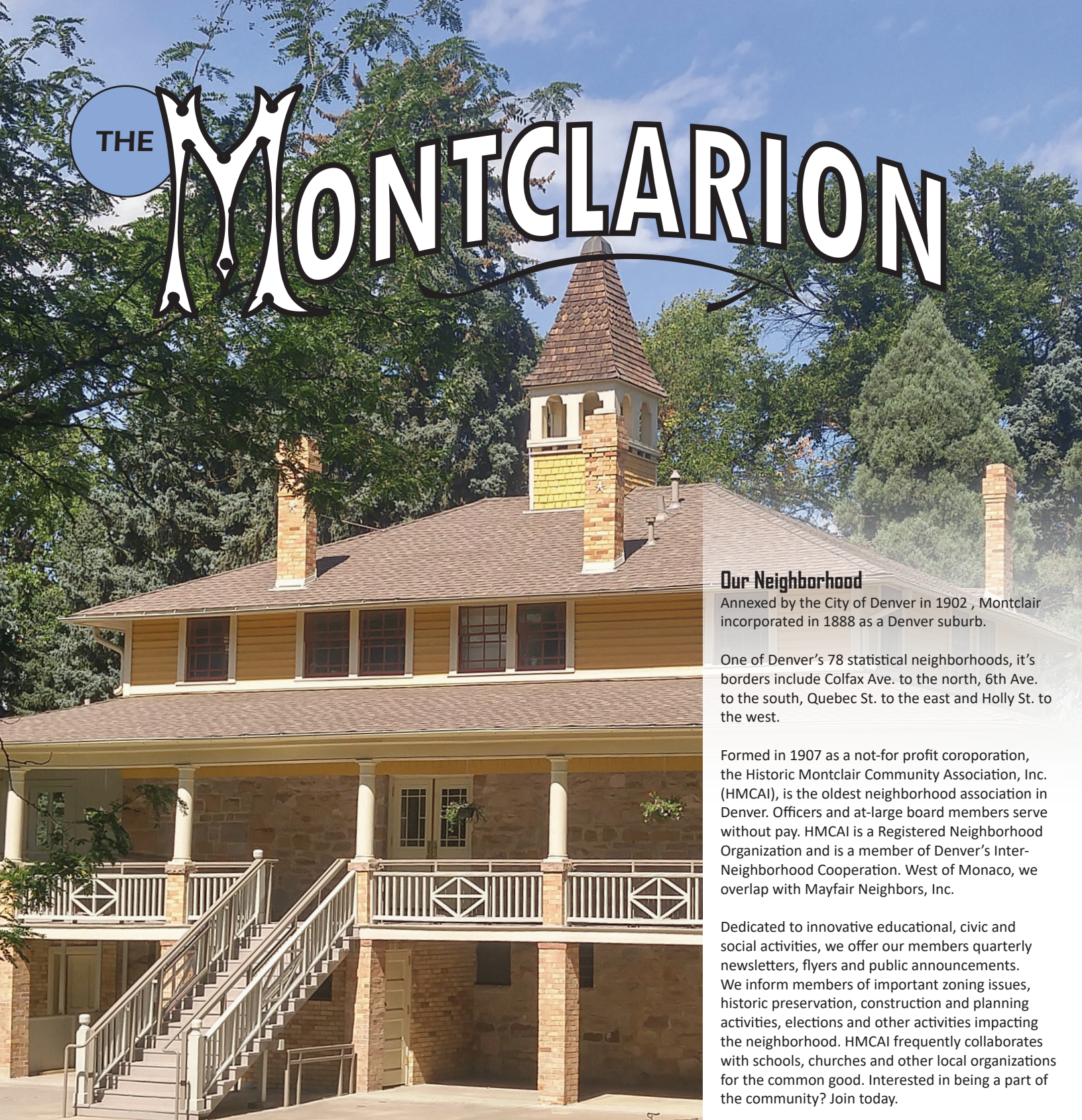


THE

# MONTCLARION



## Our Neighborhood

Annexed by the City of Denver in 1902, Montclair incorporated in 1888 as a Denver suburb.

One of Denver's 78 statistical neighborhoods, its borders include Colfax Ave. to the north, 6th Ave. to the south, Quebec St. to the east and Holly St. to the west.

Formed in 1907 as a not-for profit corporation, the Historic Montclair Community Association, Inc. (HMCAI), is the oldest neighborhood association in Denver. Officers and at-large board members serve without pay. 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.

Dedicated to innovative educational, civic and social activities, we offer our members quarterly newsletters, flyers and public announcements. We inform members of important zoning issues, historic preservation, construction and planning activities, elections and other activities impacting the neighborhood. HMCAI frequently collaborates with schools, churches and other local organizations for the common good. Interested in being a part of the community? Join today.

