



THE MONTCLARION

Our Neighborhood

Montclair was incorporated in 1888 as a Denver suburb and annexed by the city of Denver in 1902.

It is one of Denver's 78 statistical neighborhoods and is bordered by Colfax Ave. to the north, 6th Ave. to the south, Quebec St. to the east and Holly St. to the west.

The Historic Montclair Community Association, Inc., formed in 1907, is the oldest neighborhood association in Denver. We're a not-for-profit corporation dedicated to innovative educational, civic and social activities.

Through our free quarterly newsletter, flyers and public announcements, we keep members informed about important neighborhood activities, zoning issues, historic preservation, meetings, elections and projects. Officers and at-large board members serve without pay. HMCAI frequently joins forces with schools, churches and other local groups for the common good.

HMCAI is a Registered Neighborhood Organization and is a member of Denver's Inter-Neighborhood Cooperation. West of Monaco, we overlap with Mayfair Neighbors, Inc.

1st quarter 2019 | HistoricMontclair.org | HistoricMontclair@gmail.com

Annual HMCAI Easter Egg Hunt

Saturday, April 20th, 10:00 am at the Molkery (6820 E. 12th Ave.) and Montclair Park

Children and their parents are invited! Coffee, cookies and juice served to all in the Molkery after the hunt.

This is a free event for Montclair neighbors. Just bring a basket, bag or box to carry your goodies home (we reuse the plastic eggs every year, so all eggs are emptied and left in designated boxes at the event)

Rain or snow the egg hunt is on!

We need volunteers to help scatter eggs throughout the park, stuff eggs, serve snacks, clean up etc. It will only take one hour of your time to help us pull off this fun event for the kids! Please consider volunteering and contact Judy Baxter at: baxterj.jb15@gmail.com.

2019 Municipal Elections

May 7th, 2019

Register to Vote if you haven't already. Ballots will be mailed out starting April 15. Drop off boxes open on the same date. Voting centers open April 29. You may vote by mail or go to a center. All ballots must be received by 7pm, May 7, 2019.

We will be voting for the following positions and questions:

- Mayor
- Auditor
- Clerk and Recorder
- City Council District 5
- Various initiated and Referred Questions

Go online to: denvergov.org and find 2019 Municipal Elections for more info.



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President’s Note

By Judy Baxter

Let me introduce myself. You may know me as the strange lady with bunny ears giving directions for the Easter Egg Hunt. Others may know me as Kayla’s mom (Kayla being the 10 year old black border collie-golden). You see us walking with our friends Sasha (dog) and her mom Gail Barry and Cindi Scott around Kittridge Park most weekday mornings. You may also know me as the Restaurant Reviewer for the Montclarion. I am your neighbor and most appreciative Historic Montclair resident.



A distinguishing feature of our community is how much and how well we come together. We’ve had two events since our last newsletter. The long-standing favorite “Treats with Santa” was marked by 60 kid/parent pairs turning out for a morning of fun, treats, and crafts. With the chance to recite their checked twice lists kids had their special time with Santa. This neighborhood tradition allows our children a classic holiday event in a festive yet intimate environment. This is how you bring magic to the season.

On March 1st HMCAI brought you the inaugural mid-winter event—“An Evening of History and Socializing”. This is the time of year when the outdoor lights have been taken down, when we wish it was lighter later, and where the cold is still keeping us inside. We thought it’s time for an event that gets the adults out and together. We are, after all, HISTORIC Montclair, so we thought embracing history and becoming informed is something we value. Your board was thrilled to have 75+ neighbors and friends turn out for wine, appetizers, and conversation of history. It is only appropriate for Montclair’s own Tom Noel be the first speaker with an engaging, fun and informative presentation on “COLO-ODDITIES- Strangest Thing About the Highest State”. The immediate response was a resounding thumbs up. Tom we can’t thank you enough for getting us out for a terrific night. Your contribution to us, your neighbors and to Colorado, embody the concept of community.

Your HMCAI board is committed to being a force for building and sustaining a healthy, connected community. The HMCAI board includes 17 members who work hard to put on events and provide communications keeping you connected which we hope encourages you to be involved. We welcome and need volunteers to work with us—it’s fun and rewarding. We will be reaching out to you through various means to engage you in our upcoming activities.

Speaking of upcoming events here are YOUR opportunities for enjoyment and volunteering - The EASTER EGG HUNT and The SPRING GARAGE SALE. Read on in this newsletter for details.

