

2012 CCNNA OFFICERS AND COMMITTEE CHAIRPERSONS

Officers:

President Wayne New (newleeway@msn.com)
 Telephone: 303-333-3243
 Vice President Dick Cohen
 Secretary Annette Woodward
 Treasurer Tim David

Committees:

Safety Trudy Barkley
 Government Relations Wayne New
 Zoning John Albers
 Communications / General Kathy Head /
 Resident Meetings Annette Woodward
 Membership Dick Cohen

Other CCNNA Board Members in Addition to Officers and Committee Chairpersons:

Ingrid Glancy, John Pilon, Pat Dawe, Ron Brady, and Gene Hohensee

Good Neighbor Programs:

BlockBuilders Program: Denny Head
 Social Activities: Richard and Terri Cohen

YOUR CITY COUNCIL REPRESENTATIVES

District 10 Representative	Jeanne Robb	720-337-7710	jeanne.robbs@ci.denver.co.us
At Large Representative	Robin Kniech	720-337-7712	kniechatlarge@denvergov.org
At Large Representative	Debbie Ortega	720-337-7713	deborah.ortega@denvergov.org

Time to Join or Renew your CCNNA Membership for 2012

(Annual Membership Year is October 1, 2011 to September 30, 2012)

Name: _____

Street Address: _____

Email Address: _____ Home Phone: _____

Is this information new? Yes No

Membership Benefits:

- CCNNA email keeps you informed on the latest Cherry Creek neighborhood developments and events.
- CCNNA represents your interests with the City and the Cherry Creek business community.
- CCNNA's mission is to protect and enhance the quality of life in Cherry Creek North.

Your email address is important, as it is the primary method of communicating to our membership. Your email address is private information and will not be shared. If it has changed in the last year, please note.

Please support our neighborhood and join CCNNA. Please use this form, enclose a check for \$30 (per household), and send to: CCNNA, 283 Columbine, Box 129, Denver, Colorado 80206.



ccnneighbors.com

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CHERRY CREEK NORTH NEIGHBORHOOD Newsletter

MARCH 2012

CHERRY CREEK NORTH NEIGHBORHOOD ASSOCIATION MISSION: To promote, protect, preserve and enhance the character of the CCN neighborhood, the quality of life of its residents, and the feeling of community; and to inform and represent its members.

NEXT NEIGHBORHOOD MEETING

Tuesday, March 27, 2012; 7:00 PM

Daniels Fund Building (Corner of 1st Avenue and Monroe Street – Use Parking Lot)

TOPICS AND SPEAKERS:

Columbine Street Rezoning and Development: Western Development

Western Development staff, architects, and traffic engineering consultants will present architectural diagrams and traffic studies and answer your questions on the proposed rezoning and development of the east side of Columbine Street between 2nd to 3rd Avenues. The developer is requesting the properties to be zoned for five and eight story heights without density limitations and with the following proposed buildings:

- (1) An eight (8) story office building at the corner of 2nd and Columbine;
- (2) A seven story condominium building in the middle of the street; and
- (3) A three story condominium building on 3rd Avenue.

Since this project is scheduled to be presented to the City Planning Board in April, please attend this important meeting to give your feedback of this project. The entire agenda will be devoted to this project.

Restaurant — Refreshments will be provided by Pasquini's Pizza, now located in Cherry Creek North at 240 Milwaukee Street. Pasquini's is known for fresh American Italian food, addictively wonderful breadsticks and the best good-value Italian wine list in town. It also offers meatball subs, many savory vegetarian options, Gluten free, menu, "Happier Hour", kids under 12 eat free every Tuesday, validated parking in back 1 hour. www.pasquinis.com.



2011 CHERRY CREEK NORTH RESIDENTIAL REPORT

The below chart illustrates the most current information on Cherry Creek North residential home types, average square footage sizes by type without basement space included, average assessed value, an estimated market value using 25% of assessed value, and the calculated Denver property tax contributions. The current inventory of homes for sale has decreased over the past year with home pricing being more aligned with market. Recent home sale prices have been closer to the asking price due to this more realistic market pricing.

Cherry Creek North Residential HOME TYPE, AVERAGE SIZE, AVERAGE ASSESSED AND MARKET VALUES

Home Style	Number of Homes	Average Sq Feet Excl Basement	Average Assessed Value	*Average Market Value	Total Property Tax All Homes
1.0 Story Bungalow	165	1214	\$529,157	\$661,446	\$465,285
2.0 Story Single Family	134	3575	\$1,604,601	\$2,005,751	\$1,145,836
3+ Story Single Family	11	4016	\$1,462,145	\$1,827,682	\$85,710
Condo	342	1335	\$454,747	\$568,434	\$828,794
Duplex, Row House & Townhome	938	2454	\$865,927	\$1,082,409	\$4,328,473
Totals	1590	2519	\$983,315	\$1,229,144	\$6,854,099
Apartments	75				
Total Properties	1665				

