



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.

3rd quarter 2019 | HistoricMontclair.org | HistoricMontclair@gmail.com

HMCAI Beer & Wine Reception

Friday, September 20th, 6:30 – 9:00 p.m. at the Molkery

We are closing out another wonderful summer in Montclair. Let's meet with friends and have a toast to the changing of the seasons. Mayfair Liquors has once again generously donated the wine and beer for the evening, and appetizers will be provided by HMCAI.

This is a great opportunity to visit with friends and neighbors while enjoying libations, food, and conversation. Join us for a relaxing evening on the Molkery porch as we say goodbye to summer and welcome to fall.

This is an adults-only event. No charge for HMCAI members. Non-members can join HMCAI at the door (\$20 per household/annually or \$10 for seniors. Cash or check only). If you would like to bring an appetizer to share please contact: Carrie O'Shea at historicmontclair@gmail.com by September 16th.

Annual General Meeting

Wednesday, October 16th 7 p.m. at the Molkery

On Wednesday, October 16th, Historic Montclair Community Association, Inc. ("HMCAI") will hold its annual General Meeting. Please join us. Guest speakers will be announced soon. We will also hold 2020 HMCAI Board elections. The slate of Board officers and at-large Board members will be introduced.

HMCAI Annual Halloween Party

October 27th, 3:30 - 5:00pm, The Molkery

Goblins, ghosts, witches, fairies, firemen and all manner of costumes for ages 2- 14. Enjoy our witches brew and scary treats, costume contest, parade, crafts, piñata, and more!

WE ARE IN NEED OF ASSISTANTS TO CARRY OUT THIS SCARY AFFAIR
Please call (303-641-6823) or email Valerie Alford (Valerie@valeriealford.com) to volunteer.



President's Note

By Judy Baxter



I can't believe school is starting and I bet you can't either. The summer has flown by since the HMCAI 4th of July Picnic. Build a great event and 330+ of you came. Everything went off without a hitch thanks to the organization and efforts of the volunteer team headed up by Valerie Alford. Special shout outs go out to all the board members, you know who you are and volunteers Karen Bergman, Bree Neely, Katya Doyle, Steve Usick, Kate Kestyn, Keith Blanco, Ariel Kiyomi and Nabil Daoud, John and Liz Tovado, Tom and Karen Bonbright, Karen Paul and Ron Colson, Clinton Goos, and Sandra Murray who helped on all fronts including bike and pet parade, food purchasing and preparation, games, grilling, registration table, photos, set-up and clean-up. It wouldn't be the same without the Dixieland Express band and our local Denver Fire Station 14 Firefighters who make it memorable. It wouldn't be the highlight of the year without our community coming together to keep this tradition fresh and fun.

The August Inter-Neighborhood Cooperative (INC) meeting included a review, discussion and vote on a "Resolution in Support of Preserving the Park Hill Golf Course Open Space Conservation Easement". Mayor Wellington Webb was there to put this important issue into historical and current perspective. In 1997 (under Mayor Webb) the City purchased, at a cost of \$2 million, a perpetual open space easement on this 155-acre area. Though it has recently been sold to a real estate developer for \$24 million, supposedly it cannot be developed unless city council votes to modify or remove the perpetual open space conservation easement and rezone the land from its current OS-B (Open Space-Recreation) zoning. The INC delegates voted overwhelmingly to put forth the resolution to the city council to preserve Park Hill Golf Course.

I encourage you to read the articles in this newsletter about other activities important to our community and where input is vital. Board member Marti Holmes, who has been representing HMCAI on the East Area Plan Steering Committee for the last two years, provides an update on the activities and timeline associated with the East Area Plan. There is also an update from me on the proposed sale and plans for the property at 793 Olive.

