

2012-13 CCNNA OFFICERS AND COMMITTEE CHAIRPERSONS

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At Large Representative Debbie Ortega 720-337-7713 deborah.ortega@denvergov.org

Time to Join or Renew your CCNNA Membership for 2012-13

(Annual Membership Year is October 1, 2012 to September 30, 2013)

You can now either pay your annual membership dues using the form below or use the credit card payment system on the CCNNA website (www.ccnneighbors.com). CCNNA encourages you to use the credit card system which will allow you the opportunity to provide social activity interest information.

Name: _____

Street Address: _____

Email Address: _____ Home Phone: _____

Is this information new? Yes No *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.*

BENEFITS OF CCNNA MEMBERSHIP:

- 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.

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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Next General Resident Meeting

Tuesday, May 21st 7:00 PM

- Rocky Piro, City Director of Community Planning and Development
- St. Paul and 2nd Avenue Development

CHERRY CREEK NORTH NEIGHBORHOOD Newsletter

May 2013

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, May 21st 2013; 7:00 PM

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

TOPICS AND SPEAKERS:



ROCKY PIRO, DENVER COMMUNITY PLANNING AND DEVELOPMENT (CPD) DIRECTOR – Rocky Piro joined the City management staff as its new Planning Director in December, 2012. Mr. Piro will present his vision and philosophy for Denver and will answer questions about development issues in Cherry Creek North. The City CPD Department is in charge of managing, planning and building within Denver, which includes assisting with the design and implementation of citywide and neighborhood plans, establishing construction and design standards, coordinating area revitalization efforts, coordinating zoning code development and compliance, managing historic preservation, and performing code enforcement and education.

ST. PAUL AND 2nd AVENUE DEVELOPMENT PRESENTATION – The property at the corner of St. Paul Street and 2nd Avenue is being proposed for redevelopment with an eight story condo building with a future second building being considered. The existing will remain with six floors of condos above. Jonathan Saiber, project architect and CCN resident, will present the project for your review.

BID C-CCN DISTRICT ZONING PROCESS BEGINS

Ten months after the approval of the Cherry Creek Area Plan, the zoning modification process for the Business Improvement District (BID) C-CCN Zoning will begin this month. Rocky Piro, CPD Director, and Steve Gordon, Senior Planner, describe the three phase process as follows:



This phase would be more **educational and informative** on the re-zoning process with 2 to 4 professionally facilitated meetings with the entire Cherry Creek Steering Committee and other key community representatives (RNOs, BID, Cherry Creek Area Business Alliance, BID property owners, others). Key components from the present C-CCN Zoning, CCN Design Guidelines, the Cherry Creek Area Plan White Paper, the Kenneth Ho Financial Study, and other relevant zoning information and perspectives would be shared and discussed. It was estimated that this phase would take 3 months or less depending upon the number of meetings. The first meeting will be in late May with the second meeting in mid-June.



This second phase would be more **technical**, beginning the zoning draft discussion and process. A technical assistance group would be drawn from the Cherry Creek Steering Committee, RNOs, residents, and business owners, who bring technical expertise and other experience. Periodic reports would be given and discussion held with the entire CCSC and key community groups to keep all parties up to date and informed on process progress and to solicit input. Final re-zoning recommendations would be formed and considered for endorsement in this phase. It was estimated that this phase may take 4 to 6 months. A consultant to provide meeting facilitation and communication will be engaged.



This final phase was suggested to be devoted to **communication and approval**. After the final C-CCN zoning revisions are finalized and endorsed by the CCSC and other key community groups, professional facilitation assistance may also be continued to communicate and explain the final recommended C-CCN rezoning changes to all key community groups and property owners. After full communication and feedback, the agreed upon re-zoning would then be expedited through the City Zoning approval process. It was estimated that this phase would last 2 months.

The three property re-zonings to date have greatly exceeded the present C-CCN District Zoning and White Paper zoning recommendations. **It is essential that all residents stay informed and provide your feedback on the zoning modifications that will be proposed in this process for the entire BID.**

SAFETY FORUM

Tuesday, May 28th



CCNNA, Denver District 3 Police Commander Joe Montoya, and his staff will be conducting a Safety Forum on Tuesday, May 28th from 7 to 8:30 PM at the Daniels Fund Building. The topics will cover CCN crime statistics and issues and preventive measures that residents can use to deter crime in the neighborhood, and there will be sufficient time to answer any questions you have. Please attend and let your neighbors know about this important meeting. If you have specific questions, please contact Trudy Barkley at trudy.barkley@coloradohomes.com.