Stay in touch with HMCAI Board with your questions, concerns and ideas at historicmontclair@gmail.com

Let’s hear it for 2019 and a great year ahead!

HMCAI's A Winter's Evening with Tom Noel

March 1, 2019



HMCAI 2019 Board

President: Judy Baxter

1st Vice President: Carrie O'Shea

2nd Vice President: Christine Ralston

Treasurer: Gail Barry

Secretary: Caryle Faust

At Large Board Members:

Jim LeDuc

John Ralston

Erick Stragand

Dan Bolda

Marti Holmes

Suzanne Fasing

Christine Ralston

Jennifer Bolda

Valerie Alford

Gail Wallace

Toni Kuper

Gretchen Armijo

Questions? Suggestions?
Article ideas? Contact
your HMCAI Board at
HistoricMontclair@gmail.com

HMCAI Events Calendar 2019

All events take place at the Moltery and Montclair Park except the garage sales.

April 20	Easter Egg Hunt	10:00 a.m.
May 18	Garage Sale	8:30 a.m.
July 4	July 4 Picnic	10:30 a.m.
September 20	Beer & Wine Reception	6:30 p.m.
September 28	Garage Sale	8:30 a.m.
October 16	General Meeting	7:00 p.m.
October 27	Halloween Party	3:30 p.m.
December 14	Treats with Santa	10:00 a.m.

Montclair School of Academics & Enrichment Update

By Kate Douglas Kestyn – Montclair Parent & Neighbor

Our Annual Neighborhood Plant Sale is turning 15 this year. I can hardly believe it. Who remembers those beautiful spring mornings, shopping for plants in front of the school. Or the really cold and rainy ones? I always look forward to the end of winter and planting in my garden. Especially after this snowy year!

For those of you who are new to the neighborhood, every year the school organizes a Plant Sale to support field trips and programs for our students. We typically sell around \$14,000 in plants, with the bulk of the sales coming from our dear friends and neighbors in Montclair. With 78% of our students qualifying for free or reduced lunch, the support of the community is really important and always appreciated.

So whether you are an old pro or new, here are the details for this year.

NEIGHBORHOOD GARDEN PARTY & PLANT SALE

Please join us at the Molkery on Saturday, April 6th from 2:00 – 4:00 pm. It's an afternoon of fellowship, gardening conversation, food, and wine. It's also your first opportunity to see the catalog and place your order. Various annuals, perennials, vegetables, herbs, and hanging baskets will be available for roughly the same cost as you would at local nurseries.

As always, we will have master gardeners available to help answer your questions as well as a selection of potted cool-weather annuals for purchase – just in time for Mother's Day! So bring your family, friends, and neighbors for a fun afternoon celebrating spring.

Orders can be picked up on Friday, May 10th at the school. It's that easy and the plants are locally-grown and really high-quality!

If you are unable to make the Party, but would like to place an order, the catalog will be available beginning April 1. Printed versions can be found at the Little Free Library located in front of the school OR you can use the online catalog and order form at:

<https://sites.google.com/a/montclairpeak.org/montclair-plant-sale-catalog/home>

Order deadline is April 21st so don't miss your opportunity to get a head start on your garden!

CONSTRUCTION UPDATE

I am now passing this over to my son, Ben Kestyn, a 5th grader at the school, to provide an update on the construction. Today he had the opportunity to tour the jobsite trailer and interview the Site Superintendent for the school newspaper. He was joined by Isaiah Esserman, Reece Miller, and Oskar Kuuskman. The boys really enjoyed seeing the inside of the trailer (small!), including all of the drawings and computer monitors, the construction schedule, and even the microwave and coffee maker that they use.

"The estimated time for completion is August 6 – 8th, 2019. One question we asked was 'is the construction affecting the environment?' The construction workers are being as environmentally responsible as they can, including using rocks at the entrance to the site so that they are not tracking dirt onto the streets when they are exiting. On the inside of the fences, they are using additional screening to keep any low debris inside of the site. Over the summer, they will be doing demolition in the cafeteria (taking down walls, etc.) to turn it into the new library. And in the library, they will be adding a new wall to make it two classrooms. Once construction is completed, they will then build a new field. Lastly, every ten days they fly a drone over the site to show the progress of the building, which we thought was really cool. We would like to thank our Principal, Ryan Kockler and everyone else who is making this possible."

