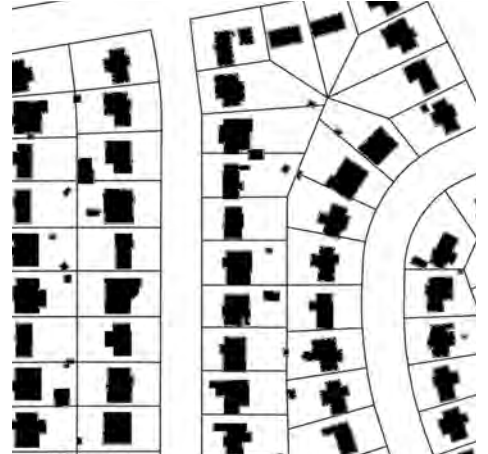


# PUD-G 23

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1290 Williams Street  
2018I-00142

September 8, 2020 DRAFT

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## PUD-G 23

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## CHAPTER 1. ESTABLISHMENT AND INTENT

### SECTION 1.1 PUD-G 23 ESTABLISHED

The provisions of this PUD-G 23 apply to the land depicted on the Official Zoning Map with the label PUD-G 23, a parcel of land being Lots 43 through 46 inclusive, together with the north 3.8 feet of Lot 42, Block 51, Wyman's Addition to the City of Denver, together with the east 1/2 of vacated Williams Street adjacent to said lots, as vacated by Ordinance No. 283, Series of 1967 recorded October 06, 1967 in Book 9794 at page 519. City and County of Denver, State of Colorado; herein referred to as the "Property".

#### 1.1.1 Subareas Established

The following subareas are hereby established within PUD-G 23 for the purpose of applying the zoning standards contained herein. All subareas established are shown generally on Figure 1-1 below and described legally as follows:

##### A. Subarea A Legal Descrip

BEING ALL OF LOT 46 AND A PORTION OF LOTS 44 AND 45, BLOCK 51, WYMAN'S ADDITION TO THE CITY OF DENVER, TOGETHER WITH THE EAST 1/2 OF VACATED WILLIAMS STREET ADJACENT TO LOTS 43 THROUGH 46 AND THE NORTH 3.8 FEET OF LOT 42, BLOCK 51, WYMAN'S ADDITION TO THE CITY OF DENVER, AS VACATED BY ORDINANCE NO. 283, SERIES OF 1967 RECORDED OCTOBER 06, 1967 IN BOOK 9794 AT PAGE 519; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 46, BLOCK 51, WYMAN'S ADDITION, THENCE SOUTH 00°09'25" WEST, ALONG THE EAST LINE OF SAID LOTS 45 AND 46, FOR A DISTANCE OF 42.00 FEET;  
 THENCE NORTH 89°51'35" WEST, FOR A DISTANCE OF 38.00 FEET;  
 THENCE SOUTH 00°08'25" WEST, FOR A DISTANCE OF 38.00 FEET;  
 THENCE NORTH 89°51'35" WEST, FOR A DISTANCE OF 87.14 FEET TO A POINT ON THE EASTERLY LINE OF SAID VACATED NORTH WILLIAMS STREET;  
 THENCE SOUTH 00°09'25" WEST, ALONG SAID EASTERLY LINE OF VACATED NORTH WILLIAMS STREET, FOR A DISTANCE OF 30.93 FEET TO A POINT 3.8 FEET SOUTHERLY FROM THE NORTHWEST CORNER OF SAID LOT 42, BLOCK 51 WYMAN'S ADDITION;  
 THENCE NORTH 89°51'35" WEST, FOR A DISTANCE OF 40.00 FEET TO A POINT ON THE CENTERLINE OF SAID VACATED NORTH WILLIAMS STREET;  
 THENCE NORTH 00°09'25" EAST, ALONG SAID CENTERLINE, FOR A DISTANCE OF 102.93 FEET TO A POINT OF INTERSECTION OF SAID CENTERLINE AND THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 46, BLOCK 51, WYMAN'S ADDITION;  
 THENCE SOUTH 89°51'35" EAST, FOR A DISTANCE OF 165.13 FEET TO THE POINT OF BEGINNING.

SUBAREA "A" CONTAINS 11,986 SQUARE FEET, 0.275 ACRE MORE OR LESS.