Source: Realty Resources, City of Denver Assessor's Office, Real Property Records, 2011
 * Estimated Market Value Calculated at 25% Greater than Assessed Value

DATES AND EVENTS to Remember

Next General Resident Meeting

Tuesday, March 27th, 7:00 PM
 Columbine Street Rezoning and Development

BID CHARACTER, INCREASED BUILDING HEIGHTS, AND DENSITY SURVEY RESULTS

The following results of this important survey were presented to CCN residents at the January 24th General Resident Meeting and posted on the CCN website. From these results and comments by the 295 residents who participated, the CCNNA Board unanimously passed a resolution to maintain CCN Zoning and to prevent any property rezoning until after the Cherry Creek Area Plan discussion is conducted and the Plan approved. The CCNNA Board thanks all residents for their feedback and support.

Survey Issues	Support / Agree	Oppose / Disagree
1. BID Character – Preserve the lower density and intensity of the CCN BID as recommended in the 2000 Cherry Creek Plan.	87.8%	11.2%
2. Unique BID Businesses – The loss of unique small retail businesses will detrimentally affect BID character.	89.9%	7.8%
3. Present Un-Utilized Allowable Building Height – Develop unused allowable building height before changing CCN Zoning.	86.1%	10.2%
4. Development Return on Investment and Zoning Changes – CCN Zoning should be changed to allow return on investment goals to be met.	13.2%	83.1%
5. Balance of CCN Zoning – Maintain the “balance” between commercial development and residential quality of life provided by CCN Zoning.	89.8%	8.1%
6. CCN Zoning Building Heights – Maintain the present CCN Zoning building height of 4 stories or 55 feet.	88.8%	10.5%
7. 2nd Avenue to 3rd Avenue and Clayton Street to Steele Street Proposed Building Height – Allow height to 5 - 7 stories (70 to 98 feet).	11.6%	86.5%
8. Columbine Street from 2nd Avenue to 3rd Avenue Proposed Building Height – Allow height to 5 - 8 stories (70 to 112 feet).	15.6%	81.7%
9. Columbine Street from 2nd Avenue to 3rd Avenue Proposed Building Height – Allow height to 8 stories (112 feet).	21.1%	74.2%
10. Present CCN Zoning Floor Area Ratio (FAR) Density Requirement – Maintain present CCN Zoning on FAR / density.	73.2%	12.2%
11. Density (FAR) Modification – Modify CCN Zoning to allow greater density.	31.8%	48.8%
12. Residential Economic Impact – Concerned about potential economic effect on property values	82.4%	13.9%

CHERRY CREEK THEATRE'S SECOND SEASON WELL UNDERWAY

The 2012 Cherry Creek Theatre season began on March 2nd its 2012 season with the following entertaining productions:

- The production of the Pulitzer and Tony Award winning play, **PROOF** by David Auburn. In this production, the daughter has spent years caring for her brilliant but unstable father, a famous mathematician. Following her father's death, she must deal with a difficult question—how much of her father's madness—or genius—did she inherit? The production also features award winning actress **Kate Avallone**, Denver Center regular and award winning actor, **Erik Sandvold**, **Michael Buchard**, named best actor in 2009 by the *Denver Post*, and the longtime Denver actress, **Emily Paton Davies**. The play will close on March 25.
- A GRAND NIGHT FOR SINGING**, the second production of the season, will open on June 1 and will feature songs from *Oklahoma*; *South Pacific*; *The King & I*; *The Sound of Music*; and more.
- The final play, **VISITING MR. GREEN**, is drama / comedy that will delight and move the audience. This play will open on October 5th and close on October 28th.



All productions of the Cherry Creek Theater are held in the beautiful Shaver Ramsey Gallery in Cherry Creek North. For ticket prices and more information visit the website (www.cherrycreektheatre.org) or call 303-800-6578.

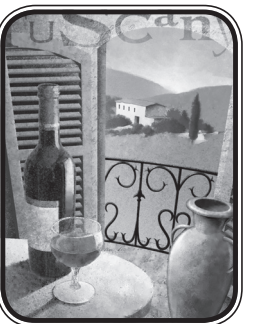
SPRING WINE TASTING – WITH AN ITALIAN FLAIR

Friday, April 13th from 6:00 – 8:00 p.m.

This is a fun opportunity to meet your Cherry Creek North neighbors and to sample great food and wine. The event setting is the **West Elm** showroom of modern home furnishings, bringing together inspiring design with style located at 2955 East First Avenue. The food and wine sponsors are:

- The Vineyard Wine Shop**, Denver's premier wine store, will have wonderful wine tastings.
- Barolo Grill**, known for its hand crafted modern Piedmontese cuisine and spectacular wine cellar, will be providing a sampling of some of their great wines.
- Cucina Colore** will prepare appetizers from their innovative contemporary Italian cuisine.
- Piatti Ristorante & Bar**, a local Italian favorite, will be offering tasty Caprese Paninis.
- Pasquini's Cherry Creek**, a new addition to the neighborhood specializing in Italian American food, will be serving appetizers that showcase their unique style of Italian food.
- Starbucks** at 2nd and Fillmore will be providing great coffees to complete the evening.