From the Desk of Councilwoman Mary Beth Susman

City Council District 5



Denver's May Elections

The City of Denver will host municipal elections on May 7th. The mayor, clerk and recorder, auditor, and each council seat will be on the ballot. Eleven of the 13 seats currently have incumbents though nearly every incumbent has drawn a challenger. In fact, there are currently 48 people running for council seats. Eleven people have filed for mayor. The Clerk and Recorder does not have an incumbent and three people are running for that position. The auditor is running for reelection and is currently unchallenged.

There are also several ballot initiatives that could be on the May 7th ballot. Voters could decide on raising the minimum wage for airport workers, the Denver Right to Survive Initiative, and decriminalizing psilocybin or "magic mushrooms". Voters could also weigh in on whether the City and County of Denver could provide internet or cable television services.

The Denver Airport Minimum Wage Initiative asks for a higher minimum wage for employees who work at the airport. The initiative would have wages start at \$13 and increase in annual increments to \$15 per hour by July of 2021. Petitions have been returned for this initiative and deemed sufficient to place it on the ballot. The city is working on a \$15 minimum wage for all city workers. At the time of this writing, a minimum wage ordinance is making its way through City Council and a vote could be taken on Monday, March 11th. Should the ordinance pass the proponents of this initiative have stated they will withdraw it from the May ballot.

The Denver Right to Survive Initiative asks voters to support allowing people the right to rest and shelter themselves in any outdoor public space; to eat, share, accept, or give free food in a public space where food is not prohibited; to occupy a legally parked motor vehicle; among other rights. Petitions have also been returned for this initiative and deemed sufficient to place it on the ballot.

The Psilocybin Mushroom Decriminalization Initiative would deprioritize in Denver, to the greatest extent possible, imposition of criminal penalties for possession and use of magic mushrooms for persons 21 years of age and older. Petitions have been returned for this initiative and deemed sufficient to place it on the ballot.

The Let Denver Vote Initiative would prohibit the City of Denver from using public monies, resources, or fiscal guarantees in connection with any future Olympic Games without first obtaining voter approval. This initiative originally did not submit enough valid petition signatures to qualify for the May 7th. But the organizers had the option to collect additional signatures that would allow them to qualify for a later election ballot. The initiative has now submitted enough valid signatures to qualify for the ballot in the case of a citywide June 4th run-off. If there is not a citywide run-off election in June this initiative will appear on the November 5th, 2019 ballot.

Councilwoman Susman can be reached at:
marybeth.susman@denvergov.org or 720-337-5555

DON, GALLEHER & ASSOCIATES

LITIGATION ATTORNEYS SINCE 1971

1737 Gaylord St., Denver, CO 80206
303-572-1668
dgs@dgslegal.com

(303) 333-9698

Fax (303) 333-0719

JANICE I. JARRETT, O.D. Mayfair Vision Clinic

1336 Leyden Street
Denver, CO 80220

Family Vision Care
Contact Lenses

The Fax Partnership

By Monica Martinez, Fax Partnership Executive Director

The Fax Partnership - "the Fax" - is a nonprofit that has been advocating for East Colfax and its surrounding neighborhoods since 2004. This work has included forming the Mayfair Colfax BID in 2014 and more recently advocating for the revitalization of the corridor through the development of affordable housing. You may have heard of some of our work in the last year or so. The Fax helped facilitate the City of Denver's purchase of two parcels along East Colfax. One of the sites is at 7900 E. Colfax, at the corner of Colfax and Trenton, and has been vacant for a number of years. The other is at 8315 E. Colfax and was the former Saturday's nightclub and more recently functioned as a strip club. Both of these sites will be redeveloped into deed-restricted affordable housing, transforming these once vacant and problematic parcels into community-benefiting housing.

This is the type of work that the Fax wants to do more of in 2019. And we're excited to share that with funding from the City of Denver, Gates Family Foundation and the Colorado Health Foundation, we will be able to!

In January this year the Fax opened an office at 6740 East Colfax, in the old City Council building at Newport and Colfax. From these new headquarters the Fax will be launching a business outreach effort to support the community-serving businesses along East Colfax. To do this we will be circulating a survey in March and getting input on the needs of our local business community. We also will continue to advocate for the redevelopment of under-utilized parcels in order to help transform Colfax into a walkable, affordable community. With this objective in mind, the Fax has been encouraging the Denver Urban Renewal Authority to create an urban renewal area along East Colfax. We believe this policy tool will encourage reinvestment and help achieve our vision for a vibrant East Colfax corridor.

