

Next INC Meeting

Saturday, September 12

RLDS Church
480 Marion Street

9:00 a.m. - Coffee & Goodies
9:15 - Around the City
10:30 - Break
10:45 - Committee Reports
11:15 - Old Business
11:30 - New Business
12:00 - Adjourn

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The Newsletter of Inter-Neighborhood Cooperation

(303) 393-8036

September 1998

Denver Neighborhood Connection

August 8 Meeting

Minutes of Last Meeting

The August 8 delegates' meeting was called to order at 9:25 a.m. by Dan du Bois at Heitler Hall, National Jewish Hospital, hosted this month by Congress Park Neighbors. Board members present: Dan du Bois, Tom Tayon, Walter Kembel, Stan McIntyre, Jim Ritzdorf, Bob Screws, Dick Bjurstrom, Jim Zavist, Diane Wolta, Dr. Carter Ballinger, Virginia Wielgot along with various neighborhood delegates.

Dan introduced Don Mares, City Auditor, who distributed the annual Auditor's report. Mr. Mares went on to explain the "surplus" in the city treasury and the bond issue and how the mayor wishes to spend the surplus. Mr. Mares reported that things are going well for Denver and it's economy.

Mr. Mares further reported that The surplus traces back to Douglas Bruce and his Amendment I (creating an artificial surplus) and that only so much money can be bought in. We have not reached the cap of what is

(Continued on page 3)

Southmoor Park East Association Blind-Sided By Group Home

Southmoor Park East Homeowners Association was surprised and dismayed to learn that the city has purchased a home in the neighborhood for use as a group home for the mentally ill. The purchase price of the home was well in excess of \$300,000.

Since the city was not required to notify the homeowners association prior to purchasing the house, it did not do so. When word of the transaction leaked out, the association received numerous inquiries from neighbors, but had no information about the city's plans. This added to the confusion and frustration.

"What is particularly galling," said Casey Funk, the association president, "is that there is already a similar group home in our neighborhood, on the same street as this new one. But we have been told that this is a done deal, and that there is little, if anything, that we can do about it now."

Funk considers the city's actions to be a "stealth operation," and promises that his association will take every step possible to prevent a second group home in the neighborhood.

Dictionary Drive Kicks Off Sept. 3

By Steve Nissen and Stan McIntyre
INC Dollar Dictionary Drive Co-Chairs

The third annual INC Dollar Dictionary Drive is in the process of assuring that every third grade student in the Denver Public School receives a dictionary. This program is made possible with the cooperation of the U.S. Bank with a grant of \$7,500.00, K Mart (which ordered and delivered the dictionaries to Calvary Presbyterian Church) and Calvary Presbyterian (which allows us to use its community room and where members of the church assist in the labeling of the dictionaries).

The Neighborhood Resource Center came to the aid of INC with the use of its 501(c)(3) so we could accept the grant from the U.S. Bank. The INC Dollar Dictionary Drive is a community project bringing together business, neighborhood associations, Denver Public Schools, and individuals assuring students a tool to assist in their education.

Your attendance is requested for the INC Dollar Dictionary Drive Kick-Off, to be held on September 3rd at 4:00 p.m. at the Denver Public School Administration Building 900 Grant Street. The Kick-Off of the 3rd Annual INC Dollar Dictionary will give us the opportunity for public exposure, and to request funds to assure our program continues.

Contributions maybe mailed to: INC Dollar Dictionary Drive, P.O. Box 300116, Denver, CO. 80218.

The printing of this issue is sponsored in part by Xyan Printing, 1550 South Colorado Blvd., 758-0694. INC appreciates the support of this Denver business.

INC Members (Patrons in Bold)

Alamo Placita NA · Athmar Park NA · Barnum Improvement Council · Bellevue-Hale NA · Berkeley NA · Bonnie Brae NA · Broadway Terrace Merchants · Capitol Hill United Neighborhoods · Clayton NA · Colfax on the Hill · Cherry Point HOA · College View NA · Concerned Citizens for Barnum · Congress Park Neighbors · Cook Park NA · Cory-Merrill NA · Crestmoor Park Neighbors · Denargo Market Neighbors Coalition · Downtown Denver Residents Orgn · East Colorado Avenue HOA · East Montclair NA · Eastmoor Park Condo Assn · Far Northeast Neighbors · George Washington HOA · Globeville Civic Assn · Godsman NA · Golden Triangle NA · Grand View NA · Greater Park Hill Community · Green Valley Ranch HOA · Hampden Heights Civic Assn · Harkness Heights NA · Harman NA · Historic Montclair CA · Hutchinson Hills/Willow Point HOA · Indian Creek Neighborhood Orgn · Inspiration Point NA · Mayfair Neighbors · Mayfair Park NA · Metropolitan Denver Local Development Corp. · Morgan's Subdivision Historic District HOA · North City Park CA · Organized Baker Residents · Overland NA · Pine Valley NA · Pinecrest Village Improvement Assn · Ruby Hill NA · Sloan Lake Citizens' Group · South Hilltop NA · South Jackson St. NA · Southmoor Park East HOA · Stokes Place/Green Bowers HOA · Sunnyside United Neighbors · The Beacon Club · The Lower Downtown District · The Promontory HOA · United South East Denver · University Park Community Council · Upper Downtown Development Org · Villa Park NA · Virginia Vale CA · Virginia Village/Ellis NA · West Highland NA · West University CA · Whittier NA



Chairman's Column

By Dan du Bois

One of our most active and long term supporters is Harold Brewer. Harold has been having a tough year. Even with the passing of two loved ones and now some surgery, he continues to be concerned about INC. We send you our best wishes, Harold.

