



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.

4th quarter 2020 | HistoricMontclair.org | HistoricMontclair@gmail.com

**Wishing You and Yours a
Happy and Safe Thanksgiving!**

**“Be present in all things,
and thankful for all things.”**

-Maya Angelou



Table of Contents

- 2** President’s Note
- 3** HMCAI Info
- 4** Councilwoman Amanda Sawyer
- 5** Treecycle
- 6** Montclair School of Academics and Enrichment
- 7** RHMCAI General Meeting Recap
- 8** Fall in Montclair
- 9** Einstein Academy
- 11** From the Desk of Chris Hansen, State Senator
- 12** East Area Plan Update
- 13** Crime Update
- 13** Montclair Home Sales Snapshot
- 14** Community Corner
- 15** Fall-Winter Garden Possibilities

President’s Note

By Judy Baxter

What words have you been using to describe the last 8 months? In my world, fluid described the ever changing situation coming our way forcing us all to “go with the flow”— pivoting was about finding new ways of doing something you’ve always done one way. And the word virtual is now attached to everything: virtual birthday parties, happy hours, hugs, fund-raisers and community meetings.



HMCAI dealt with COVID-19 restrictions by staying fluid in our decision-making, finding ways to pivot when we couldn’t have our in-person meetings by going virtual as the next best way of staying connected. All the while, promoting the safety of our community. Realizing the COVID restrictions would continue into next year, HMCAI set up a Zoom account so that we could host larger meetings.

In the last month, we had 4 virtual meetings. In September, our board met for the 7th month by Zoom and made plans for how to best connect the neighborhood to important issues. We put out the word through email and NextDoor about a virtual information meeting on 10/17 with Sr. City Manager, Andrew Webb on the amendments to the Group Living Code. This ordinance addresses changes in regulations regarding residential care use, household size— especially of unrelated individuals who can reside together and congregate living uses. There will be hearings on parts of the amendment and the timeline for bringing it to city council is January, 2021. We will post the presentation on our website and keep you updated.

Our biggest pivot came on Oct. 21st, we had 60+ people register for the HMCAI’s Virtual General Meeting that included: approving a 2021 HMCAI board, a presentation from Councilwoman Amanda Sawyer with a District 5 Report and an East Area Plan Recommendations and Update from Sr. City Planners, Elizabeth Weigle and Curt Upton (See Marti Holmes’ Column). Check out the summary our Secretary, Caryle Faust, has in this newsletter. We will be posting these presentations to the HMCAI website and soon will post recordings of these meetings.

The 4th virtual opportunity hosted and organized by Councilwoman Sawyer was a town hall bringing together the owners of the Sage Assisted Living in Montclair property (NE corner of 8th & Magnolia), Mike and Rachel Gummerson; the neighborhood with Carrie O’Shea and Judy Baxter serving as panelists summarizing community concerns; and Councilwoman Sawyer keeping us informed of the context for this type of development. Focus was on facts and how we can insure a positive partnership between the neighborhood and Sage. We will form a working group-task force to develop a Good Neighbor Agreement-MOU. Be in touch, if you are interested.

It has struck me how, once we recovered from the initial shock of a pandemic the world keeps turning and important work needs to be done. Whether it is in your home caring for your children and their education, at your place of work, getting take-out at a local restaurant or investing in your community, we need to give it our all and we do. We wish you a bright and safe holiday season and start of the new year.

HMCAI Cancellations

Due to the ongoing Covid-19 pandemic, the annual HMCAI **Treats with Santa** event is canceled.

HMCAI Events Calendar 2020

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

February 28	Wine & History Evening	6:30 p.m.
April 11	Easter Egg Hunt	10:00 a.m.
May 16	Garage Sale	8:30 a.m.
July 4	July 4 Picnic	10:30 a.m.
September 18	Beer & Wine Reception	6:30 p.m.
September 19	Garage Sale	8:30 a.m.
October 21	General Meeting	7:00 p.m.
October 25	Halloween Party	3:30 p.m.
December 12	Treats with Santa - canceled	10:00 a.m.