Keep a look out for more from the Fax over the next year. And to learn more, please visit our website at www.thefaxdenver.com and don't hesitate to drop by our new offices along the 'Fax!



FOR SALE: 921 Olive Street



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www.valeriealford.com



Spring Gardening

By Gail Barry

As is often the case, our seasons consist of a lot of ups and downs in temperature and moisture. This year is no exception. I am eagerly awaiting more consistent weather and the ability to get out and work in my garden. In the meantime, those of us who like to garden can satisfy some of our cravings by planting plants inside, planning our outdoor spaces on paper, perusing various catalogs, and visiting website and books for ideas. Gardens can be tidied, cutting down grasses and perennials and pruning as needed. Those who are new to Colorado should be aware that our climate is not like most others. Many things that flourish elsewhere may not grow here and or need a totally different situation. Often plants grown in full sun in the east will only grow in a protected, semi-shaded spot here or not at all. Our soils are usually clay based and need amendment to release the fertile components of the soil. If you are just starting out, your soil may require some backbreaking labor to loosen and mix in soil amendments. After a few seasons working on the soil you will have great results. It gets easier every year. I have been gardening for over forty years and am still adding compost to my soil yearly. For more information, CSU extension service has numerous online pamphlets and flyers that are specifically for this region.

Depending on the weather, March is a great time to plant cold hardy plants. Pansies are the classic, cold hardy flowering perennial. Flower and vegetables seeds such as bachelor button, calendula, California poppy, nasturtiums, and many others along with cilantro, lettuce, onions, peas, and radishes can be seeded if the soil can be worked. They often produce much earlier but sometimes our weather stays cold and the germination may be delayed until warmer weather occurs.

I am constantly advocating the use of leaves in your yard, digging them into your soil, mulching your beds or placing them in your compost pile or bin rather than throwing them in the trash. Get a City compost bin. The City Compost program takes all kinds of things, not just plant material. Shredded paper, waxed paper, used tissues, paper plates, napkins, cups, pizza boxes and paper towels, all of which cannot be recycled, are compostable. I have often been at parties where copious paper plates and cups are thrown in the trash when they could all be composted. These are needlessly clogging up our land fill when there is another option.



WE DELIVER to the Mayfair Community via DRIZLY

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Must present original coupon. Valid on in-store purchases only.



We're Proudly Celebrating our
60th ANNIVERSARY!
Join us Saturday, March 16 from 2-5pm for our
Customer Appreciation Bash!

ENJOY GAMES + PRIZES + DRINKS + NOSHES
Over \$1700 in Mayfair Gift Cards will be
prized out + lots of other giveaways & flash deals!

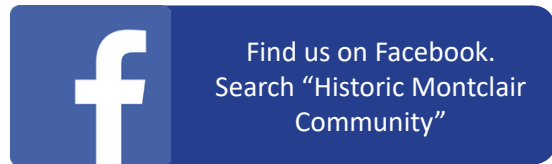


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Search "Historic Montclair Community"

Neighborhood Hub of Goodness

By Rev. Lauren Boyd

Be3 United Methodist Church (former home of Montclair UMC -12th & Newport St.) is the heart of the newly formed Newport Street Retreat. Our intention is to utilize this wonderful property like it was back in the heyday of Montclair UMC (i.e. full community engagement.)

We are doing this by offering:

- Office Space
- Cowork space
- Donation-based Yoga five days a week
- Compelling Events and Lecture Series
- Dinner Church every Thursday at 6:00pm
- Bees and coming soon, an Interactive Garden

We are here to support Vegans and Meateaters, Republicans and Democrats, Christians and Agnostics, Homeless and Wealthy, Abled and Disabled ~ if you're into goodness, we would love to have you here!

JOIN US for our Open House MAY 3rd from 6:00-9:00pm.

Stop by or check out our upcoming programming at www.newportstreetretreat.com

FB & Instagram@newportstreetretreat.

A promotional graphic for an Easter brunch service. The background is a close-up photograph of a quiche with green herbs and a slice of bread. The text is overlaid on the image in a clean, sans-serif font. At the top, it asks 'WHAT'S BETTER THAN EASTER BRUNCH AFTER CHURCH?' and then 'EASTER BRUNCH DURING CHURCH!' in large, bold letters. In the center is the Be³ logo, which consists of the letters 'Be' followed by a superscript '3', all enclosed in a square box with the tagline 'Believe. Belong. Become.' below it. Below the logo, it says 'JOIN US' in a smaller font, followed by 'April 21, 10:30 AM' in a larger font. At the bottom, it reads 'EASTER SUNDAY BRUNCH SERVICE' in large, bold letters, with the address '1195 Newport Street' and the website 'www.be3umc.org' on either side.

