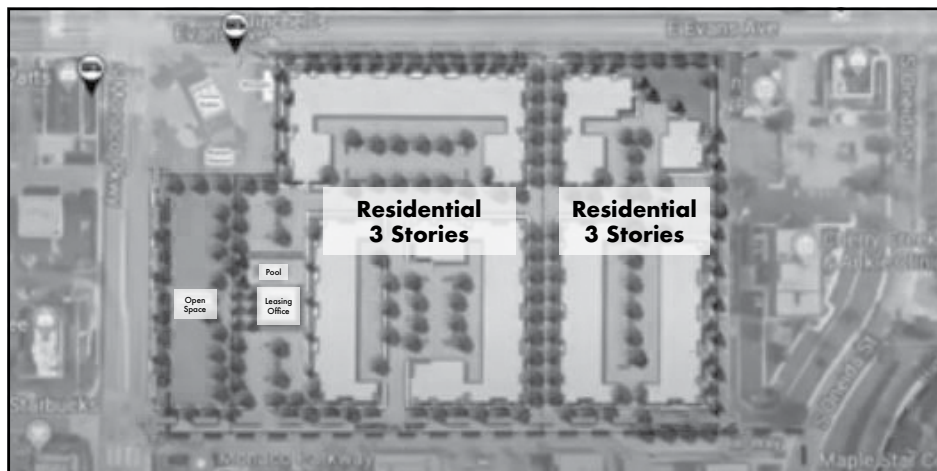


Cook Park News

COOK PARK NEIGHBORHOOD ASSOCIATION



Preliminary Site Plan, subject to change (Forum Real Estate Group)

Kmart Site Progress

BY MAGGIE JANCO

Forum Real Estate Group has already created some changes on the 13-acre Kmart site at Monaco and Evans. This summer the Plum Creek Garden Market operated a pop-up selling plants, and more recently Fluid Truck Share has been on-site as well as Covid-19 testing. They are hoping to continue the Santa Claus Shop tradition and host Christmas tree sales this winter. Beyond the interim uses, we now have a sense of what is planned long term for the development they are calling Blūm ("bloom") at High Line. The Forum team and the City of Denver held a zoom community meeting in May to share details and obtain feedback from neighbors.

Continued on Page 2

Our Neighborhood

The Cook Park Neighborhood is bordered by Cherry Creek to the North, Evans Avenue to the South, Quebec Street to the East and Holly Street to the West.

COOK PARK NEWS IS GOING DIGITAL!

To ensure that we are able to communicate during COVID and to help the environment, Cook Park News will now be available as a quarterly digital newsletter. Sign-up to receive it at CookParkNeighborhood.com.

Editors' letter:

*Definition of a good neighbor:
"Someone to be trusted; a courteous, friendly source of help when help is needed; someone you can count on; someone who cares". – E.B. Rust*

The goal of the Cook Park Neighborhood Association (CPNA) is just that, to be a good neighbor. It was created to build and improve the community, foster respect as neighbors, and act on issues of concern.

Despite the current health crisis, Cook Park remains a vibrant place to live: the park is still open with exciting improvements anticipated, Cherry Creek bike trail is only minutes away, and our streets are perfect for exercise and a walk with friends, dogs, and family.

While it took us a while to acclimate to a new normal, we plan to host our monthly meetings virtually until we can meet in-person again and are adding an e-newsletter to help keep our community informed (sign-up at cookparkneighborhood.com).

Join us at our next meeting via Zoom on Tuesday, November 17 at 6:00 p.m. For details visit us at CookParkNeighborhood.com or on Nextdoor. You'll also see announcements on our new Cook Park News yard signs.

Wishing you a safe and healthy holiday season!
From the CPNA Board

Kmart Site Progress (cont.)

(Continued from Page 1) Some overarching design themes were improving the sense of place and breaking up the mega block to bring a pedestrian scale to the area. While the first goal seems easily attainable, the second will take significant transformation at a busy intersection. Here are some of the pieces of their concept.



Current and example tree lawn (Forum Real Estate Group)

Vision of an "Urban Oasis"

Monaco will have a 10' wide tree lawn and a 10' wide sidewalk while Evans and Memorial Way (the currently borderless street at the south of the property) will have an 8' landscape zone buffering and 5' sidewalks. Due to the Goldsmith Gulch culvert running under the site, there is an undevelopable floodway portion along Monaco. While they maintain there is future potential to open the culvert as a natural creek, it would be a complex undertaking involving the larger network under the City of Denver and Mile High Flood District. At this time, the area is proposed as an approximately one acre open space, with pop-up retail and event opportunities. Norris Design is the landscape architect for the project.