HISTORIC  
MONTCLAIR  
COMMUNITY  
ASSOCIATION

2021  
1st Quarter

HistoricMontclair.org  
HistoricMontclair@gmail.com





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## President's Note

By Judy Baxter

Happy 2021. It is a new year, and it will be a different year. As last year was truly like no other, this year will bring with it a new normal and a different understanding of how connected and inter-reliant we are. As 2020 drew to an end, I do hope you found ways of being together and joy in the season, however you celebrated it. I also want to acknowledge the many losses. Whether from Covid-19, other illnesses, accidents, or other tragedies such as happened in Montclair, it has been a challenging time to grieve and remember. It is important to hold our community in our heart.



We have continued to stay connected working on projects impacting Montclair. HMCAI, together with volunteer neighbors, have been working to craft Good Neighbor Agreements (GNA) with the owners of both the Sage Assisted Living in Montclair and Cottonwood Community Alternatives at 793 Olive. There is an update in this newsletter on these two projects. I write this note on the eve of the **3rd Annual HMCAI History Soiree** with William Hansen, who showed us how much pandemics change and stay the same, as we looked back at the 1918 Spanish Influenza in Colorado. With over 70 registered, we are keeping this as a standing tradition. We are trying to figure out how pull off a health conscious and legal "Easter Egg Hunt". Stay tuned for further developments.

You may recall in October, we did a neighborhood town hall zoom with Sr. City Planner Andrew Webb on the Group Living Code, dealing with changes in residential care use, household size, and congregate living uses. The code underwent substantial revision through the winter culminating in an 8+ hour city council meeting on February 8th with public comment and council passing the amendment with a vote of 13 in favor and 2 against. Our Councilwoman Sawyer was one of the 2 voting against it. If you have been keeping up with this, you will know that there have been strong opinions about all parts of the amendment and what the impacts will be in the future. The camps were quite clear on both sides with a few of us, I count myself among them, who were in the middle, seeing challenges and opportunities with these changes.

This has led me to begin a conversation with the board, and one that I would like to include the broader community in as well, about the role of HMCAI as the Registered Neighborhood Organization has in taking positions on issues. HMCAI's is dedicated to providing platforms/forums to inform and engage the community. We do this by holding town halls either in-person or on zoom, collaborating with Councilwoman Sawyer's office on various projects, by convening working groups for clear purposes such as writing GNAs, or by participating in working groups such as the East Area Plan Steering Committee. One of the challenges for an RNO and representative democracy in general, is finding ways of learning what people know, what they think and how to then represent them. As our city faces the challenges of growth and keeping a vibrant character, I am interested in your thoughts about how we can be a valuable resource and voice for our community.

Be well, Be safe, Be in Touch with us: [historicmontclair@gmail.com](mailto:historicmontclair@gmail.com)

## HMCAI 2021 Board

**President:** Judy Baxter  
**Vice President:** Carrie O’Shea  
**Treasurer:** Gail Barry  
**Secretary:** Caryle Faust

### At Large Board Members:

Valerie Alford	Gretchen Armijo
Jennifer Bolda	Meg Goos
Bill Keesom	Toni Kuper
James LeDuc	Brian Narber
Bree Neely	Celeste Stragand
Gail Wallace	

## HMCAI Events Calendar 2021

April 3	Easter Egg Hunt	10:00 a.m.
July 4	July 4 Picnic	10:30 a.m.
September 17	Beer/Wine Reception	6:30 p.m.
October 20	Annual General Meeting	7:00 p.m.
October 24	Halloween Party	3:30 p.m.
December 11	Treats with Santa	9:00 a.m.

Stay tuned: a public health conscious Easter Egg Hunt is in development. More to come via email! The remainder of the events are still to be determined.

Questions? Suggestions? Article ideas? Contact your HMCAI Board at [HistoricMontclair@gmail.com](mailto:HistoricMontclair@gmail.com)

## HMCAI Membership Form

Two ways to join: 1- Please print legibly on form and mail with check to:

**HMCAI Treasurer, PO Box 200125, Denver, CO 80220**

Annual dues per household: \$30 (\$15 seniors, ages 65 and older)

Voluntary donation:\$\_\_\_\_\_ Total amount of check:\$\_\_\_\_\_

Name(s)\_\_\_\_\_

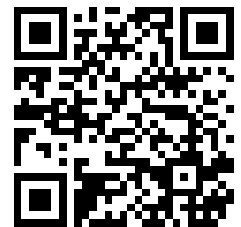
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What would you like to help with?\_\_\_\_\_

2. Or, pay securely online with Square:



*Possibilities include: Treats with Santa, July 4th, Easter Egg Hunt, Cocktail Party, Halloween Party, Board Member, Other (please specify)*

## City Council Approves Group Living Rules Update

From [Denvergov.org](http://Denvergov.org)

Denver City Council has voted to pass the much-needed “Group Living” package of zoning code amendments. The amendments are the product of three years of work by city staff, Denver residents, housing providers, and city councilmembers. Throughout this process, thousands of people have shared their thoughts and lived experiences – all of which were instrumental in shaping the final amendments approved by City Council. These changes will take effect with the Mayor’s signature, giving residents more legal housing options and providers more flexibility to address the needs of vulnerable communities.

