

cory merrill neighborhood



Cory Merrill Neighborhood Association Newsletter

Winter 2013

Demolition at 9th and Colorado project to begin about March 15

– By John Mossman, *The Denver Post*

About 70 people braved a snowstorm Wednesday evening to hear updates on the 9th and Colorado redevelopment project, including a partial schedule for remediation and demolition of buildings.

During a public meeting of the Colorado Boulevard Healthcare District at Hill Middle School, residents were briefed on progress in redeveloping the old University of Colorado Hospital site.

The 28-acre site originally was to be anchored by a Walmart — a decision that rankled neighbors and ultimately led to Walmart’s withdrawal from the project last October.

About six weeks later, Fuqua Development began negotiating to have a King Soopers as the new anchor, which met with more neighborhood approval.

“We are continuing very diligently in working on a full design on this site and working closely with King Soopers,” said Marcus Pachner, a consultant for Fuqua Development.

Pachner said King Soopers still is working with its architects and engineers to design a store that meets the overall guidelines for the project, which will include an upscale

apartment building, senior housing, a hotel and retail stores.

“The moment we have the final package put together,” Pachner said, “City Council members and the mayor’s office have indicated they want to hold a larger community meeting to talk about both the financial structure of the deal and the overall site plan.”

That meeting is expected to be held within three months.



The old University of Colorado Health Science campus along 9th Avenue and Colorado Boulevard is being developed. (THE DENVER POST file | Cyrus McCrimmon)

CU already has done asbestos abatement in about 80 percent of the buildings on the site, Pachner said. Remediation will begin on the old power plant on the east side of the site on March 1, and demolition of that structure will start about March 15.

Three other buildings in the area

also will be razed — a child day-care center, the JFK building and a cooling tower. Precast panels from the day-care center, designed by noted Denver architect Victor Hornbein, will be salvaged.

By Aug. 1, Fuqua hopes to have that section of the project ready for construction to begin on the four-story, 324-unit Broadstone at 9th Apartments.

continued page 2



Demolition Update, cont.

The developer promised minimal disturbance to the neighborhood during demolition, saying trucks will be routed either north on Colorado Boulevard to Interstate 70 or south on Colorado to I-25, depending on which landfill they will be going to.

– John Mossman:
denverpost.com

CMNA President's Corner January 27, 2013

Happy New Year to all, if a bit belated. I hope your New Year is off to a great start. As many of you probably already know, Don Tressler has stepped down as President of the Cory Merrill Neighborhood Association (CMNA). As Vice President, in accordance with our by-laws, I will fill out the remainder of his term as President of CMNA until elections next May. By way of introduction, my name is Mark Ver Hoeve. My wife Janice, who is Treasurer of the CMNA, and I have lived in Cory Merrill for over 6 years. I am a geologist by profession and work for a Denver-based company. We have two grown children, who live in Chicago, Illinois and Austin, Texas. I also sit on the Collaborative School Committee (CSC) at Merrill Middle School and I am President of the Rocky Mountain Texas Exes, the University of Texas at Austin alumni association here in Colorado.

I am very happy to step up as President of the CMNA, though I have big shoes to fill. Don was a very active President, well known in our community and city and an active local realtor. He put a lot of effort into our monthly meetings, getting many quality speakers to attend such as our State Representatives, Lois Court and Michael Ferrandino, the Mayor's Neighborhood representative, Michael Sapp, the

principals of our neighborhood schools, Denver Police officials like the current Commander of Precinct 3 Joe Montoya, members of City Council, Charlie Brown and Robin Kneich, and many others. If you have not been coming to the meetings, do make an effort. They can be both topical and very informative. Don had lived in Cory Merrill for over 20 years and has not only been an outstanding President but served as Zoning Chair for several years during a critical period when the city was revising the zoning code. We will miss Don's hard work, dedication, knowledge and insights into the workings of city government.

Just thinking of all the great things Don has done for our neighborhood, makes me realize that I will need some help to keep things going. Yes, that means you. There are board positions open and we need your help with our newsletter, our annual picnic and many other activities. You can start by coming to our monthly meetings, which are the first Wednesday of every month. And you can also keep up to date with all neighborhood meetings and issues by visiting our website, <http://corymerrill.org/>.