We are publishing some proposed by-laws changes in this month's newsletter. Please take the time to review these changes so that we may have a discussion at our September 12th meeting.

We will be electing a new Board member at the September 12th meeting as well. If you are interested in participating on the Board of Directors, please let me know. Become part of the solution!

First Annual Neighborhood Leaders Conference Scheduled for October 17, 1998

By Stan McIntyre
Conference Coordinator

Mayor Webb has requested the Office of Neighborhood Response and Inter-Neighborhood Cooperation to co-host the First Annual Neighborhood Leadership Conference. The conference will focus on three topics: The Neighborhood Registration Ordinance, The Mediation Program, and the Neighborhood Training Program. The Denver Citizens Handbook and INC's Safe Community Handbook will be unveiled at the conference.

The conference is being sponsored by the Office of the Mayor, U.S. Bank Denver, Metro Convention and Visitors Bureau, and the Allstate Insurance Company. The cooperation of our sponsors made possible the use of the Denver Metro Convention Center, a continental breakfast, sack lunches, and the printing of the Denver Citizens Handbook.

Registration Form for Neighborhood Leaders Conference

May Be Used for Two Registrants from Each Neighborhood

Where: Denver Metro Convention Center Date: October 17, 1998

Time: Check In & Continental Breakfast. 7:45 a.m. to 8:30 a.m.

Conference: 8:30 a.m. to 4:00 p.m.

Organization:

Name (registrant #1):

Name (registrant #2):

Mail Registration Form to: Mayor's Office of Neighborhood Response
200 W. 14th. Avenue, Room 203 Denver, CO. 80204

Registration is Mandatory - - No Walk-Ins Will Be Admitted

Minutes and Around the City

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project. The ballot in the November elections will not list the projects, but will give guidelines (i.e. parks and recreation, libraries, street improvements, fire and police). Each "district" given \$5 million, central Denver: \$10 million. Any questions, call the Office of Budget and Finance, 640-2809. They can fax or mail all proposed projects to interested parties.

Don Mares, City Auditor, spoke again about the \$100,000,000 surplus which is due to Denver's good economy and recommended that interested parties check with their individual City Council person for additional information of the Bond issue.

Bob Screws - Membership: He read through the membership roster and announced that there would be a campaign for new membership. The membership year runs April 1st to April 1st. Dr. Ballinger suggested approaching Windsor Gardens. President du Bois commended that INC go to individual neighborhood groups to put together a profile of registered voters in each neighborhood.



Tom Tayon, Vice-chairman, announced that for personal reasons he was stepping down from the office of Vice-chair. There will be a vote at the INC Board meeting for the recommendation of Dick Bjurstrom to succeed in the position of Vice-chair.

Bob Screws distributed the INC By-laws

Stan McIntyre, Immediate Past Chair: Recommended that the immediate past chair not sit on the board as it puts the current chair in a difficult position. He also discussed the position of associate members of INC and that they would be able to attend meetings, but would have no voting privileges. The board will discuss new by-laws and delegates and their alternates.

Virginia Wielgot - Social Services Committee: After two years of application to the Department of Social Services (DDSS) Ms. Wielgot has been appointed to a five year term by

Mayor Wellington Webb. The seven-member board advises the department manager, Mr. Phil Hernandez, on policy and operation of the department and reviews and comments on the proposed annual budget for the Department of Social Services. DDSS oversees: Adult self sufficiency, homeless veterans, child protection, family crises center, adoptions, adult protection, VA benefits, youth services, foster care and child support services. The board generally meets on the 3rd Thursday of the month at department headquarters, 2200 West Alameda from 4 to 6 p.m. The meetings are open to the public. Any questions, contact Virginia Wielgot at 757-1914.

Lisa Ferreira, Nuisance Abatement Committee: They are awaiting the final language of the ordinance and the review board is now on hiatus. They will continue to meet if mandated by law.

Chairman Dan du Bois adjourned the meeting at approximately 11:45 a.m.

RTD Seeks Citizen Input

RTD is conducting a Major Investment Study (MIS) on the I-70 Corridor from Denver to Golden. An MIS is a planning tool used to identify transportation problems in a travel corridor and develop solutions to help relieve some of the problems. The travel corridor being studied in this MIS includes portions of Golden, Arvada, Wheat Ridge, Mountain View, Lakeside, Lakewood and Denver. A major component of this MIS is an extensive public involvement process. Through public meetings, citizen interviews, and interactive presentations to local business, civic organizations, and neighborhood groups, RTD's study team will obtain public input on the various solutions being studied. Elected officials within the corridor will use this citizen level input to help determine the best cost-effective transportation solutions for this corridor.

Members of neighborhood associations are urged to get involved in this opportunity to help solve traffic congestion and improve mobility in the metropolitan area. Call Carol O'Dowd with Athena's Consulting Network at (303) 422-4981 to schedule a presentation with the RTD study team. For more information call the RTD Hotline at (303) 299-2433 or visit the web site at www.rtd-denver.com.