The approved package of zoning amendments increases the number of unrelated adults who may live together to five, up from 2 in a house and 4 in a duplex or apartment, and adjusts rules for residential care facilities so they are regulated by the number of people they serve, rather than by the type of service they offer. It also expands the land area available for community corrections from about 3,210 acres primarily in industrial areas and downtown to about 19,000 acres throughout the city in commercial and mixed-use areas.

## City Council District 5 Updates, Spring 2021

by Councilwoman Amanda Sawyer, District 5



It was a very busy end to 2020 in the District 5 Council office, and 2021 started off with a number of things happening as well! COVID numbers began to head in the right direction and the vaccine rollout started. Our office has been working hard all year to connect residents

and small businesses to financial resources, find residents places to get vaccinated, and we have also been working on these initiatives and projects during the past three months:

- In an effort to help our unhoused neighbors and also support our officers who have reported that they often need a more positive way to begin their outreach conversations, the District 5 office purchased and assembled bags of necessities for DPD to distribute in the community for winter 2021. Each one of these bags - which contain items like hats, reusable water bottles, mittens, face masks and hand sanitizer, represents a person in Denver we are working to support.
- To help address a sharp increase in crime along the East Colfax corridor in 2020, our office is writing a grant proposal with the Denver Police Department to staff a Sergeant and 10 officers, seven days per week, doing foot and bike patrols along East Colfax from Monaco Parkway to Yosemite Street. The grant proposal would also provide a designated Victim Services Advocate for East Colfax and support DPD officers in their work to provide more community safety trainings for residents and business owners in the neighborhood. This grant is an effort to partner with DPD to engage in a community policing model along the corridor. We should know whether we were able to earn the grant in late summer.
- We facilitated a neighborhood meeting with Sage Assisted Living regarding their application for a proposed assisted living facility at 8th Avenue and Magnolia Street. As of this writing in early February, the application is on hold. Watch a video of the meeting here: <https://www.facebook.com/DenverCouncil5/videos/983330662186783/>
- Our office also held a neighborhood safety meeting with representatives from DPD and Denver Water, in response to the tragic and frightening events

that happened at Monaco and 9th Avenue on December 28, 2020. Watch a video of the meeting here: <https://www.facebook.com/DenverCouncil5/videos/405200924096659>

- We also began hosting a Registered Neighborhood Organization Leadership Luncheon, held every other month, to better connect our RNOs, share information from community partners from DPD, Parks & Rec and Denver Fire, and provide additional support to our neighborhood groups who do so much for our wonderful communities.

Our work to bring voices of District 5 neighborhoods to city government continues in many ways. As always, feel free to contact our office.

Gratefully,  
Councilwoman Amanda Sawyer

Phone 720-337-5555

Email [denvercouncil5@denvergov.org](mailto:denvercouncil5@denvergov.org)

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[Facebook.com/DenverCouncil5](https://www.facebook.com/DenverCouncil5)

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## Traffic Study Planned for 8th Avenue Corridor, with Virtual Town Hall on April 7

By Amanda Sawyer, Councilwoman, Denver District 5

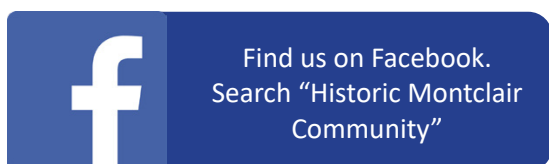
If you've lived in East Denver for more than a few years, you have seen first-hand how much the area has grown. Indeed, over the past decade, this part of Denver has shifted so that neighborhoods that once consisted of mostly older residents are now filled with people of all ages, including many more young families. With growth and demographic shifts, as well as through-traffic from the surrounding communities, increased traffic and safety concerns have arrived, as well.

Regardless of how long you have lived in East Denver, you have probably noticed that transportation infrastructure upgrades have not kept up with the number of housing units and developments built here. One area that is significantly impacted by these issues is 8th Ave., between Colorado Blvd. and Quebec St. To try to address these issues and ultimately increase safety and quality of life for those who live and work in the area, our office has chosen to direct vacancy savings from our 2020 budget towards a traffic study of that stretch of 8th Ave. This decision was made based on the factors described above and, importantly, in response to concerns we have heard from numerous residents in the District regarding traffic speeds and lack of safe crossings across the 8th Avenue corridor.

We think you'll agree that it is essential that this process be community-led. Our office has partnered with District 5 Registered Neighborhood Organizations (RNOs) and local traffic engineering firm Fehr & Peers to conduct community engagement and outreach, and to gather traffic data. The Council District 5 goals are:

- Installation of traffic calming measures along the 8th Ave. corridor.
- Installation of safe pedestrian/bike crossings along the 8th Ave. corridor.

