

Bellevue-Hale Neighborhood

Association



SPRING 2015

NEIGHBORHOOD GENERAL MEETING

Thursday, May 7, 2015 – 7-9pm

Goodstein Conference Room, Physicians Office Building
Rose Medical Center,
9th Avenue between Cherry & Clermont Streets

VISIT OUR WEBSITE: WWW.BELLEVUE-HALE.NING.COM

About our General Meeting

Agenda items will include:

- John Huggins, Ash Street Affordable Housing Project (at 1126 Ash Street)
- Alliance Residential Update on Broadstone at 9th Residential Projectj
- Frank Cannon, Update on 9th & Colorado Redevelopment
- Denver City Councilwomen Mary Beth Susman
- Announcement of BHNA Downsizing/Yard Sale on May 23rd (see page 6 of this newsletter)

Directions to the Meeting:

The meeting will be in the Goodstein Conference Room in the basement of the Physicians Office Building of Rose Medical Center. The building entrance is on the south side of 9th Avenue between Cherry and Clermont Streets (across the street south of the main entrance to Rose).

We will have signs posted that will direct you inside the front door and straight ahead to the elevators; take the elevators to the lower level and the conference room is just south of the elevators.

We wish to thank the Rose Medical Center for graciously providing us a room for our biannual general meeting. We appreciate their support!

PRESIDENT'S THOUGHTS

By Laurie Bogue

I attended a memorial service this past week for an old and very dear friend who was a scholar, a physician and an educator. One of his colleagues captured his spirit so well when he spoke of this good doctor's concern about instilling in his medical students and residents the importance of humanity – teaching them that the human spirit is as important a component of medicine as their other clinical skills. That's a good thing for all of us to remember in our day-to-day lives – the humanity of what we do. That can be as simple as knowing and looking out for your neighbors, becoming engaged with activities in the neighborhood and reaching out to sustain this vibrant neighborhood we all call home.

We hope to see you at our Spring Meeting on May 7th. We will have a lot of good information to share, and this will also be a good opportunity for you to renew your membership in Bellevue-Hale – or to become new members. Please join us!

BOARD OF DIRECTORS

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reddogarts@msn.com

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THOUGHTS FROM MARY BETH SUSMAN

CITY COUNCIL District 5

Place-making In Denver - 9th and Colorado

Given all the work Bellevue-Hale leaders and residents have done over these many years with the project at 9th and Colorado, I think it fitting to talk about Place-making, an activity you're very experienced with now. It takes a place to create a community, and a community to create a place.

Place-making is a concept that involves the planning, design, management, and programming of public spaces in urban areas. But it is more than just programming a particular space. It is also about creating a place that will allow and facilitate activities and connections that can come to define a community. Place-making is about creating a community identity that will define the urban environment far into the future.

Effective place-making capitalizes on a community's strengths, potential, and inspiration to create places that promote a strong community. It can be a hands-on tool used by community members and urban planners to activate a space based on a community's shared values and desires. It can strengthen the connection that people feel for a place in their neighborhood.

I think about place-making when I consider the projects in my community. What are the shared values and desires of the Bellevue-Hale and Hilltop neighborhoods and how do they envision a redeveloped 9th and Colorado? What programming would activate the area and get the well-established neighborhoods that surround it to frequent the new development?

When it comes to place-making, the community is the expert. When it comes to 9th and Colorado those that live in the community are best equipped to understand the needs and desires of the park. I have enjoyed our stakeholder meeting where we capture a vision for this space. The developer, Continuum, has led a number of community meetings seeking a broad range of feedback. They even had a meeting specifically soliciting the opinion of the neighborhood's kids. They provided the kids with building blocks made of Rice Krispies and let them design their vision. It was a hoot!



When creating a place, urban planners, community members and elected leaders should seek to go beyond the simple design of the project. Of course any good plan will have design elements, but planners need to make sure the design elements work together to make a comfortable place that will engender a strong sense of community. A marriage between good design and good community input is the essence of good place-making.

FINAL THOUGHTS FROM JEANNE ROBB

CITY COUNCIL District 10

Greetings, Bellevue -Hale neighbors,

It's been an honor and a privilege to serve as your council representative for the last twelve years. The Bellevue-Hale neighborhood has had consistently strong and responsible leadership from Sid Harrison (in the years I worked as a council aide to Polly Flobeck) to Ray Allen to Laurie Bogue and all the board members that have served with them. And we have accomplished a lot together.

Please indulge me in some reflection in the form of Bellevue-Hale/District 10 awards:

For longest- running re-development discussion and most successful outcome: When I took office in 2003, Shea had justifiably been selected as the developer for the CU Health Sciences Center, and development appeared imminent. Nine years and a few developers later, we were facing retail pad development and a Walmart proposal. Bellevue-Hale Neighborhood Association, Councilwoman Marybeth Susman, Community Planning and Development, and Mayor Hancock's office were able to partner and risk demanding a better, more sustainable development.