**WHAT'S BETTER THAN EASTER BRUNCH AFTER CHURCH?
EASTER BRUNCH DURING CHURCH!**

Be³
Believe. Belong. Become.

JOIN US
April 21, 10:30 AM
EASTER SUNDAY BRUNCH SERVICE

1195 Newport Street **www.be3umc.org**

St. James Church Fish Fry Fridays

By Steve Usick, Montclair resident

This spring the St. James Knights of Columbus will be hosting their 13th annual Lenten Fish Fry. For six Friday evenings starting March 8th through April 12th, the Knights will be offering baked tilapia or beer battered cod, mac n' cheese, baked potato, home cut French fries, seasoned green beans, homemade classic or jalapeño coleslaw and bread. In addition, dessert and adult beverages are offered. This is an affordable dinner for individuals, families and children with take-out options. Please see the advertisement in this issue for more details.

The Knights of Columbus is a Catholic fraternal organization started 1882 in Connecticut to help the many immigrants of the time that were working and living in unfavorable conditions. First established as a "pass-the-hat" insurance system to protect these vulnerable immigrants that has now evolved into an international organization of Catholic men whose principal work involves helping others in need.

The St. James Knights uses the proceeds from the fish fry dinners to help in several community projects. For years we have donated Thanksgiving baskets for 50 families in need. We sponsor the annual tootsie roll drive to help people with intellectual disabilities and are involved in several youth programs. We also donated money last year to help victims with the hurricane in Florida among other charities.

As Knights we believe that we should give back to the community with events like this, which will bring members of a local community together to eat and visit in one of Montclair's oldest churches, St. James Catholic Church at the corner of 13th & Oneida. (St. James was established in 1904, the oldest church in Montclair is St. Luke's Episcopal Church, established 1890)

Our staff of cooks and organizers have been at this for many years and have gotten quite a good reputation. Come see for yourself!

PLEASE JOIN THE
ST. JAMES KNIGHTS OF COLUMBUS
COUNCIL 12800 FOR OUR ANNUAL

LENTEN FISH FRY

ALL ARE WELCOME!

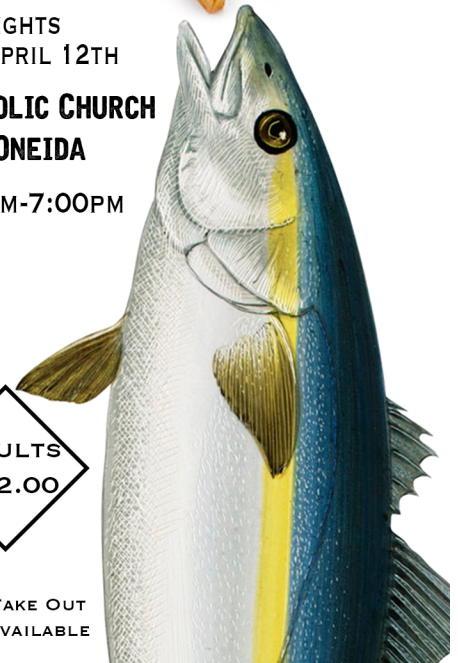


FRIDAY NIGHTS
MARCH 8TH - APRIL 12TH

ST. JAMES CATHOLIC CHURCH
13TH AND ONEIDA

DINNER 4:30PM-7:00PM

FAMILY (IMMEDIATE) \$30.00	ADULTS \$12.00
KIDS (12 & UNDER) \$5.00	TAKE OUT AVAILABLE



Businesses Helping our Community

By Sandra Murray- Contagious Media

Hello Neighbors! Spring is just around the corner and we can't wait! Here's our 1st quarter of 2019 newsletter and we are excited to welcome a few new supporters. It's so important to note – without these businesses helping our community, we would be challenged to continue to host the many events that we do for our neighborhood. You are encouraged to use the offers you see in the ads or mention that you saw their business in The Montclairon. Thank you!