To identify problem specific problem areas along this corridor, we are asking residents to take our survey, which you can access here: <http://bit.ly/8thAveSurvey>



Additionally, on Wednesday, April 7, a Community Town Hall will be held via Zoom at 6:30pm. We hope you will attend to learn more about the project and give us your feedback! Visit this website to register for the Town Hall webinar, and feel free to share it with your neighbors:

[www.bit.ly/8thAveTraffic\\_April7](http://www.bit.ly/8thAveTraffic_April7)

- Webinar ID – 876 7326 7459
- Webinar Passcode – 5555
- Call in number (for phone only) – (720) 928-9299

We hope you'll get involved in the process! As always, feel free to contact us at: [denvercouncil5@denvergov.org](mailto:denvercouncil5@denvergov.org) or 720-337-5555 with comments or questions. Sign up to receive our monthly newsletter and updates at [bit.ly/Council5News](http://bit.ly/Council5News), and we'll also keep you apprised of developments through these communication channels:

[instagram.com/denvercouncil5](https://www.instagram.com/denvercouncil5)

[twitter.com/denvercouncil5](https://twitter.com/denvercouncil5)

[facebook.com/DenverCouncil5](https://www.facebook.com/DenverCouncil5)

Indoor and Outdoor Patio Seating Open!

### Mother's Day and Easter Brunch

Bring the family - let us serve you!

- Chef Served
- Fresh Seafood Buffet
- Salad Station
- Tenderloin & Lamb Carving Station
- Pasta & Vegetables
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- Reservations Required (720-328-9481)
- Seatings: 10am, 12pm, 2pm
- \$50/person \$25/child

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[jerseystcafe@gmail.com](mailto:jerseystcafe@gmail.com)  
720-328-9481

# The Montclair School of Academics and Enrichments Spring 2021

By Merritt Pullam

Thank you to everyone who participated in the 2020 Giving Tree. Special thanks to Cajah Reed for all her hard work on this event, as well as her continued dedication to the Montclair Backpack Program. The Backpack Program is a year-round giving opportunity for our student families in need. If you wish to contribute, please contact Cajah at: [cajah\\_reed@dpsk12.org](mailto:cajah_reed@dpsk12.org).

In January, Principal Ryan Kockler announced that this would be his last year serving at Montclair after leading us for the last 7 years. Ryan's service and dedication to the community is greatly appreciated. We wish him well. Susan Miller-Curley will be our interim Principal for the 2021-2022 school year. Susan has an extensive background in education, and has been our Principal Resident at Montclair. Her familiarity and experience will allow us to tackle present challenges, and to intentionally move forward.

During the next year, we will be engaging with our community in "One Montclair." This co-creation, co-delivery, and co-accountability vision of what is next for Montclair will draw input from all members of our diverse

community. One Montclair will shape our leadership plan beyond our transition year.

We are proud members of the Northeast Denver Innovation Zone (NDIZ), led by Executive Director Vernon Jones Jr.. Susan and Vernon will be hosting conversation circles to connect with our community as we plan forward starting on March 10, 2021 from 5:30 - 6:30. More information will be coming out for you to register for those sessions starting on March 1st. Go to [www.ndiz.org](http://www.ndiz.org) to learn more about the Northeast Denver Innovation Zone. Visit [Montclair.dpsk12.org](http://Montclair.dpsk12.org) to learn more about Montclair School of Academics.

We have a dynamic and dedicated team at Montclair who are helping students thrive in our constantly changing world. I know they appreciate our ongoing support and face this moment of transition with optimism because of it. We are Montclair and now more than ever, we need to be One Montclair. We look forward to the future that we will dream and deliver together!

Thank you! Go Cougars! Montclair Rocks Woohah!!!

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## Montclair Community Garden

By Idelle Fisher

This year marks the 11th Anniversary of the Historic Montclair Community Garden! Each year we have about 20-25 neighborhood gardeners growing organic food for their families, friends and neighbors in 30 plots.

Are you a passionate gardener and want more room to grow? Would you like to grow organic vegetables, fruits, herbs and flowers and be part of our friendly neighborhood community garden? Do you dream of harvesting your own tomatoes, cucumbers, chile peppers, greens, herbs and eggplants? If so, the Historic Montclair Community Garden may be your new special place to grow and meet your fellow gardening neighbors. Tucked off the

street in the 1400 block of Niagara St., the garden has a pollinator garden, community herb garden, a pumpkin patch, shade trees, large compost bins, and a community picnic table.

The fee for each 6x8' plot is \$35 for the season which covers water, compost, and some garden supplies.

We're always looking for new gardeners to join us, visit: [www.picklewix.com/garden](http://www.picklewix.com/garden) or contact Idelle at [HMCgarden@gmail.com](mailto:HMCgarden@gmail.com) if you're interested in gardening with us!