The cost for this event is only **\$20 per person**. Proceeds of the Wine Tasting will be donated to the Cherry Creek Theatre. To register, send your check (\$20 per person) made payable to CCNNA by Monday April 9th – mail to: Ellen West, 449 Columbine Street, Unit C, Denver, CO 80206. Please include the name of each attendee. For more information, email ellen_west@comcast.net or call her at 303-377-3867.



CCNNA BOARD WELCOMES TWO NEW BOARD MEMBERS

Ron Brady and **Gene Hohensee** were elected to the Board in February and will provide new leadership skills and experience to the neighborhood association.

Ron Brady was a high school teacher for 26 years in Adams County School District #50, teaching American History and Sociology. Ron was elected president of the Colorado Education Association. During this time he also opened his photography studio, Ron Brady Photography. In 2006, he started his consulting business, working on legislative issues at the State Capitol with Representative Lois Court and Senator Evie Hudak. Ron is concerned about significant growth issues facing CCN and wants “to make our community a truly wonderful place to live”. Ron is married to Joyce Brady, has lived in CCN for 10 years, and is co-chair of the Photography Club.



Gene Hohensee's professional legal career has focused on corporate and real estate financings and real estate development. He was the lead attorney in representation of the Winter Park Resort, Stapleton Development Corporation and the Denver Urban Renewal Authority (DURA). In the DURA role, he participated in financing the redevelopment of the University Hills Shopping Center, 1600 Glenarm Place, the REI Superstore, and the Colorado Business Bank as well as 25 or more transactions around the City and County of Denver. Gene is a past Chair of the Downtown Denver Partnership and has been a transactional partner with Arnold & Porter, LLP, an international law firm, and with Kutak Rock. Gene is interested in the long term development and vitality of our community. Gene is married to Jodie Hohensee, has resided in CCN for 7 1/2 years, and participated in the CCNNA Traffic Mitigation Task Force.



CITY SERVICES KEY CONTACT NUMBERS:

Emergency Police / Fire	911	Graffiti Hotline	720-865-7867
District 3 Police (Non-Emergency)	720-913-2000	Street Light Repair	800-895-4999
Parking Management	720-913-1720	City Assistance	311

Neighborhood Inspection Services: Daniel Amador, 720-865-3239, daniel.amador@denvergov.org

CCNNA website – www.ccneighbors.com

SOCIAL ACTIVITIES

CCNNA offers the following social activities so residents can meet other residents and just have fun!

- Book Groups:** Contact Judy Albers, judyalbers23@aol.com for availability in all book groups
- Books, Etc. Social Group (Books, Movies, TV Shows, etc.):** Contact Linda Miller, lmiller840@comcast.net
- Bridge:** Contact Dottie Walter, dorothywalter@comcast.net
- Bunco Group for Ladies:** Group Leader needed; Contact Dick Cohen at richardmcohen@hotmail.com
- Cherry Creek Theatre:** Contact Mark Rossman, info@cherrycreektheatre.org, 303-800-6578
- Cinema Club #2:** Contact Joan Brennan, joan.brennan398@gmail.com, 303-331-6808
- Conversational Spanish Group:** Contact Chris Thompson, chrishthompson@comcast.net
- Dog Walking Group:** Contact Kaulene Henson, kaulenehenson@gmail.com
- Hiking (any morning), Yoga (Mon. & Fri. at 7:30 AM—all levels welcome), Dance Groups (Mon – Ballroom, Tue – Tango, Wed – Salsa — all at 6-7:00 PM) and Skiing:** Contact Marilyn Olen for all of these, castleolen@yahoo.com
- Ladies' Golf Group:** Group Leader needed; Contact Dick Cohen at richardmcohen@hotmail.com
- Meditation Group:** Contact Joyce Haas (Host needed; Joyce will lead the sessions), j-haas@comcast.net
- Men's Golf Group:** Contact Wayne New at newleeway@msn.com
- Photography Club:** Contact Ron Brady, rbradyconsult@msn.com
- Tapas Parties:** Held every two months; Contact Maria Arapakis, maria@everydayleaders.com
- Wine Tastings:** To assist with arrangements: Contact Ellen West, ellen_west@comcast.net
- iPad and Mac Group:** Contact Maria Arapakis, maria@everydayleaders.com

If anyone is interested in starting other groups, please contact Dick Cohen at richardmcohen@hotmail.com. See CCNNA website www.ccneighbors.com for additional information.