For best hospital remaining a hospital: National Jewish Hospital has been ranked at the top of national respiratory hospital lists for years and I rank their architectural planning firm – the Davis Partnership right up there for creating great places – even a parking lot. Thanks to the Ash Street neighbors for all of their input. (In the future, I hope you advocate for the historic preservation of their wonderful, original building.)

For mental health services: I applaud both the neighborhood and the Mental Health Center of Denver for collaboration on re-use and renovation the CU Health Pavillion at 12th/Hale Parkway and Clermont and keeping the pocket open space. Forest Cason of MHCD and Laurie Bogue of Bellevue-Hale now chair the Colorado Boulevard Health Care District Board.

For best Colfax groceries: The new Council elected in 2003 included Councilwoman-at-large Carol Boigon, District 5 Councilwoman Marcia Johnson, and me. The heightened, bully-pulpit attention to Colfax and strong neighborhoods resulted in the location of a new Marcyk's grocery at Fairfax and a Sprouts Super Market – both just outside the boundaries of Bellevue-Hale but easily accessible to the area.

For best marathon: I'm particularly proud that I've served as a founding board member of the Kaiser-Permanente Colfax Marathon to bring attention to the Colfax brand, community non-profits, and regionalism. We now have 15,000+ runners for the weekend and 2015 marks the 10th year anniversary of the race. Would Jack Kerouac have guessed?

Speaking of marathons – for longest transit discussion: The BRT recommendation for Colfax transit seems like a better and better idea. The technology for BRT is remarkable. Could BRT also be a solution someday from light rail on I-25 at Colorado to the DIA line at 40th Ave?

I am most optimistic about the future for your neighborhood which with council re-districting will be fully incorporated into Council District 5 and capably represented by Councilwoman Susman.

NOTE FROM THE EDITOR:

The Board of Trustees and membership of Bellevue-Hale would like to thank Councilwoman Robb for so capably representing us for the past twelve years. We will miss her energy and her enthusiasm (and her staff as well!) and for working with us so diligently to grow and sustain our vibrant neighborhood. Thank you Jeanne!

AFFORDABLE HOUSING PROJECT AT 1126 ASH STREET

The City of Denver has approved an inclusionary housing ordinance that now requires that in new developments that include residential housing a certain percentage of those residential units must be designated as affordable housing. The developers of the 9th & Colorado campus have determined that the lot at 1126 Ash Street which has been for years used as a parking lot and which sits on Ash Street between 11th Avenue and Hale Parkway will be developed as the affordable housing component of their redevelopment project.

To that end, a Public Hearing was held in the Bellevue-Hale Neighborhood on the evening of January 26th for presentation and discussion. Presentors at the meeting were John Huggins of Longs Peak Advisors, Carl Koebel of Koebel & Company and George Thorn of Mile High Development.

The project will include 112 units of affordable housing available to residents making no more than 60% of AMI (Area Median Income) which in our neighborhood translates to an annual income for a single person of \$32,220 or \$46,200 for a 4-person household. The current proposal calls for a total of 112 residential apartments – 68 one-bedroom, 33 two-bedroom and 11 three-bedroom apartments. Maximum rent for a one bedroom is planned for \$863/month, and \$1,026 for a two-bedroom apartment.

The building will be 5 stories in height (4 stories over a pad of ground-level parking). They are currently planning for a total of 100 parking spaces, which will not include guest parking.

The total cost of the project is projected to be \$22,417,854, and will include a \$6million CHFA Tax Credit. Construction is anticipated to begin at the end of 2015, and it will continue for 12-13 months. The Affordable Housing restriction will remain in place for 40 years. The project is residential only, and will not include retail space



NOTE: The developers of this project will be attending our May 7th BHNA General Meeting to provide us with an update on their plans for this project.

SECOND ANNUAL BELLEVUE-HALE NEIGHBORHOOD DOWNSIZING/YARD SALE !!!

Saturday, May 23, 2015 – 9am-3:30pm

1275 Birch Street

Spring has arrived and it's time to clean out those basements and attics and garages! Time to Downsize and DeClutter! We can help you with this monumental task! Read on!

The Bellevue-Hale Neighborhood Association is hosting its Second Annual Downsizing Sale on Saturday, May 23, 2015 from 9am until 3:30 pm. We are accepting donations of gently used, resellable items such as kitchen and household goods, dishes, lamps or furniture that is in good condition, sheets and blankets and decorator items, power and hand tools (must be in working order), etc. [NO Mattresses or Box Springs, please!] Proceeds from the sale will go to the Bellevue-Hale Neighborhood Association, a volunteer neighborhood association, to help defray costs of our Annual Summer Picnic, our twice-yearly newsletters, to support our website at www.Bellevue-Hale.ning.com and to help to cover the costs of the new neighborhood identification signs which were installed in our neighborhood in early April.