## 2021 Spring Gardening

By Gail Barry

While always eager for the gardening season to start, for some reason (maybe COVID-19) I am really anxious for spring and gardening this year. I am even expanding my garden spaces so I have more opportunities. I am in the process of starting various seeds for later use in the garden. I have been out, when the weather is decent, pruning out dead vines, cutting down perennials and grasses, and scouting areas that need improvement or change. In March I hope the ground will be ready to be worked, adding soil amendments, and I can start planting and transplanting. Most plants do better if moved while they are still dormant and pruning also works better for some plants and trees when they are dormant.

If you are looking through catalogs or planning for new plants in your garden spaces be aware that zone 4 is the best hardiness for us. We can also grow plants in zone 5 with good success, but, depending on the vagaries of our weather, they can fail. A sudden, extreme temperature drop is one example that sometimes kills them even after years. Using plants in zones higher than 5 is very iffy and would be experimental or treated as an annual. We also have trouble growing plants that like acid soil such as: blueberries, rhododendrons and azaleas. You can sometimes make a special environment for them but they don't usually flourish the way they do in areas with more acid soil.

Here's to happy gardening in 2021!



# Around the Neighborhood



Tall against blue sky  
The masked snowman greets us  
With his wave a day blooms

-J. Baxter



Sunrise at 7th and Newport



Sledding in Montclair Park



Fish Fry Fridays at St. James Catholic Church



Upon completion of asbestos mitigation, Montclair Park's tennis court will be replaced with a brand new court, fence, landscaping, ADA accessible parking spaces, and improved picnic area access.



## Let's Play

By Jennifer Bolda

It is hard to believe that it's been more than a year since COVID-19 arrived, and we've been home with our families. We have an active family and like everyone else Covid has diminished a lot of our fun social life. We were used to dining out, having guests over weekly and a date night biweekly. We have entertained outside on our patio around a fire pit, with snow pants and blankets, but it is far and few between. We have two boys in elementary school that need lots of attention and direction, if not on a device. I am continually looking for fun things to do to keep them entertained and keep our family "sane".

This summer we kept busy with outdoor activities and had fun biking, hiking, playing foursquare, soccer, basketball, badminton and all the other various yard games you can imagine. With the colder weather it has been a little bit more challenging to find activities to entertain children. We take night walks with our flashlights or glowing gloves (makes the walks more fun!), ski on some weekends or stay in and watch movies. Recently, we have purchased quite a few board games and started game nights (we love Timbuk Toys in Lowry for games!). Some of our favorites are Tenzis, Beat That, DenverOpoly, and Sleeping Queens.

**Tenzis** is a dice game that has various games within the game. Each player rolls the dice to see who gets all of their selected number first. It is a game of speed and luck. It is also a nice game because you have a lot of dice that you can use for many other dice games like Farkle. **Slapzis** is a sister game to Tenzis. It is better for younger players because anybody can play and it does not take much skill. **Qwingo, Qwixx, Avocado Smash, and Taco Cat Goat Cheese Pizza** are a nice choice for portable games. It is nice to throw in a bag if you find yourself at an appointment, or restaurant. **Beat That** is a family favorite and fun to experience. It is great for a bigger group as well as all ages 5-80 years old. We have purchased it for our out-of-town family and can play while on a zoom for a portion of the game. We have a 1st and 3rd grader, so **Life** was a good stepping stone to **Monopoly**, and the Denver version is a fun change up to an oldy but goody. **Sleeping Queens** has also been fun and is a great introduction to playing more advanced card games.

Other activities we have enjoyed are painting on canvases, making slime, painting rocks then placing them around the house, tumbling rocks, creating our own "live" board games like chutes and ladders, treasure hunt (takes a lot of time but exciting for kids), making friendship bracelets, cooking and baking, playing sardines or hide and go seek with the lights off. I always appreciate more ideas of

games and activities to do with kids so please share! I hope these ideas give you some entertainment and relief from the screens.

With spring coming and things starting to open up a little bit more we are looking forward to being outside more but until then, what should we play?



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## From the Desk of Chris Hansen, State Senator

District 31



Dear residents of Montclair,  
First and foremost, I would like to thank you for your trust and support in representing Senate District 31. I vow, every day, to work for a better future for our children, a healthier environment, and an economy that works for all. As Lincoln (and then Biden) said, my whole soul is in it. I wanted to use this opportunity to share with you some of the legislation I am working on and ask for your feedback. In my years as a Representative, and now as a Senator, I have found that some of the most valuable insights into my bills have come from my own constituents. You can reach me by email at [chris@hansenforcolorado.com](mailto:chris@hansenforcolorado.com) or by phone at (303) 866-4861. Please let me know your thoughts.

My legislative priorities are as follows:

### **Strengthening Civics Education**

For too long, we have let our teachings of civics fall short of what is needed for our youth. The terrible attack on the Capitol on January 6th showed what can happen when we mix lies, resentment and provocation. This bill will strengthen our civics programs in K-12 schools, create special programs to acknowledge students and schools who demonstrate excellence in civics education, and ensure that our state civics standards are up to par.