Get to know some of our supporters:

Walia Creamery is your neighborhood family-owned ice cream shop to take the kids for dessert or to swing by for a well-deserved sweet treat after work. Whether you need a made to order ice cream cake for a birthday party or a specialty frozen dessert for a vegan in your life, Walia Creamery has got you covered! With a wide variety of made from scratch ice cream and sorbet to choose from, you're sure to find your new favorite flavor. Located at 1119 Syracuse St next to Regal Bakery. (303) 993-4654 P.S. I had the vegan chocolate and it was to die for! Like them on Facebook: www.facebook.com/WaliaCreamery

13th Annual Lenten Fish Fry. Gather up your friends and family and come have a delicious fish fry meal at the St. James Catholic Church at the corner of 13th & Oneida. Starting Friday, March 6th through Friday, April 12th – the Knights of Columbus will be serving up baked tilapia, beer battered cod, mac n'cheese, baked potato, home cut French fries, seasoned green beans, homemade classic or jalapeño coleslaw and bread. In addition, dessert and adult beverages are offered. You can even do take out. Please see the ad in this issue for more details. P.S. I went last year, and it was delicious and ran into so many nice people!

Newport Street Retreat - The historic building at 12th and Newport, formerly Montclair UMC is now Newport Street Retreat, the home of Be3 Methodist Dinner Church. Newport Street Retreat is an urban retreat at the church which hosts classes, community events, and has extensive cowork space! NSR's mission is to nourish that which nourishes the community. P.S. I have attended the dinner church on Thursdays and workshops for yoga and meditation and the new space is so warm and welcoming and the food is delicious! Drop by and see for yourself. www.NewportStreetRetreat.com

Koko FitClub of Denver is a local family-owned small business, nestled in the heart of the Mayfair, Park Hill, and Montclair neighborhoods. With its members spanning in age from 13-87 – they offer •independent strength training •one on one personal training• group classes, including: Stretching, Yoga, Pilates, and small group High Intensity Interval Training classes •nutritional consultations from on staff nutritionists and registered dietitians. There really is no other fitness gym like Koko FitClub of Denver. 6231 East 14th Avenue; 303.872.8380 www.kokodenver.com

DID YOU KNOW?

- About 24% of a newborn's body weight is muscle.
- A typical active adult's body weight is 35-42% muscle mass. By the time a woman has reached age 70, their muscle mass is back to 24%, that of a newborn baby.
- Research studies show that High Intensity Interval Training help slow down the process of aging at a cellular level, helping the body to be more resistant to stress and inflammation, two of the biggest components in age-related conditions.

Bringing Color to Denver
To keep our wonderful Painters busy in the winter months we are offering

20% OFF
labor on all interior jobs performed in
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Paddington Station Preschool

By Meredith Smith

Why play outside, no matter the weather? Outdoor play supports both cognitive development and fundamental movement in young children. Being outside in uneven terrain children begin to master coordination. They can use hills for rolling, logs for jumping and branches for hanging. While they build these necessary motor skills, research also tells us that playing in nature promotes emotional well-being, creativity, imagination, a sense of wonder, problem solving, observational skills and language development.

To foster all the outdoors have to offer, there are many questions you can ask each step you step out the door. **How do I/you feel when I/you step outside? What is my/our attention to drawn to? What do i/we/you notice about this space and its characteristics? How can I/we use this space in a new and creative way?**

This past summer, with the help of a grant from Qualistar, Paddington Station Preschool added an Outdoor Classroom on the west side of the building. This updated space allows the school to take learning outdoors and, both literally and figuratively, plant seeds for growth. There are tunnels for crawling through, a mud kitchen for imaginative play, a rumble bar bike path for coordination and texture exploration and planters for gardening. Teachers focus on asking open-ended questions to extend play from the obvious choices to what else can we do in this area? For example, "I wonder what we could create with these leaves?" "I'm curious what we could do with the tunnel?" "What do you think we could grow in these planter boxes?"

With all the growth opportunities nature has to offer, there is no time like now to get outside and explore. "Play is often talked about as if it were a relief from serious learning but for children play IS serious learning. Play is really the work of childhood," Fred Rogers.

Paddington Station Preschool is located at 1301 Quebec St. in Denver, Colorado. For more information about our play-based preschool and summer camps, please visit paddingtonstation.org.

