

Coyote Meeting: Wednesday February 9th

Get the latest information on coyotes in Cory Merrill. We have invited officials to answer your questions and hear your concerns including City Councilman Charlie Brown, Ashley DeLaup (Wildlife Ecologist for Denver Parks and Recreation) and representatives from the Colorado Division of Wildlife.

WHO: Open to all Cory Merrill residents

WHEN: Wednesday February 9th 7pm

WHERE: Kirk of Bonnie Brae Church,
1201 South Steele Street
(Steele and Arizona)

CMNA Bids Adieu to Vacation Rentals

—By Scott Takeda

This fall, Cory Merrill Neighborhood Association (CMNA) helped shut down a vacation rental property on South Garfield after adverse reactions from nearby neighbors.

“I’ve lived here for four years, and every few days there was someone different living in there,” said neighbor George Mayl. “They’d have loud parties, throw trash in the yard, and the parking situation was a mess because you’d have all these cars taking up places in front of our house. We didn’t feel safe, and we couldn’t do anything about it because the partiers would leave after a few days, and



George Mayl and the vacation rental property he and other neighbors helped shut down.

then a new group of people would move in.”

The house was rented out on a daily/weekly rental agreement, which violates City ordinances. After the neighbors complained, the city filed a cease and desist order. The owners responded by asking for a variance. That prompted two hearings in front of CMNA, where the owners and neighbors testified. CMNA voted unanimously against the owners 8-0, and gave that recommendation to Denver’s Board of Adjustment, which made the final decision to shut down the vacation rental property.

>> **Vacation Rentals continued**

“The bottom line is vacation rentals violate the zoning code,” said CMNA zoning chairman Don Tressler. “It was clear that the neighbors were overwhelmingly against it. They took action, and we responded. Plus there was no way we could have allowed this because it would have set a precedent for all neighborhoods in Denver.”

During the hearing, CMNA learned the owners had set up a business, renting their other Denver houses as vacation rental properties, even advertising them on a Vacation-Rentals By Owner website. Other affected neighborhood associations,

Councilman Charlie Brown, and Denver’s Inter-Neighborhood Cooperation also sided against vacation rentals.

“Life is a lot better now that the constant stream of people are gone,” said Mayl. “I don’t mind renters if they’re long-term renters. This was ridiculous. We moved into this neighborhood because it’s a great place to live...not so I could live next door to a motel.”

“The process works,” said CMNA Board President Dan Chapman. “I’m glad we could help.”

Cory Merrill Musicians To Perform Free Concert at DU

—By Kerry Houchin

The Denver Concert Band and the DU Wind Ensemble will be performing a free concert Saturday February 26th at the Newman Center’s Gates Concert Hall (Iliff and University). Famed Dutch composer Johan de Meij will conduct both groups, which are performing selections of his work. This concert is a return-to-roots for the Denver Concert Band, now in its 50th Season. The band originated in the Cory Merrill area in 1961, and several residents are musicians. The band is now an 80-musician group that performs across the metro area. For more information about the concert visit: www.denverconcertband.org/concerts.htm



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Cory Merrill – State of our Neighborhood Report 2010

—By Jennifer Lester

The face of Cory Merrill changed only ever so slightly in 2010. In a survey conducted in Fall 2010, CMNA counted 524 homes within our boundaries that were either existing two-story homes or new construction (pop-top or scrape-off). This was an increase of six new homes, down from 22 new homes in 2009.

Though the total number of new construction has slowed, our neighborhood has several homes undergoing extensive remodeling. These homes are expanding into the back of the yard rather than popping a top.

Cory Merrill Neighborhood

(Out of 2039 total homes)

2010	524 two-story homes	25.7%
2009	518 two-story homes	25.4%
2008	496 two-story homes	24.33%

“Cory Merrill continues to be a desirable neighborhood where people want to live,” said Coupar Lester, a MegaStar Financial mortgage broker. “I’ve recently seen an uptick in the number of young professional families who consider it to be a top location to invest their real estate dollars.”

