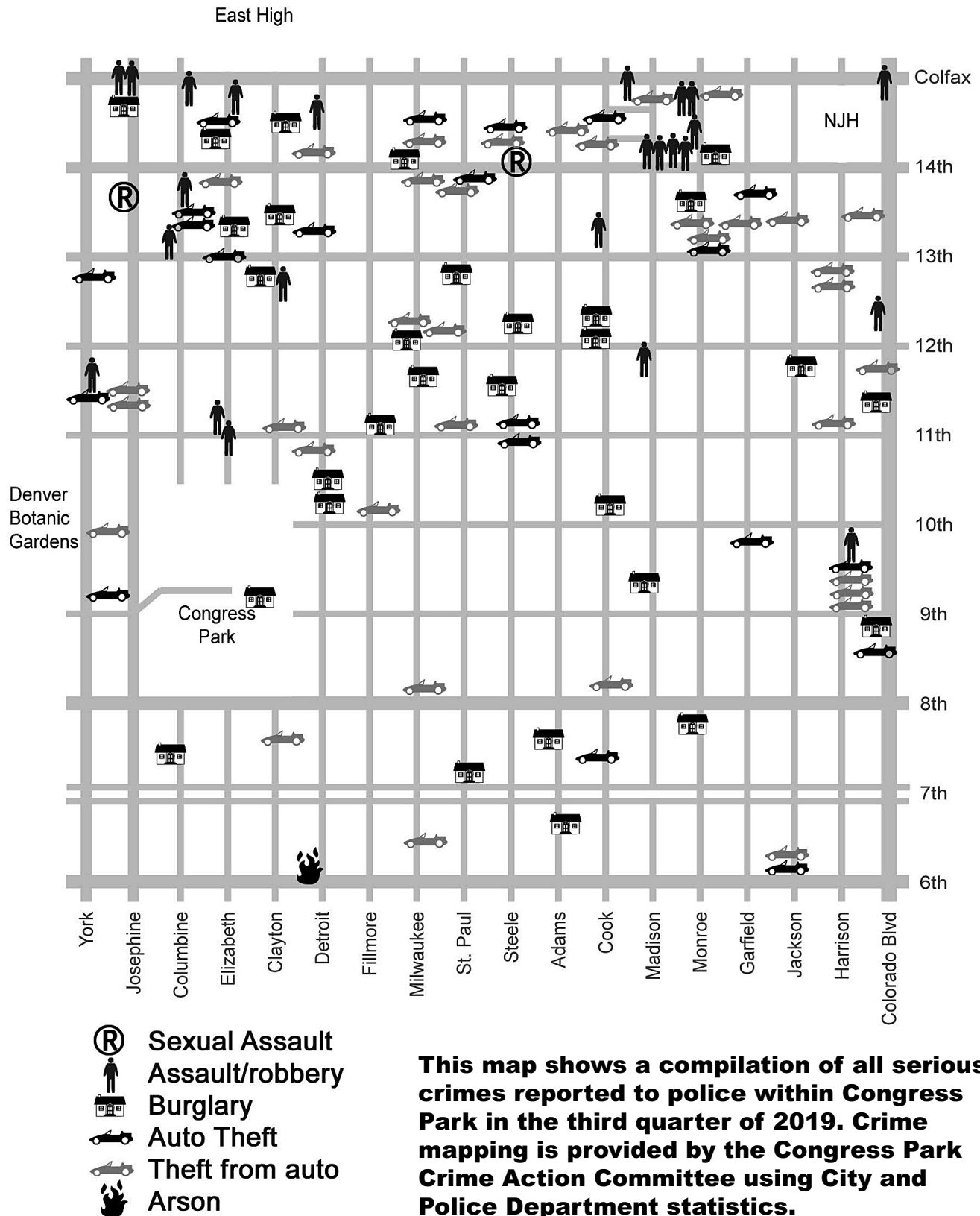
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We make a living
 by what we get
 we make a life
 by what we give.



~Winston Churchill

CONGRESS PARK NEIGHBORHOOD CRIMES JULY - SEPTEMBER 2019



New: Denver Park Trust
INC PARC will meet
Tuesday, Nov. 19, 2019
6-8 p.m. at Brookdale
University Park in the Arts
and Crafts room.