##### B. Subarea B Legal Descrip

BEING ALL OF LOT 43, A PORTION OF LOTS 44 AND 45, TOGETHER WITH THE NORTH 3.8 FEET OF LOT 42, BLOCK 51, WYMAN'S ADDITION TO THE CITY OF DENVER; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 46, BLOCK 51, WYMAN'S ADDITION, THENCE SOUTH 00°09'25" WEST, ALONG THE EAST LINE OF SAID LOTS 45 AND 46, BLOCK 51, FOR A DISTANCE OF 42.00 FEET TO THE POINT OF BEGINNING;  
 THENCE CONTINUING SOUTH 00°09'25" WEST, ALONG THE EAST LINE OF SAID LOTS 42 THROUGH 45, BLOCK 51, FOR A DISTANCE OF 60.93 FEET TO A POINT 3.8 FEET SOUTHERLY FROM THE NORTHEAST CORNER OF SAID LOT 42, BLOCK 51 WYMAN'S ADDITION;  
 THENCE NORTH 89°51'35" WEST, FOR A DISTANCE OF 125.13 FEET TO A POINT 3.8 FEET SOUTHERLY FROM THE NORTHWEST CORNER OF SAID LOT 42, BLOCK 51 WYMAN'S ADDITION;



THENCE NORTH 00°09'25" EAST, ALONG SAID EASTERLY LINE OF VACATED NORTH WILLIAMS STREET PER ORDINANCE NUMBER 283, SERIES 1967, FOR A DISTANCE OF 30.93 FEET;  
 THENCE SOUTH 89°51'35" EAST, FOR A DISTANCE OF 87.14 FEET;  
 THENCE NORTH 00°08'25" EAST, FOR A DISTANCE OF 30.00 FEET;  
 THENCE SOUTH 89°51'35" EAST, FOR A DISTANCE OF 38.00 FEET TO THE POINT OF BEGINNING.  
 SUBAREA "B" CONTAINS 5,010 SQUARE FEET, 0.115 ACRE MORE OR LESS.