We hope to see you at two upcoming events. The Sept 20th Beer and Wine Reception at the Molkery provides a chance for us adults to gather. I hope all newcomers to Montclair find their way to this annual event. It's a time for newcomers, long-timers and us middle-timers to connect. Speakers for the General Meeting on Oct. 16th are being arranged. On deck is Brian Kurzel, the regional director of the National Wildlife Federation, who will talk about their Community Wildlife Habitat Certification Program. We are also hoping that our new city councilwoman, Amanda Sawyer, will be able to join us. It will be a great opportunity to get to know her and her us.

Wishing you a lovely end of summer and start of the fall. Stay in touch with HMCAI Board with your questions, concerns and ideas at:

HistoricMontclair@gmail.com

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HMCAI Annual 4th of July Party

Photos by Christine Ralston

For more 4th of July photos visit our Facebook page under Historic Montclair Community.



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
Meg Goos	Marti Holmes
Suzanne Fasing	Jennifer Bolda
Valerie Alford	Gail Wallace
Toni Kuper	Gretchen Armijo

HMCAI Events Calendar 2019

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

September 20	Beer & Wine Reception	6:30 p.m.
October 12	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.

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

From the Desk of Councilwoman Amanda Sawyer

City Council District 5



Hello Montclair residents! I am so honored to be your new City Councilwoman and am getting settled into my new role. Our office has hit the ground running in our first month and our new staff positions have also been filled. I'm so excited that our new District 5 aides will be Melissa Horn and Logan Fry. Both Melissa and Logan come to us with experience from previous Council offices and that has helped ensure a smooth transition.

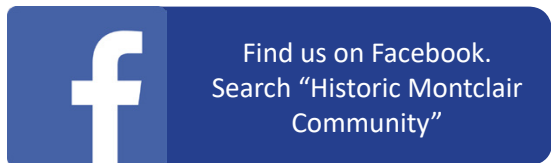
I've been assigned to the Safety, Housing and Homelessness Committee (SAFETY) as well as the Business, Arts, Workforce and Aviation Services Committee (BIZ), but I will also be monitoring all committees for anything happening in District 5. Most importantly, I'll be out and about in the District on Thursdays and Fridays and look forward to running into you! I'll have office hours on Thursday mornings at local coffee shops within the district, so reach out to us if you would like to schedule a meeting at DenverCouncil5@denvergov.org. Additionally, don't forget to sign up for our newsletter at www.denvergov.org/councildistrict5. You can also follow our office on Facebook and Twitter at @DenverCouncil5.

If you haven't heard, our local neighborhood organizations, residents, and city leaders have been working to update the Montclair neighborhood plan, now called the East Area Plan. It will guide growth in the neighborhoods along the East Colfax corridor for the next several decades. I believe our local government works best when it serves the people in our neighborhoods, so I urge you to please attend an upcoming meeting and get involved in the process. You can find out more at denvergov.org/eastplan.

We all have something in common -- we want a Denver that is affordable, sustainable, inclusive, and remains a wonderful place to raise a family. Even if I didn't earn your support in the last election, I hope to earn your confidence as we move forward as a community, and I am really looking forward to working with each of you.

Gratefully,

Councilwoman Amanda Sawyer
Denver City Council, District 5



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Montclair School of Academics and Enrichment

By Merritt Pullam - Parent and neighbor



Classes began at the Montclair School of Academics and Enrichment on August 19th and the kiddos are roaming the halls with excitement and wonder again. Last year, Montclair saw the highest teacher retention in over six years.

Construction is still under way on a new wing to the school and soon will be wrapping up, giving our faculty and students many new opportunities and accessibility to learning. Some of these changes include: six new classrooms, a cafeteria, new curb and sidewalks around the school, new screen, speakers, and tech in the auditorium, library and conference rooms, a climbing wall in the gym, and restoration and reinstalling of the playgrounds and fields. These updates have been long overdue for such a wonderful community school.

We will also have new school hours during the 2019-2020 school year. Monday, Tuesday, Wednesday, and Friday: 8:30-3:55. Thursday will be an early release day every week 8:30-1:30. We appreciate your patience as you have seen us change over the last year. When driving near the school, please be on the lookout for the kids, faculty, and parents entering and exiting the school. If you have any questions or concerns, you are always welcome to call the school office at 720-424-5380. Please visit <http://montclair.dpsk12.org> for more information related to the school.