HMCAI 2020 Board

President: Judy Baxter

Vice President: Carrie O'Shea

Treasurer: Gail Barry

Secretary: Caryle Faust

At Large Board Members:

Valerie Alford

Jennifer Bolda

Marti Holmes

James LeDuc

Bree Neely

Gail Wallace

Gretchen Armijo

Meg Goos

Toni Kuper

Brian Narber

Erick Stragand

Questions? Suggestions?
Article ideas? Contact
your HMCAI Board at
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) _____

Address _____

Phone(s) _____

Email _____

What would you like to help with? _____

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

2. Or, pay securely
online with
Square:



Looking Forward as We End an Extraordinary Year

by Councilwoman Amanda Sawyer, District 5



As we head into the 2020 holiday season, I have to reflect on what an extraordinary year 2020 has been. Certainly, on January 1, none of us could have predicted the global pandemic, the resulting economic crisis, the social unrest or any of the other challenges our community has faced this year.

As a City, we have had to pivot significantly from where we were headed at the beginning of 2020. Instead of the position of economic strength, we have an anticipated \$228 million budget shortfall in 2020 — due mostly to limited sales and lodgers tax revenues this year. As a City, we are relying on our reserves, CARES Act funding, and FEMA reimbursement to provide essential city services to our residents. Our City priorities are focused on essential services like rent and eviction support, and food distribution to help keep Denverites housed and fed.

At the District 5 office, our 2020 priority was also ensuring that our district budget dollars remained in District 5 and went directly to supporting our residents and small business as immediately as possible. Each Council District receives an annual budget of approximately \$250,000, and district offices must use that for everything we do, including to staff salaries, office supplies, business travel, special projects, community outreach, mailings, donations, or special events. As you can imagine, that money goes very, very quickly! We used that money to support our small businesses and nonprofits, for rental and eviction services and housing support, to get food in the hands of our hungry residents, for our parks and open spaces, and to support community safety — including funding for a traffic study of 8th Avenue. How the District 5 office has supported our own this year is shown on the accompanying chart.

In 2021, we expect to continue to see deep economic hardship in our community. As of this writing in late October, the Mayor's Budget has not yet been formally approved by Council. We anticipate an estimated \$193 million gap between the City's estimated annual revenue, and estimated expenditures next year. Residents will see a reduction in some basic services - which you have already noticed, for example the trash cans being removed along the 6th Avenue and Monaco Parkways. Unfortunately, the financial gap we anticipate is even larger than what the City faced during the Great Recession in 2008.

As a City, we have a plan in place to accelerate some of our infrastructure improvement projects using funding secured from sources other than Denver's General Fund (like the Elevate Denver Bonds, for example). We're grateful for our community volunteers who are helping to fill some of the City's service gaps in the meantime. A huge thank you to the more than 65 District 5 residents who came together for our first D5 Parks and Open Space Cleanup Day on October 11th. We're planning a Spring Clean Up Day.

As we enter the New Year, let's do it with renewed hope for a brighter 2021. Let's resolve to work together to keep Denver thriving. As always, please reach out to our office if there is anything we can do to assist you. Our 2nd Annual D5 Community Survey will close on December 31, and we would be grateful if you would provide us your feedback at bit.ly/d5survey2020.

Wishing you and your loved ones a very Happy Holidays, and a very healthy and safe New Year.

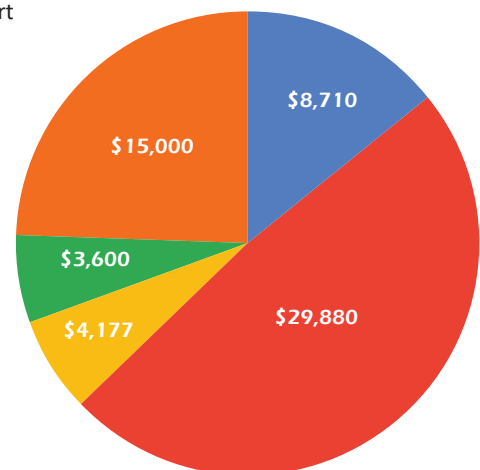
Gratefully,
Councilwoman Amanda Sawyer

Phone 720-337-5555

Sign up for our monthly newsletter at bit.ly/Council5News
Facebook.com/DenverCouncil5

District 5 Community Support Expenditures Total: \$59,367*

- Parks & Open Spaces
- Community Safety & Traffic
- Small Business & Nonprofit Support
- Housing & Homelessness Support
- Food Bank Donations



* As of this writing, in late October 2020, some of these donations are budgeted but not yet distributed.