Frank Rowe and
Councilwoman Kendra
Black have launched a
Denver Park Trust. This
non-profit will support
the City's park system.
Read about it here
<https://businessden.com/2019/08/02/denver-park-trust-launched-to-support-citys-park-system/> and bring your questions.

Meeting topics:
- A request that land
designated OS-A be
subject to the planning
and engagement
processes of City Council.
This is not a new subject
and was passed by the
delegation Nov. 20, 2017.
- Committee name change
- Frequency of meetings

Beware Phone Scam Threatening Social Security Benefits

Hang up! Your Benefits Are Not in Danger of Termination!

By Denver DA's office

There's a new robocall scam in town pretending to be from the Social Security Administration and it sounds VERY real. Do not fall for it, and do not press 1 to be connected to "Social Security Administration."

The call goes something like this:

"All your Social Security benefits will be canceled until further clearance. In case you feel this is in error, press 1 in order to speak to a Social Security Administration Officer. In case we do not hear from you, your Social Security will be blocked permanently."

If you receive this call, do not press 1, just HANG UP.

Remember:

- Your Social Security number and benefits are NOT about to be suspended.
- The real Social Security Administration will NEVER call to threaten your benefits.
- Social Security will NEVER ask you to wire, send cash, or use a money/gift card to pay them.



The Federal Trade Commission (FTC) states that this scam is the number one scam reported to the FTC this year. People filed nearly 73,000 reports about Social Security impostors in the first six months of 2019, with **reported losses of \$17 million.**

Please make sure to tell your friends and family about this scam.

"Alone we can do so little;
TOGETHER WE CAN DO SO MUCH."
-HELLEN KELLER



Water Main Replacement: Jackson Street from 6th Ave. to 13th Ave.

From Denver Water

Denver Water is going to be replacing a water main and any identified customer-owned lead service lines on Jackson Street starting at 13th Avenue, working south toward 6th Avenue. This project will start Nov. 20, 2019 and is anticipated to take 5 mo to complete.

The work will be completed in two-block increments to minimize overall neighborhood impacts; however, neighbors should expect inconveniences including on-site storage of Denver Water's heavy equipment and materials, road closures, detours, and parking restrictions in the immediate area.

This project will include the following phases of work:

1. Roto-milling or saw cutting the trench
2. Water main installation
3. Service line replacements and changeovers to the new water main
4. Paving and restoration

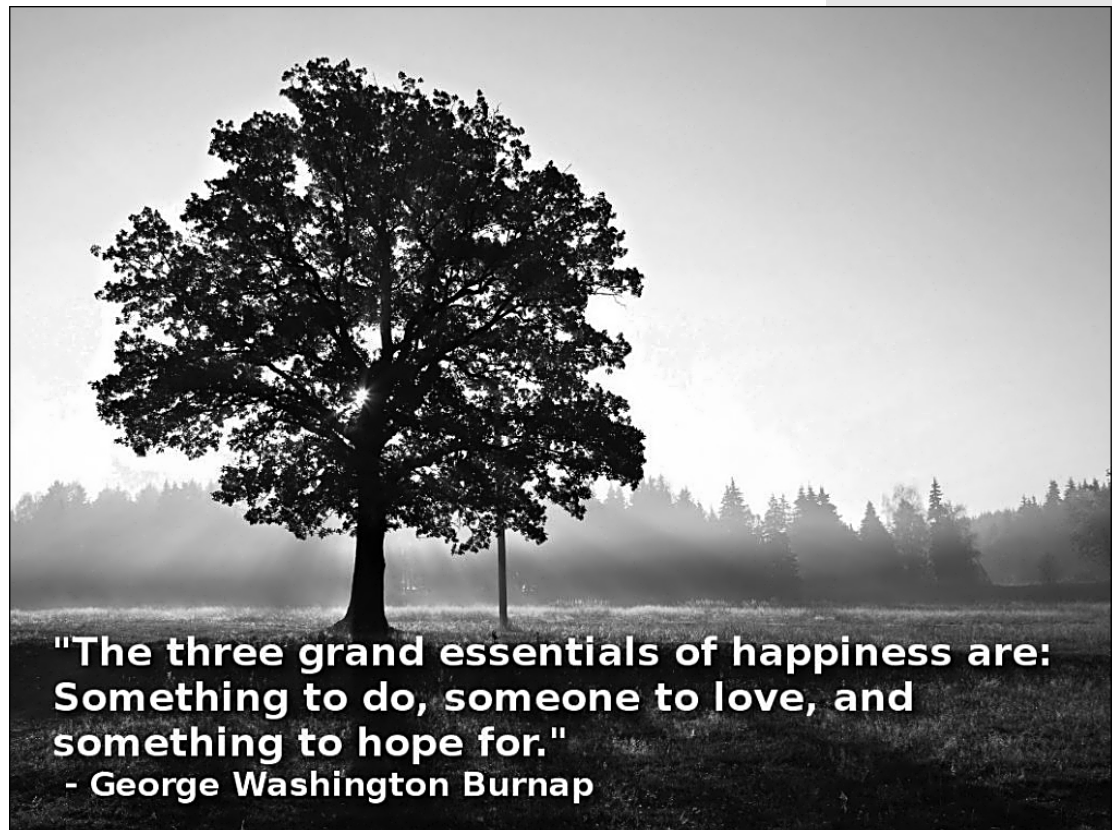
The water Denver Water delivers is lead-free, but lead can get into water as it moves through customer-owned water service lines if those service lines contain lead. As part of this water main replacement project, Denver Water will identify and remove any customer-owned water service lines that contain lead and will replace them with new copper water service lines, at no direct cost to the property owner. We will also coordinate and schedule water service line replacements directly with each impacted property owner.

