



Cory Merrill Neighborhood Association Newsletter

SUMMER 2020

Letter from the President

By Dennis Robinson

I trust this newsletter still finds you doing well and making the best of our ongoing safer-at-home period. While 2020 remains a year that is unlike anything most, if not all of us have ever experienced, I wrote in the last issue of this newsletter that the sense of community here in Cory-Merrill remains not only intact, but has perhaps grown even stronger, despite our inability to connect physically (in groups). I look

forward to that continuing.

This is evidenced by the myriad stories passed along of neighbors helping neighbors, front yard concerts, Black Lives Matter signs, messages of positivity, virtual activities and more. While the CMNA Board has decided to cancel Association sponsored social activities like Food Trucks for the remainder of the year, please note the other activities like the photo contest, Cory Merrill Virtual Run and other activities mentioned in this

newsletter have emerged in their place. Food trucks will return next year. Perhaps not surprisingly as well, the August neighborhood meeting has been cancelled. The CMNA Board did consider hosting it via an online meeting, but decided to allow the newsletter to serve as the primary means of communication this Summer, with plans to re-evaluate for the November and return to live meetings in 2021.

That said, the CMNA Board

is working on several exciting initiatives, most notably, revamping the Corymerrill.org website. Stay tuned for updates! Finally, if there is a story or activity of how you are navigating this time that you would like to share with the neighborhood, please send us an email at cmna@corymerrill.org so we can publish it in upcoming newsletters to share with the community. Thanks and see you around the neighborhood!



Summertime, and the listenin's easy

Hot days, cool jazz and Cory-Merrill neighbors – a big thank you to Frank and Christine Baier for bringing us to their front lawn to enjoy the show this summer. Frank Baier and the Groove Machine, featuring party tunes, Motown, swing, classic rock and contemporary faves have so generously contributed to our community spirit during this summer of Covid. Stay tuned to CMNA for the next date!

Cory Merrill Virtual Run

We are hosting a Cory Merrill virtual run, bike and scoot. This is a perfect opportunity to support your local community while joining in some summer fun.

Run, Bike or Scoot a 1 mile or 5k route

Run, bike or scoot any day between Aug. 5 to 15. A beverage station will be set up along suggested routes on Saturday, Aug. 15 from 7:30 a.m. to 9:30 a.m. Suggested routes will be posted on the event website.

Event entries will include a custom Cory medal, which will be delivered to your home address. In addition, suggested run, bike, scoot routes will be posted on the event website, along with stretches. Event entry is \$20 per person. For more information and to purchase your entry, please visit: kristinharrishomes.com. Please feel free to call Kristin directly with questions. 720-877-1538.

Housing In Denver

By Paul Kashmann

In recent months, a trio of proposals have been put forth by our Department of Community Planning and Development that strive to address Denver's housing crisis in a number of ways.

The Group Living Advisory Committee (GLAC) has put forth a modification of their initial proposal that changes the number of adults allowed to live in a single family home and expands the options for locating group homes in neighborhoods around the city.

Currently, our zoning code places no cap on the number of related adults (and their children) who can live in a home, and limits unrelated individuals to 2 adults (and their children). Most cities around the country have agreed the number of unrelated roommates should increase, frequently to the 3-6 adult range, while some – California has no limit – have gone higher.

- Household Size - Denver's new plan would allow 5 adults – related or unrelated - and their relatives to live in a home of 1,800sq.ft. or less, with another adult allowed as home size increases by 200sq.ft., up to a maximum of 10 adults – and their relatives. Denver's building code requires that homes with 5 adults must have an integrated smoke alarm network. Homes with 10 adults or more require a sprinkler system.

- Group Living - Currently, Colorado's Group Home statute already requires Denver to treat a group of up to eight people that fall within one of that statute's protected classes (people over the age of 60 or people with behavioral or mental health disorders, for example) as a household for the purposes of zoning and they may now situate in neighborhoods across the city. The GLAC also recommends we increase group living opportunities in residential neighborhoods, including homeless shelters and correctional facilities. The number of clients allowed would be dependent on lot size.

When the GLAC proposal was first presented, it had set the number of unrelated Denverites allowed to live together at 8. My initial reaction was, "Eight is a big number, and I've got the University of Denver in my district."

That being said, I also agree that limiting unrelated residents to 2 is too restrictive. My thoughts have been that increasing the allowable occupancy to 4 or 5 could be a reasonable compromise if capped at that number regardless of home size. I also have concerns that the proposed expansion of group home locations might be an overreach as currently written. A final proposal is expected to go before the Planning Board.

