

# CORY-MERRILL

— NEIGHBORHOOD ASSOCIATION —

NEIGHBORHOOD NEWSLETTER

SUMMER 2023

## LETTER FROM THE PRESIDENT

“ As of today, we are definitely in Summer. Hot, hot, and hot! Hope all of you have some good vacation plans, or at least, good staycation plans. All I know is, all that moisture we have gotten over the last several weeks has made my plants, but mostly weeds, grow like crazy. Food Truck nights are going well, so please stop by at least once. I also want to let you know that the CMNA Board is looking at changing the format of this newsletter to a one sheet, double sided flyer, starting in the fall. Details are below. Please let us know what you think about this option. It would be appreciated. Other than that, take care and see you soon.

- CHRIS OLSON

## Upcoming CMNA Events



### QUARTERLY NEIGHBORHOOD MEETING!

WEDNESDAY,  
AUGUST 2, 2023  
6:00PM

MAIN SANCTUARY  
KIRK OF BONNIE BRAE  
UNITED CHURCH OF CHRIST  
1201 S. STEELE

5:00 - 7:30

@ THE KIRK OF BONNIE BRAE

25 JULY  
MUSIC!  
TBD

08 AUGUST  
COMMUNITY TABLES

22 AUGUST  
THANK YOU NIGHT!  
Music TBD. 1 FREE beer/ wine  
drink per adult provided by CMNA



### FRIENDLY REMINDERS

We are so thankful that **The Kirk of Bonnie Brae partners with the CMNA** by allowing us to use their space to host these community events.

**Please be considerate** and remember to supervise your children at all times, clean up trash, put away toys, be courteous, and respect the Kirk's building and grounds.

To be compliant with city rules, **no outside alcohol** can be brought onto the church grounds + no alcohol purchased at The Kirk can be brought out of the event.

The Kirk will be selling beer & wine for \$5/drink to benefit their ministries.

We will post a **reminder** on CMNA's Instagram, Facebook & Nextdoor pages before each event with the trucks attending.

## Proposed Newsletter Changes!

Like all of Denver's Regional Neighborhood Organizations, the CMNA's mission is to "build community, offer neighbors the opportunity to get involved in issues that have an immediate impact on our neighborhood, and increase access to, and improve the flow of information from, the various agencies and departments of the city." In order to best allocate resources to meet this goal, the Board is proposing streamlining this newsletter to fewer pages. We think this will allow us to focus content on topic areas most relevant to all neighborhood residents, and phase out ads in the newsletter. Instead, we are exploring alternative opportunities for our business supporters (stay tuned or reach out with ideas!) and If you have suggestions for topics to feature, please email us at [cmna@corymerrill.org](mailto:cmna@corymerrill.org).





## Stay Informed!

**Newsletter** Sign up on the District 6 [website](#)

**Visit** In-District Office Hours every Thursday from 8am-12pm, Pete's University Park Cafe, University & Evans

### Hey, D-6ers -

Summer is upon us, and in addition to the changing temperatures on your thermostat, there are big changes taking place at City Hall. On July 17, 6 new Council members and a new Mayor will be inaugurated, along with 7 incumbent Council members and our sitting Clerk and Recorder, and City Auditor. Denver – along with the rest of the world – has gone through several very demanding years and we all look forward to less chaotic times ahead. Be assured, all of us at City Hall are quite aware of the challenges that continue to demand our focused attention, and are committed to their resolution. A pandemic-free backdrop will be a blessing.

So, tell me folks. Rather than me give you this month's elevator speech on what we're working on, let me ask you - What's on your mind? What do we need to address more intently? What

should go by the wayside? What have we missed the ball on completely, and need to add to our agenda? This fall we will consider a city budget that I expect will come to somewhere in the neighborhood of \$1.7-billion. I'd appreciate your thoughts.

If you'd like to take a look at the 2023 budget, here's your link - [https://www.denvergov.org/files/assets/public/finance/documents/budget/2023/final\\_mayors-proposed-2023-budget.pdf](https://www.denvergov.org/files/assets/public/finance/documents/budget/2023/final_mayors-proposed-2023-budget.pdf)

You wonks can feel free to go in depth through the entire 781 pages, but a quick scroll through some text and some charts in the first 100 pages or so will give you a good idea on how it all pieces together.

Have a great month, and please let me know how you'd like the 2024 budget to shape up.

- Paul

## *Thank you* CORY-MERRILL NEIGHBORHOOD ASSOC VOLUNTEERS!

On behalf of the CMNA Board and the Cory-Merrill community, huge **THANKS** to the volunteers that make CMNA's activities happen! This issue, we're giving a special shout out to our:

### **Food Truck Night Coordinator & Volunteers**

Thank you for handling the logistics before, during and after CMNA's bi-weekly summer Food Truck Nights! Come say hello & thank you at the CMNA-sponsored table near the back alley!

Do **YOU** love the Cory-Merrill neighborhood and have a skill you could share? We are always in need of willing volunteers!

Please email [cmna@corymerrill.org](mailto:cmna@corymerrill.org) to share your ideas!