**INC PRESIDENTS' DINNER
IS COMING IN OCTOBER!
DETAILS TO FOLLOW**

Alley Vacation May Be Better Than No Vacation at All

Jim Zavist
INC Zoning Chair

Alleys, by definition, are provided primarily to service adjacent properties. They aren't streets or thoroughfares. In the older parts of Denver, many blocks were originally laid out with alleys parallel to the blocks' long dimensions. Denver also has a process for "vacating" or "giving back" the land occupied by alleys that are no longer seen to be needed to service specific, adjacent properties. As was raised at INC's August meeting, the city does not receive any direct financial benefit (payments) for an alley vacation. The common assumption is that the city benefits indirectly through increased property values and through reduced maintenance demands.

In today's development world, alleys are generally seen to be a hindrance to most commercial developments. These developments also return higher property taxes, so it's in the city's financial best interest to make alleys "go away" where they impede appropriate redevelopment. While it can be argued that if adjacent land is selling for \$45 a square foot, the alley or street should be worth the same amount, when applied to real situations, it doesn't work out that way. If a developer has assembled a full-block parcel, he or she will most likely be the only person willing to bid on the land occupied by the alley or street if it were put up for public auction to the highest bidder. The result is the city could hope to see a single bid of \$1 or \$10 or some other incredibly low amount. Given the costs of marketing or auctioning the property (to receive top dollar, as required by city charter), the city actually loses money when it puts the alley or street up for sale. Thus, it makes more sense to transfer the property without the formalities of marketing, and to encourage redevelopment where alley vacations make sense.

At the neighborhood level, you'll typically see two types of alley or street vacation requests. One is the type outlined above, where a developer has purchased all the properties facing an alley or street, and wants to vacate the alley or street in its entirety. The other type occurs when the developer owns only some of the lots on the block, and wants to vacate only a portion of the alley (like McDonalds did at Broadway and Alameda). In that type of case, the city usually requires the developer to turn the alley 90 degrees, donating and/or swapping the land needed, and paying to construct the new alley connection. The developer also needs to pay for any utility relocations. In most cases, the actual land area traded is not significantly different in area from the alley or street area gained. The big gain for the developer is having one larger parcel of land to work with, instead of two smaller ones split by a public alley.

Neighborhoods need to look at any vacation request on two levels. One, are the direct impacts, such as changes in traffic flow and accessibility acceptable or tolerable? Two, are there any opportunities to use the request as leverage to (hopefully) get the developer to respond positively to neighborhood concerns that are not addressed by other city rules and regulations? The city can respond to specific, reasonable concerns; the city can't simply deny the request because we don't want to see our neighborhoods change. Alley and street vacations are simply

another tool for the neighborhoods and the city, and another hurdle for the developer in the development process. While we each have our own ideas of what makes, or will make, our communities "perfect", we need to continue to look at the big picture, and continue to work toward achieving that goal, using all of the tools available to us.

INC's Virginia Wielgot Appointed to Seat On Social Services Board

By Virginia Wielgot
Chair, Social Services Committee

At long last! After two years of applying to serve on the advisory board of the Denver Department of Social Services (DDSS), I have been appointed by Mayor Webb to a five-year term. The seven-member board advises the manager of the department (Mr. Phil Hernandez) with regard to the policy and operation of the department and reviews and comments on the proposed annual budget for the DDSS.

The responsibilities of DDSS include:

- Adult self-sufficiency
- Homeless veterans
- Child protection
- Family crisis center
- Adoptions
- Adult protection
- VA benefits
- Youth services
- Foster care
- Child support services

The board generally meets on the third Thursday of the month from 4 to 6 p.m. at the department's headquarters at 2200 W. Alameda. The meetings are open to the public, and specific questions may be delivered to me at 757-1914.

Next INC Meeting

Saturday
September 12

RLDS Church

480 Marion Street

Minutes and Around the City

(Continued from page 1)

law. In Denver 1997 saw an \$80 million dollar surplus. Mr. Mares further mentioned the "fund balance" which was not spent.

Around the City

Jim Ritzdorf, George Washington: In conjunction with Janey Hanley (Neighborhood Resource Center) has funded various projects as a book club and have pushed for micro grants. The George Washington area was concerned with the Parade of Homes held at Lowry, but only had some noise. Parking was not a problem. He suggested everyone come and see Lowry. **Don Vogel, SUNI United Neighbors:** The organization is setting up a speakers' bureau and will have on September 9th at 7 p.m., Dr. Ruth Weiberg, author of "Rediscovering North West Denver", at Smedly Elementary School.

Irene Gomez, East Montclair Neighbors: Working on improving the playground at 13th and Zenia Street and they are purchasing it for \$1.00 per year. **Virginia Wielgot, Cook Park:** Had a garage sale which was a big success. **Sue Edwards, President of the Board of Education:** The Board will go into a retreat regarding the upcoming Bond Issue. The bond will be for new schools to absorb the growth and the need for additional space. **Nell Swiers, Greater Baker Neighborhood:** They are working on an application for landmark status and the Rite Aid alley vacating situation at 6th and Broadway, the site of Apple Plumbing and Heating.