### **Reducing Methane Emissions and Adopting Biogas**

Methane is a powerful greenhouse gas, 25-80 times more potent than carbon dioxide, and to make matters worse, it has been mostly ignored in Colorado. Now is the time to reduce emissions by capturing methane from coal beds and biogas sources. This bill would require natural gas utilities to reach GHG emissions targets with 20% reductions by 2030.

### **Modernizing our Transmission Grid**

When it comes to electricity generation and transmission, utility companies want to maximize profit, environmental advocates want clean, zero-carbon energy, and ratepayers want low electricity bills and customer choice. Though these differing priorities may appear to be in conflict, there is a pathway forward that satisfies all three: regionally coordinated transmission organizations. This bill works to transition Colorado toward such organizations, and in doing so enhance grid reliability and interconnectivity, decrease costs for providers and ratepayers, grow capacity for renewable energy and help us reach our statewide greenhouse gas emissions reduction goals.

### **Requiring Safe Storage of Firearms**

This bill makes it a class 2 misdemeanor to fail to safely store a firearm in a way that might allow a child access to the firearm without their parent or guardian's permission; requires licensed firearms dealers to provide a lock with each firearm or face an unspecified misdemeanor with a fine of \$500; requires the state court administrator to notify the state legislature about the number of safe storage charges from the prior fiscal year; and establishes a state fund to provide for a safe storage education campaign.

Again, please reach out to me with feedback on my current agenda or ideas for new legislation.

Your neighbor,

**Chris Hansen**

State Senator, CO District 31

[chris.hansen.senate@state.co.us](mailto:chris.hansen.senate@state.co.us)

(303) 866-4861

[www.hansenforcolorado.com](http://www.hansenforcolorado.com)

# Safety Tips

By Officer Heidi Lewis, DPD District 2

I am offering free CPTED (Crime Prevention Through Environmental Design) Evaluations to all residents in the district. I come out to your residence, examine your hard perimeter, and make safety suggestions for how to target, harden, and more effectively protect your home. Following the evaluation, I provide a detailed report with my findings for your reference.

I *always* suggest that folks do not leave valuables in their vehicles, especially overnight, and that they lock their doors and windows at all times. As far as Auto Theft, the City is currently changing vendors, but within the next few weeks we will have access to steering wheel immobilizers (“clubs”) and residents are able to pick one up for free at the District Station at 3921 Holly St. DPD will announce when those become available. In the meantime, residents can purchase one of these devices at any local auto store. Pertaining to burglaries, I advise folks to light the exterior of their homes with LED bulbs, install a monitoring camera system, maintain the image of their property to display territorial re-enforcement, and engage in neighborhood watch. We have also been seeing immense catalytic converter theft in the district.

Increasing crime trends can be attributed to COVID and the fact that the jail is not currently able to hold people for lower-level offenses, they are being immediately released and back on the streets within an hour.

## How to Spot a Scam or a Fake Water Worker and to Stay Safe

from Councilwoman Amanda Sawyer’s “District 5 News” email (15 January 2021).

- Before opening your door, look for clearly marked vehicles and equipment outside. Denver Water crews drive a white vehicle, clearly marked with the blue Denver Water logo. Check for the Denver Water logo on clothing and hats, and always ask to see an employee identification card.
- Denver Water also works with contractors on projects, including pipe replacement and the Lead Reduction Programs.
- Denver Water employees typically only visit homes to alert residents of an emergency like a water main break or a major construction project that will impact their street. It is rare for employees to actually go inside a home, but if they do, the resident typically called Denver Water to initiate or schedule service.
- When in doubt about a Denver Water employee or someone from any utility company, call them out. If someone says they’re from Denver Water and they look suspicious or you feel threatened, don’t let them in and call 911 right away.
- Homeowners also can contact Denver Water Customer Care at 303-893-2444 to verify if an employee has been dispatched to their home.

The Denver Police Department presents **LOCK OUT CRIME PROTECTING YOUR VEHICLE**

- Always lock your car, roll up the windows and take your keys.
- Never leave belongings in your car. Anything is valuable to a criminal.
- Never leave the car running unattended, even for a short period. Criminals are looking for unattended cars to use in committing other crimes.
- Park in well-lit and busy areas, which makes it harder for bad guys to break in or steal your car.
- Use an alarm system and/or steering wheel lock device, so your vehicle is less tempting to steal.
- Remove the garage door opener when parked near the house so criminals can't use it to access your house.

Please report all suspicious activity immediately  
Denvergov.org/Police  
Emergencies: 911  
Non-emergencies: 720.913.2000

facebook.com/denverpolice @denverpolice denverpolice

The Denver Police Department presents **LOCK OUT CRIME WHEN TO CALL THE POLICE**

- Someone's safety is at risk or there is a threat or actual crime occurring.
- Someone is forcing entrance to a home or business or loading items into a car from an unoccupied home or business.
- Someone is waiting or loitering in front of an unoccupied house or closed business.
- Someone is checking the doors or windows of a residence or business, especially if one or more persons go to the rear of the residence.
- Unusual noises, such as dogs continually barking, gunshots, breaking glass, screaming, an alarm going off, etc.
- Abandoned vehicles on the block, a suspicious vehicle repeatedly circling the area, or someone driving erratically.