The highest concentration of two-story/new construction homes remains west of Steele (35%). East of Steele, the number is 15-percent. Of Cory Merrill’s 97 blocks, 84 of them (87%) have at least one home that is an existing two-story or new construction.

On the real estate front, our neighborhood saw more homes sold in 2010 than in 2009; and homes spent fewer days on market. Additionally, the price-per-square foot in 2010 remained stable from 2009 at \$277/ square foot.

Cory Merrill sales statistics	2010	2009	2008
Number sold	84	71	83
Average price	\$501,727	\$538,155	\$517,974
Median price	\$400,000	\$432,500	\$395,000
Price per square foot	\$277	\$278	\$302
Average days on market	113	140	119
Median days on market	62	80	81

Real estate broker Don Tressler of Tressler and Associates thinks the neighborhood has weathered the downturn because of its location and amenities.

“Cory Merrill has a lot going for it: solid schools, great transportation, and it’s close to lots of shopping,” said Tressler. “That attracts a lot of people, whether they are looking for homes priced at \$179,000 or over a million.”



In 2010, more homes sold in Cory Merrill with fewer days on the market.

Q Cory Merrill was originally made up of several subdivisions, which were drawn at the turn of the 20th Century. Can you name any of them?

A Electric Heights and Alta Vista were west of Steele; Coronado and Maplewood were east of Steele.

Turn of the Century Map

—By Scott Takeda



Cory Merrill neighborhood in 1905. The top of the map is east. The diagonal line on the right is the old railroad that was on our southern border.

in 1905, this mucky, frog-filled gulch was scheduled to be a housing development called “First Addition to University Park.”

The map also shows the railway line that cut diagonally along the south end of our neighborhood. It was the Denver-Southern rail line, (now Buchtel Boulevard). At the time, the narrow-gauge railway was a critical connection between Denver and towns as far south as Fort Worth, Texas. The map shows the railroad owned most

of what is now Washington Park neighborhood. It also shows a large brickyard at the southwest corner of our neighborhood, situated roughly at the modern-day intersection of I-25 and University and extending north to the Denver District 3 police station. The yard provided brick to much of the area’s construction.

Interestingly, the map was published before the century-old seminary campus was built at our center. At the time, the area was called Coronado Heights Addition before the Catholic Church purchased it.

In 1905, Denver hired Philadelphia mapmaker George William Baist of Baist Real Estate Atlas to create a detailed map of Denver. He was chosen because he had created maps for several other cities including Los Angeles, Washington D.C., and Seattle.

Denver’s map consisted of 34 plates. Plate #30 shows the area that became Cory Merrill. It is a record of actual roads and farmhouses in 1905 as well as the subdivisions that developers were planning on building. For example, instead of showing the dry creek affectionately nicknamed “the Swamp” (now I-25), the map shows streets and lots. Back

If you have any historical facts or stories concerning Cory Merrill and surrounding areas around it, please contact Scott Takeda at 303-759-0707 or email him at communications@corymerrill.org

Neighborhood Briefs

Getting the Word Out

Stephanie Wallrath has made a name for herself as a neighborhood go-to resource – especially for mothers. As a mother of 3 girls, she started a listserv for neighborhood mommies. Now after five years, it has grown to 175 members with updates weekly. Today, Stephanie receives inquiries ranging from requests for nanny help to recommendations for a plumber to crime watch alerts. She also schedules a monthly GNI (Girls Night In) in Cory Merrill. If you are interested in joining her listserv or would like to learn more about GNI, please email her at swallrath@comcast.net. *(By Jen Lester)*

Cory Elementary Auction

Please consider attending Cory Elementary's largest fundraiser, The Cory Auction on March 18 at 6 p.m. at the Mile High Station.

This event is critical to strengthening the programs offered at Cory and helps keep our school on top as one of the most successful schools in Colorado. Strong schools lead to strong property values. Feel free to help out by: purchasing a ticket to the auction; or donating a silent auction item. For more information, please contact **Michelle Campbell**, 303-296-2288 or **Michelle Hoskins**, 303-358-4901, auction co-chairs. We look forward to seeing all of our Cory Merrill neighbors.