Bob Screws, Alamo Placita: Had a successful "National Night Out" and gave certificates (as they do to different groups every year) to the neighborhood garbage collectors. After meeting, 40-50 neighborhood residents walked around the neighborhood carrying flashlights as a symbolic gesture. The Cottonwood Festival will be August 30th, 2-5 p.m. at Alamo/Placita Park, 3rd and Emerson. Lots of fun for everyone. APNA continues talks with city's mediation office on "What can we do to help the Firehouse Carwash to relocate." **Walter Kembel, Harman/Cherry Creek:** Big news for August is Cherry Creek Shopping Center's latest addition of the "Raintree Forest Cafe."

There is ongoing work with PUD's and that "builders want to run through Cherry Creek".

Steve Nissen, CHUN: CHUN and Washington Park were meeting regarding the Rite Aid at 6th and Broadway. He is concerned with "corporate welfare," giving away \$200,000 to \$300,000 worth of public property. The site of Fox Television received from the city \$200,000 to \$300,000 worth of parking space. Cherry Creek also received an alley from the City and County of Denver. **Dick Bjurstrom, University Park:** They had 1,500 kids at the Fourth of July parade. The "gasburger" is in limbo - lost option to purchase at Colorado Blvd. and Evans. They raised \$100,000 for Observatory Park.

Irma Zimmerman, Overland Neighborhood: Having a protest march on Saturday September 8th, regarding the August 11th primary issue on the ballot banning radioactive waste in the city and in particular the Shattuck Superfund site at Evans and Santa Fe Drive.

She urged registered voters to vote "Yes" on 1A the referred question. **Landry Taylor, Montbello/Green Valley:** He worked on the Citizens Bond Task Force (and spoke later in the meeting regarding this group).

He thanked Denver Public Schools and the Board of Education for their help in the Montbello school district. Montbello is having celebration days.

Rosie Griffith, Hilltop: Will be teaming up with Cherry Creek on various issues. **Judy Sullivan, Hutchinson Hills:** Having a "Neighborhood Pride" project focusing on homes whose landscape is outstanding. There are 30 nominations so far. They are having trouble enforcing parking restrictions.

Dan du Bois, Lower Downtown District, Inc.: They have achieved a total of 600 off-street parking spaces which will be in effect by mid-September. The parking meters downtown are now \$1.00 per hour. There will be Loft Tours October 10th and 11th which in addition will have an information fair regarding loft living in lower downtown Denver. They are already planning their Christmas decorating to light up all of Union Station much like the City and County building. He announced that the September INC meeting will be on September 12th at the RLDS Church at 480 Marion

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Proposed Bylaws of Inter-Neighborhood Cooperation

8-20-98 Draft

1	ARTICLE I. – NAME	44	by a majority vote of the Delegates, and has paid its INC
2	The name of this organization shall be "Inter-	45	dues in full.
3	Neighborhood Cooperation" (INC), a Colorado	46	B. Voting Members ("Delegates"):
4	nonprofit corporation.	47	1. Each MO shall specify to INC in writing no more
5	ARTICLE II. – OBJECTS	48	than two (2) separate individuals as their Delegates of
6	The purpose of INC shall be to:	49	record. Any change in such Delegates by the MO shall be
7	A. Bring together the independent neighborhood	50	provided to INC in writing. For a Delegate to be eligible to
8	organizations of Denver in a coalition to represent the	51	vote, or be elected to office, the MO shall be a member with
9	interests of neighborhoods and to collectively address	52	their dues paid in full;
10	issues of common interest, especially those which may	53	2. Each Delegate shall have one (1) vote;
11	have citywide impact;	54	3. Each Delegate's term shall be determined by their
12	B. Encourage autonomy, diversity and power for	55	MO and provided in writing to INC; and
13	neighborhoods, and to offer assistance when aid is	56	4. The Delegates shall be collectively know as the
14	requested and applicable;	57	"Delegation".
15	C. Provide information to neighborhoods concerning	58	5. An alternate delegate can replace a Delegate, and
16	organizing, registering with the city, and dealing	59	vote, with written authorization from the President of the
17	effectively with city agencies;	60	Delegate's MO.
18	D. Adhere to the principles of democracy and openness	61	C. Powers of the Delegation. The Delegation shall have
19	for all Denver neighborhoods;	62	full power and authority over the affairs of INC, but no
20	E. Nominate neighborhood representatives, without	63	Delegate, MO, Committee or individual whomsoever shall
21	regard to political party affiliation, to serve on public	64	obligate or bind INC to any commitment or position without
22	commissions, boards and task forces; and	65	the approval of the Delegation.
23	F. Accept responsibility for shaping Denver's future by	66	D. Dues
24	forming this coalition of neighborhood organizations.	67	1. The amount of the dues paid by MOs shall be
25	ARTICLE III. – MEMBERS	68	established by the Executive Committee and shall be due
26	A. Organization Members. "Member Organizations"	69	and payable yearly by January 1st, except that the dues for
27	(MO) shall be those neighborhood organizations	70	a new MO shall be prorated on a quarterly basis.
28	registered with the City of Denver which meet the	71	2. A grace period for receipt of the dues paid in full
29	following requirements:	72	shall be given until the start of the March meeting. Any MO
30	1. Organized primarily to meet its neighborhood's	73	not paid in full by such time shall be dropped from
31	needs and wishes;	74	Membership and their Delegates shall not be allowed to
32	2. Have geographic boundaries that are set by its	75	vote or run for office until such time as the dues are paid in
33	members and which do not cover the entire city;	76	full and thereby reinstating membership.
34	3. Have a minimum of twenty (20) residential	77	E. Associate Member is a civic organization with ten (10)
35	members;	78	or more members, that pays a fee to get the newsletter.
36	4. Membership is open to all residents of its	79	Associate Members are non-voting members.
37	neighborhood;	80	F. Subscription to the newsletter may be received by an
38	5. Have officers who are elected by its members, and	81	interested individual or non-member neighborhood
39	have a minimum of two (2) officers, a President and a	82	association that does no wish to actively participate after
40	Secretary;	83	paying the subscription fee. Subscription recipients are non-
41	6. Hold at least one (1) open general meeting each	84	voting members.
42	year; and	85	ARTICLE IV. – OFFICERS
43	7. After application to INC, are approved as an MO	86	A. Officers. Officers of INC shall be: a Chairman, a Vice
		87	Chairman, a Secretary, a Treasurer and five (5) Delegates-
		88	at-Large, who shall be elected by the Delegation for a term
		89	of one (1) year or until their successors are elected. They