As you may or may not know, the CMNA is a Registered Neighborhood Organization (RNO) and part of a larger organization called the INC, or Inter Neighborhood Cooperation. We are not a HOA, but on non-profit organization that works with other Neighborhood Organizations to have a stronger voice

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Jim Esten:

303-355-3932 - jcesten@gmail.com



in Denver City Government. The INC Mission Statement is; Denver INC (Inter Neighborhood Cooperation) is a voluntary, non-profit coalition of representatives from Denver's registered neighborhood organizations (RNO's), city agencies and others that gather to promote responsible city change and growth. In 1979, the city of Denver passed an ordinance that it would notify and seek the opinion of the neighborhood communities on zoning, parks, board of adjustments, landmark designation, etc. You can learn more about the INC at, <http://www.denverinc.org/>.

As such, the CMNA, your local RNO, can help you have a stronger voice in city government and right

now there are several very important issues are confronting the city such as implementation of Amendment 64, specifically where can marijuana be sold, how close shops can be to schools, etc.. Currently the proposed regulations follow guidelines that parallel liquor sales. If you have opinions on this or other ongoing issues such as improving our schools, neighborhood traffic or any other issues, come to our meetings or email me at president@corymerrill.org. The Cory Merrill Neighborhood Association is stronger with your participation.

—Mark Ver Hoeve

WOW! Can we PACK THE HOUSE AT THE PEPSI CENTER WITH SOUTH STAFF AND FAMILIES?!! LET'S DO IT!

Yeah! I just ordered my tickets...

Denver Nuggets vs. Memphis Grizzlies
Friday, March 15, 7 p.m.
Pepsi Center
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Parking & Directions

Discounted ticket price: \$18

TOP 3 SCHOOLS WITH THE MOST TICKETS SOLD WILL RECEIVE THE BEST SEAT LOCATIONS!
WHEN YOU GO TO ORDER ONLINE, CLICK SOUTH HIGH SCHOOL, OF COURSE!

A portion of the proceeds from ticket sales will benefit all Denver Public Schools through the Denver Public Schools Foundation.

All ticket holders are invited to shoot hoops on the Denver Nuggets court before the game from 3 to 5 p.m.

50 KIDS WILL BE RANDOMLY CHOSEN TO 'HIGH FIVE' THE PLAYERS AS THEY RUN OUT ON THE COURT FOR WARM UPS!

IMPORTANT TICKET INFORMATION:

The top three DPS schools with the most tickets purchased will receive the best seat locations. Orders will be taken online, and tickets will be delivered electronically via Nuggets Flash Seats. Order tickets before noon, March 7, to guarantee seating with your school.

Starting March 11, tickets will be available online but are subject to availability and are first come, first served.

Karen Duell
Community/Family Liaison
South High School
Denver Public Schools
720-423-6271
<http://denversouth.org>

COMING UP! SOUTH'S SPRING MUSICAL! SAVE THE DATE

The spring musical *Once On This Island* will be held March 14, 15 and 16 at 7p.m., as well as March 16 and 17 at 2 p.m. (matinees). It is the story of a young girl whose life the gods use to test the power of love against the power of death. All tickets are \$10. It's **WONDERFUL**—the music is beautiful and the dancing is wild!

DENVER SOUTH PTSA REPORT AND UPDATE 2012-2013

The PTSA would like you to know how your support of the PTSA helps our School Community.

- We have coordinated parent volunteers at school/community events which included the Homecoming Dance and Trick or Treat Street.
- PTSA manages and runs the School Store.
- We sponsor Teacher Appreciation Events throughout the year.
- The South High PTSA awarded 11 Mini-Grants totaling over \$2000 that supported teacher requests.
- The PTSA provides financial support for:

Challenge Day· Bus Passes· Prom· Shakespeare Festival

South High School's Food Bank· Mini-Grants

A fund for Specific Student Needs· Freshman Academy· Teacher Appreciation Events

How we fund the projects...