#1 Selling Team in Montclair



640 Locust



655 Newport



776 Newport



1045 Oneida



665 Leyden



1055 Oneida



1150 Pontiac



1213 Olive



1215 Poplar



1250 Magnolia



655 Ivanhoe



744 Leyden



1252 Olive



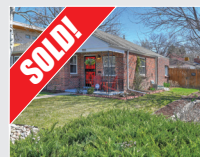
1410 Newport



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Restuarant Review

By Judy Baxter


If you haven't discovered the newest dining addition in the Lowry Hangar 2 since its opening last year, the Officers Club is well worth trying. It is the second restaurant to go in the space next to North County. In fact ,Chef Sterling Robinson of North County has teamed up with developer Joe Vostrejs to bring a different kind of fare, feel and fun. I had brunch and dinner there, with plans to introduce others to this great find. What they do consistently well is deliver substantial servings of many traditional offerings with twists that I bet you will like. For brunch, 5 of us ordered dishes to share that included Charred California Heirloom Artichokes (\$14 for 3 halves), Warm New England Cheddar Biscuits (\$7), the Kitchen Sink Salad (\$15), Avocado Toast (\$10) and Charleston Style Spicy Shrimp & Thyme Mascarpone Goat Cheese Whipped Grits with Bacon Scrambled Eggs Hatch Green Chili Cream (\$16).

On my second pass, a friend and I went for dinner, ordering entrées – Maryland Crab Cakes (\$29) and the Southern Buttermilk Fried Chicken Tenders (\$16), both coming with sauces tailored to the specific dish and shoe string fries. The salads are substantial enough to be shared or serve as a meal, coming in many flavor combinations (\$8-18). Momma's Chicken Noodle Soup, finished at the table with a "Splash of Alambic Brandy Cream" (\$8), is sophisticated comfort with a twist. We finished with an OMG slice of Florida Key Lime Pie (\$9). The bar menu offers smaller portions of several of the favorites that I have noted above. Though there doesn't seem to be a kid's menu, many sides and half portions would be well suited for their tastes. Reading the menu gets the imagination started. It becomes impossible to choose. This is why I recommend going with several people so you can share.

If you are to believe the movies of old, one of the most distinguishing features of the Officers Clubs of another era, were the cocktails. Though not my jam, the drink menu is unique and well executed at this new incarnation of the Officers Club. Starting with an Old Fashion mixed traditionally this OC has updated versions that must have gotten a mixologist drunk trying to concoct them. The wine and beer selections are limited but well rounded. With or without the piano entertainment on most Thursday-Sunday evening, the ambience is comfortable and intimate. A new addition to my "A List".

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Denver Urban Renewal Authority Considering East Colfax Urban Redevelopment Area

The Denver Urban Renewal Authority (DURA) has been requested by the City and County of Denver to consider establishing an Urban Redevelopment Area (URA) along East Colfax. The first step in this process is the completion of a Conditions Study.

A Conditions Study is used by the City Council to determine if a defined area is “blighted” as defined by Colorado law. A determination of blight is a critical and required step early in the urban renewal process. Before an urban redevelopment project can move forward, an urban redevelopment plan must be adopted by City Council. Prior to the adoption of this plan, the City Council must make a determination that the area is blighted and designate the area as an urban redevelopment area. Without a determination of blight, the creation of an urban redevelopment area cannot proceed.

State law requires that for an area to be considered blighted, it must not only contain a certain minimum number of factors described in state statute, it must also be shown that the presence of those factors in the area “substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare...” Thus, a blight study must demonstrate both the presence of these undesirable

conditions and, consequently, their negative impact on the surrounding areas and the community as a whole.

The East Colfax Conditions Study Area is focused on Colfax Avenue and the real property parcels in the blocks immediately to the north and south of the thoroughfare, from Monaco Parkway to Yosemite Street. There are 143 parcels in the Study Area which, along with the public rights of way, total just under 80 acres.

Of the eleven factors of blight defined in state statute, the Conditions Study found five to be present along the corridor. These include Deteriorated or deteriorating structures, Unsanitary or Unsafe Conditions, Deterioration of site or other improvements, Inadequate public improvements or utilities and the Existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements.

DURA presented the findings of the Conditions Study to the property owners within the Study Area at a meeting on February 13. Any Urban Redevelopment Plan for the East Colfax Area must be in conformance with the City’s Comprehensive Plan. Therefore, the East Colfax Urban Redevelopment Plan will be drafted and presented to City Council after the City approves Comprehensive Plan 2040 and Blueprint Denver in the coming months.



Boarded windows and doors



A dilapidated sign on deteriorating asphalt, serving as the public sidewalk

Real Estate Market Watch

By Gail Wallace

A LOT HAPPENED IN 2018. In this article from RE Colorado, we take a look back at Denver’s housing market last year with the 2018 year-end Market Watch.