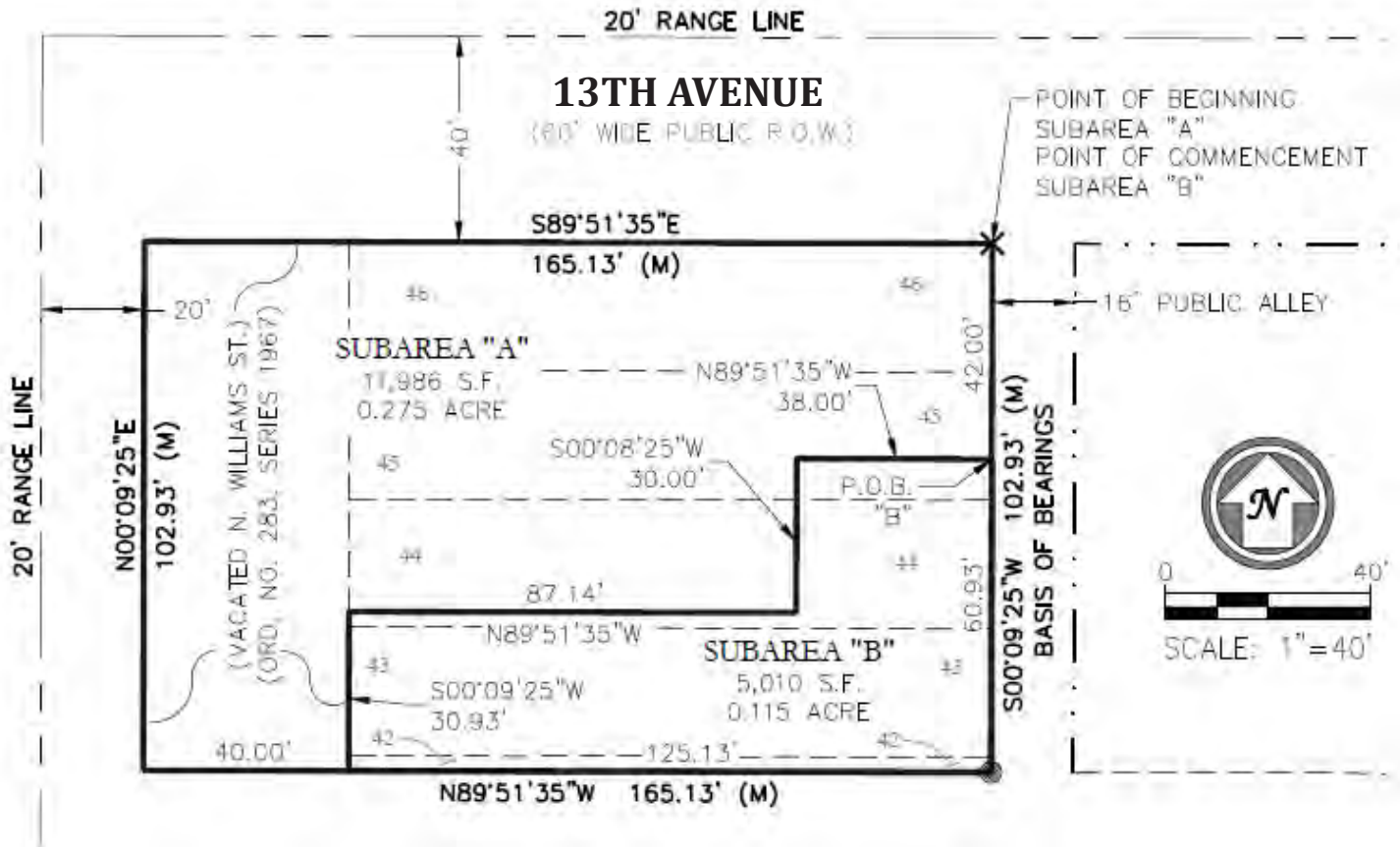


Figure 1-1. Subareas Established within PUD-G 23

## **SECTION 1.2 PUD-G 23 GENERAL PURPOSE**

The general intent of PUD-G 23 is to follow the General Urban Neighborhood Context intent and the G-MU-3 zone district with the exception to allow additional commercial uses and two primary structures on a zone lot.

## **SECTION 1.3 PUD-G 23 SPECIFIC INTENT**

More specifically, PUD-G 23 is intended to:

- 1.3.1 Allow the continued preservation and use of the Tears-McFarlane House through broadening the range of allowed uses on the property.
- 1.3.2 Facilitate the upkeep of the Tears-McFarlane House through increasing the allowed size and uses of structures built on the property.
- 1.3.3 Allow for flexibility to encourage ongoing use of the subject property consistent with the existing development on the property and the previously approved regulations.
- 1.3.4 Allow for active community-serving space and amenities to benefit the neighborhood and broader community.
- 1.3.5 Ensure any new structure constructed on the zone lot is subordinate to the Tears-McFarlane House and in keeping with the historic character of the property.

## **SECTION 1.4 LANDMARK DESIGNATION**

The Tears McFarlane House, a Georgian style dwelling, was designed and constructed by Frederick Sterner in 1898 for Daniel W. Tears. Tears was Associate Counsel for New York Central Railroad. The house was purchased by Ida Kruse McFarlane in 1937. The building was designated in 1972 as a Denver Landmark under criteria A. History and B. Architecture.

- 1.4.1 The building and property are subject to Denver Revised Municipal Code (DRMC) Chapter 30, Landmark Preservation.
- 1.4.2 Review under DRMC Chapter 30 is separate from and in addition to zoning review.

## **CHAPTER 2. NEIGHBORHOOD CONTEXT DESCRIPTION**

### **SECTION 2.1 GENERAL URBAN CONTEXT DESCRIPTION**

All development in PUD-G 23 shall conform to the Denver Zoning Code Division 6.1, General Urban Context Description, as amended from time to time, except as modified in this PUD-G 23.

## **CHAPTER 3. DISTRICTS**

### **SECTION 3.1 G-MU-3 DISTRICT**

All development of this PUD-G 23 shall conform to the Denver Zoning Code, Section 6.2, Districts, as specifically applicable to the G-MU-3 Zone District, as amended from time to time, except as expressly modified in this PUD-G 23.

## CHAPTER 4. DESIGN STANDARDS

### 4.1.1 General Intent

Section 6.3.1 General Intent of the Denver Zoning Code, as amended from time to time, shall apply to this PUD-G 23.

### 4.1.2 Building Form Intent

Section 6.3.2 Building Form Intent of the Denver Zoning Code, as amended from time to time, shall apply to this PUD-G 23.

### 4.1.3 Zone Lot

This PUD-G 23 shall be treated as one zone lot and shall not be divided into two or more zone lots.

