



Vol. 5, Issue 7

July 2014

www.wecandenvr.org

Building a Stronger More Sustainable Community

West Colfax Association of Neighbors (WeCAN)

is a Registered Neighborhood Organization (RNO).

WeCAN holds general membership meetings the second Tuesday of each month at 1400 Quitman St in Confluence Ministries main hall. WeCAN is dedicated to the advancement and well being of the West Colfax neighborhood.

West Colfax Association of Neighbors General Membership Meeting

6:00 pm, Tuesday July 8, 2014

**1400 Quitman, Confluence Ministries
Main Room**

Agenda

- **6:00 Healthy Pot Luck - WeCAN is providing brats & hotdogs. Meeting will be held outdoors.**
- **6:10 Call to order and Announcements**
- **6:20 Police Officer Report**
- **6:25 WeCAN Awards presentation to outstanding volunteers**
- **6:30 Open discussion of project ideas**
- **7:00 Adjourn**

Join WeCAN 6:00pm July 08, 2014 for a meeting featuring a picnic potluck supper. WeCAN will provide **hotdogs and brats**. Come, **bring a side dish and lawn chairs**, and enjoy time with your fellow WeCAN members and neighbors.

The "Political Season" is once again upon us. Neighborhood Inspection Services (NIS) advises that there are rules to the placement of political signage. Primary consideration to most residential property is to not place signs on the public right-of-way. Signs placed on the right-of-way violate zoning code and are subject to removal without warning.

The Annual WeCAN garage sale was a resounding success raising over \$1200 to aid in the upgrading of the Confluence Ministries ESL & GED computer lab.

June was a huge month in the redevelopment of the old St. Anthony's campus. The morning of **June 17th** saw

the **groundbreaking** for the start of vertical development. EnviroFinance Group (EFG) hosted a large gathering of dignitaries and interested parties.

The evening of **June 12th** saw the unveiling of a proposed Block 1 for-sale 12 story condominium project by NAVA Realty, Inc. The project is designed by RNL Architecture of Denver and proposes a structure containing 2, 3, 5, 8, and 12 stories of Type 1 concrete and steel. The building would contain 8,400 sq. ft. of retail space along Raleigh St. and 17th with 415 parking spaces for residents and businesses in a fully wrapped garage. The 224 for-sale units (26 townhomes) would be 70% two bedroom, 30% one bedroom.

Currently the **zoning for Block 1** (17th Ave. to 16th Ave. and Stuart St. to Raleigh St.) is **CMX-5** (5 story max). The NAVA project would require a re-zoning to **CMX-12** (12 Story) and it is anticipated that such a request would be before the City of Denver by the end of 2014 or early 2015. EFG is considering a request to re-zone **Block 2** (17th Ave. to 16th Ave. and Raleigh St. to Quitman St.) to **CMX-12** on the north half of the block and **CMX-16** (16 story) on the south half. EFG is encouraging comments on re-zoning at stanthonysproject@envirofinancegroup.com or to call 303.953.3164 with comments, questions or to request a meeting.

Previous commitments to redevelopment are a boutique hotel and retail on the east half of Block 3 (Khulman Block). An apartment complex on Block 5 and Block 6 by Trammel Crow will be coming out of the ground before 2015. The Alamo Drafthouse Cinema is expected to begin work soon in Block 7 with office and retail space in addition to the cinema.



It has been learned that the south half of the block fronting Colfax Ave. between Perry St. and Quitman St. has been purchased and will also be redeveloped.

Northwest Denver COP Shops: If you subscribe to NextDoor, the private neighborhood social network, you have seen numerous reports of thefts from garages. Though these types of crimes can occur at any time of the year, there is an uptick during the warmer months when we are more prone to leaving our garage doors open as we spend more time outside.

In our urban environment we are more at risk since many of our garages front on alleys and the doors are out of view of both the yard and the house. If you leave your garage door open and unattended it provides a target of opportunity for a casual passerby and provides criminals an opportunity to see what items of value you may have stored there.

The first thing you can do to mitigate this risk is keep the garage door closed unless you are inside the garage. Even a momentary run into the house presents opportunity for theft.

Lockup things of value in the garage, such as: Your vehicle (if you park on the street remove your garage door opener) ; Motorcycles and scooters; Tools; Yard equipment; Bicycles.

Watch for suspicious vehicles or individuals loitering in alleys, and get a description, plate number, etc., and call the police.

If you see a neighbor's garage door open let that neighbor know, and of course, if you see someone in a garage who doesn't belong call the police. Consider investing in a remote indicator of the garage door status. These are devices that show whether the door is open or closed. For a little bit more money consider a device that will automatically close the garage door after a period of time.

The Northwest Denver COP Shops are still looking for a few good volunteers! If interested leave a voicemail at the office: 720.865.2240. We have graffiti removal supplies and paint for dumpsters and other infrastructure elements needing to be cleaned up.

Support **WeCAN Fundraiser Recycling:** All scrap metal or items that can be resold on Craigslist are welcome. All donations are tax deductible, receipts on request.

Contact **Bill Baker:** 303.946.8230 or
bigbuddy2@comcast.net



Bring your Box Tops for Education to WeCAN meetings. Leah Rounds will distribute to local schools.

THE WEST COLFAX CONFLUENCE MINISTRIES PRESENTS
Neighborhood FESTIVAL
PACO SANCHEZ PARK
Main Entrance- W Howard Pl & Irving St
West Entrance- 13th Ave & Knox Ct
AUGUST 9, 2014
11am-4pm

ENJOY
FOOD, POPCORN & SNOW CONES
MUSIC & ENTERTAINMENT
GAMES & FACE PAINTING FOR KIDS
CONTESTS & PRIZES
BIKE REPAIRS & GIVEAWAY
HAIRCUTS & MANICURES
MEDICAL SCREENING
PET WELLNESS CLINIC
...FREE!

IN PARTNERSHIP WITH
MAYOR MICHAEL B. HANCOCK & DENVER DAYS

WEST COLFAX WELCOME

COME EXPERIENCE AN INTERACTIVE ART PROJECT

303.377.3050
www.confluenceministries.org

Volunteers are needed to hand out cold drinks, set up and take down the **WeCAN** area for the Neighborhood Festival. Please call Barbara Baker, 303-257-9808, or thanksb@comcast.net to arrange a two hour volunteer time.

WeCAN July Calendar

Jun 30 - DPD District Citizens Advisory Group meeting, 6:00 pm, 1311 W. 46th

Jul 4 - Independence Day

Jul 8 - WeCAN General Meeting, 6:00 pm, 1400 Quitman

Jul 14 - State of the City Address, Mayor Michael B. Hancock, 11:00 am, Denver Art Museum

Jul 16 - WeCAN Board of Directors meeting, 6:00 pm, 1400 Quitman St.

Jul 17 - Councilwoman Susan Shepherd office hours, 2:00-3:00 pm, 5049 W. Colfax Ave.

Aug 9 - Neighborhood Festival, Paco Sanchez Park, W. Howard Place & Irving St., 11:00 am - 4:00 pm.