Fewer Home Sales, Higher Home Values Home values have steadily risen over the last 10 years. The average price of a single-family home (including both attached and detached homes) reached \$473,426. Meanwhile, the average price of a detached home passed the half-million dollar mark, averaging \$522,690 in 2018. Overall, prices increased 8% compared to the average sold price in 2017.

Home sales decreased only slightly compared to last year. After 2017’s ten-year high of 59,257 home sales, 2018 saw a 5% decrease, counting 56,254 home sales during the year.

More New Listings Meant More Inventory

More new listings came on the market during 2018 than we’ve seen in 5 years, helping bring more inventory and giving buyers more choices. Over 68,000 homes for sale were listed during 2018.

New listings also helped push up inventory throughout the year to an average of 6 weeks of inventory in 2018, one week more than last year. The average number of homes for sale (active listings) at the end of each month was 14% higher than the 2017 average.

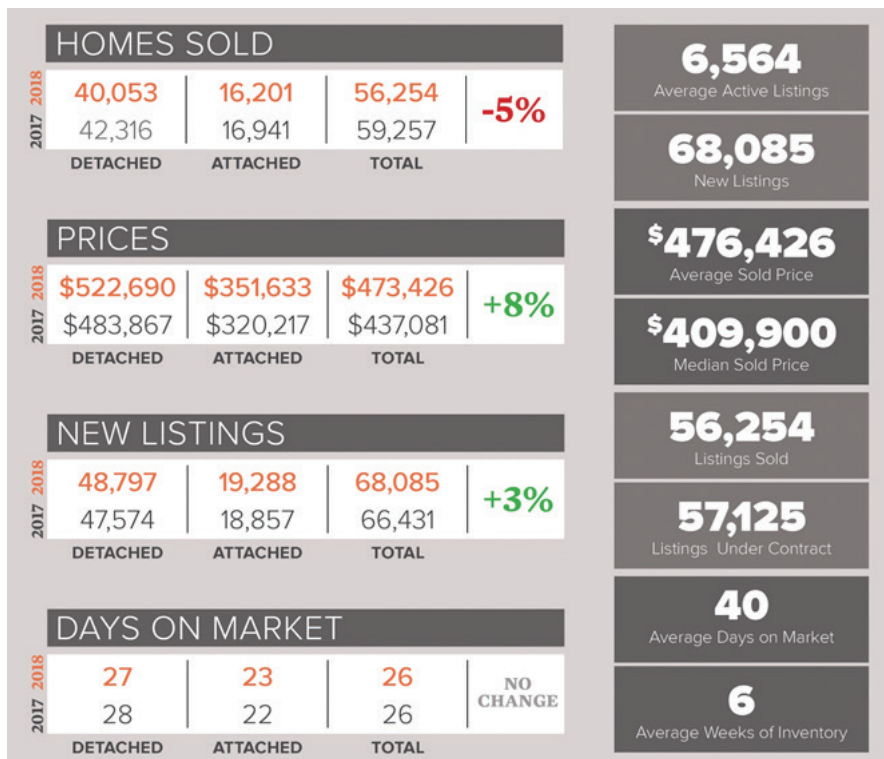
Active listings, measured at a specific point in time, reached a peak at the end of September 2018 with 8,628 homes for sale across the Denver Metro area. September also marked a peak in inventory, climbing above 2 months of inventory for the first and only time during 2018. Homes continue to sell quickly. In 2018, a home for sale spent an average of 40 days on the market, up 4 days from last year.

Things are shifting slightly in the Denver Metro housing market, but we have not seen drastic changes. The latest monthly Market Watch reports for January 2019 hint at a market finding balance.

What Home Buyers & Sellers Need to Know

If you’re considering selling a home this year, there are some things you should be doing now to get your home ready to sell. The same is true if you’re thinking about buying a home.

Remember that real estate is local. The housing market responds to supply and demand, which can vary based on many different factors. Different cities in the Metro Area and even neighborhoods can experience the market differently. The same is true for homes at different price points. For local trends and insight based on real estate experience, an experienced REALTOR® can make the process easier.



DID YOU KNOW?
 The average price of a single-family home (including both attached and detached homes) reached \$473,426. Meanwhile, the average price of a detached home passed the half-million dollar mark, averaging \$522,690 in 2018.

GAIL WALLACE

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