### 4.1.4 Subarea A Primary Building Form Standards

#### A. Applicability

All development within Subarea A as defined in Section 1.1.1.A of this PUD-G 23.

#### B. Number of primary structures allowed

There shall be one primary structure allowed within Subarea A of this PUD-G 23. The structure may extend into Subarea B, in which case there shall be one primary structure allowed on the zone lot.

#### C. Building forms allowed

Primary structures shall comply with the Urban House building form standards for G-MU-3 zone districts described in section 6.3.3.4.A of the Denver Zoning Code, as amended from time to time, except as expressly modified in this PUD-G 23.

#### D. standards as follows:

Except as modified in the following table, the standards for the G-MU-3 zone district stated in DZC Article 6 shall apply.

### 4.1.5 Subarea B Primary Building Form Standards

#### A. Applicability

All development within Subarea B as defined in Section 1.1.1.B of this PUD-G 23.

#### B. Number of primary structures allowed

There shall be one primary structure allowed within Subarea B of this PUD-G 23. The structure may extend into Subarea A, in which case there shall be one primary structure allowed on the zone lot.

#### C. Building forms allowed

Primary structures shall comply with the Urban House building form standards for G-MU-3 zone districts described in section 6.3.3.4.A of the Denver Zoning Code, as amended from time to time, except as expressly modified in this PUD-G 23.

#### D. standards as follows:

Except as modified in the following table, the standards for the G-MU-3 zone district stated in DZC Article 6 shall apply.

## PRIMARY STRUCTURES - URBAN HOUSE BUILDING FORM STANDARDS

HEIGHT	Subarea A	Subarea B
Stories (max)	**	1
Feet (max)	45'	20'
Stories, front 80% / rear 20% of zone lot depth (max)	**	**
Feet, front 80% / rear 20% of zone lot depth (max)	**	**
Side Wall Height, for Pitched Roof, within 15' of Side Interior and Side Street (max)	**	**
Upper Story Setback, for Low-slope Roof, Above 25', Side Interior and Side Street (min)	**	**
SITING	Subarea A	Subarea B
ZONE LOT		
Zone Lot Size (min)	**	**
Zone Lot Width (min)	**	**
Primary Street, block sensitive setback required	**	na
SETBACKS AND BUILDING COVERAGE BY ZONE LOT WIDTH	Subarea A	Subarea B
Primary Street, where block sensitive setback does not apply (min)	**	10'
Side Street (min)	**	1'
Side Interior (min)	**	1'
Rear, alley/no alley	**	1'/1'
Building Coverage per Zone Lot, including all accessory structures (max)	**	3,500 ft <sup>2</sup> within the subarea
PARKING BY ZONE LOT WIDTH		
Parking and Drive Lot Coverage in Primary Street Setback/Overall (max)	**	**
Vehicle Access	**	**
DETACHED ACCESSORY STRUCTURES	**	**
DESIGN ELEMENTS	Subarea A	Subarea B
BUILDING CONFIGURATION		
Attached Garage Allowed	**	**
Primary Street Facing Attached Garage Door Width in first 50% of lot depth(max)	**	**
STREET LEVEL ACTIVATION		
Pedestrian Access, Primary Street	na	na
USES	All uses allowed in this PUD-G 23 shall be allowed in the Urban House form in Subareas A and B	

\*\* See G-MU-3 zone district standards as applied to the Urban House form in Article 6 of the Denver Zoning Code. Standards added to the Urban House form of the G-MU-3 zone district of the Denver Zoning Code after the adoption of this PUD-G 23 shall apply to this PUD-G 23 unless the standards conflict with the standards modified in the table above. Standards not modified by this PUD-G 23 may be varied following the procedures of the Denver Zoning Code. Standards shall be measured to the zone lot lines, not the subarea boundary lines.