Library Homebound Service

If physical limitations keep you from visiting the Denver Public Library, its Homebound Service can bring the library to you. Call 720-865-2043 for more information.

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Cory Merrill neighbor for 34 years



Cory Merrill Business News

Consign Designs recently opened its doors in the Boulevard Center at Colorado and Mexico. "For shoppers, consignment is the best way to find unique, affordable fashions without having to go to the mall or buy over-priced items in retail stores," said owner Pam Moll. "And for sellers, it makes no sense to donate or store items that can be consigned and turned to cash." Moll is a 20-plus-year veteran of retail fashion. For more information: www.consigndesigns.net

The Denver Fly Shop is also open for business in the Boulevard Center. It's a fully stocked fly-fishing shop with a focus on instruction, guiding, and travel. "We've got guide services and classes starting soon," said proprietor Catherine Anderson. For more information: www.thedenverflyshop.com

Also new in the Boulevard Center is **HealthStyles Exercise Equipment**. It sells and services exercise equipment for home gyms and commercial fitness facilities. This store is the ninth location for the Glenwood Springs business. For more information, visit www.healthstylesexercise.com

Crime Stats	2010 Q4	2010 Q3
Burglaries	3	8
Auto Theft	1	0
Theft from Motor Vehicle	18	12
Public Disorder (Vandalism, Graffiti, etc.)	6	4
Larceny (bicycle thefts, purse snatching, etc.)	2	3
Hit and Run Traffic Accident	4	4
Criminal Trespass	0	1
Sexual Assault	0	1
Assault	1	0
Drugs	1	0

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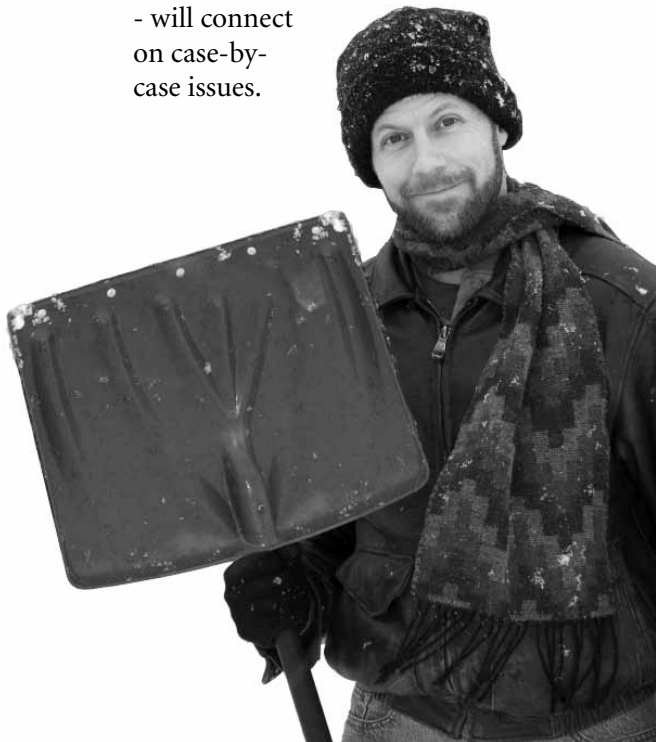
Denver requires all neighbors to clear their sidewalks of snow and ice so everyone has safe access. Once snow has stopped falling, residents have 24-hours to remove snow and ice from sidewalks.

To report problems, Cory Merrill residents should call 3-1-1.

In the rare instances where a property owner refuses to comply, Denver takes escalating legal action, which can include issuing an Administrative Citation that carries a \$150 penalty.

For those who cannot shovel their sidewalks, contact a neighbor or the following:

- **Catholic Charities** – Carrie Blacker
303-742-0823 ext. 2046. She's happy to take calls and connect people as best they can to a volunteer.
- **VOA (Handyman Program)**– Amelia
720-264-3331 - one-time service/connections.
- **Senior Resource Center** –
303-235-6930
- will connect on case-by-case issues.