Pros, Cons of Proposed Multi-Use Zone Districts

By Jim Zavist
INC Zoning Chair

At the City Council Land Use Committee meeting on July 22, a "Multi-Use" Zone District was presented to the committee for initial review and comments. The following are my observations and concerns based on the discussions I heard:

1. The concept of multi-use zone districts is definitely one worth exploring, especially in large, undeveloped areas like Gateway and Stapleton.

2. The concept of allowing multi-use districts in

Survey Shows Effectiveness Of
Neighborhood Organizations

By Michael Henry

A survey prepared for the City of Denver as a component of the process to update the 1989 Denver Comprehensive Plan gives evidence of the effectiveness of neighborhood organization in Denver. The survey, conducted by Norwest Public Opinion Research Program and The Centers of the University of Colorado at Denver questioned 875 persons by telephone during June, 1998.

The published survey results show that 45% of the respondents said that they had attended one or more meetings of their neighborhood associations during the last couple of years to discuss city policy, community issues or school issues.

When asked whether the respondent's neighborhood has an organization that brings residents together to work on issues, sponsor activities, or promote community interests, 73% answered yes, 21% answered no, and 6% did not know.

Of those who responded that they were aware of such an organization, 58% said that they belong to or had attended meetings of their neighborhood associations during the last couple of years. In addition, 86% of those who were aware of their neighborhood associations said that the neighborhood association did represent their interest.

Broken down by geographic areas, trust in neighborhood associations was highest in the northeast (89%), followed by northwest (86%), while both southeast and south west showed 80% trust in neighborhood associations. Citywide, homeowners were more likely to say that neighborhood associations represented their interests (85%) as compared with 80% for renters. African-Americans expressed more confidence in their neighborhood associations (91%) as compared to Anglos (86%) or Hispanics (75%).

The results of this survey should demonstrate to Denver citizens, Denver neighborhood associations and Denver government officials that, in general, Denver citizens have a high degree of awareness concerning their neighborhood associations and also have a very high degree of confidence that their neighborhood associations represent their interests.

While most neighborhood organizations already knew this, it is encouraging to have this fact confirmed by an objective source.

currently-developed areas is also worth exploring, if they can be implemented without imposing negative impacts on adjacent existing residential areas.

3. The biggest barrier to implementing multi-use zoning in existing areas (like the Cherry Creek area) will be neighborhood distrust of Denver's Planning Department. As I understand the current proposal, an existing property will have four options if an owner is considering a new development:

A. the current use-by-right zoning can be maintained, or

B. a straight re-zoning can be attempted, subject to review by Denver Planning and approval by City Council, or

C. a PUD can be attempted, subject to review by Denver Planning and approval by City Council, or

D. re-zoning to a new "multi-use" district can be attempted, with the initial zone change subject to review by Denver Planning and approval by City Council, and with subsequent modifications and implementation issues subject only to administrative review and approval by Denver Planning.

We're all familiar with the protections, issues and processes associated with the first three options. What really concerns me about the last option is that while the underlying zoning would be giving more discretion to the career staff in the Planning Department, it would remove the City Council, our elected representatives, from the direct oversight role they currently "enjoy" with any other zone change request. This can be mitigated in newly-developed areas through covenants and other mutually agreed upon restrictions, where all parties know (or should know) what they are buying into. In existing parts of Denver, though, given the lack of any formal structure to create "ironclad" assurances that interpretations made 20 years from now will be similar to those made today, I'd be inclined, without more assurances, to argue against the implementation of a new multi-use zone district adjacent to existing residential areas.

While I personally have had a few problems, if any, working with current Planning Department staff, there remains a certain amount of distrust of the Planning Department by some people active in the neighborhood organizations. As has been seen over the years, it's not all that unusual for Planning to recommend against approval, only to have Council approve an application, or vice versa. Combined with a perception that Planning is more pro-development than many neighborhoods would like, it's disconcerting to think that all future reviews will be handled administratively, with little or no significant opportunity for either public review or appeal of the legally enforceable. With the proposed Multi-Use Zoning, I currently don't see the same assurances. Still, even with these misgivings, I'm intrigued by the concept of Multi-Use Zone Districts. They sure beat the generally accepted current suburban model. My concerns are with implementation and the potential for abuse. If these issues can be resolved, there could be a true win-win solution for all parties involved.