Treecycle

Treecycle is a seasonal program offered by Denver Recycles that turns discarded Christmas trees into mulch after the holiday season. Free Treecycle mulch is made available to Denver residents at the Mulch Giveaway and Compost Sale in May.

2021 Treecycle Collection: January 4 - 15 Recycle your Christmas tree after the holidays!

How it works:

1. Remove all decorations, lights, and the tree stand from your tree.
2. Set your tree out for collection on one of your scheduled trash collection days between January 4-15, 2021.
3. Pick up free mulch made from your tree at the annual Mulch Giveaway & Compost Sale in May.

Remember:

- Only natural, real trees are collected by Treecycle crews. No artificial or flocked trees.
- Set trees out by 7 a.m. on your scheduled trash collection day.
- Curb customers: Place your tree in the same location as your trash cart.
- Alley customers: Place your tree behind your property.
- Trees must be placed at least two feet away from collection carts, structures, and other obstacles. Do not place trees inside bags or collection carts.
- Trees may also be dropped off at one of two Treecycle drop-off sites, open through January 31.
- Treecycle is for Denver Residents only.

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The Montclair School of Academics and Enrichments 2020 Giving Tree

By Merritt Pullam

The Fall 2020 school term has been filled with many questions and much anxiety. Many of our students returned to in-person learning in October. Thank you to all our teachers and staff who have been guiding our children through this difficult time — whether on-line or in-person. Please take a moment and thank the helpers who live around us. They are a valuable asset in our community.

This year, we look forward to the opportunity to spread holiday joy amongst our community members. Montclair School of Academics and Enrichments will be hosting a Giving Tree where you can anonymously select a request to fulfill one of our community members' wants or needs for the holidays. Montclair students or family members under the age of 18 years old are eligible to receive a gift for the holidays. You can be assured that your generous gift(s) to one of our neighbors will be greeted with joy and appreciation. Visit Montclair.dpsk12.org to click on the link to the **2020 Giving Tree**.

Many of our Montclair families are in need of Holiday Joy. Our kids request clothes, gloves, shoes, toys, and more. Wrapped and tagged gifts will be due no later than **Friday, December 11th**. Gifts will be distributed on Wednesday, December 16th. Your gift(s) are greatly appreciated!

You may also choose to sign up for our Amazon Smile Program to purchase the giving tree gift you select. This will further help our school fundraising. Amazon donates a portion of the sale directly to Montclair when you sign up for Amazon Smile. See all information on the school website.

Questions about the Giving Tree or how you can donate to the school can be answered by :

Cajah Reed at (720) 234-4191 | cajah_reed@dpsk12.org
Merritt Pullam at 303-419-2622 | merrittpkw@gmail.com.

Thank you to the members of our community who continue to donate money directly to PEAK (Parents, Educators, and Kids) throughout the pandemic. We have been using those funds to help support our "Backpack" program, which helps feed some of our families. Your generosity is appreciated.

Let's Go Cougars!! Montclair Rocks, whoohah!!!



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HMCAI Annual General Meeting Recap

By Caryle Faust, HMCAI Secretary

On October 21, HMCAI held its first Zoom general meeting. There were 51 participants, which approximated our usual in-person meetings. The agenda for the evening consisted of the following topics:

- HMCAI Update
- Board of Directors Election
- District 5 Councilwoman Amanda Sawyer Brief
- East Area Plan Update

HMCAI UPDATE

Our newsletter is now distributed via USPS instead of hand delivered. Membership renewals have been down, due to the lack of in-person events. Everyone is encouraged to renew with a credit card at www.historicmontclair.org. An email reminder will also be sent.