Membership Dues (\$15.00/year) and Donations

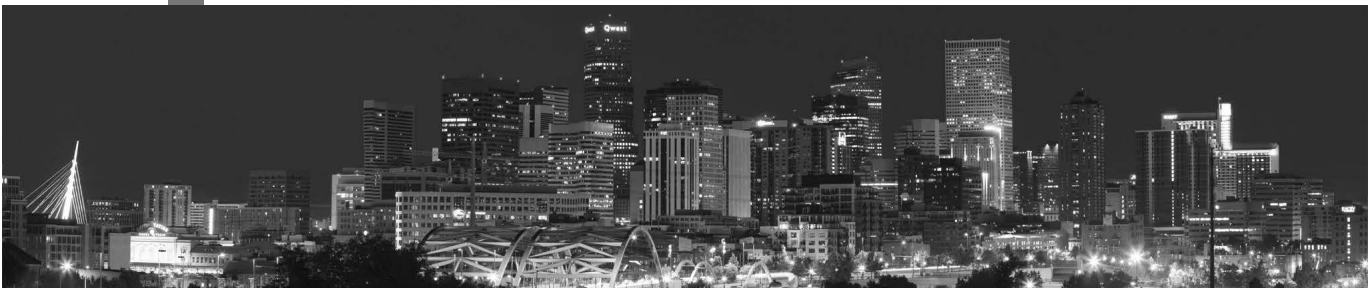
Donations include “dollars,” school supplies and fun school spirit items for the school store, and items for Teacher and community events (we are currently in need of school supplies).

- Pearl St. Festivals: we “man” a booth at the festivals during the summer.
- Wreath sale (November)
- Goodwill Industries Donations (Next one is April 20th)

King Soopers/Safeway Gift Cards How does this work?

1. Purchase a re-loadable gift card from South Treasurer. King Soopers card is \$5 for a \$5 card and Safeway \$10 for a \$10 card.
2. Take it to the store with you every time you shop
3. Before your clerk scans your groceries, hand the card to the clerk and ask them to add money to the card. You may put money on the card (up to \$500.) via credit card, check or cash. 5% of the amount you put on the card comes back to South. Imagine: 500 families x \$300/month x .05% = \$7,500/month back to our students and staff!
4. Pay for your groceries with this card.

If you have any questions or are interested, please contact Ellie Craig, mcraig5451@aol.com. You are always welcome to attend our meetings. Our meetings are the first Thursday of the month. The next one is March 7, 2013 at 6:30 in room 105.



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FREE Trees for ALL Denver Residents This Spring

Sure it's the middle of winter, but spring will be here soon and if you want to plant a FREE tree now is the time to think about it. For the first time ever, all Denver residents are eligible for free trees regardless of where they live in the city. The Park People's Denver Digs Trees program is partnering with the City's Mile High Million tree planting initiative to offer FREE tree distribution to neighborhoods across the city. You can apply for free trees to plant along the street in the public right-of-way and, better yet, if you have room on the west side of your home – whether in front, back, side or along the street – you can have trees delivered and planted for you!

Availability is limited. Visit www.TheParkPeople.org or call 303-722-6262 for a list of trees, applications, and more information.

05

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Cory Merrill real estate up 17.7% over 12 months

On Friday January 25th, Steve Ratner, the former financial writer for the New York Times, was on NBCnews's Morning Joe simply dumbstruck that mortgage rates had fallen to a historic low rate of 3.38%. He recommended that if you are a first time homebuyer or a buyer who has wanted to step up into a larger home, it is best not to put it off too long. He suggested that even with the Federal Reserve's continuation of quantitative easing (QE3), the reality is that rates cannot stay this low for long and that the only place for rates to go is up.

It seems that both Denver homebuyers and sellers have received the message. According the Denver Metro List, Denver home sales have increased 17.7% in the past twelve months. The Denver Business Journal (February 1-7, 2013 pg. A29) explains the numbers pure and simple. In 2011 there were 46,299 home closings in 2012, up 18% from 2011, and the largest volume since 2008's 47,070. The average sales price jumped 9%, the highest average since 2007, and the inventory of homes available is the lowest since 1993.