MONTCLAIR HARVEST PARTY – SATURDAY, OCTOBER 5TH 4-8 PM AT THE MOLKERY

DONATIONS NEEDED!!!

The Harvest Party is our biggest fundraiser of the year. We are in need of donations and assistance of any kind. If you are able to donate, please consider the following: restaurant gift certificates, weekend getaways, golf gift certificates, sporting event or performing arts tickets, ski passes, spin classes, gift baskets -- anything that will sell would be appreciated. The proceeds are used to help PEAK (Parents, Educators, and Kids) fund our incredible Enrichment Program. This program has been instrumental in many children's lives by opening their eyes and minds to many different topics and activities. Our community has been so generous in the past, let's do our best to again help the underserved and eager minds of tomorrow.

Come join us on October 5th to share a potluck item, bid on auction items, and meet members of the school and the community. It is such a pleasure to share in the growth and education of our children in the community. If you have further questions or items to donate, please contact our Harvest Party organizer and parent Frannie at frannier@hotmail.com or 303-929-5738. We are looking forward to the school year, and the many opportunities to connect with you in the community.

From the Desk of Chris Hansen, State Representative

District 6



Although the Legislative session ended in May we have continued our work over the interim on the state budget and a variety of policy issues.

The Joint Budget Committee (JBC) reconvened on June 19th with an overview of several mid-year budget requests and an economic forecast from non-partisan legislative staff. They gave us projections for an increase in revenue for Coloradans, but with a higher probability of an economic slowdown for the nation.

As part of our JBC interim work, we have the opportunity to visit various parts of the state to learn about budgetary and policy needs firsthand. The JBC had a Southern Colorado tour where we visited Huerfano County, just south of Pueblo, Alamosa and Antonito. We visited the Huerfano County Courthouse, where we met with County Commissioners to better understand rural judicial needs. That same day, we traveled to Alamosa where we stopped en route to view the Spring Creek burn site, the third largest wildfire in Colorado history.

In addition to my JBC work, one of the other hats I have been wearing is that of Chair of the Energy Legislation Review Interim Study Committee. The purpose of this committee is to keep the important conversations around energy and climate going by studying issues related to energy, such as energy generation, supply, storage, distribution, transmission, markets, employment, and transportation.

This month, we took a field trip to the Pawnee Coal Plant and the Limon Wind Farm on August 12th after a half day of presentations from the Interwest Energy Alliance, the City of Fort Morgan, the Colorado Association of Municipal Utilities and the NE County Commissioners.

In the next few months, I look forward to convening the energy committee again, both on the Western Slope in Grand Junction, and again at the Capitol to discuss potential legislative proposals for the 2020 Session. Don't hesitate to reach out to me--I always welcome the opportunity to meet with my neighbors and constituents.

chris.hansen.house@state.co.us
(303) 866-2967



Approaching Fall Gardening

By Gail Barry

September and October are the months when we can harvest our vegetables and fruits. We can put them to use making dried, frozen or canned vegetables, fruits, herbs and flowers. Think ahead toward the holidays and possible gifts. As the weather gets colder it will be time to plant bulbs (including garlic and onions), thin, cut down, and transplant perennials and some shrubs. Beds can be prepared and protected for winter. Most perennials and herbs can be transplanted or split (except agastache and penstemon.) Ornamental grasses and other plants with sturdy stems and seed heads can be left un-pruned for winter interest and wildlife habitat. These can be cut down in late winter/early spring to allow for new growth. Once dormant you can transplant many shrubs and even small trees. Plants continue to develop root systems into late fall and sometimes winter. Newly planted plants should be watered thoroughly and mulched. Cold hardy, fast growing vegetables (lettuce, spinach, and radishes) can be planted up to 6 weeks before the last killing frost. You can even prepare the beds, and plant the seeds after the soil has frozen. They will come up when conditions are right. Flowers and grasses can also be dried and used in fall and winter arrangements. A last weeding in the fall can minimize work in the spring. As always, I advocate using leaves for mulch, digging them into your garden soil, and adding them to your compost pile. If you don't already have one, consider acquiring a compost bin from the city for a modest fee. They accept a wide variety of items including used tissues, paper towels, plates, cups, and pizza boxes in addition to branches, leaves and other garden refuse. I use both a bin and a compost pile. Trying to fill the bin inspires me to go out and prune and weed.