BOARD of DIRECTORS ELECTION 2021

Dave McCord submitted the following slate of nominees for the HMCAI Board of Directors:

President: Judy Baxter

Vice President: Carrie O'Shea

Secretary: Caryle Faust

Treasurer: Gail Barry

Members at Large:

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

The slate was approved unanimously.

DISTRICT 5 COUNCILWOMAN AMANDA SAWYER

With the significant impact of the pandemic on small businesses, the Councilwoman's office has developed a website to identify small businesses that are open and ready to serve the community. Please take a look and avail yourself of the service: denvergov.org/WeAreOpenDenver

Councilwoman Sawyer sponsored two amendments that will be on the November ballot:

- 2F Modernization of Charter Language.
- 2E Council Approval of Mayoral Appointees

\$20K of the Councilwoman's budget will be allocated to a traffic study of 8th Avenue.

East Area Plan (EAP). The EAP was passed by the Planning Board and will now move forward to the City Council for a vote. This plan has had the largest and most significant community involvement in the history of the Community Planning and Development (CPD) Department. The complete plan is available at denvergov.org/eastplan.

The Planning Board amended the plan before approval, removing the language that specified areas that were primarily single unit housing would remain so. Councilwoman Sawyer and Councilman Herndon plan to propose an amendment that would reverse that language at the City Council Meeting.

Group Living Amendment. This amendment will not go to the City Council as is; it has been returned to Land Use, Transportation & Infrastructure Committee for modification. One of the most contentious tenets of the amendment is the increase of residents in single, detached housing. As it stands right now, the increase would be from 2 unrelated adults with unlimited family members to 5 unrelated adults with unlimited family members. In higher density areas the maximum of unrelated adults could be as high as 10. Applicable hearings were on November 10 and 17, and the amendment can be found at: denvergov.org/groupliving.

8th and Magnolia. The new owners of 6601 E. Magnolia Avenue have requested a ZPIN (this is not considered a zoning change), which will allow the single-family residence to become a Group Living Use – Residential Care/Large Permit. Councilwoman Sawyer reminded us, the city is legally obligated to provide “reasonable accommodations” for our vulnerable population in accordance with city, state and federal law. The new owners are proposing 13 bedrooms, all individual rooms with their own bathrooms. The existing garage would be converted to living space. Each bedroom would require .25 parking spaces be allocated. The Zoning Administrator will make the final decision to approve, approve with conditions, or deny the application. There is no public hearing, but there is a 30-day review period and comments can be submitted to: KirstenCowan@denvergov.org.

Montclair Tennis Court. The city estimates the demolition of the tennis court before full snow season sets in and construction will begin in Spring 2021. A request will be submitted to have pickle ball lines painted on the court.

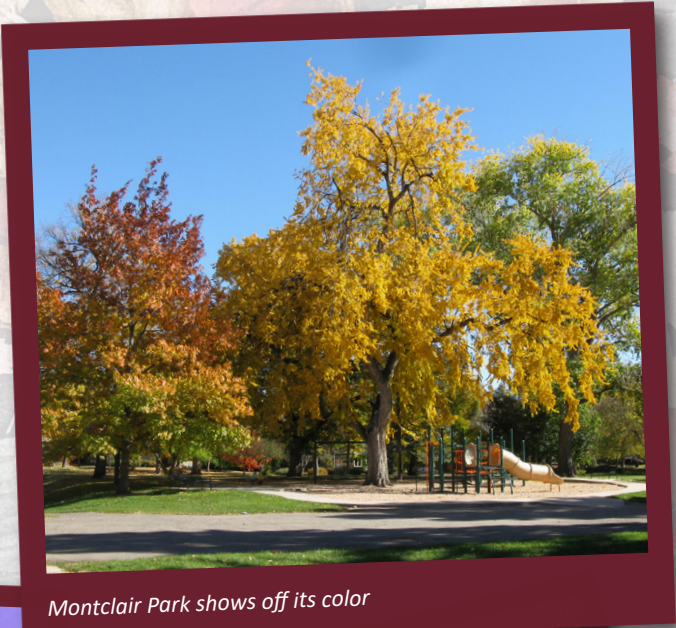
EAST AREA PLAN (EAP)

City Planners Curt Upton and Liz Weigle provided an overview of the newly minted EAP. The EAP is the City's neighborhood plan for the census areas of East Colfax, Hale, Montclair and South Park Hill. The plan is a long term, 20-year guide and not regulatory. For a thorough outline of what the plan covers and applicable recommendations please see Marti Holmes' article included in this newsletter.