The story for Denver is that there are only two months of available inventory in the city. Brokers are excited about the prospects for real estate sales for 2013 but they lament that with so few homes on the market that their buyer's are being frustrated by multiple bids on a property. Sellers are delighted as it is the first time since 2007 that they are back in the driver's seat. It is quite clear that Denver is now decidedly a Seller's market with the neighborhoods of Cory Merrill, Washington Park and Cherry Creek leading the charge.

Metrolist reports that the average list price for a home in Cory Merrill from Oct '12 – Feb 5 '13 was \$602,612 and the

median price was \$405,000 with sellers getting 97.45% of their asking price. The average price per square foot was \$326. Over the past four months 31 homes have sold in the neighborhood. As of Feb 5 '13 there were 18 Actives and 19 Under Contract and 2 in pre-foreclosure, auction or in the bank-owned stages of pre-foreclosure. Among those Actives in Cory Merrill the average list price was at \$712,461 with a median list price of \$624,900. The average price per square foot was \$332 and \$248 per finished square foot.

Kathy Gras, Managing Broker of Keller Williams Denver Central, said, "with the increased activity and the way the market in Denver is trending, with inventory at an all time low, you can't find a better time to buy or sell, it's a win-win for both sides of the sale right now". Kirby Slunaker, president and CEO of Metrolist, said "it's supply/demand economics at it's most basic", he continues, "you may not see, for example, the 13 % appreciation we saw in the condo market, but I guarantee you will see price appreciation."

And how do the coming months look for Denver real estate? Professor Ron Throupe of the University of Denver's Franklin L. Burns School of Real Estate and Construction Management said he expects prices to appreciate 3 to 5 percent over the coming months in Denver and he sees the seller's market continuing through at least the spring and summer buying seasons.

*By: Karen Staggs, Realtor Keller Williams Denver Central
KarenStaggs11@gmail.com*

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The Exposition Avenue story: A look at the birth of a bike lane

Piep van Heuven

In the early months of 2013, Denver will reach a new milestone: 100 miles of bike lanes! The achievement is the result of a broader push to expand the City's bicycle transportation network that began in 2008, and has seen the number of bike lanes more than double. At the same, just two years into the growth spurt, the U.S. Census American Commuter Survey reported a 2.2% bicycle mode share in Denver – more than four times the national .5% average.

Since 2008, Denver has added lanes in the downtown core and almost every quadrant of the City with an aim to safely accommodate increased ridership by improving and expanding Denver's bicycle corridors. Two key City goals that will continue to drive the expansion are listed in the May 2011 Denver Moves Plan which aims to: "Create a biking and walking network where every household is within a quarter mile (5-minute walk or 2-minute bicycle ride) of a high ease of use facility."

Achieve a 15% bicycling and walking commute mode share by 2020."

The push for more bike lanes has come in part because of the City's commitment to become more multi-modal, and the shift can be traced to 2008 when Mayor Hickenlooper got behind the greening of the Democratic National Convention and the subsequent launch of Denver Bike Sharing. Denver, like other bike-friendly cities, is also experiencing a renaissance brought about by economic and environmental forces that are driving home the reality that bicycling saves money, and is a convenient and sustainable way to get around town.

Many of the new bike lanes that were striped last year were identified as priorities during the Denver Moves planning effort. But sometimes, the need for a bike lane can emerge for different, or even multiple reasons.

Bike lanes can be called for by communities as part of a grassroots effort, identified as a traffic calming option, or implemented because of a safety issue. The Denver Public Works Complete Streets policy that BikeDenver successfully advocated for in 2011 is yet another reason. The policy requires the department to look at the opportunity and need for pedestrian and bicycle features to be included every time a street comes up for maintenance or re-paving. The birth of the brand new bike lane on Exposition Avenue offers a great case study of how the Complete Streets policy, Denver Moves plan, and safety considerations all play a role in

the build-out of our bicycle network.