CHERRY CREEK THEATRE

Presents

Baby: The Musical

Friday, Saturday, and Sunday Performances
May 31st – June 23rd



Baby: The Musical is a heartwarming musical about nature's miracle told from the perspective of three different generations. Three couples, each newly expecting a child, have different but familiar reactions. Each couple experiences the desperate lows and comic highs that accompany the anticipation and arrival of a new baby. "Baby" was nominated for 7 Tony Awards including Best Musical. All productions of the Cherry Creek Theatre are at the beautiful Shaver Ramsey Gallery. For ticket information go to the Cherry Creek Theatre website – www.cherrycreektheatre.com or contact Mark Rossman at markrossman99@hotmail.com.

NEW GROUP SOCIAL ACTIVITY – BRIDGE!

One of the easiest ways to get to know your neighbors and have fun is to participate in one of CCNNA'S many social activities. CCNNA Bridge Group welcomes new members! Singles, partners, and couples welcome! The Bridge Group is a casual, social bridge group that meets the second Tuesday evening of the month, rotating hosting duties among our members. Since many new bidding systems have been introduced in recent years, and the group is learning them together, teaching table talk is allowed and encouraged! According to Bridge Group Coordinator, Carole Baumbusch, "We are a friendly group of bridge players who enjoy our evenings together honing our bridge skills through each others' guidance and experience. We would love to have you join us! If you would like to give it a try, please contact Carole Baumbusch at cbaumbusch@q.com or 303-868-6244.

SPRING WINE TASTING – GREAT SUCCESS AT HW HOME

The beautiful home furnishings at **HW Home** and the warm welcome by owners Ron and Jim provided a great setting for the evening. Approximately 110 residents and sponsors enjoyed the ambiance as they sampled fantastic food and wine. **The Vineyard Wine Shop** and **Vinue Food and Wine Bar** were on hand to provide information about their great wines. **Chateau Liquors Wine & Spirits** provided a nice assortment of wines poured by our resident volunteers. Continental Deli grilled up samplings of their locally produced gourmet sausages and also tastings of a yummy poppy seed strudel. **True Food Kitchen** offered a beautiful crudites tray, humus dips and samplings of their pizza. Not to be outdone, **Opus Fine Dining & Aria Wine Bar** served the best ever asparagus and prosciutto with a blood orange drizzle. Beautiful floral arrangements for the food and wine tables were provided by **Rene's Maison des Fleurs**, a new shop on 6th Avenue. Be sure to thank our sponsors for their generous donations to the Wine Tasting when you visit their establishments. Also, special thanks to Ellen West and Joyce Brady for the hard work and countless hours, organizing these amazing events.



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 Carole Baumbusch at cbaumbusch@q.com
- **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 Ildy Koepke, ildy.koepke@gmail.com
- **Conversational Spanish Group:** Contact Chris Thompson, chrishthompson@comcast.net
- **Dog Walking Group:** Group Leader needed; Contact Dick Cohen at richardmcohen@hotmail.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
- **Men's and Ladies' 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@Mac-Mentor.com
- **Wine Tastings:** To assist with arrangements: Contact Ellen West, ellen_west@comcast.net
- **iPad and Mac Group:** Contact Maria Arapakis, maria@Mac-Mentor.com
- **Cycling:** Group leader needed; Contact Dick Cohen at richardmcohen@hotmail.com

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

OVER-DEVELOPMENT NOT SMART DEVELOPMENT

Below is a comparison of the three property re-zonings (**200-250 Columbine, 245 Columbine, and 1st and Steele**) that have been approved by City Council and Planning. Please note the excessive density (building size on lot) and inadequate parking allowed by the City and City Council, which could be a future precedent for the entire BID. As the BID's Zoning is modified in the re-zoning process as described on page 1, it is critical that all CCN residents participate and urge that balance between development and residential quality of life be achieved.