Fall in Montclair



Rosenquist family : Artemis, Thanos and Pippi Longstocking ready for Halloween



Montclair Park shows off its color



A colorful tree on Newport St.



Fall colors by Elyn Moldow



Young vampire Felix Kark out on All Hallows' Eve



Bolda cousins carve pumpkins

Einstein Academy

By Dr. Sara Levy, Head of School

Einstein Academy, a new private school for kindergarten through fifth grades, is thrilled to join the Montclair community as part of Newport Street Retreat, the former Methodist church at 12th and Newport.

When looking for a space, Montclair (and especially Newport Street Retreat) seemed like a perfect fit due to the central location and character of the neighborhood. One of the goals of the school is to get students outside as much as possible, so you might see the kids around the neighborhood, going for a morning walk, enjoying recess, or holding class outdoors.

The school's mission is to engage students in authentic, meaningful, and reflective learning to foster skills, cultivate growth, and contribute to our community, while integrating the universal values of Judaism.

The school works to engage students in being problem seekers and solvers, by working with the community to identify authentic challenges and working together to make the world just a little bit better. The tag line of the school is "Learning for Life," believing that the role of education is to prepare students for the real world, helping them to be empowered and knowledgeable citizens.



Co-founders Dr. Sarah Levy and Mark Parmet serve as the heads of school. The school opened on August 17 with 27 students enrolled in three multi-age classrooms, spanning grades K-5. The learning takes a hands-on experiential approach, differentiating by learning type and encouraging parents to be active members of the community.

For example, a recent unit was based around the question, "How we can redesign the space behind the building to be better used by the community?" Students in each class collected information, researched and ultimately, came up with different answers. The varied answers included: one class building an outdoor classroom with a sensory garden; another class incubated chickens including a chicken/rabbit coop for cohabitation and the final class designed a garden space to grow rabbit/chicken food as well as provide pollen for bees.

Einstein Academy is looking to grow for the 2021-2022 school year, adding more students to each grade and expanding into a middle school. While the school is based on Jewish values and culture, one need not be Jewish to attend, and families from diverse backgrounds are welcome.

For more information, check out EinsteinAcademyCO.org or contact 720-449-1241 or Info@EinsteinAcademyCO.org.





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From the Desk of Chris Hansen, State Senator

District 31



Friends and neighbors,

I want to first take this opportunity to say thank you for your engagement in the 2020 election, East Denver and Montclair in particular, have very high voter turnout rates and demonstrate that we take our civic responsibilities seriously. Thank you to those that have contributed in some way to my campaign, shared social media posts, joined or hosted a fundraiser, or endorsed my candidacy. Politics is a team sport, and I could not have made it this far without you. As we now look ahead to the 2021 legislative session, I want to give you a preview of my legislative priorities, and the budget situation we'll be facing.

This year, I plan to recommit my efforts to addressing climate change and decarbonizing our state. To do so, I plan to introduce bills that will capture wasted methane and utilize agricultural waste to offset the need for additional gas production, direct the state to prioritize low carbon building materials in state infrastructure projects, remove tax credits for coal mining, and implement measures to encourage the build out of electric transmission to boost renewable energy. Additionally, I am planning to introduce a measure that will reduce barriers for low-income renters, and plan to cosponsor a bill that will increase penalties for failing to securely store firearms.

The elephant in the room that the General Assembly will have to address is our looming budget situation. The upside is that our economic recovery is looking better than what was predicted in mid-2020, and there is a likely federal assistance package for states on the horizon. However, the harsh reality is that we faced a \$3.3 billion (10%) deficit in our state general fund in 2020, and it is looking like we'll face a similar shortfall this next year. Some tools that my colleagues and I are considering are closing tax credits loopholes to prioritize funding for education, healthcare, and working families.