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Recycling News

Cory Merrill Ranked #7

A recent review of Denver's recycling program shows that Cory Merrill neighborhood ranks seventh in citywide participation. We are tied with Platte Park, Wash Park West and Montclair with 76-percent

of households recycling household plastics, metal, and paper. Stapleton neighborhood is ranked #1 in Denver with 87-percent participation. Elyria Swansea is ranked last with 17-percent. Denver Recycles is a free recycling service for all homes in Cory Merrill. To sign up, call 3-1-1.



Denver Recycles now takes #5 Plastic

Denver Recycles has partnered with Yoplait to expand its plastic recycling program to accept #5 plastic cups and tubs. The curbside program already accepts #1 and #2 plastic. #5 plastic is polypropylene, usually found in yogurt containers, syrup bottles, caps, straws, and medicine bottles. It is recycled into signal lights, battery cables, toothbrushes, and even landscape borders.

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Offering 12 weeks of camp beginning May 31. Registration is now open and available online at: recreation.du.edu/passcamp.



Merrill Middle School Student Selected 2nd in Nation in Poem Contest

Merrill 7th grade student Nick Capra won 2nd place for a poem he submitted to the Kalamazoo Institute of Arts “Inspired by Art” Writing Contest. The November 2010 competition judged poems, short stories and other written expression based on the inspiration by Dorothea Lange’s iconic Depression-era photograph, Migrant Mother, Nipomo, California. Nick’s poem was one of more than 600 entries juried by Kalamazoo Friends of Poetry. As a winner, Nick received a KIA membership and had his poem published online.

*Sadness,
Sadness, it’s in the air,
Money,
No money,
No money for us.*

*The children,
The children,
The poor sad souls.*

*People,
People all around,
Money, no money
No money for nobody.*

*No houses,
No money,
No food...
Just depression.*

*These sad times,
These sad, sad times,
Times where belongings are lost,
Souls are starved,*

*People are left to fend for
themselves,
No help,
No help for us.*

Opportunities Vanished.

*Sadness,
It’s in the air,
We breathe the air,
We make the air,
We are the sadness.*

*We watch,
We watch for the light,
The everlasting light of renewal.
Our children,
The children,
Their lives so sad.*

*We,
We have a responsibility,
To care,
And to take care of,*

*The children,
The poor, poor children.
Mommy,
Mommy,
Can I have some toys?*

*No Kevin,
No money Kevin,
No money for us.*

*But what about the toys,
What about the toys,
The toys in the toy store,
The toys for us,
The kids,*

*The kids who want to play.
The kids who want to play...
The kids who want to play,
Can’t play,
No money Kevin,
No money for us.*



**“Migrant Mother,
Nipomo, California”
(1936) by Dorothea
Lange**

Denver Snow Removal Plan

Main streets (or most streets with stripes) are the priority for Public Works and will be cleared with the largest plows because they carry most of the city’s traffic as well as emergency vehicles.

During major snow events of at least 12 inches of snow with prolonged freezing temperatures, 4x4 plows may also be deployed to simultaneously clear residential streets.

Depending on conditions, Public Works may also use anti-icer and deicer to improve the condition of the roads. Liquid magnesium chloride is an anti-icer that will prevent the snow from bonding to the pavement.

After snow has accumulated on the pavement, Public Works will apply a de-icing agent to the streets to prevent the snow from building up and turning into ice.

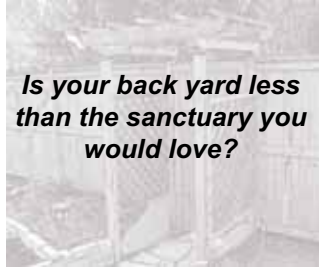
For current status on snow removal during a storm, visit www.denversnowplan.com



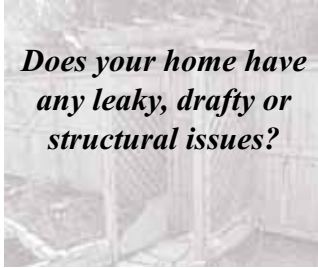
Do you have small repairs to do around the home?