## CHAPTER 5. USES AND REQUIRED MINIMUM PARKING

### SECTION 5.1 USES

- 5.1.1 This PUD-G 23 shall follow the G-MU-3 UO-3 Zone District of the Denver Zoning Code, as amended from time to time, to establish the primary, accessory, and temporary land uses allowed, including all applicable limitations and required zoning procedures, with the following exceptions, additions, and modifications:
- A. “Arts, Recreation and Entertainment Services, Indoor”, as defined in Article 11 of the Denver Zoning Code, shall be a Permitted Use with Limitations and require a Zoning Permit (L-ZP). Limitations in DZC Article 11 shall apply, as modified in Section 6.4 of this PUD-G 23.
  - B. “Arts, Recreation and Entertainment Services, Outdoor\*”, as defined in Article 11 of the Denver Zoning Code, shall be a Permitted Use with Limitations and require a Zoning Permit (L-ZP). Limitations in DZC Article 11 shall apply.
  - C. “Eating & Drinking Establishments”, as defined in Article 11 of the Denver Zoning Code, shall be a Permitted Use with Limitations and require a Zoning Permit (L-ZP). Limitations in DZC Article 11 shall apply, as modified in Section 6.4 of this PUD-G 23.
  - D. “Dental / Medical Office or Clinic”, as defined in Article 11 of the Denver Zoning Code, shall be a Permitted Use with Limitations and require a Zoning Permit (L-ZP). The Applicable Use Limitations - Office and Art Studio Uses of the Historic Structure Use Overlay District (UO-3) shall apply, as modified in Section 6.2 of this PUD-G 23. Limitations in DZC Article 11 shall apply, as modified in Section 6.4 of this PUD-G 23.
  - E. “Food Sales or Market”, as defined in Article 11 of the Denver Zoning Code, shall be a Permitted Use with Limitations and require a Zoning Permit (L-ZP). Limitations in DZC Article 11 shall apply, as modified in Section 6.4 of this PUD-G 23.
  - F. “Retail Sales, Service & Repair, All Others”, as defined in Article 11 of the Denver Zoning Code, shall be a Permitted Use with Limitations and require a Zoning Permit (L-ZP). Limitations in DZC Article 11 shall apply, as modified in Section 6.4 of this PUD-G 23.
  - G. “Outdoor Eating and Serving Area Accessory to Eating/Drinking Establishment Use\*”, as defined in Article 11 of the Denver Zoning Code, shall be a Permitted Accessory Use with Limitations and require a Zoning Permit (L-ZP). Limitations in DZC Article 11 shall apply.
  - H. “Outdoor Entertainment Accessory to an Eating/Drinking Establishment Use\*”, as defined in Article 11 of the Denver Zoning Code, shall be a Permitted Accessory Use with Limitations and require a Zoning Permit (L-ZP). Limitations in DZC Article 11 shall apply.
  - I. “Outdoor Retail Sale and Display\*”, as defined in Article 11 of the Denver Zoning Code, shall be a Permitted Accessory Use with Limitations and require a Zoning Permit (L-ZP). Limitations in DZC Article 11 shall apply.
  - J. “Outdoor Retail Sales\*”, as defined in Article 11 of the Denver Zoning Code, shall be a Permitted Temporary Use with Limitations and require a Zoning Permit (L-ZP). Limitations in DZC Article 11 shall apply, as modified in Section 6.4 of this PUD-G 23.
  - K. “Outdoor Sales, Seasonal\*”, as defined in Article 11 of the Denver Zoning Code, shall be a Permitted Temporary Use with Limitations and require a Zoning Permit (L-ZP). Limitations in DZC Article 11 shall apply, as modified in Section 6.4 of this PUD-G 23.

## **SECTION 5.2 REQUIRED MINIMUM PARKING**

- 5.2.1 This PUD-G 23 shall require a minimum of 9 vehicle parking spaces to be provided on the property for any and all land uses occurring within the PUD.
- 5.2.2 This PUD-G 23 shall follow the G-MU-3 UO-3 Zone District of the Denver Zoning Code, as amended from time to time, to establish required minimum bicycle parking for each allowed use.

## CHAPTER 6. ADDITIONAL STANDARDS

### SECTION 6.1 ARTICLE 1 OF THE DENVER ZONING CODE

#### 6.1.1 Applicability

Development in this PUD-G 23 shall conform to Article 1, General Provisions of the Denver Zoning Code, as amended from time to time, with the following exception:

##### A. Number of Uses and Structures Allowed Per Zone Lot

There shall be no limit to the number of primary uses per zone lot within this PUD-G 23. There shall be two primary structures per zone lot permitted within this PUD-G 23.