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SOLD in Cory-Merrill BY HOLLY CARPENTER



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3333 E. FLORIDA AVENUE
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1280 S. SAINT PAUL STREET
Sold for \$1,110,000



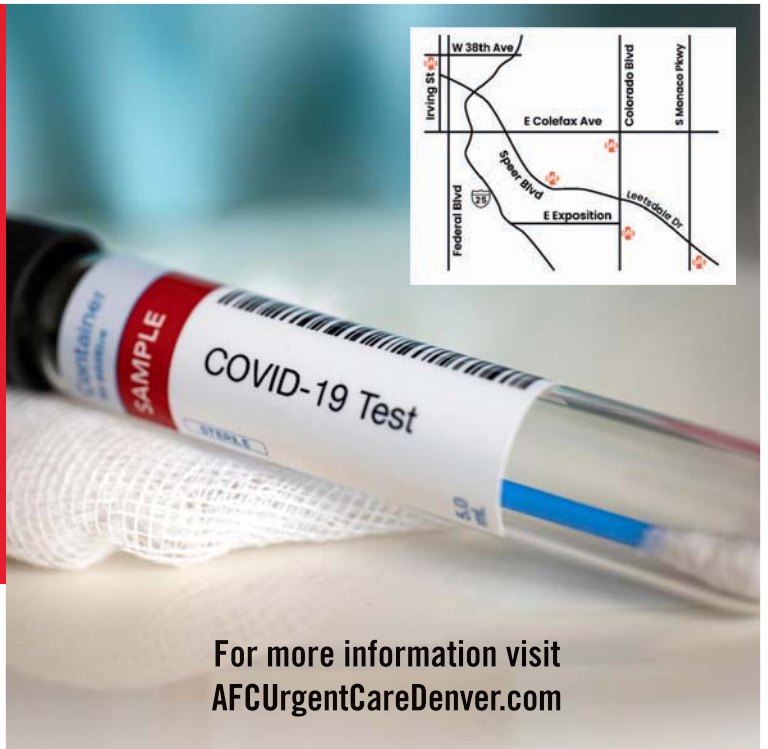
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Pics & Poem Challenge Winners

Congratulations to all our winners of the Pics & Poem Challenge! Cory-Merrill is such a special neighborhood, and the winners perfectly represent how we all feel about living here. Thank you all for participating and congratulations to our winners!

Poem Winner - Jasmine

Age range 13-17

Cory-Merrill

Fresh green leaves on trees high above
sparkling rays of gleaming sun
cars around on streets nearby
on a bike you drive by
And in the winter frost so white
sparkles like a white-winged dove
as it flies down from the sun
glinting blue wintry light of love



Age range 18+

I love living in Cory Merrill because of its hidden beauty, which I feel is captured in this photo. The photo was taken on one of my daily quarantine walks with my Fiancé, at the corner of Mississippi and Steele. During these challenging times, we find ourselves trying to find the positives and hope. We have gotten to know our neighbors well now that we are working from home and feel a strong sense of community.

Photo Contest Winner – Ryan Hystan, Age range 18+

I felt that these speak to what Cory Merrill is all about. We are a small community, yet we have found how to help hold each other up and balance our challenges through these trying times.



The painted rocks that read “Climb every mountain” and “Oh happy day” speak to the positivity our community has shown. I’ve lived here only for 4 years, but the friendliness, helpfulness, and willingness to hold others up makes me feel like I have been a member for much longer. Cory Merrill is a special community and I am proud to be a part of it.

Photo Contest Winner – Hillary Haspel, Age Range 18+

Trivia Game Winner

Congratulation to **Brittney**, our trivia game winner!

The question: Cory-Merrill was once part of the Town of South Denver. Do you know the year and the reason it was originally founded?

The answer: Cory-Merrill was founded in 1858, to be a dry town. Citizens didn’t like the saloons that had taken over Denver.



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St. Vincent's is sending one big elbow bump of gratitude to our amazing community for pulling together and pulling off high quality online learning.



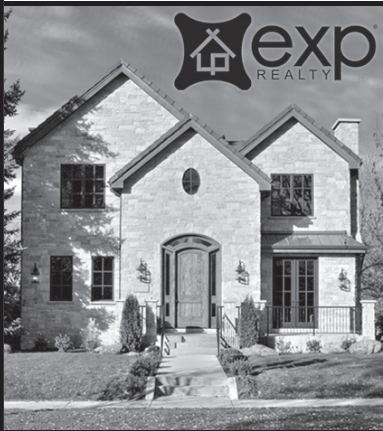
We can't wait to see you in August.

St. Vincent's has limited availability for the 2020-2021 school year. Rediscover the Catholic school experience!