Minutes and Around the City

(Continued from page 3)

Street.

Barbara Holland, Congress Park Neighbors: The CPN annual ice cream social was held in conjunction with "National Night Out" and was a great success. The affair also had tables for membership and their Crime Action Committee. There will be forums to discuss the proposed re-zoning of Colfax Ave. on August 11th at 7 p.m. at the Temple Events Center, 15th and Pearl, and on August 12th at 1 p.m. at the Ramada Inn, Colfax and Marion Streets. After the forums, the Colfax On The Hill, Inc., committee hopes that all impact neighborhood organizations along the Colfax corridor from Broadway to Colorado Blvd. will take a board vote before it goes to City Council.

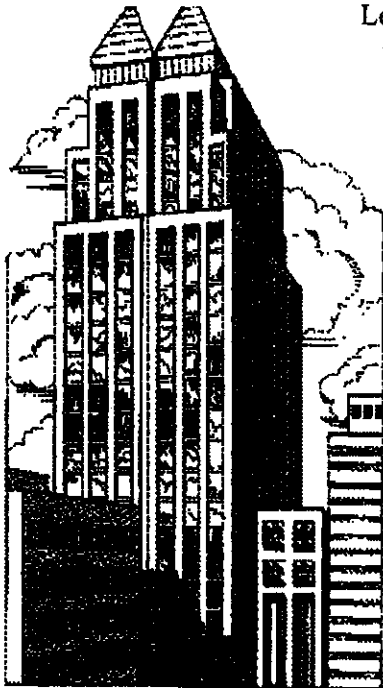
Committee Reports

Jim Zavist -- Transportation Committee: There are some conflicts with environmental concerns. Recommending a street plan regarding arterials and "feeder" streets.

Dick Bjurstrom -- Land Use Committee: There is a comprehensive plan draft in the works with a revision of the zoning code. They are "putting some teeth" into the neighborhood planning process with a staff assigned to the neighborhood plans. It will be a public process with a couple of meetings before it goes before the City Council Land Use Committee. Call Dick with any questions.

Dick Bjurstrom -- Renaissance Project: He will receive word in September whether the project will receive grants. Working with Sun Microsystems and Hewlett/Packard, but the computers are still on hold. Working with Tina Scardina, Office of Neighborhood Response and Kathy Donohoe on notification. The Office of Neighborhood Response would be the sole gatekeeper. Waiting also on the bond issue.

Dick additionally reported: 1) INC is now a full-fledged member of The Denver Chamber of Commerce, 2) INC received a total of \$3,900.00 for its participation in the LoDo Jazz Festival. The presentation will be at "Taboo"/Wazoo's Lounge between 5-7 p.m. Thursday August 13th. The Greater Baker Neighborhood and West Highlands Neighborhood will receive checks. Dick reminded neighborhoods that participation of 15 people from the neighborhoods will net the neighborhoods \$500.00. Regarding E-Central computer links - there have been 2 written proposals to them and to Rocky Mountain Internet. Should know in October about getting on line.



Dr. Carter Ballinger -- Health: Remind members of the article in the newsletter of CPR training at Coors Field in September.

Stan McIntyre -- Dollar Dictionary Drive: The dictionaries are due to arrive sometime this month. INC will put its labels on the front of the dictionaries and individual neighborhoods can affix their labels on the inside. The committee is working with the PTA and neighborhood organizations. The labeling will be at Calvary Presbyterian Church, 1420 South Holly once again this year; date to be announced. A check is in the mail for \$7,500.00 from the US Bank for the project to go to Janey Hanley, Neighborhood Resource Center.

Stan additionally reminded INC of the Neighborhood Leadership conference on October 17th, by invitation only and with only 250 attendees. The application will be going out in the INC newsletter. Every neighborhood should have two people attending the conference (one being the neighborhood president). The conference will have 3 break-out sessions (with all in attendance able to be in all of the sessions): Neighborhood Leadership Skills; Mediation; Regulating Neighborhood Ordinances.

Stan continued with an update of the Graffiti Task Force: That it has finished its work and had a press release focusing on three concerns: 1) Law Enforcement 2) Clean-up and Abatement 3) Education. Graffiti will be tried with state court rulings and parents will be help responsible. It will go before the City Council.

Landry Taylor of the Citizens Bond Task Force spoke again about the bond issue which he co-chaired along with other citizens. He mentioned Jeff Shoemaker was involved and the have collaborated before. The committee was not made up of city-paid bureaucrats. Mr. Taylor reminded the INC group that the schools are our neighbors and vise versa and that the strength was with the chair of the DPS Board. They worked on 18 projects for schools which included soccer and ball fields sodding and arts and culture. There are a total of 286 different projects which reached to \$80,000,000. Community Channel 8 broadcast the meetings and only two people were against the proposed projects. They did not see the police stations in neighborhoods as a

(Continued on page 11)

Proposed Bylaws of Inter-Neighborhood Cooperation (cont.)

89 shall assume their duties as of the close of business of
90 the election meeting.

91 **B. Qualifications.** Only a Delegate shall be eligible to
92 serve as an Officer. No Officer shall serve more than
93 two (2) consecutive terms in the same office. An
94 Officer who accumulates three (3) unexcused absences
95 from meetings during a term in office may be removed
96 from office by the Delegation. An Officer may be
97 removed for cause.