Would you like to upgrade your Cory Merrill castle?



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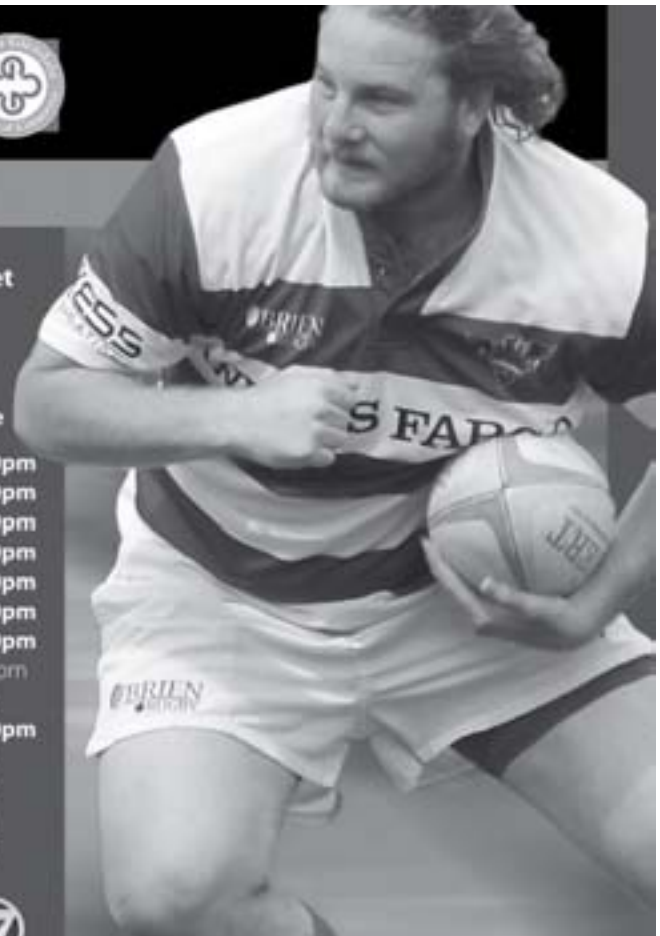
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date	match	venue	time
3/17	cu v byu	infinity park - stadium	6:00pm
4/2	raptor women v beantown	infinity park - stadium	4:00pm
	raptor men v boulder	infinity park - stadium	6:00pm
4/23	cu v university of arizona	infinity park - stadium	4:00pm
	raptor men v aspen	infinity park - stadium	6:00pm
4/30	air force v university of arizona	infinity park - stadium	4:00pm
	raptor men v barbarians <small>(super league)</small>	infinity park - stadium	6:00pm
5/7	raptor men: usa round of 32	infinity park - sports field	6:00pm
5/14	college premier league semi-finals	infinity park - stadium	tbd
5/31	raptor men v glasgow, scotland	infinity park - stadium	6:00pm
6/4-5	usa men's club championships	infinity park - stadium	tbd
6/9-11	national collegiate all-stars	infinity park - stadium	tbd
6/25	try league jamboree state finals	infinity park - stadium	tbd
8/13	usa eagles v canada	infinity park - stadium	tbd

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

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Brad Cunningham

Charlotte Morris

Janice VerHoeve

Jay Reed

Lisa Straffon

Mark VerHoeve



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



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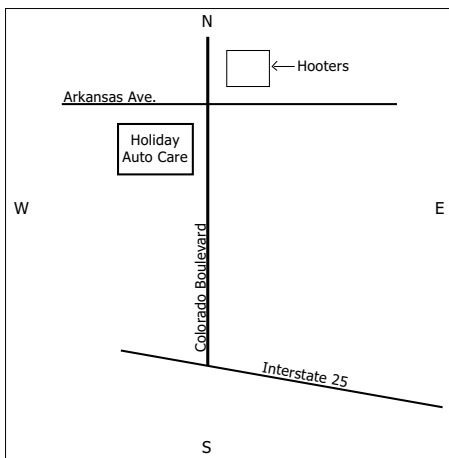


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