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## Baseball OUT of Denver

By Erick Stragand, Montclair Resident and Baseball Nerd

Usually I write about baseball IN Denver, but as spring is here, it's appropriate to talk about the Colorado Rockies' Spring Training, OUT of Denver. The Rockies began their Spring Training in 1993 at Hi-Corbett Field in Tucson, Arizona. At the time, they were the only team in Tucson, with other teams about an hour away in the Phoenix area. In 1997, I decided to go on a "Spring Break" for once: I was going to drive to Tucson to watch a Rockies Spring Training game. I had no idea where Hi-Corbett Field was, or how to get there, but using this (somewhat) new thing called "the World Wide Web", I found enough information to be dangerous. Basically, I would head down I-25 and hang a right somewhere in New Mexico. The next Monday, I hopped in my Isuzu Trooper II and was off.

When I got to Tucson, I found the Rockies' field, located near a golf driving range. So I spent some time smacking golf balls. I went to the game that night and found that Hi-Corbett Field was like a fancy high school stadium. A nice contrast from the large and LOUD atmosphere of Coors Field. While I recall that the Rockies played the Milwaukee Brewers, I don't remember anything that happened on the field-- aside from a family of geese flying into right-center field and hanging out for a few innings.

On my way home, I stopped at the town of Picacho Peak

to use a payphone. After using the phone, I slapped my Trooper into reverse to back out of the parking lot and that's when it hit me. Rather, that's when I hit IT: a 25 foot lightpole. My Trooper backed into it like a mallet, snapped it, and it fell in the middle of the parking lot. I was not just embarrassed, but scared that I was in the middle of nowhere and had made a very obvious (and loud) mistake. Luckily, the pole missed someone's car by about 3 feet. A few patrons from the bar across the lot came out to see what had happened and the police were called. Being a rural community, it took about 2 hours for the police to arrive at Picacho Peak. In the meantime, the bar patrons joked around with me and one guy offered to buy me a beer. I told him: "sure! Oh wait. The cops are coming...I'd better pass". When the officer arrived, he was rather cool about the whole thing and, suprisingly, didn't write me a ticket. We then had to wait for the utility company to arrive. After about an hour, the officer dismissed me, but gave me his card and would be in touch if anything came up. Twenty-four years later, I still have his card in my desk, but nothing has come up.

The whole trip started something of a tradition for me: the crazy solo baseball adventure. Since then, I've gone on unconventional trips, seen odd sights, and met great people, all "Because of Baseball".

## 12th Avenue Neighborhood Bikeway

Denver Moves, the City and County of Denver's Bicycle and Walking Action Plan, identified the 12th Avenue corridor between Garfield Street and Yosemite Street (City of Aurora) as an ideal candidate to become a neighborhood bikeway (NBW). The 12th Avenue Neighborhood Bikeway was envisioned with new design features that would enhance bicycling and walking for a wide range of people. It would support motor vehicle traffic traveling at speeds that are consistent with the posted limits of 25 MPH. It would not rely on traditional bike lanes. The 12th Avenue Neighborhood Bikeway would utilize a collection of

treatments including traffic calming, signing, marking, and intersection improvements. The treatments would be specific to each location and evolve as travel patterns adjust over time.

For more information please go to:

<https://tinyurl.com/9nnjnhta>

Please help the project team and take a few minutes to complete the 12th Ave. Bikeway Survey.

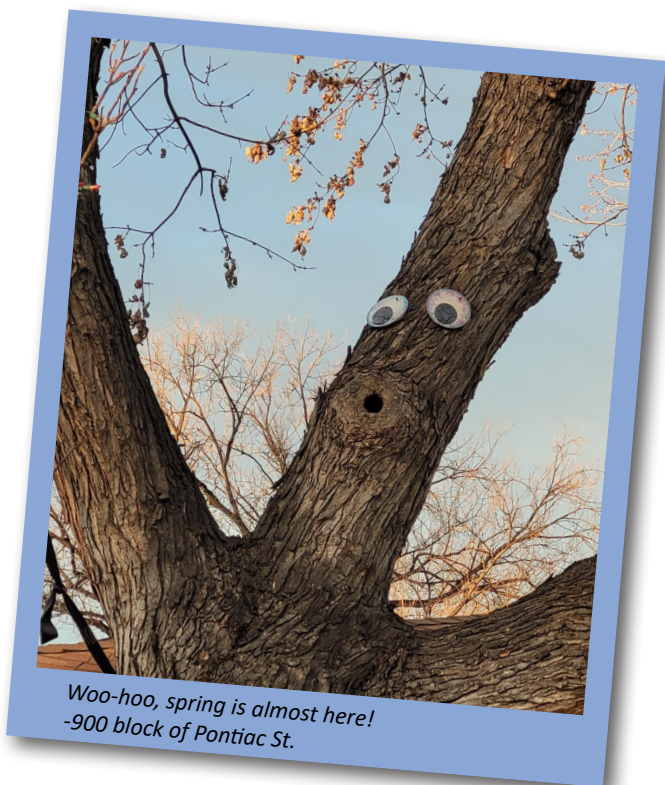
<https://www.surveymonkey.com/r/E-12th-Ave-Bikeway>