Composting is easily accomplished at home. Many devices are available, but all you really need is space to put a big pile (approximately 4'x4'x4') that can be left alone while working and has some maneuvering room around it. The unused side of the house or garage work well but protect any wooden walls or fences as the pile can get hot and will rot whatever is near it. If you already have a compost pile, now is the time to take out already composted matter to mix with the soil in your beds. Fall is also the time when abundant materials are available to compost. Layering green matter (grass clippings, kitchen refuse or other green matter, which has nitrogen) with dried leaves, saw dust or other compostable materials will help the pile break down. Smaller particles break down much more quickly in the compost. Regular watering and turning the pile every so often hastens the composting, but all will break down eventually. The bottom breaks down first, so turning helps reveal the finished product.

HistoricMontclair.org | HistoricMontclair@gmail.com

Kathleen A. Negri

Attorney at Law



- ❖ Elder Law
- ❖ Estate Planning
- ❖ Probate & Estate Administration
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St. Luke's Episcopal Church: A Welcoming Presence in Montclair

By Linda J Brown, OBLSB | Deacon, St. Luke's Episcopal Church

St. Luke's Episcopal Church, at E. 13th Avenue between Quebec and Poplar streets, was founded at its present location in 1890. It was the first Christian church established in the Montclair neighborhood, which at that time, was a newly developing suburb of Denver. When it was founded, St. Luke's also served as the chapel for Jarvis Hall, an Episcopal boys' military school. When Jarvis Hall was destroyed by a fire in 1901, St. Luke's struggled, but made it through the transition. The church still looks much like it did when it was constructed, with a few noteworthy changes. The Rectory was built in 1914 and the Parish Hall in 1938. St. Luke's experienced rapid growth after WW II, and the need for additional space resulted in a major remodeling project begun in 1953. The west end of the nave was extended and the entrance was moved from the north to the south door, opening onto the courtyard. In 1961, the east end was extended and attached to the Parish Hall, a kitchen was added, and the Parish Hall attached to the Rectory adding a nursery, rest rooms, library and classrooms.



St. Luke's Church and rectory, circa 1915

Between 1958 and 1968, most of the original block-paned stained-glass windows were replaced with biblically oriented stained-glass windows given as memorials and thanksgivings by parishioners. St. Michael's Courtyard and Columbarium was built in 1974-1975. Interment of cremains is not restricted to members of the parish but extended to the entire community. In 1975, St. Luke's was designated a Denver Historic Landmark in recognition of its long service to the Montclair community.

Today, St. Luke's is a vibrant and welcoming church with a multi-generational congregation called to be loving, joyful and inclusive, embodying Christ's love and presence to all. The Rev. J. Sierra Reyes began serving as its parish priest in 2018. Worship services are held every Sunday at 7:45 and 10:15 am.

We invite our Montclair neighbors to join us for our Blessing of the Animals Community Event – St. Francis' Day, Sunday, October 6 at 4 pm

St. Luke's Episcopal Church honors the feast day of Saint Francis of Assisi (c. 1180–1226), patron saint of animals and the environment, with a Blessing of the Animals service on the west lawn of the church. All pets (photos too!) from the neighborhood community and their caretakers are welcome to attend!

Editor's note: Jarvis Hall Military Academy was featured in the 4th Quarter 2018 issue of the Montclarion. Read it at historicmontclair.org. Click on the Montclarion Newsletter tab in the Menu.