A map of the project can be found at: <https://www.denverwater.org/project-updates/pipe-replacement>



Denver Water contact info

If you have questions about this project or if you want to verify or update your contact information with Denver Water, please call Denver Water Customer Care at 303-893-2444 (7:30 a.m. – 5:30 p.m., M-F). If you are experiencing a water emergency please call 303-628-6801.



East Central Area Plan Community Workshop Nov. 13

6 - 8 pm, Wednesday,
November 13, East High
School, 1600 City Park
Esplanade, Denver
Topic: overview of the first
draft of the East Central
Area Plan
Attendees can ask planners
questions and
submit feedback.
-Food, childcare and
Spanish interpretation will
be available.
- plan website: [www.
DenverGov.org/
eastcentralplan](http://www.DenverGov.org/eastcentralplan)
Contact Congress Park
Neighbors for more about
this meeting.

East Area Plan Community Workshop Nov. 23

10 am - 12:30 pm, Saturday,
November 23 | Johnson &
Wales University Academic
Center | 1900 Olive Street,
Denver
Topic: discuss building
heights and housing
options in the East Central
Area Plan
Attendees can weigh in
on updates to draft plan
recommendations that
cover the local economy
and housing, mobility, land
use and urban design, and
quality of life.
-Food and interpretation
services (Amharic,
Burmese, Karen, Somali
and Spanish) will be
provided, and children are
welcome.
-Download updated
flier (PDF)
-Full details including RSVP
link, parking information and
maps on the plan website:
[www.DenverGov.org/
eastplan](http://www.DenverGov.org/eastplan).

Who Decides? Zoning and ECAP

By Myles Tangalin, CPN resident
Continued from page 3

A further example is in Row House zoning. With setbacks and lot coverage maximums on a typical 4,450sf lot, this zoning yields a 1,669sf building footprint, which would allow +5,000sf floor area (basement, 1st floor, 2nd floor) with additional sf in the 3rd half story. This would allow 8 unrelated adults in the first 1,600sf and an additional 17 for the remaining square feet, for a total of 25 residents. This virtual Denver Rooming House (DRH), could have 6 bedrooms on each of the upper and lower floors, with a shared main floor kitchen, living space and a shared bathroom on each floor. This would also be considered as a single dwelling unit so no parking would be required.

Andrew and CPD confirmed that this theoretical DRH building form for over 25 unrelated adults could be built within the new amendment. They stated, “a single family could build and live in a house like that” and “currently other cities have Unlimited Unrelated Adult zoning and they have not heard of any problems associated with it.” (A curious response, since Zoning wouldn’t entertain any complaints, as the use is allowable, and nuisance complaints would likely not come to Zoning’s attention.) I brought up parking concerns for that many adults and was told, “The City doesn’t currently regulate parking, so why would they start now.”