The project currently consists of:

- Phase 1 (west) - 265 market rate rental housing units
- Phase 2 (east) - 140 units of possible senior housing
- New north-south street from Evans to Memorial Way
- 1-acre open space and adjacent amenities/parking

At a recent CPNA zoom meeting, we learned from Forum that one key item changed since May. They are no longer considering rezoning for the east side of the site. Initially it was discussed that upzoning may be attempted for a higher height limit than the 3-stories allowed.

No retail?

While retail space was considered, Forum's analysis determined that there is significant surrounding retail which is underutilized. Rather than competing and risk

vacancies, they determined a better strategy would be to support the existing retail with new residential users. The conclusion that there is a "lack of retail demand" and retail is "not economically viable" is somewhat in conflict with the city's identification of this site as a Community Center under the Blueprint Denver plan. In the property's Large Development Framework submission, a city comment states "Further analysis is required to determine whether a 100% residential development is consistent with this designation" as a Community Center. Forum's perspective is that the proposed residential development completes a larger mixed-use area when combined with 277,000 SF of retail and 142,000 SF of office directly adjacent to the site.

More multi-family?

While it may seem that there are plenty of multi-family housing options in this area, Forum emphasizes that the Blüm options will be different. They are targeting rental rates that are 100-120% of area median income (AMI) while adjacent rentals average 65% AMI. For example, a 2 bedroom apartment at 65% AMI would rent for \$1463 a month, whereas Forum's targets would rent for \$2250-\$2700. They believe this will provide a higher end option for middle-income residents and provide needed housing diversity. The city will likely challenge Forum to provide an Equity Analysis and address affordable housing.

What about parking? And traffic?

The development is targeting 1.4 parking spaces per housing unit plus additional tandem spaces, whereas city zoning only requires 1.25 spaces/unit in this zone district. Parking will be in ground level garages of the 3-story units as well as surface parking wrapped by these buildings. A traffic study is underway and will be included in a future submission to the city. It is unclear how any traffic findings would limit or change development. The city does mention that a "mobility study may be required to fully explore traffic impacts" CPNA plans to reach out to the city for more detailed traffic information related to this and other pending developments.

Schedule and More Information

Construction of Phase 1 is currently anticipated to start next summer with occupancy beginning Fall of 2022. For details visit: monacoevansdenver.com. On this site there is a link to the recorded zoom community meeting from May and a form to send comments.

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Happy 1st Anniversary to The Factory Hair Salon

BY DANIELLE CORRIVEAU

Irina Avsukevich and Nicole Libertelli, proud owners and artists of The Factory, a Virginia Village hair salon, are awash in meaningful numbers. The two stylists have been working together for more than a decade creating beautiful, hip cuts and color. This year, on October 1, the team celebrated one year of being in business, which began with a whirlwind 30-day turnaround from purchase to service.

The name The Factory is a nod to Andy Warhol's idea of bringing a collective of artists together. That sentiment of creativity and collaboration launched this factory. The women enthusiastically agreed the salon wouldn't be up and running without help. "We couldn't have done it without the support we received from this community. Our clients encouraged us and helped with everything from logo and web design to plumbing," they shared.

Six months later, the salon closed due to COVID-19. When they got okay to open, they offered services seven days a week to accommodate regulations and serve customers. "It was exhilarating to re-open," said Nicole. "We were working 80 hours a week, but it was what everyone needed."

Irina echoes the sentiment. "I'm feeling connected to people again. I love that we see so many different people and that I get to hear their stories. This is all I've ever done and, to me, it's the best job in the world."

The dynamic duo is excited to be moving forward and elated to be in the neighborhood. Each one lives only minutes from the salon, as do some of their stylists. "This is a great neighborhood. It's a pleasure to work where we live, and where we live, the people are incredible. They are great supporters of local business," said Irina.



The Factory owners Irina Avsukevich and Nicole Libertelli (The Factory Hair Salon)

THE FACTORY The Factory Hair Salon, 1513 S. Holly Street
TheFactoryHairsalon.com

CDOT Holly update

BY MAGGIE JANCO

South Development - Townhomes

You've likely seen the demolition of the CDOT Holly site is well underway. This will soon be complete and horizontal improvements (utilities and paving) are expected to begin in late October. One noticeable improvement will be a 7' wide landscape buffer along Holly between the street and a new 8' wide sidewalk. Lokal Communities is the owner, developer and architect for the southern portion of the site which consists of 198 for-sale 3-story townhomes. Two garage parking spaces per unit will be provided.