St. Luke's Church and Montclair School, circa 1910

East Area Plan Update

By Marti Holmes

Over the last two years, you who attended community meetings or answered on-line surveys, told us what you love about your East Area neighborhood (Montclair, Bellevue/Hale, East Colfax, Mayfair, South Park Hill), your concerns, and your big ideas. The Steering Committee, comprised of those who live and work in the five neighborhoods, with City Planners, used that input to create draft recommendations in four key areas: economy and housing, mobility, land use urban and design, and quality of life.

After a series of neighborhood workshops in the winter and spring, we shared the maps and recommendations with the community in May 2019. Since then, there have been a number of neighborhood meetings. We are considering that feedback. This fall, more community workshops will be held. After the workshops, the resulting plan will be submitted to the Planning Board and then to City Council. The plan will be a policy document that puts forth a 20-year vision and strategies to achieve that vision. The plan will not affect zoning. Any proposed zoning changes suggested in the final plan would require a follow-up process that would involve community input and approval by City Council.

For meeting schedule and FAQs, please refer to the website www.denvergov.org/eastplan

The Steering Committee will next meet in September to review the feedback from the community meetings and online survey.

Montclair June-July Real Estate Snapshot

By Valerie Alford

Actives:	26
Under contract :	10
Sold:	37
Max list price:	\$1,495,000
Max Sold price:	\$1,600,000
Average days on Market:	36
Average sales to list:	97%
Average list price:	\$715,518
Average sold price:	\$716,208
Price per sq. ft above grade:	\$425
Price per sq. ft total:	\$293

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Importance of Community

By Jennifer Bolda

The power of community is an important necessity in every parent’s life. Having somebody to support you, encourage you, and be there for you, is what all of us need. I am lucky that all of my neighbors are outgoing and friendly. We are all in different stages of our lives, yet we all look out for one another in any way we can!

When I first moved to Montclair 10 years ago, I joined a few book clubs but never quite found a group that I meshed well with, mostly due to being in a different place in my life. I was pleasantly surprised that people were always welcoming and opened their groups to any interested Montclair neighbor. Once I had my own kids, I again reached out for some “baby and me” groups who tried their best to accommodate a working mom, but most of the mom groups happened during the working day. As a working parent of 2 little kiddos it was hard to juggle the work day and an early afternoon playdate even when I wanted to attend but couldn’t due to scheduling.

I am always eager to meet people in the community and open to new experiences, so I continued to put myself out there. A couple years ago I saw a post from a parent about a playdate/costume walk for any neighborhood kids at Kittredge Park, I eagerly replied and met a few families. Time has gone by and we still get together always adding more and more neighbors to the group. It has taken ten years to find a great supportive group and I feel lucky to have them in my community. It is hard work holding down a family, a household, a job and everything else that goes along with being an adult and knowing my neighbors have my back makes it easier.

I have really enjoyed living in the Montclair community and meeting new neighbors, at the park walking down the street, or just in their yards saying “hi” as we walk by. I think with all that is going on in the world, we need to take a cue from the kids and be friendly to each other, accept each other, and know that we are all doing the best we can. I know when I first had children it was hard to meet others but now, ten years later, I have met a bunch. So please, if you are new to the neighborhood, reach out, if you have been here for a while, reach out. There are a lot of great people here and the more we get out and meet each other and support one another the closer this community will be! I know that there are some great events that the HMCAI puts on at the Molkery in the fall and I hope to see you there. Please stop me and introduce yourself, I would love to meet you!

