



Vol. 5 Issue 9

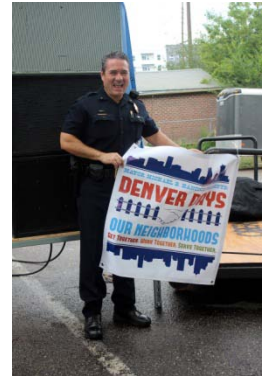
ASSOCIATION OF NEIGHBORS
www.wecanddenver.org

September 2014

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.

The local Neighborhood Festival is now a part of the city-wide Denver Days. Among those attending this year's celebration were Denver Mayor Michael Hancock and Commander Paul Pazen (left) of the Denver Police District One. WeCAN once again provided free water, iced tea and lemonade for the occasion.



West Colfax Association of Neighbors General Membership Meeting
6:00 pm, Tuesday September 9, 2014
1400 Quitman, Confluence Ministries

Agenda

- **6:00 Pot-luck dinner and silent auction**
- **6:25 Call to order and Announcements**
- **6:30 Police officers report**
- **6:40 Presentation regarding rezoning for improvements to the Yeshiva Toras Chaim Campus at Stuart and Conejos – vote on approval**
- **6:50 Update on St Anthony's Redevelopment including presentation by Nava Development on block 1 condo development and rezoning for additional height**
- **7:15 Vote on approval of rezoning of block 1 – discussion on preliminary approval of rezoning on block 2**
- **7:30 Adjourn**

September is a **pot luck meeting** for WeCAN, also there will be a **silent auction** of items to raise funds for the new Rudolfo "Corky" Gonzales Library (Hard Hat tour of the Library will be Sunday, August 24, 2014, 3-5pm) and school supplies will once again be collected for neighborhood schools.

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

Rezoning Request from Yeshiva Toras Chaim

Yeshiva Toras Chaim (YTC) has been a proud and active member of the Sloan's Lake/West Colfax Community since 1967. YTC has recently decided to renovate their 1555 Stuart St. Location. This project includes remodeling the school building, demolishing the existing sanctuary and constructing a new two-story, 14,500 sf dormitory for their students (as a replacement for their current dormitory at Colfax and Perry).

Currently the YTC property is zoned "planned unit development" based on a plan from 2004 which shows a dormitory along 16th avenue. Since YTC has decided to place the dormitory in a different location on the site, the city is requiring a rezoning. YTC is seeking a change from "planned unit development" to "CMX-3" zoning and would like WeCAN's support for the rezoning. Cherie Kirschbaum, project manager for the YTC project will be at the September 9th WeCAN meeting to answer any questions you might have. After the presentation we will vote on whether to support YTC's request for zoning change.

Rezoning Request for Blocks 1 and 2 of St Anthony's Redevelopment:

EnviroFinance Group (EFG) and NAVA Real Estate Development are requesting a rezoning of block 1 of the St Anthony's Site. This block is at the northwest corner of the site at Stuart St. and 17th. The block is currently zoned for 5 stories, but they are seeking a request to rezone the site as suggested in the approved general development plan to include a 12 story condominium building along Raleigh St. The remainder of the site will be composed of a structured parking garage (with a private, roof-top amenities deck) wrapped by 2-3 story townhomes along both 17th Ave. and Stuart St. and a 5-story condominium building along the future 16th St. plaza (north of the existing chapel). Representatives from NAVA will be at the WeCAN meeting to discuss their proposed project.

WeCAN is being asked to support the rezoning of block one based on the designs of this new building and the recommendations set forth in the General Development Plan (which WeCAN supported). EFG is also considering whether to preemptively rezone block 2 of the project (between Raleigh St., 17th Ave., Quitman St. and 16th Ave.) for a 16 story tower (4 stories less than allowed in the GDP). This would eliminate another round of rezoning when a developer steps up to purchase block 2.

WeCAN will be voting at the September 9th meeting whether to (1) support the rezoning of Block 1 for the proposed development by Nava, and (2) support rezoning of block 2 at the same time even though there is no proposed building.

The citywide **COP Shops** have been working with the Denver Police Department on ideas to improve public awareness and safety in our neighborhoods. With COP Shops being fixed locations and neighborhood watches being limited to block-to-block engagement, there is a need for increased mobility to improve public safety. Specifically, one of the unique attributes of NW Denver is the number of dogs and the owners who walk those dogs. This activity provides a significant resource for eyes on the street. Nationally this program is recognized as Dog Walking Watch ("DWW").

DWW is a crime awareness program sponsored by the National Association of Town Watch ("NATW") and coordinated locally by law enforcement agencies and crime watch groups or other community organizations.

Locally, a NW Denver COP Shop volunteer has been using crime awareness techniques from this program on daily dog walks. As a result of this activity graffiti, suspicious vehicles (one of which was stolen), open garage doors, and one house with doors open were reported either via Denver 311 or the police as appropriate.

We would like to expand the number of people involved in the scope of our efforts. If there were enough interest, we would arrange training through the District 1 Community Resource Officers for people interested in participating. Unlike the volunteers at COP Shops, people interested will not have to fill out an application or undergo a background check.

If you and your dog (or even if you don't have a dog) would be interested in actively participating in DWW please contact brucegreiner@gmail.com with your contact information.



Thursday, September 25, 2014

6:00 - 9:00 pm

Join us for an evening of *Wind*, **FIRE**, *Water*, **Earth** and **SPiRiT**
Hors d'oeuvres, desserts, beer & wine, sangria presented and served by **Catering by Design**, music by the legendary The Ken Walker Trio, and a Silent Auction



Music by **The Ken Walker Trio**

RedLine GALLERY 2350 Arapahoe St., Denver 80205

You don't want to miss this! Catering by Design, known for their innovative and creative events, will be catering **Imagine** this year! In EarthLinks fashion, **Catering by Design** is putting together a distinctive menu with locally-sourced, in-season food in our usual eco-friendly style. We are including the elements—Wind, Fire, Water, Earth, and Spirit—as our theme, and celebrating the harvest and all the bounty that Earth provides during this time of year. With all this in the hands of such a clever staff, this event is sure to amaze! Buy your tickets now to be sure you don't miss out on this inspiring event! You are certain to have a great time, eat some spectacular food, and enjoy a cocktail with a twist, all while supporting the wonderful change EarthLinks creates in our community.

Tickets are \$45

Purchase in our online store or by calling 303-389-0085
www.earthlinks-colorado.org

WeCAN September Calendar

Sep 1 - Labor Day

Sep 2-6 - Large Item Pickup (LIP). Put large items next to your dumpster or barrel for pickup

Sep 7 - Broncos vs Colts, 6:30pm, parking restrictions in effect

Sep 9 - WeCAN General Membership Meeting, 1400 Quitman, 6:00pm

Sep 14 - Broncos vs Chiefs, 2:25pm, parking restrictions in effect

Sep 17 - WeCAN Board meeting, 1400 Quitman, 6:00pm

Sep 18 - Councilwoman Shepherd, office hours, 2:00-3:00pm, COP Shop, 5049 W. Colfax.

Sep 19-21 - Riot Fest, Sports Authority Field at Mile High

Sep 25 - Earthlinks Imagine celebration, 6:00-9:00pm, 2350 Arapahoe St.

Oct 5 - Broncos vs Cardinals, parking restrictions