# McNichols Civic Center Building Summer Exhibitions & Events

## Exhibits and events highlight diversity, accessibility and members of the abled/disabled community

Denver Arts & Venues is pleased to announce summer 2023 exhibitions and events at the McNichols Civic Center Building, including the fifth event in the [Cultural Runway Series: FashionAbility](#), and a [day-long workshop series](#) connected thematically to both the runway show and the Vibrant Accessibility exhibition on the second floor.

"We are excited to present our fifth Cultural Runway and Vendor Fair, but this time, we are expanding our weekend to include five related workshops," said Ginger White, executive director of Denver Arts & Venues. "The entire weekend really highlights the intersections of culture, art and accessibility, with inclusive and adaptable fashion on the catwalk, and workshops, classes and discussions by and about members of various disability communities, including neuro-divergent, blind and low-vision, and Deaf and hard of hearing."

FashionAbility event tickets range from \$10-50 and are available at AXS.com. The McNichols Building exhibitions "Vibrant Accessibility", "Tales in Textiles: Mid-Century Style", and "Polished: The 'Candy Coated' Works of Sonny Valdez" are free and open to the public daily from 8 a.m.-5 p.m.

For Spanish or other language interpretation Services: [DAVLanguageAccess@denvergov.org](mailto:DAVLanguageAccess@denvergov.org), for sign language interpretation or CART services: [deafhhservices@denvergov.org](mailto:deafhhservices@denvergov.org), for other accommodations: [disabilityaccess@denvergov.org](mailto:disabilityaccess@denvergov.org).

For more information, please visit [www.mcnicholsbuilding.com](http://www.mcnicholsbuilding.com)

## 2023 Denver Public Art Summer Tours!

### Familiar favorites return, new tours planned

Denver Arts & Venues announced its 2023 Denver Public Art summer tours in May, and if you haven't caught one yet, there's still time! This year's schedule brings back favorites and expands the series to include several new tours.

"We are thrilled to expand our summer tour offerings, with some new tours that highlight historic architecture as well as Denver Public Art, and a new family-friendly tour created in conjunction with curriculum designed by a 40-year veteran in early childhood education to really bring art to life for elementary school aged children," explained Ginger White, Denver Arts & Venues executive director.

"Of course, we are also bringing back all of your favorites, like our bicycle tours, lunchtime tours, and



tours of Civic Center Park, City Park and the Denver Performing Arts Complex campus."

Denverites are invited to take advantage of these opportunities to get up close and personal with your Denver Public Art collection and learn the history of the artworks and the Denver Public Art program.

Tickets are on sale at AXS.com (only \$5 per person, kids under 10 FREE). Check out the schedule and details at [www.DenverPublicArt.org/tours](http://www.DenverPublicArt.org/tours)



**Conserve water!**

Population growth, long-term warming and drying trends, major wildfires and multi-year droughts have all put a strain on Colorado's water supply.

What can you do? Because **40% of the water provided by Denver Water is used for outdoor landscapes**, small improvements in outdoor water use can have big impacts. So,

- Try installing a rain barrel
- Get garden + landscape tips
- Follow Denver Water's watering tips and residential rebates
- Learn more about The Pollinator Trail, a Denver Park Trust initiative to restore native landscapes – which promote less water use & more pollinators in our city



**Free Fares!**

During the months of July and August, customers can ride RTD with zero fare as part of **Zero Fare for Better Air!** By leaving the car at home, a person can save up to 20 pounds of carbon dioxide emissions every day, plus save money, gas and time, help lessen traffic, and reduce stress, making daily commutes better for all.

**Funding Available!**

- Neighborhood-led Sustainability Projects - up to \$5,000 for community artwork, a workshop series on sustainability topics, etc. Learn more and apply on the CASR website.
- Electric vehicle charging and heat pumps for your home.
- Public schools to incorporate solar into outdoor learning spaces.

**SOLD in Cory-Merrill** *by Holly Carpenter*



View my client testimonials at [CoryMerrillExpert.com](http://CoryMerrillExpert.com)

If your property is listed with a real estate broker please disregard. It is not our intention to solicit clients of other brokers. Each office is independently owned & operated.







## CORY-MERRILL REAL ESTATE: Mid-Year Market Update

By Holly Carpenter & REcolorado®  
LIV Sotheby's International Realty  
www.CoryMerrillExpert.com

Hello Cory-Merrill! I hope you're enjoying a happy, healthy, active summer!

As a member of Denver Metro Association of Realtors®, I value the time and energy its Market Trends Committee dedicates to providing up-to-date market information. DMAR's mid-year report provides candid insight to what's been happening in our market the first half of this year. Here are some highlights:

As of June 30th, new listings in the Denver Metro market are down 23.94 percent from last year when it had 6,810. For perspective, throughout the previous 10 years, inventory this time of year tends to be in the mid-7,000s, with the height in May of 2019 of 8,796.

Active listings at month-end rose 13.16 percent month-over-month and 43.15 year-over-year to 5,228, showcasing a slower absorption of listings on the market.