Montclair Crime Report

From Denver Police Department

CRIME IN MONTCLAIR REPORTED OFFENSES BASED ON UCR STANDARDS

TYPE OF OFFENSE		JAN-JUN 2018		JAN-JUN 2019		CHANGE	
		#	%	#	%	#	%
VIOLENT CRIME	Homicide	0	0.0%	0	0.0%	0	NA
	Rape	2	1.5%	2	1.8%	0	0.0%
	Robbery	3	2.2%	2	1.8%	-1	-33.3%
	Aggravated Assault	10	7.4%	6	5.4%	-4	-40.0%
SUBTOTAL		15	11.0%	10	9.0%	-5	-33.3%
PROPERTY	Burglary	21	15.4%	11	9.9%	-10	-47.6%
	Larceny (Except Theft from MV)	59	43.4%	54	48.6%	-5	-8.5%
	Theft from Motor Vehicle	27	19.9%	14	12.6%	-13	-48.1%
	Auto theft	14	10.3%	22	19.8%	8	57.1%
	Arson	0	0.0%	0	0.0%	0	NA
SUBTOTAL		121	89.0%	101	91.0%	-20	-16.5%
TOTAL		136	100.0%	111	100.0%	-25	-18.4%

All files utilized in the creation of this report are dynamic. Dynamic files allow additions, deletions and/or modifications at any time, resulting in more complete and accurate records in the databases. Due to continuous data entry after reports are compiled, numbers may vary in previous or subsequent reports.

PREPARED TO DEPARTMENT OF SAFETY PUBLIC INFORMATION STANDARDS

Excludes runaways, traffic offenses, unfounded reports and non-criminal activity.

Source: Denver Police Department

Highlighting Energy Efficiency

By Julie Saporito

Residential Energy Program Manager, City & County of Denver | Department of Public Health and Environment

Fall is upon us! This time of year is usually an indication that the housing market will start slowing down, however inventory has increased compared to 2018 meaning more homes are still on the market. Through the month of July 64 homes sold in Montclair and over 8,000 single-family, townhomes and condos sold citywide.

Increased inventory in 2019 has given buyers a glimpse of hope when it comes to having choices to determine which home to buy. What this could mean for sellers is a need to stand out in the market. One way to do this is highlighting how a home costs less to operate compared to other homes buyers are considering.

The City of Denver is currently running a pilot called the Home Energy Score which could help sellers and buyers alike. Sellers, buyers and those who have recently purchased a home in Denver are eligible for a free, no cost energy score assessment to understand the home's estimated energy costs. An Energy Assessor will complete a visual inspection of the home to collect several data points such as the home's heating/cooling equipment, square footage, structure, age, or windows to calculate the home's score and estimated energy costs. The score report also includes recommendations for cost-effective improvements to help save energy now and down the line when it's time to upgrade equipment such as the furnace, air conditioner or water heater.

Homes are more likely to be upgraded when sold or purchased which is why the pilot is exploring how best to share this information during the transaction. An energy score can help raise awareness of a home's long-term operating costs while providing valuable information to consumers that is often overlooked or hard to understand. One of the top recommendations seen in the pilot is insulation and air sealing. Ensuring that a home has adequate insulation in the attic, walls, basement and/or crawlspace along with professional air sealing has shown to be the most cost-effective improvement for all homes. Local rebates available through Xcel Energy can help reduce these project costs even further.

Resources for Montclair Residents Not Selling or Buying

If you aren't selling or buying but interested in ways to save energy, money and improve comfort at home here are a few resources to consider:

- **City of Denver Energy Tips:** www.Denvergov.org/HomeEnergy
- **Xcel Energy Home Energy Squad:** \$50 trip charge which includes changing out incandescent bulbs to LEDs, weather-stripping, faucet aerators and more. Call 303-446-7910 to learn more.
- **Request a Home Energy Score** by visiting: www.Denvergov.org/HomeEnergy to submit your request online. You can also call 720-865-5430 to be directed to the Program Manager

Got Junk? - Montclair Fall Garage Sale

October 12th 8:30-3:00 PM Rain or Shine

Contact Valerie Alford with your name, address, e-mail address, and a list of items you're selling.

Valerie@valeriealford.com or 303-641-6823.