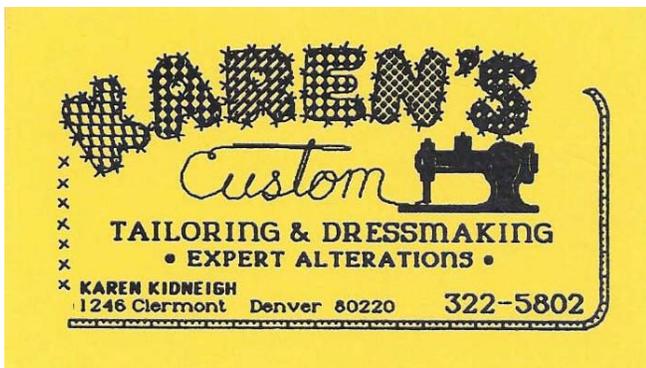
You can drop off your donations either on the front porch at 1200 Ash Street or by the front door at 1275 Birch Street Anytime between now and May 22nd.

Bring your donations now – and come shop our sale on May 23rd!

NEWS FROM THE MENTAL HEALTH CENTER OF DENVER

At the Recovery Center, we have installed stop signs at each exit so that drivers will enter the roadways in a much safer manner. In addition, we have added five mile speed limit signs asking drivers to slow down as they enter the garage and have started conversations with our staff to drive safely and be aware of pedestrians as they enter and exit our property. We hope the neighborhood has seen a positive effect from this enhancement.

We are excited to announce that the Mental Health Center of Denver has been selected as a Top Workplaces by the Denver Post for 2015. This is our third consecutive year being named to this elite group of businesses. We are honored that our employees not only nominate us but also provide feedback that continuously rank us a great place to work.



MENTAL HEALTH CENTER OF DENVER PRESENTS

WELL-BEING

Across the Life Span

Wednesday, May 27, 2015

7:30 a.m. – 4:30 p.m.

Infinity Park • 4400 E. Kentucky Avenue • Glendale

Keynote Speaker: Dan Tomasulo, PhD

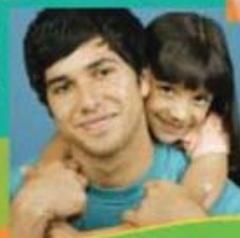
Psychologist, writer and positive psychology expert

A **FREE** DAY OF HEALTHY ACTIVITIES TO ENHANCE YOUR WELL-BEING

- Breakfast, lunch and snacks provided to fuel your day
- Stipend for child care and transportation available

For more information, please email

Joanne.Aiello@mhcd.org



Mental Health Center of Denver

MEMBERSHIP FORM

BELLEVUE-HALE NEIGHBORHOOD ASSOCIATION • PO BOX 200084 • DENVER, CO 80220-0084

Enclosed are my annual dues. Please enroll me as a member of the BHNA in good standing and assign to me all the rights, privileges and entitlements therein.

NAME _____ DATE _____

ADDRESS _____

PHONE () _____ Email _____

Membership Levels → Household - \$15.00 • Business Level 1 - \$25.00 • Business Level 2 - \$50.00 • Business Level 3 - \$75.00

Type/Amount of Current Payment Enclosed: Cash _____ Check _____

Or pay online at www.bellevue-hale.ning.com

General Membership List

Amerman, Andrew	Heitz, Jeff	Polk, Melissa
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Fields, Tom	McLeod, Tyler	Weis, Joe & Ramona
Frank, Marian	McNie, Micki	Williams, Sara
Foderaro, Margaret	Mitchell, Bea	Woodward, Nancy
Gere, George & Cia Perlman-Gere	Mobley, Michelle	Young, Russ
Gonzales, Roy	Monica, Kevin	Zinth, Kyle
Hanson, Jan	Moon, William	
Hayes, Chris & Vicki Cowart	Moran, Jan	

Where Your Membership Dues Goes

by George Gere, BHNA Treasurer

We ask our membership to support the neighborhood each year with a \$15.00 dues payment. Occasionally we get asked how we use this money. I thought I would take this forum to thank all of you who do financially support the association and outline the significant uses of the treasury.

- Printed Newsletter - Spring and Fall – delivered to the entire neighborhood
- Website and communication flyers for special events to entire neighborhood
- Annual Summer Picnic in Lindsley Park
- INC (Inter-Neighborhood Cooperation) annual dues
- Post office mail box
- Annual Holiday Party for dues-paid members

We, as your board of directors, strive to keep the neighborhood informed and up-to-date on the things that matter to our lives right here in Bellevue-Hale.

Thanks again for your support.