I am grateful for the opportunity you have given me to serve you in the State Senate for another four years. I am committed to representing and fighting for our community, and working to improve the state of Colorado every day I am in elected office. If you would ever like to meet with me to discuss my legislative agenda or even propose an idea of your own, please don't hesitate to reach out.

Your neighbor,

Chris Hansen
State Senator, CO District 31
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East Area Plan Update

By Marti Holmes

The Steering Committee for the East Area Plan has studied life in Montclair and adjacent neighborhoods (Hale, Mayfair, East Colfax, South Park Hill) to create a guidance document that addresses all aspects of neighborhood life for the next twenty years. This Plan has been shaped by feedback from 2,600+ community members who have attended 100+ community events, 4,000+ participants in online surveys and emails, and 8,500+ comments.

The Steering Committee met on Sept. 23rd to vote on the Plan. After discussion and with a vote of seven to one, the Steering Committee moved the Plan to the Planning Board.

On Oct. 7th, the Planning Board met to discuss moving the Plan to City Council. Councilwoman Sawyer spoke in favor of the Plan. After much discussion and public comment, the Planning Board in a six to three vote moved the Plan to City Council, after removing language in the plan about single-unit areas remaining primarily single-unit.

At a meeting of Land Use, Transportation, and Infrastructure (LUTI) Committee of City Council on October 20th, both Councilperson Sawyer and Herndon indicated that they will be proposing an amendment to the Plan reversing that language at the City Council review of the Plan. On Oct. 21st, Elizabeth Weigle and Curt Upton, senior planners with Denver Planning Department, presented the Plan to the Montclair annual meeting and entertained questions.

Priority recommendations:

- Help current residents and small businesses stay in the community long-term by connecting them to resources and making more housing options available and affordable to families and individuals
- Ensure East area is an inclusive place in the future by increasing the amount of affordable housing using all available methods
- Make Colfax Avenue a street that brings the East Area's diverse community together
- Celebrate architectural history of East Area by encouraging preservation of existing homes and requiring complementary design of new housing
- Preserve trees and landscaped areas
- Create new parks and community-gathering spaces and use green approaches to storm-water management to make the East area safe from flooding, healthier, more climate resilient
- Save lives and reduce pollution by making streets safer and more convenient for walking, bicycling, and transit

Key Issues:

- Building heights
 - ◇ Recommends mostly 3 and 5 stories, 7 stories at Krameria and Yosemite
 - ◇ Allow additional height in key areas only when community benefits provided:
 - On-site affordable units
 - New park in Mayfair Town Center
 - Affordable commercial space or community-serving uses
 - Preservation of an existing character building
 - ◇ Include inclusive engagement in development of regulations
 - ◇ Integrate additional tools for affordability
 - ◇ Improve transitions to residential areas
- Single-unit area
 - ◇ Reaction to original May 19, 2019 recommendations included:
 - Some community members concerned about impacts or feeling targeted
 - Some felt we didn't go far enough and preferred elimination of single-unit zoning
 - ◇ Current recommendation:
 - Replaced specific map/area recommendations with area-wide recommendation with guidance for citywide implementation to integrate housing options in appropriate locations in all of East Area
 - Support for ADUs on all lots and neighborhood-wide re zonings (design review would still be required in Montclair Historic District)
 - ◇ Anti-displacement strategies
 - Anti-displacement is a priority of the plan and integrated into all policies
 - 27 policies in the Plan directly address anti-displacement Interdepartmental group formed with focus on short-term implementation

Next steps:

- Nov. 2: City Council's first reading of the Plan (no public comment)
- Nov. 16: City Council will hold a courtesy public hearing with public comment and consider adoption of the Plan

With this, I bid you a fond farewell. After a great deal of thought, I found it necessary to relocate out of beloved Montclair, where I have raised my children and spent nearly half a century. I will always be a Montclarian in my heart.