Hale Parkway Drainage Design Update

By Dave McCord

The present Hale Parkway's underground storm drain is not adequate to handle extreme storm runoff causing street and home flooding, especially in the Ivy and Jersey streets vicinity at and south of E. 8th Avenue. In mid-May City staff and consultants shared the emerging design concept for Hale Parkway drainage improvements, quoting from a handout, to create a "... multi-functional storm water facility and community asset that mitigates flooding, generates significant community benefits, and improves water quality". There will be more community engagement meetings and final design and construction is set for 2021.

Basic elements: Lanes will be reduced to a two-way street and the present south lane (now east bound) will handle all traffic. The general location of the west bound lane and Hale median will become a linear park system with a 4.5 ft. depth open drainage swale (gentle side slopes), 10 ft. pedestrian and bike pathway, landscaping, and an added underground pipe that will link to drainage pipes in Jackson Street west of Colorado.

Street crossings are Ash, Clermont, (with traffic signal), Dahlia, Elm, and 9th Avenue. The stubbed off streets Elm to Forest north of Hale will be linked by an access street – like an ally. Six or more pedestrian path bridges will cross the drainage swale and two 30-inch high overlooks will provide interest. "Managed curb space" on lengths of the south side of Hale will address possible Uber, Lyft, taxi, drop-offs and pick-ups, and autonomous vehicle uses. The RTD bus route will loop north from 9th Avenue. Existing trees will be preserved as possible.

For more information go to www.denvergov.org and search for Upper Montclair Basin. The project's website will appear.

Clogged Storm Drains? Homeowners with storm drains on their perimeter are asked to keep the grates free of debris to ensure proper storm drainage. As leaves begin to fall the grates become blocked quickly and street flooding can occur. If clogged grates happen on a weekday before 5:00 p.m., call 303-446-3400. If after hours or on a weekend, call 303-446-3500. Ask for maintenance and they will send out someone to clear the grates.

#1 Selling Team in Montclair



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1055 Oneida



1150 Pontiac



1213 Olive



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744 Leyden



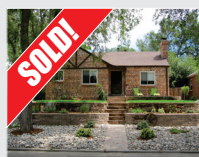
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Businesses Helping our Community

By Sandra Murray- Contagious Media

My favorite time of the year in Montclair is approaching – leaves turn color, the weather cools down and we have our fun annual Membership Wine Event on September 20th at 6:30pm at The Molkery. Be sure to mark your calendar and come meet your neighbors, have delicious bites and cold beverages provided by our friends at Mayfair Liquor and become a member of our community.

Get to know our new supporters. They are both Montclair Residents. Let's welcome them to The Montclarion.

Sustainably Simple Professional Organizing is locally owned and operated and thrilled to be of service to Montclair residents. Professional Organizing is a growing industry that helps individuals and families declutter and streamline their lives. Andrea Bridgeman has lived in Montclair for four years and has spent her entire life tidying and organizing. Offering free consultations and package discounts, Sustainably Simple is a full-service company that will help your home feel like new again. Whether you are looking to downsize, preparing for a renovation, welcoming a new baby, or just ready to find more space at home, Andrea will coordinate all aspects of your project. For more information, please visit www.sustainablysimpleco.com or call or text 720.808.1775.