"Spring felt like a failure to launch, which has led to a summer kick-off where the natural rhythm of the Denver real estate market simply feels off," commented Libby Levinson-Katz, Chair of the DMAR Market Trends Committee. "Due to the lack of inventory, buyers are experiencing a bit of fatigue as they wait for either the perfect home or to uncover a good deal. When finding the right house, buyers are moving a bit more slowly. Conversely, sellers are more realistic and strategize more with price reductions. While many lenders still predict that interest rates will go down at the end of the year, we can only hope that we have an extended spring/summer season come fall."

The report also shows that real estate continues to be notably neighborhood specific, especially for single-family homes. Two similar homes in different areas of town can perform substantially differently, where one will receive multiple offers selling to the highest bidder and the other may linger on the market with multiple price reductions.

Year-over-year activity in Cory-Merrill is down but it's holding stronger than Denver Metro overall.

| CORY MERRILL REAL ESTATE           |          |          |                |
|------------------------------------|----------|----------|----------------|
| Q2 2023                            |          |          |                |
| (April - June)                     |          |          |                |
| Single Family Home Sales           | 2022     | 2023     | Percent Change |
| Avg Price Per Sq Ft (Above Ground) | \$729    | \$614    | -16%           |
| Min Sales Price                    | \$589K   | \$582K   | -1.2%          |
| Max Sales Price                    | \$3.150M | \$2.450M | -22%           |
| % Sold to List Price               | 101%     | 96%      | -5%            |
| # Days on Market                   | 11       | 30       | +19 days       |
| # Homes Sold                       | 27       | 19       | -30%           |

*This representation is based in whole or in part on data of single-family detached closed homes supplied by REcolorado (MLS). REcolorado does not guarantee nor is responsible for its accuracy. The data maintained by REcolorado may not reflect all real estate transactions in the market.*

If you're considering a move and would like further insight, please feel free to connect with me. If you have a home to sell, I provide a complimentary home valuation. I look forward to hearing from you! ~ Holly Carpenter, Broker Associate, LIV Sotheby's Realty 303-589-7449, hcarpenter@livsothebysrealty.com. View my client testimonials at www.CoryMerrillExpert.com.

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**Walk with a Doc**  
 Take a Step Toward Better Health

In light of frequent changes due to COVID-19,  
**Check NJHEALTH.ORG/WWAD**  
 for the latest schedule

MEET NEW PEOPLE • LEARN ABOUT HEALTH • WALK AND GET FIT WITH DOCTORS  
 FREE BLOOD PRESSURE CHECKS, GIVEAWAYS, COFFEE, AND BREAKFAST

Many more walks all over the Denver metro region! See the full list at:  
**NJHEALTH.ORG/WWAD**





## Meet Our Neighborhood Pets!



We are always excited to meet new pets and feature them in our communications! If your pet would welcome a little celebrity status around the neighborhood, please email us with a pic and a bit about your furry, feathered or other friend!



### Maude

1 year old English Bulldog Maude from Cape Cod Marshmallow Howard (“Maude”) loves long struts through the neighborhood, playing ball, and getting attention from her three human sisters (Rooney, Elin and Liv). Maude is still in her puppy years and has earned the nickname “Naughty Maudey” because she has taught her sisters that any toy is fair game for destruction. Maude’s family looks forward to many years of bulldog enjoyment after Maude grows out of her puppy stage.

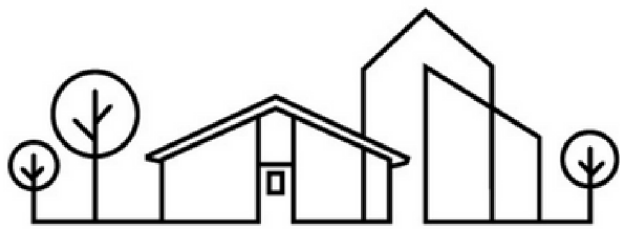
- *the Howards*

### Coda and Lily

Hi Neighbors! You’ve probably already met Lily and Coda out walking their human parents. Coda is the sweetest gentle giant and Lily is convinced that all living creatures are here to give her love and attention.

- *the Schmidts*





# THE NEIGHBORHOOD PLAY SCHOOL

## Now Enrolling for Fall 2023!

**Half Day Preschool Program  
for 2.5 - 4 years old**  
**Caregiver-Child Enrichment Program  
for 1.5 - 2.5 years old**



Meet us on the  
playground at  
Cory Merrill Food  
Truck Nights this  
summer!



### WHAT MAKES US UNIQUE:

- Low Student to Teacher Ratio
- Only Highly Qualified Teachers
- Small Class Size
- Half-Day Schedule

### LIMITED SPOTS REMAINING!

CHECK OUT OUR WEBSITE AND INSTAGRAM PAGE FOR ADDITIONAL EVENTS AND OPEN HOUSE OPTIONS! WE ARE ALWAYS HAPPY TO TALK AND MEET WITH YOU!

LOCATED IN THE KIRK OF BONNIE BRAE CHURCH IN CORY MERRILL ON STEELE AND ARIZONA! NEWLY RENOVATED SPACE ADJACENT TO THE PLAYGROUND.

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