## Montclair Home Sales Snapshot

By Valerie Alford, Your Castle Real Estate

- Under Contract: 5
- Solds (inc. townhomes& condos): 27
- Average List Price: \$709,222
- Average Sold Price: \$691,697
- Average Price Per Square Foot Above Grade: \$440
- Average Price Per Square Foot Total: \$329
- Average Days on Market: 34
- Average Sale/List: 97.84%

The beginning of 2021 saw a massive increase in showings and record highs over previous years! Listing agents are excited and look forward to seeing how this trend impacts the rest of 2021.



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[celeste@thereforellc.com](mailto:celeste@thereforellc.com)



## Project Updates: Sage Assisted Living in Montclair and Cottonwood Community Alternatives

By Judy Baxter

Many of you may be wondering what's going on with the two new residential care projects that are coming to Montclair. HMCAI, together with the owner/operators of each project, will provide updates at each newsletter. HMCAI's role is to be a connector and facilitator for these projects to be successful additions to our community.

### Sage Assisted Living in Montclair at 8th and Magnolia:

Mike and Rachel Gummerson, the owners of the property at 6601 E. 8th Ave., applied for and received a residential permit to create a private, assisted living facility for 13 residents (an allowable use of this property per the Denver Zoning Code). They are still working with the city to reach an agreement related to off-street parking. Following an informative town hall, we convened a meeting with Steve Charbonneau, an experienced mediator whose services were provided by Councilwoman Sawyer, where concerns and questions were heard. From this, we formed a working group that included the owners, HMCAI (G. Armijo, J. Baxter, C. O'Shea), neighbors (S. Burleigh, H. Greenfield, L. Parker,) and Mr. Charbonneau to craft a Good Neighbor Agreement-Memorandum of Understanding (GNA-MOU) to establish expectations and partnership between Sage and the neighborhood (completed 1/30/21). Extensive interior renovations will be underway after plans are approved with no enlargement of the footprint and no pop-top. The work will take 6-8 months once started. Extensive changes in landscaping, new front entry/porch, sidewalks and different parking configuration will also be done. The Gummersons are hoping for a time table of having residents the end of 2021 or early 2022.

### Community Corner - Spring is in the Air

By Celeste Stragand

Spring is in the air – the birds are chirping, the foliage is starting to bloom outdoor patios, self-wellness and home improvements are calling your name.

Need to relax and unwind? Give [Skincare by Emilia](#) a call. She can customize a facial, get you smooth and waxed or Zoom ready with a brow and lash tint. She even offers Montclair residents a special – check out the back cover for more info.

Looking for some home assistance? [Five Seasons Windows](#) is ready to freshen up your view with new, energy efficient windows. And [Don's Handyman Service](#) can provide you with that extra pair of hands to complete all of those spring-cleaning odd jobs. Need the house painted? [Ireland's Finest](#) is offering 20% off for neighbors.

### Cottonwood Community Alternatives (CCA) - 793 Olive:

This project didn't go away, it just stalled because of COVID-19. To refresh your memory, this city owned property is required to be used as residential care for those with disabilities. CCA, established in 1991, is a non-profit agency providing community-based supports and services to adults with intellectual and developmental disabilities. The city, as part of the sale agreement, and CCA, are making substantial commitments to renovate the property. When completed it will house 3 residents, together with non-residential on-sight management staff. It's been over 18 months since our community meetings/activities about this property lead to a draft of a MOU with CCA (G. Barry, J. Baxter, S. Fasing, C. O'Shea, C. Ralston). We dusted that draft off and worked again with Steve Charbonneau to craft an updated GNA/MOU which was completed in February. The closing date of the sale is 3/31/21 with the requirement that construction be completed within a year of closing. CCA hopes to have full occupancy soon after construction is completed.

In both cases, the GNA-MOU documents set mutual expectations, means of accountability, and provided clear lines of communication for a true partnership. A special thanks goes out to those who helped craft these agreements with their thoughtful contributions of time and perspective.

And while we are talking about houses, if you want to buy or sell, local real estate leaders [Valerie Alford](#), [Jamie DeBrosse](#) and [Gail Wallace](#) are ready to serve you.

We bring you this quarterly newsletter due to the support of community members like the ones mentioned above and seen advertising throughout. Please support our neighborhood contributors, and let them know you saw them in the newsletter.

Want to showcase your business in the next issue? Reach out, we'd love to have you join us! (Inquiries, please contact Celeste: [celeste@thereforellc.com](mailto:celeste@thereforellc.com)) Stay safe, and enjoy the sunshine!

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