### SECTION 6.2 ARTICLE 9 OF THE DENVER ZONING CODE

#### 6.2.1 Applicability

Development in this PUD-G 23 shall conform to Article 9, Special Contexts and Districts of the Denver Zoning Code, as amended from time to time, with the following exceptions:

##### A. Historic Structure Use Overlay (UO-3)

The Applicable Use Limitations - Office and Art Studio Uses and Applicable Use Limitations - Bed and Breakfast Lodging shall apply to this PUD-G 23 with the following exceptions:

1. Dental/Medical Office or Clinic uses shall be subject to the Applicable Use Limitations - Office and Art Studio Uses.
2. Office and Art Studio uses, including Dental/Medical Office or Clinic uses, shall comply with the required minimum parking standards in Section 5.2 of this PUD-G 23.
3. Office and Art Studio uses, including Dental/Medical Office or Clinic uses, shall comply with the sign standards in Section 6.3 of this PUD-G 23.
4. Bed and Breakfast Lodging uses shall comply with the required minimum parking standards in Section 5.2 of this PUD-G 23.
5. Bed and Breakfast Lodging uses shall comply with the sign standards in Section 6.3 of this PUD-G 23.

##### B. Amendments to Approved PUD District Plans

This PUD District Plan may be amended by subarea, platted lots, or metes and bounds parcels, as allowed in Denver Zoning Code, Section 9.6.1.4, Amendments to Approved PUD District Plans.

### SECTION 6.3 ARTICLE 10 OF THE DENVER ZONING CODE

#### 6.3.1 Applicability

Development in this PUD-G 23 shall conform to Article 10, General Design Standards of the Denver Zoning Code, as amended from time to time, with the following exceptions:

##### A. Sign Standards

The sign standards stated in DZC Article 10 that apply to the G-RX-3 zone district shall apply to this PUD-G 23 for any and all uses occurring within the PUD, with the following modifications:

1. The maximum number of permanent signs allowed shall be calculated and applied separately per subarea of this PUD-G 23.
2. The maximum number of joint identification signs allowed shall be one per subarea of this PUD-G 23.





3. Under DZC Section 12.3.7, modifications to the site development plan initiated by one owner do not require the consent of the other owner(s).

## **SECTION 6.6 ARTICLE 13 OF THE DENVER ZONING CODE**

### **6.6.1 Applicability**

Development in the PUD-G 23 shall conform to Article 13, Rules of Measurement and Definitions, of the Denver Zoning Code, as amended from time to time, with the following exceptions:

**A. Primary Street Zone Lot Line Designa**

The north zone lot line abutting 13th Avenue shall be the primary street zone lot line.

**B. Rear Zone Lot Line Designa**

The south zone lot line abutting Cheesman Park shall be the rear zone lot line.

**C. Side Interior Zone Lot Line Designa**

The east and west zone lot lines shall be side interior zone lot lines.

## **CHAPTER 7. RULES OF INTERPRETATION**

Subject to Chapter 8 of this PUD-G 23, whenever a section of the Denver Zoning Code is referred to in this PUD-G 23, that reference shall extend and apply to the section referred to as subsequently amended, recodified, or renumbered; provided, however, if a section of the Denver Zoning Code, as subsequently amended, recodified, or renumbered conflicts with a provision of this PUD-G 23, this PUD-G 23 shall control.

## **CHAPTER 8. VESTED RIGHTS**

This PUD-G 23 shall be established in accordance with Denver Zoning Code sections 9.6.1.2.C, Vested Rights, and 9.6.1.5, Vested Rights, and vested property rights shall be created 90 days after the effective date of the ordinance approving this PUD-G 23. The property rights vested through approval of this PUD-G 23 shall remain vested for a period of 3 years and shall include the right to commence and complete development of and the right to use the site in accordance with the intent, standards, and uses set forth in the Denver Zoning Code, as amended from time to time, except as expressly modified by this PUD-G 23.



## Zone Map Amendment (Rezoning) for PUD - Application

PROPERTY OWNER INFORMATION*	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	Capitol Hill United Neighborhoods, Inc.
Address	1290 Williams Street, #102
City, State, Zip	Denver, CO 80218
Telephone	303.830.1651
Email	CHUN@CHUNDenver.org
*If More Than One Property Owner: All official map amendment applications for a PUD District shall be initiated by all the owners of the entire land area subject to the rezoning application, or their representatives authorized in writing to do so.	

PROPERTY OWNER(S) REPRESENTATIVE**	
<input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Representative Name	STARBOARD Realty, LLC Bruce O'Donnell
Address	770 Sherman Street #108
City, State, Zip	Denver, CO 80203
Telephone	720.441.3310
Email	bodonnell@starboardrealtygroup.com
**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.	