The die is cast for future growth—again it’s not “if” but “how” it will happen. I understand and respect the City’s desire to accommodate a burgeoning population. Surely as creative Denverites, we can find a realistic balance between the City’s envisioned high-density, transit-rich, continually-growing neighborhoods and the overwhelming support in historic neighborhoods to nurture a future that respects Denver’s living history and vibrant architectural character.

If preserving our neighborhood is important and we want to influence the shape of our future we need to come together as a community, become more knowledgeable and connected so we can have our voices heard and have a hand in protecting and promoting what we value. These issues involve policy and politics and we need to find skilled representatives who listen to us, hear our concerns, advise us, are held accountable and work on our behalf to build a stronger more cohesive community.

And the examples in this article are just a few of the possible results from many complex changes proposed in BluePrint Denver and ECAP. See the contact information in the margin on page 3 to learn more.



Service Club Meeting

Zonta Club of Denver

303-355-3735

100 years working to improve opportunities for at-risk women and children. Monthly dinner, program & meeting on 2nd Thursday, \$35.
www.zonta-denver.org

Window and Gutter Cleaning

Twin Pines Window Cleaning

Window and Gutter cleaning. Also offering house cleaning, leaf clean up and seasonal snow shoveling. Contact Bob at 303-329-8205. Offering complimentary estimates since 1994.

Volunteer Opportunities

Congress Park Neighbors

Meet new friends, share your expertise at neighborhood meetings and discuss issues that are shaping your neighborhood. Third Wednesdays of even months, 7 p.m., Sewall/REACH, 940 Fillmore. Contact cpnboard@congressparkneighbors.org and visit congressparkneighbors.org.

Worship

Capitol Heights

Presbyterian Church

1100 Fillmore; 303-333-9366

A welcoming, diverse and inclusive faith community in Congress Park. Sundays: 9:30 am worship service, 11:00 am education hour.

Music Lessons

Joel Zigman Music

Private music lessons on guitar, keyboard/piano, ukulele, bass guitar, or drumset from an expert teacher with a focus on fun. Joelzigmanmusic@gmail.com
www.joelzigman.com

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murphy.michellej@gmail.com*

Think Outside the Big Box

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.

November is American Indian Heritage Month, World Communication Month, Great American Smokeout Month, Peanut Butter Month

December is Safe Toys and Gifts Month, National Stress-Free Holidays Month, and Universal Human Rights Month

January is Eye Care Month, Volunteer Blood Donor Month, Hot Tea Month, Oatmeal Month



Congress Park Neighbors, Inc.
P.O. Box 18571
Denver, CO 80218
www.CongressParkNeighbors.org

The best way to keep
up-to-date about neighborhood
issues i.e., crime alerts, parking,
zoning is to sign up for
CPN's email broadcast at
[www.congressparkneighbors.org/
eblast.html](http://www.congressparkneighbors.org/eblast.html)

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"If everyone is moving forward together, then success
takes care of itself."

—Henry Ford

Congress Park Neighbors Membership Form

Your neighborhood needs you! Join your neighbors today.

Name:

Email:

Address:

Phone:

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

___ Member Name: \$20

If household membership, other persons name:

___ Patron (receive 2 passes to the SIE Film Center!): \$30

___ Business or organization: \$40

(Circle amount enclosed)

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

Date:

I am interested in learning more about:

- ___ Neighborhood Green Team
- ___ Business Support
- ___ Neighborhood Planning
- ___ Historic Preservation
- ___ Newsletter writing/production
- ___ Newsletter advertising
- ___ Newsletter production
- ___ Newsletter distribution
- ___ Neighborhood Watch
- ___ Outreach
- ___ Membership
- ___ Social events
- ___ Graffiti abatement
- ___ Crime prevention
- ___ Safe Streets/Traffic/Parking
- ___ Zoning
- ___ Other

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), mailings and fliers about hot issues,
events like the ice cream social and ongoing activities to benefit the neighborhood.