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"Hello, I'm Scott Rodgers, your local Cory-Merrill Realtor and am honored to have been voted the Nextdoor.com **Neighborhood Favorite Real Estate Agent** in Cory-Merrill. My hope is you **love** Cory-Merrill! Please keep me in mind should you, or someone you know, consider making a move or have real estate related questions. I am happy to host a video call to answer any questions. My real estate blog is updated daily at www.thepeak.com/blog

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Scott Rodgers, Broker Associate - The Peak Results at eXp Realty 303-242-8831 Scott@ColoradoHomesHQ.com www.ThePeak.com

Cory-Merrill Fall Real Estate Update



**CORY-MERRILL
REAL ESTATE**

Denver's delayed spring market is playing catch-up

By Holly Carpenter, Broker Associate & Amanda Molitor

LIV Sotheby's International Realty

www.CoryMerrillExpert.com

I hope your summer is off to a safe and healthy start!

The delayed spring real estate market has officially sprung. Due to the stay at home order and showing restrictions put in place toward the end of first quarter, the Denver housing market was significantly slowed, with many buyers and sellers uncertain of how to move forward in the market-

Highest Price	\$1.790M	\$1.625	-9.2%
Lowest Price	\$425K	\$415K	-2.3%
% Sold to List Price	96%	98%	2.0%

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.

place. Consumers are now regaining their confidence and starting to make real estate transitions and investments again.

Despite strong results in June, REcolorado's year-to-date data shows the market continues to play catch-up as a result of the coronavirus. The count for closed listings was 10% lower than last year's year-to-date figures. The Average Closed Price of those listings was up 2% thanks to continued strong demand and low inventory levels. The number of new listings that came on the market was down 9% year to date. On average, homes spent the same amount of time on the market as they did at this point in 2019.

Both buyers and sellers can find a silver lining in the current conditions. Delayed listings are slowly coming on the market, giving buyers more choice in finding just the right home and sellers still have power in the marketplace.

Overall, Denver Metro's real estate market has woken up from its COVID-19 hibernation and its low supply and high demand are holding prices stable.

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, holly.carpenter@sothebysrealty.com. View my client testimonials at www.CoryMerrillExpert.com



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The Cory-Merrill Hello, Neighbor

Meet the Conklin family

It is a pleasure for us to send greetings to each of you!

We moved to the Cory-Merrill neighborhood in 1967. It was a comfortable move since we grew up in South Denver. We both graduated from South, as did our son, Gary. Our daughter, Michelle, attended Cory and Merrill, graduating from Denver Christian H.S. Gary attended CSU and now works for TTM Technologies, with aerospace and defense electronics. Michelle graduated from CU and the DU Law School. She worked in the Denver District Attorney's Office, and now does private and corporate work. We have three grandchildren: Jeff, who graduated from East and Georgetown Law; Emily, who graduated from East and Metro State; and Greg, who graduated from St. Mary's and CU.

We both worked in education. Shirley taught pre-school at Buttons and Bows in Southeast Denver, and kept the family together. Rob taught at Garden Place and Bromwell Elementary, then he was assigned to South, where he taught English and Literature and coached football, cross country, track and wrestling. Rob became South's dean of students and vice principal. Later, he was assigned as DPS's director of athletics, where he served for 17 years, and district disciplinary hearing officer, where he served for 22 years. Later, he was assistant to the Superintendent.

Our favorite thing about the neighborhood is being around former students, their families and people like you.

Times change. Houses grow old—so do we all. We fondly remember street cars, Bonnie Brae Pizza, swimming and ice skating at Wash Park, and the Park Lane Hotel.

We hope you enjoy this little slice of heaven!

Shirley & Rob Conklin
S. Saint Paul Street



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It's time for community

Join us for the Cory-Merrill Virtual Run.

100% OF THE PROCEEDS ARE DONATED TO CORY ELEMENTARY SCHOOL.

2020 has been a challenging year for all. Many of our summer events have been canceled. So, we are hosting a Cory Merrill virtual run, bike and scoot! Run, bike or scoot a 1 mile or 5k and earn your custom medal. Friends and family welcome.

Your event entry will include the custom Cory medal below, which will be delivered to your home address. In addition, suggested routes will be posted on the event website, along with stretches. Event entry is \$20 per family and is a direct donation to Cory Elementary.

WHAT // Run, Bike or Scoot a 1 mile or 5k route.

WHEN // Partake any day between August 5th - 31st. A beverage station will be set up along a suggested route on Saturday, August 15th from 7:30am to 9:30am.

WHY // Participate in a fun community event and support Cory Elementary School.

WHERE // Suggested routes will be posted on the event website. Feel free to participate anywhere you'd like, including Wash Park, our neighborhood or the High-Line Canal.



more information + entry purchase // kristinharrishomes.com

Please feel free to call Kristin directly with questions.

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Hi, I'm Kristin.

I live, work and play in Cory-Merrill.

I'm here to help you tell your neighborhood story. Please reach out to me with any real estate questions.

kristin harris
720 877 1538
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