Crime Report

From Denver Police Department

CRIME IN MONTCLAIR REPORTED OFFENSES BASED ON UCR STANDARDS

TYPE OF OFFENSE		JAN-SEP 2019		JAN-SEP 2020		CHANGE	
		#	%	#	%	#	%
VIOLENT CRIME	Murder	0	0.0%	0	0.0%	0	NA
	Rape	4	2.2%	1	0.4%	-3	-75.0%
	Robbery	4	2.2%	8	3.1%	4	100.0%
	Aggravated Assault	12	6.5%	14	5.5%	2	16.7%
SUBTOTAL		20	10.9%	23	9.0%	3	15.0%
PROPERTY CRIME	Burglary	20	10.9%	31	12.1%	11	55.0%
	Larceny (Except Theft from MV)	86	46.7%	113	44.1%	27	31.4%
	Theft from Motor Vehicle	27	14.7%	42	16.4%	15	55.6%
	Auto theft	31	16.8%	46	18.0%	15	48.4%
	Arson	0	0.0%	1	0.4%	1	NA
SUBTOTAL		164	89.1%	233	91.0%	69	42.1%
TOTAL		184	100.0%	256	100.0%	72	39.1%

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.

Montclair Home Sales Snapshot

By Valerie Alford, Your Castle Real Estate

- UNDER CONTRACT: 26
- SOLD SINGLE FAMILY HOMES 27
- AVERAGE LIST PRICE \$846,845
- AVERAGE SOLD \$842,068
- AVERAGE PRICE PER SQ. FT. ABOVE GRADE \$471
- AVERAGE PRICE PER SQ. FT TOTAL \$322
- AVERAGE DAYS ON MARKET 34
- AVERAGE SALE/LIST 99.38%

The Denver Real Estate market is running strong. Traditionally, there is a slowdown in the Fall, but this year is running on a four-year high level of showings as more home buyers and sellers decide to move, with mortgage rates pushing the sales.

As of October 14, 2020 interest rates:

- 30-year fixed 2.65%
- 15-year fixed 2.5%
- 30-year investment property 3.25%
- 30-fixed jumbo 3.65%.



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Community Corner - 'Tis the Season

By Celeste Stragand

An upside of staying close to home is exploring all that Montclair has to offer. With our community businesses responding to sometimes daily changes in public health requirements, the best way to support one another is to buy local.

Colorado offers us over 300 days of sunshine. Consider enjoying one of these sunny days by eating on a patio at your neighborhood restaurant. **Jimmy's Cafe & Osteria** at 9th and Jersey has a welcoming patio, decadent wine list and food pairings to satisfy any appetite. If you are looking for a holiday event, consider taking the kids to one of Jimmy's gingerbread making classes. Classes will run Saturdays and Sundays in December with a 9a and 11:30a option. For more details and to make reservations, check out the website: www.jimmysjerseystreetcafe.com.

If you are looking for extra help to support you in your holiday preparations:

- **Jimmy's Cafe & Osteria** offers takeout
- **Marczyk's** has complete meals and sides to order (shopstopandroll.com)
- **Mayfair Liquor** stands ready with libations (for delivery or in-store).

Looking for a different form of stress relief?

- Take an exercise class at **Refresh Studios** - both in-person and virtual classes available
- Book a facial and relax under the calming hands of **Skincare by Emilia**

Your neighborhood businesses are ready to support your needs. Take care of yourselves. Let's open up our hearts and give back, when able.

As your neighbor, I wish you a joyous holiday season!



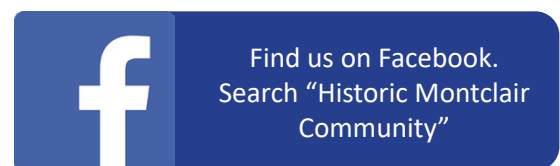
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Fall-Winter Garden Possibilities

By Gail Barry

With Covid-19 preventing us from doing other activities, being outside is one of the safer places to be. We have had an abnormally dry season, and everything needs a good drink before closing down for the season. Cold weather may make us want to settle in, but I recommend getting outside to prune, deadhead, pull weeds and water deeply in preparation for cold. If the ground is not frozen, you can transplant or plant many plants including bulbs. Bulbs provide a happy surprise in the spring.