98 **C. Duties of Officers.** Officers shall perform the
99 duties prescribed by these Bylaws and such other
100 duties as directed by the Delegation or as are
101 applicable to the office as prescribed by the
102 parliamentary authority adopted by the organization.

103 1. The Chairman shall:

104 a. Preside at all meetings of the Delegation
105 and the Executive Committee;

106 b. Propose the agenda for all meetings;

107 c. Appoint an Audit Committee of three (3)
108 delegates to review the Treasurer's records at the end
109 of the fiscal year;

110 d. Appoint the Chair and members of all
111 committees with the approval of the Delegation; and

112 e. Be *ex officio* member of all committees.

113 2. The Vice Chairman shall:

114 a. Perform the duties of the Chairman in
115 his/her absence or at his/her request; and

116 b. Perform other duties as directed by the
117 Delegation.

118 3. The Secretary shall:

119 a. Record the proceedings of all meetings;
120 and

121 b. Keep all documents pertaining to the
122 organization.

123 4. The Treasurer shall:

124 a. Be custodian of all funds, keeping
125 accurate and complete records;

126 b. Disburse funds at the direction of the
127 Delegation; and

128 c. Present a written financial report at each
129 Delegation meeting.

130 5. Delegates-at-Large shall perform such duties
131 assigned by the Delegation.

132 **D. Nominations.** Nominations shall be from the floor
133 at the March meeting, unless otherwise directed by the
134 Delegation.

135 **E. Elections.** Any Delegate of record at the time of the
136 election is eligible to serve in office. Election shall be by
137 ballot. A majority is required to elect.

138 **F. Vacancies.** A vacancy in the office of Chairman shall be
139 assumed immediately by the Vice Chairman. Vacancies in
140 other offices shall be filled immediately on an interim basis
141 by appointment of the Board. Vacancies in other offices
142 shall then be filled by vote of the Delegation within the
143 next two (2) regular meetings.

144 **ARTICLE V. -- MEETINGS**

145 **A. Regular Meetings.** Regular meetings of the Delegation
146 shall be held monthly with notice being given in the
147 newsletter. The date, time and place shall be determined in
148 advance of the notification by the Executive Committee.

149 **B. Annual Meeting.** The regular Delegate meeting held in
150 March shall be the Annual Meeting at which the election
151 of Officers shall take place.

152 **C. Special Meetings.** Special meetings may be called by
153 the Chairman, and shall be called at the written request of
154 at least ten (10) Delegates, with not less than seventy-two
155 (72) hours notice. Notice shall be given by telephone to all
156 Delegates. No business shall be conducted that is not
157 mentioned in the call to the meeting.

158 **D. Quorum.** A quorum for the conduct of business shall be
159 twenty (20) Delegates.

160 **E. All INC meetings are open to the public, but only the**
161 **Delegates vote.**

162 **ARTICLE VI. -- EXECUTIVE COMMITTEE**

163 **A. Composition.** The Executive Committee shall consist of
164 the elected Officers and the five (5) Delegates-at-Large.

165 **B. Authority.** The Executive Committee shall manage the
166 affairs of the corporation between meetings of the
167 Delegation. Duties shall include management of INC
168 funds, application of position statements in accordance
169 with the objectives as stated in Article II, recommendation
170 of policies and program activities for approval by the
171 Delegation, development of an annual budget, and any
172 other functions assigned to it by the Delegation.

173 **C. Meetings.** Meetings may be called by the Chairman and
174 shall be called at the request of two (2) members of the
175 Executive Committee.

176 **D. Quorum.** A quorum for the conduct of business shall be
177 five (5), including the Chairman, or the Vice Chairman in
178 his/her place.

179 **ARTICLE VII. -- COMMITTEES**

180 **A. A Committee** shall consist of two (2) or more
181 individuals.

(Continued on page 6)

Proposed INC Bylaws

(Continued from page 5)

- 182 B. All Committee Chairmen shall be a Delegate,
183 however, any individual of an MO may serve on a
184 committee.
- 185 C. Standing Committees. The Standing Committees
186 shall be: Membership, Newsletter, Budget, Zoning, and
187 Transportation.
- 188 D. Special Committees. The Chairman may appoint
189 special committees as the need arises with the approval
190 of the Delegation.
- 191 ARTICLE VIII. – FISCAL YEAR
- 192 INC's fiscal year shall begin April 1st and end March
193 31st each year.
- 194 ARTICLE IX. – DISSOLUTION
- 195 In the event of INC's dissolution, the assets of the
196 corporation shall be apportioned to exempt organizations
197 under 501(c)(3) of the IRS Code. The assets shall not be
198 distributed to its Member Organizations, Delegates,
199 Officers or any individual.
- 200 ARTICLE X. – PARLIAMENTARY AUTHORITY
- 201 The rules contained in Robert's Rules of Order Newly
202 Revised, 1990 Edition, shall govern INC in all cases to
203 which they are applicable and in which they are not
204 inconsistent with these Bylaws and any special rules of
205 order INC may adopt.
- 206 ARTICLE XI. – AMENDMENT OF BYLAWS
- 207 These Bylaws may be amended at the Annual Meeting of
208 the Delegation by a two-thirds (2/3) vote, provided that
209 the amendment is submitted in writing and is published
210 in full in the call to the Annual Meeting.