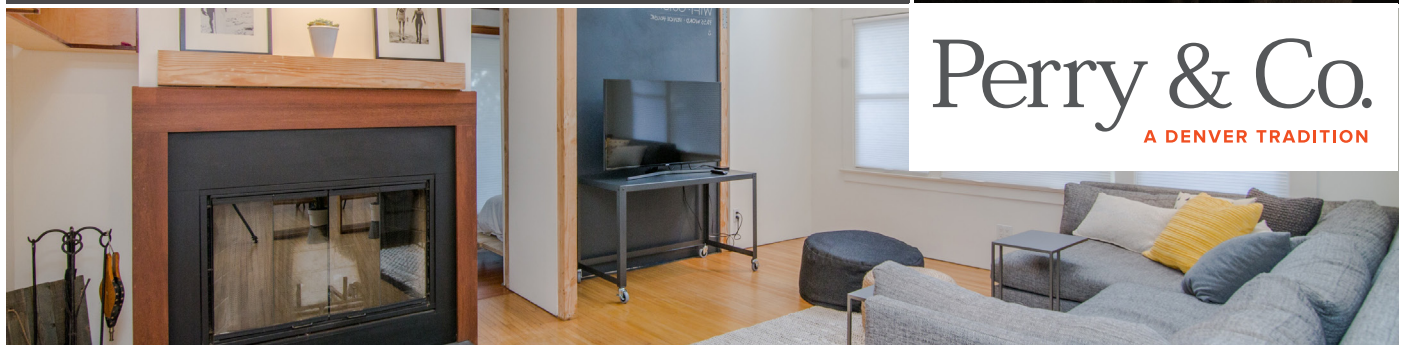
Ginny Abblett Fine Art is a world renown artist who lives here in Montclair. Ginny's paintings are popular with private collectors, decorators and commercial buyers. From deserts, mountains and beaches to Paris parks, Southwestern landscapes and English gardens, her international influences and subjects speak to audiences everywhere. Ginny can create a custom drawing on a floor mat of your pet; custom placemats, table runners – use your imagination when talking with her. Visit her at her studio and see for yourself. 910 Santa Fe Drive, Denver – www.GinnyAbblett.com 303.913.5222
P.S. I commissioned her to do a floormat of Jackson and Glory!

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Community Update on the Proposed Sale and Plans for 793 Olive St.

By Judy Baxter

The property at 793 Olive St, owned by the City of Denver, has been vacant for over 3 years. The City, through its office of Denver Economic Development and Opportunity, has been working on a plan to sell the property to Cottonwood Community Alternatives (CCA). CCA, established in 1991, is a non-profit agency providing community-based supports and services to adults with intellectual and developmental disabilities. If this goes through, CCA will renovate the home as well as another at 716 S. Poplar, to provide affordable housing and services to three individuals with intellectual disabilities and an on-site management team. Many residents may remember the last time the city sold this property to a service provider. The situation evolved to where the city, the property management and tenants were not responsive to very serious community complaints about inappropriate interactions and activities in the neighborhood.

HMCAI was made aware of the sale plans in May and invited representatives from the City and CCA to give a presentation at our May board meeting for a more detailed picture of CCA's proposal and background. The board raised several concerns centered on the community's negative experience with the prior service provider/occupants of this house and on the extent of the renovations needed—including that the location is in the Historic District which would require Landmark Preservation Council's approval for any external renovations. It was agreed at this meeting that a stronger partnership is needed for success. HMCAI proposed to draft a Memorandum of Understanding (MOU) between HMCAI and CCA with the intent of setting expectations and lines of communication that would support this community partnership.

The City also planned, organized and extended notice of the meeting to 50 neighbors in a defined area around the Olive St property. HMCAI sent out two email notifications of the meeting to our membership. This occurred at the Molkey on July 9th. HMCAI facilitated the meeting that included 17 community residents and Megan Yonke (CC Denver), together with Cynthia Opheim (CEO) and Seanna Horton (CFO) of CCA. Important questions were asked about CCAs process for 1) selecting residents for a particular supportive living residence project; 2) selecting the on-site management team; 3) creating clear access and lines of communication with community and 4) being responsive and transparent in dealing with concerns when they are raised. Concerns were raised about who was going to pay for the renovations if they went over the current \$300,000 estimate.

CCA is committed to any overages and seems to have the finances for this. CCA committed to open communications and access and the draft MOU is a unique mechanism which outlines expectations and provides HMCAI with a role of facilitating and supporting community's voice (Draft MOU available on request.)

As someone in the neighborhood who was aware of, but not directly affected by challenges this property posed in the past, I want to acknowledge the importance of these concerns and to make it clear to CCA and the City that this *has* to be different. Based on what I have heard and seen we are on track to make this sale and relationship a positive addition to our community. We will keep the neighborhood posted on further developments.

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