The Exposition Avenue Example:

Cherry Creek's Exposition Avenue bike lane runs from Washington Park (Franklin Street) to Colorado Boulevard; connecting to Denver's major bike routes, servicing the Knight Academy Elementary School, and offering a key east-west connection to the Bonnie Brae neighborhood and Glendale. It is framed to the north and south by neighborhoods with no

through access, and offers the only option for people on bikes traveling east-west, without going north to Cherry Creek Drive or south to Mississippi. Prior to 2012, Exposition Avenue was a designated bike route considered too narrow for bike markings, but when the street was slated to be repaved, that opened the opportunity for review. Because Exposition has historically been a popular thoroughway for bicyclists it was already identified as a priority project in the Denver Moves plan. When re-paving was scheduled in 2011, officials at Denver Public Works reviewed the project as called for by their departmental Complete Streets policy, determined a need and opportunity for a heightened facility, and directed a process that widened the space available for a bike lane. The new lane was striped in the spring of 2012. Alex Mehn, Communications Manager at Transportation Solutions, a non-profit focusing on managing transportation demands in Southeast Denver, commented on the addition of the bike lane:

"Exposition Avenue is the perfect example of a well-designed bike lane—separated from traffic, connecting multiple major routes, and serving both a school and Washington Park."

Where Denver Ranks:

The top 20 bike-commuting cities according to the 2010 U.S. Census American Commuter Survey numbers for 70 largest U.S. cities:

1. Portland* (6.0%)
2. Seattle* (3.6%)
3. San Francisco* (3.5%)
4. Minneapolis* (3.5%)
5. Washington, D.C.* (3.1%)
6. Tucson (3%)
7. Sacramento (2.5%)
8. Denver (2.2%)
9. Tampa (1.9%)
10. Philadelphia* (1.8%)

“Exposition Avenue is the perfect example of a well-designed bike lane—separated from traffic, connecting multiple major routes, and serving both a school and Washington Park. We need more lanes like Exposition crisscrossing our city and providing the needed connections to support safe, accessible bicycling in Denver.”

The Mayor’s Bicycle Advisory Committee supported the improvements, noting that there were 12 documented accidents along the corridor from 2002-2011, and that the lane would improve connectivity for riders and increase safety for all road users. John Hayden, Chair of the Mayor’s Bicycle Advisory Committee, highlighted the benefits to local residents as well as commuters, saying:

“Exposition serves as a direct connection between schools, grocery stores, parks, and business districts. A safe facility is important for people with children, as well for the safety and health of local communities.”

What’s Next:

Denver’s love affair with bike lanes will grow even more in 2013, as the City is set to roll out a number of new projects including the long-awaited bicycle facility on 15 th street that will include new features like colored lane markings, colored bike boxes and textured surface treatments that seek to enhance both visibility and safety. BikeDenver and our partners are working with the City to expand facilities as well as to introduce new ones like the protected bike lanes that are popular in other cities like Washington D.C., Chicago, and San Francisco.

One thing is certain: ridership in Denver will continue to grow, creating increased demand for more safe and convenient bicycle access throughout Denver, and the next four years will be a pivotal period as the City works to evolve on pace with local and national trends in bicycling.



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Lisa and John Prosser, Glenda McLennan, Clyde Reinke
Lola Sharkey, Thomas and Mary Mahaffey
Cam Goetz, Frank Hantschel, Rainer Bieringer, Steve and Janet

“ Your voluntary dues to the Cory Merrill Neighborhood Association are always greatly appreciated, and help in funding the Newsletter and the Annual Picnic!!”



Post Office Box 101713 • Denver CO 80210-1713 • corymerrill.org

If you have a specific topic or question, you may e-mail: _____

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The Cory Merrill Neighborhood Association newsletter is published four times a year and delivered free to all residents.

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CORY MERRILL NEIGHBORHOOD ASSOCIATION VOLUNTARY DUES 2012

Please fill out the following form and send it with your check for CMNA Dues (\$20, \$15 seniors) to:

CMNA, PO Box 101713, Denver, CO 80210-1713 Your dues will assist us in continuing to print this newsletter four times a year to distribute to every Cory Merrill home, maintain our web site, continue to provide dictionaries to local schools in the dictionary drive and helping to promote neighborhood events. We encourage those who are able to increase their donations to help us continue to keep all neighbors informed. Thank you so much in advance.

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