Nuisance Abatement
Law Passed

By Lisa Ferreira
INC Representative
Nuisance Abatement Oversight Committee

On July 13, 1998 the City Council voted on Council Bill 474 of the 1998 series. This was an amendment to the current Nuisance Abatement Ordinance, removing the sunset provision requested by Council in January 1997. After 5 hours of testimony the Council voted 10-2 in favor of the amendment, (with Councilman Himmelmann and Councilman Hackworth opposing the amendment) thereby making it a permanent law on the books.

As a member of the West Highland Neighborhood Association, I participated in the Task Force that met from April 1996 until January 1997 to discuss the pros and cons of nuisance abatement. We found many neighborhoods were frustrated by the lack of "teeth" in the existing law. Specifically, that landlords rarely mitigated a nuisance to the satisfaction of a neighborhood. We discussed the importance of timeliness and that neighbors wanted swifter action -- 45 to 60 days instead of years. After the Council vote in January 1997, Stan McIntyre asked me to be the INC appointee to the Oversight Committee, a committee that was created by the same amendment that gave us the sunset provision.

I have been honored to have been the INC representative on the Oversight Committee for Nuisance Abatement, a role that led to my appointment as co-chair of the committee. I would like to thank all the neighborhoods that participated in the writing of this ordinance, your time and dedication along with your willingness to try this "one more time" helped us finally get an ordinance that neighborhoods and the city can be proud of. I would also like to thank those residents of Denver who chose to attend both City Council hearings, along with the sunset review

(Continued on page 7)

Denver Code Enforcement Agencies Combined

In order to provide more coordinated and efficient code enforcement services, the code enforcement and office support staffs of three agencies have been combined into a single inspection unit called Neighborhood Inspection Services.

Separate inspection units formerly known as Neighborhood Support Services, Residential Health and Zoning Administration have been combined into a single unit. "These units were housed inefficiently in different locations with separate customer service staffs, computer systems and case files" stated Jennifer T. Moulton, Planning and Development Office Director. According to Moulton, "Neighborhood residents often complained that it was confusing as to which agency referrals for various code violations were to be made. Delays sometimes resulted as complaints were occasionally referred to the inappropriate inspection unit. Such confusion and delays are a thing of the past, as citizens need only telephone one agency at 640-7900."

It is the mission of Neighborhood Inspection Services to protect the quality of life within Denver neighborhoods by seeking maximum compliance with Denver code requirements concerning interior and exterior property maintenance. Neighborhood Inspection Services inspects residential and business property in order to assure code compliance.

Residents may report apparent code violations by calling 640-7900 between the hours of 8 a.m. and 4:30 p.m. Monday through Friday. The staff will discuss the nature of each

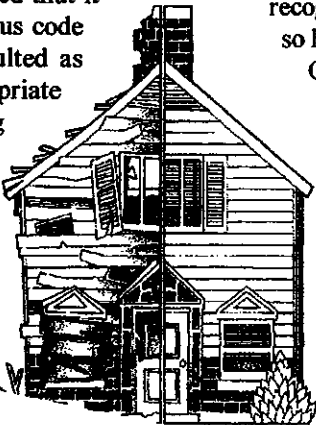
complaint in order to determine if a particular situation is a code violation. Historically, most violations have been corrected voluntarily within 10 to 30 days.

Nuisance Law Passed

(Continued from page 6)

hearing. Finally, I would especially like to thank Councilwomen Barnes-Gelt, Casey, Haynes, Martinez, Ortega, Flobeck and Foster, and Councilmen Davis, Gallagher, and Thomas for recognizing the process and the volunteers who worked so hard to improve their neighborhoods.

Over the past few months City Council has been accused of sneaking a law onto the books without the consent of citizens, referring to the original vote in January 1997 on the Nuisance Abatement Ordinance. As a concerned individual who did not want to see any other neighborhood wrested from sleep due to a drive-by shooting, I chose to participate in the process. All of the citizens who participated in this process took their tasks seriously. City staff who participated in the process took their jobs seriously. All I can say to those who decry this law is "Where were you when we were working through the process?"



Inter-Neighborhood Cooperation

Membership Application

My organization would like to register as a: ☐ Member (enclose \$30) ☐ Patron (enclose \$60)

Name of Organization: _____

President: _____

Address: _____

Home phone: _____

Each organization is entitled to two delegates, whose names must be entered below. The President of the organization is NOT automatically a delegate.

INC Delegate #1: _____

Address: _____

Home phone: _____

INC Delegate #2: _____

Address: _____

Home phone: _____

Please complete the above information, enclose dues, and send to:
Inter-Neighborhood Cooperation, P.O. Box 300116, Denver, CO 80218

Denver Neighborhood Connection Deadlines

Articles for the October *Denver Neighborhood Connection* must be submitted by September 19 to Dan du Bois, INC Chairman, 1616 17th Street #368, Denver, Colorado, 80202; (303) 628-5495 (fax); ddubois@denver.infi.net (e-mail).

Editor Craig Eley can be reached at at 757-5000 (wk) or 758-9499 (hm); craig@eley.net (e-mail).

INC members who wish to publicize their neighborhood news, accomplishments or events should put *Denver Neighborhood Connection* on their neighborhood newsletter mailing lists. Newsletters should be sent to the Editor at 3800 South Peach Way, Denver, CO. 80237.