Townhome elevation (Lokal Communities)

North Development - Senior Living

Kentro Group, the developer of the CDOT Holly property, has applied for a low-income housing tax credit (LIHTC) through Colorado Housing and Finance Authority (CHFA). The project at 5640 E. Atlantic Drive (south of Esters) is proposed to provide 62 units of affordable housing for seniors on the 1.04 acre site. The image above shows the proposal submitted with their application - 3 stories for a total of 52,000 SF wrapping 38 surface parking spaces. The project is expected to break ground next summer.



Complex rendering (Lewis Himes Associates)



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Updates from Councilman Kashmann

BY PAUL KASHMANN, DENVER CITY COUNCIL DISTRICT 6

Raising the bar at Cook Park

The design process is underway for upgrades at Cook Park which will include improvements to the playground, basketball court, and walks. The playground was identified as needing improvements as it is one of the older playgrounds in the Denver Parks and Recreation (DPR) system and does not meet current DPR standards. The basketball court is adjacent to the playground and was included in the scope of park improvements as it is in poor condition, with a cracking surface. The walks have been identified by community members and maintenance and operations teams as deteriorating, unsafe, and in need of major repair/replacement.

Funding for these improvements comes from both the DPR Capital Improvement Program and the Elevate Denver Bond Program, passed by voters in 2017. The total budget for this project is \$1,075,000 with \$200,000 of bond funds for the walks, \$750,000 CIP funds for the playground and \$125,000 CIP funds for the basketball court. It is the intent of this project to design for all improvements so that the walks upgrades may be implemented once bond funds become available.

An initial virtual community meeting was held July 15th, as a visioning session to gather community input, primarily for the playground and basketball court. This meeting was an important first step in identifying community needs/desires for these park amenities and providing information

about upcoming outreach efforts. The design team held a second meeting in August with a focus group of community members and stakeholders to identify user needs and desires for inclusive play components within the playground improvements. The design is intended to be completed in January of this coming year. Construction is anticipated on all elements in 2021 if the bond funds for sidewalks are released as expected.

Sidewalks

In response to a constituent question, there is currently no plan to require all residents to widen sidewalks that do not meet current Denver code. However, if a homeowner engages in renovations on their home that exceed \$100,000 in value, they will be required to improve their sidewalks to city code requirements. As you may know, maintenance of sidewalks is the responsibility of the adjacent property owner. Denver began its first formal comprehensive sidewalk repair program two years ago, dividing the city into 11 regions with the intent of moving through the city one region per year. Inspectors go block by block evaluating sidewalks for needed repairs. If repairs are required, homeowners can do the work themselves or take advantage of a city-contracted firm and cost reductions based on income challenges. Unfortunately, that program has moved much more slowly than anticipated and is being reviewed for possible changes.

For details, visit: denvergov.org/parkprojects

Cook Park Neighborhood Association Board | 2020

Directors: Ed Hornung, S. Locust St. | Maggie Janco, S. Leyden St. | Kelly Smith, S. Leyden St. | Jim Stone, S. Poplar St

Details of the next Cook Park Neighborhood Association (CPNA) meeting

When: Tuesday, November 17 @ 6:00 PM

Where: via Zoom at denvergov-org.zoom.us/j/85675229337

In addition to representatives from Councilman Kashmann's office and the Denver Police Department, the November meeting will feature Cinceré Eades, Parks Resiliency Principal Planner for Denver Parks and Recreation, who will discuss the Cherry Creek Reclamation Project.

Upcoming Cook Park Neighborhood Association (CPNA) Board Elections

Cook Park Neighborhood Association Board elections will be held on Tuesday, January 19th, 2021, 6:00 p.m., either in person at the monthly neighborhood meeting at the Cook Park Recreation Center, or via a Zoom meeting. Look for additional details on CookParkNeighborhood.com or see information on posted CPNA yard signs.

Mark your calendar! The CPNA meets on the 3rd Tuesday of each month at the Cook Park Recreation Center or virtually via Zoom. For details, visit: CookParkNeighborhood.com

November 17 @ 6:00 pm | January 19, 2021 @ 6:00 pm | February 16, 2021 @ 6:00 pm