If we get snow, go outside and shake off trees and shrubs to prevent damage. Continue to add kitchen waste and

leaves to your compost pile, if you have one, or get a city compost bin, and continue to fill it up with whatever you have. I have both and manage to keep them both going.

My city bin gets branches, used paper products, pizza boxes, and other items that don't break down as well in a home compost environment. You can also peruse the catalogs and other garden sources to prepare for spring garden enhancements. I am always tempted by the plant descriptions and eager to try new things.

Please stay safe and active during this difficult time.

Baseball in Denver- Before '93

By Erick Stragand, Montclair Resident and Baseball Nerd

While the Colorado Rockies didn't take the field until the 1993 season, Major League Baseball had a spotty history in Denver, before then. The NFL's Broncos kicked-off in 1960 and the ABA's Rockets (the team that is now the Nuggets) tipped-off in 1967. Additionally, the NHL's Colorado Rockies (now the New Jersey Devils) dropped the puck in 1976.

With three of the "Big Four" professional sports teams in Denver, it seemed inevitable that Major League Baseball would be arriving in our ol' cowtown.

In November 1979, entrepreneur Marvin Davis reached an agreement to purchase MLB's Oakland A's and bring them to Denver. It was reported as a done deal, but the A's were unable to break their lease with the Oakland-Alameda County Coliseum and remained in California. A few years later, the Seattle Mariners were having issues with their own lease in the Kingdome and used the threat of moving to Denver as leverage to help negotiate a new deal. Finally, in late 1989, it was believed that the San Diego Padres were relocating to Denver. These teases made it all the more satisfying in the summer of 1991 when, after 3 strikes (not to mention countless rumors), the Colorado Rockies were officially announced as an expansion team.

Along the way, MLB and its players would make occasional exhibition visits to the Mile High City. In 1946, legendary pitchers Satchel Paige and Bob Feller teamed up to bring a touring/barnstorming team of All-Stars to town.

Denver would also host the occasional "Old Timers' Game", when retired MLB players would take the field for what could best be described as an advanced softball game.

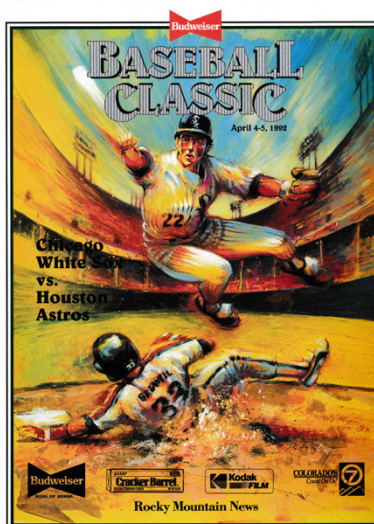
Guys like Ernie Banks, Joe DiMaggio, Willie Mays and many others would drop in, along with a few celebrities and local names. In July 1984, the Denver Bears held an Old Timers'

Game, which was highlighted by Vice President (and former Yale first baseman) George Bush getting two at-bats and playing an inning at first base. In 1991, I took my father to a "Salute To Dad" game, which featured the oddity of KRFX's DJ Michael Floorwax making a flyball put-out of Bert Campaneris.

MLB teams would sometimes drop by for a few exhibition games in late March or early April, in between Spring Training and the start of the regular season. For example, in 1984, the Cubs and Mariners had a highly publicized two-games series at Mile High Stadium. The final time

Denver hosted an MLB exhibition was in April 1992, when the Houston Astros and Chicago White Sox came to town for what was billed as "The Baseball Classic". I got to attend one of those games. My biggest memory of that was discovering that I had absolutely no idea how to use a scorecard. Nonetheless, my buddy and I developed our own system of scoring and named White Sox Outfielder Mike Huff our own "MVP of the game" (Mr. Huff is still awaiting his trophy for that award).

These twists and turns all entered my mind when I went to my first Rockies game in 1993. But that...is another story.



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