ZONING COMPONENT	C-CCN ZONING	WHITE PAPER	200 - 250 COLUMBINE	245 COLUMBINE	1 ST AND STEELE
Previous Zoning			C-CCN	C-CCN	C-CCN
Approved Rezoning			CM-X- 5 and 8	CM-X-8	CM-X-12

BUILDING HEIGHT

	C-CCN ZONING	WHITE PAPER	200 - 250 COLUMBINE	245 COLUMBINE	1 ST AND STEELE
1 st Avenue	55 Feet / 4 Stories	C-CCN Zoning But Not Addressed			144 Feet / 12 Stories (View Plane)
2 nd Avenue	55 Feet / 4 Stories	110 Feet / 8 Stories	110 Feet / 8 Stories		
2 nd Avenue to 3 rd Avenue Mid Block	55 Feet / 4 Stories	70 to 96 Feet / 5 to 7 Stories	96 Feet / 7 Stories	96 Feet / 7 Stories	
3 rd Avenue – 200 Feet South of 3 rd Ave	55 Feet / 4 Stories	31 Ft / 3 Stories to 70 Ft / 5 Stories	31 Ft / 3 Stories to 70 Ft / 5 Stories		

DENSITY / FLOOR AREA RATIO (FAR) – GREATER BUILDING SIZE ON LOT

	C-CCN ZONING	WHITE PAPER	200 - 250 COLUMBINE	245 COLUMBINE	1 ST AND STEELE
Building Sq Ft			248,000 SF	92,000 SF	169,500 SF
Property Lot Sq Ft			62,500 SF	20,750 SF	25,700 SF
Density / FAR	1.0 - 1.5 (Incentives)	2.5 - 3.0 (Incentives)	4.0	4.4	6.6

REDUCED REQUIRED PARKING

	C-CCN ZONING	WHITE PAPER	200 - 250 COLUMBINE	245 COLUMBINE	1 ST AND STEELE
# of Parking Spaces			346	116	200
SF / Parking Space					
(a) Office	300 SF / Space	500 SF / Space	717 SF / Space (Total Building)	793 SF / Space (Total Building)	845 SF / Space or 1.1 Spaces / Unit (Total Building)
(b) Retail	300 SF / Space	333 SF / Space			
(c) Residential	2 / Unit	1.5 / Unit			

HISTORY OF CHERRY CREEK NORTH

Bromwell School Named for Judge Henry Pelham Holmes Bromwell

The entire history by CCN Resident, Helen Christy, is posted on the CCNNA website (www.ccnneighbors.com).

Vandalia was the capitol of Illinois at that time and the center of political activity. Abraham Lincoln, Stephen A. Douglas and other men who later became prominent in national politics were friends of Bromwell. Judge Henry Pelham Holmes Bromwell himself was active in Republican politics. In 1856 and then in 1860, Bromwell was on the Republican ticket as Presidential Elector, first for Fremont and then for Lincoln. He stumped the state with Lincoln building the Republican Party and gaining widespread reputation as an orator. From 1864 to 1869, he served as a Representative to the U.S. Congress. An active member of the Masons, Bromwell gave numerous speeches for them while in Washington, and laid the cornerstone of the Washington, D.C. Masonic temple. He wrote The Restoration of Masonic Geometry and Symbolry and originated the branch of Masonry know as the Free and Accepted Architects. He was known as "the foremost Mason of his time" rising to the Degree of Past Grand Master. Following the assassination of Lincoln, Bromwell made the arrangements for the procession when Lincoln's body was returned to Springfield. He was active in the impeachment of Andrew Jackson and after the Civil War was instrumental in seeing that the 13th and 14th Amendments were enacted.

When Bromwell came to Denver he quickly became active in Colorado politics. He served as President of the Denver School Board, was elected to the Territorial Legislature in 1873 and a member of the Constitutional Convention of Colorado in 1875. He was considered to be the one, who more than any other championed for the voting rights for women and minorities in Colorado, earning him the name "the Father of Women Suffrage in Colorado". Although he had been a staunch Republican all his life, as the Republican interests turned to business interests Bromwell's populist beliefs led him to become a Democrat late in life. Henry Pelham Holmes Bromwell died in Denver January 9, 1903. He was buried at Riverside Cemetery after a Masonic ritual that he prepared himself. As a footnote, Bromwell had three children, only one of whom lived to maturity. His daughter, Henrietta "Nettie" Bromwell was among the artists who helped start the Denver Art Museum. She was also a writer and preservationist of the records of early Denver's history. She never married.