Please attach Proof of Ownership acceptable to the Manager for all property owners, such as (a) Assessor's Record, (b) Warranty deed or deed of trust, or (c) Title policy or commitment dated no earlier than 60 days prior to application date.

### SUBJECT PROPERTY INFORMATION

Location (address and/or boundary description):	1290 Williams Street - Denver, CO
Assessor's Parcel Numbers:	05021-21-003-000
Area in Acres or Square Feet:	17,127 sq. ft./Approximately .39 acres
Current Zone District(s):	G-MU-20 OU-3

### PROPOSAL

Proposed Zone District:	<input checked="" type="checkbox"/> General PUD	<input type="checkbox"/> Detailed PUD
Proposing SubAreas:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Intent of PUD:	To create certainty and respect neighborhood context	
Standard Zone District: Please list the zone district(s) on which the PUD will be based:	G-MU-3	
Deviations from Standard Zone District: Please provide a list of proposed deviations and an explanation of why the deviation is needed. Please provide as an attachment if necessary:	Deviation	Why deviation is necessary
	<b>PLEASE SEE EXHIBIT I; ATTACHED</b>	

REVIEW CRITERIA	
<p>General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.7</p>	<p><input checked="" type="checkbox"/> Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan</p> <p>Please provide an attachment describing relevant adopted plans and how proposed map amendment is consistent with those plan recommendations; or, describe how the map amendment is necessary to provide for an unanticipated community need.</p> <p><input checked="" type="checkbox"/> Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.</p> <p><input checked="" type="checkbox"/> Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.</p>
<p>Additional Review Criteria for Non-Legislative Rezoning: The proposal must comply with both of the additional review criteria DZC Sec. 12.4.10.8</p>	<p><b>Justifying Circumstances - One of the following circumstances exists:</b></p> <p><input type="checkbox"/> The existing zoning of the land was the result of an error.</p> <p><input type="checkbox"/> The existing zoning of the land was based on a mistake of fact.</p> <p><input type="checkbox"/> The existing zoning of the land failed to take into account the constraints on development created by the natural characteristics of the land, including, but not limited to, steep slopes, floodplain, unstable soils, and inadequate drainage.</p> <p><input checked="" type="checkbox"/> The land or its surroundings has changed or is changing to such a degree that rezoning that it is in the public interest to encourage a redevelopment of the area to recognize the changed character of the area</p> <p><input type="checkbox"/> It is in the public interest to encourage a departure from the existing zoning through application of supplemental zoning regulations that are consistent with the intent and purpose of, and meet the specific criteria stated in, Article 9, Division 9.4 (Overlay Zone Districts), of this Code.</p> <p>Please provide an attachment describing the justifying circumstance.</p> <p><input checked="" type="checkbox"/> The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.</p> <p>Please provide an attachment describing how the above criterion is met.</p>
<p>Additional Review Criteria for Rezoning to PUD District: The proposal must comply with all of the additional review criteria DZC Sec. 12.4.10.9</p>	<p><input checked="" type="checkbox"/> The PUD District is consistent with the intent and purpose of such districts stated in Article 9, Division 9.6 (Planned Unit Development).</p> <p><input checked="" type="checkbox"/> The PUD District and the PUD District Plan comply with all applicable standards and criteria station in Division 9.6.</p> <p><input checked="" type="checkbox"/> The development proposed on the subject property is not feasible under any other Zone Districts, and would require an unreasonable number of variances or waivers and conditions.</p> <p><input checked="" type="checkbox"/> The PUD District, the PUD District Plan establish permitted uses that are compatible with existing land uses adjacent to the subject property.</p> <p><input checked="" type="checkbox"/> The PUD District, the PUD District Plan establish permitted building forms that are compatible with adjacent existing building forms, or which are made compatible through appropriate transitions at the boundaries of the PUD District Plan (e.g., through decreases in building height; through significant distance or separation by rights-of-way, landscaping or similar features; or through innovative building design).</p> <p>Please provide an attachment describing how the above criteria are met.</p>

## REQUIRED ATTACHMENTS

Please ensure the following required attachments are submitted with this application:

- Legal Description (required to be attached as a Microsoft Word document)
- Proof of Ownership Document(s)
- Review Criteria

## ADDITIONAL ATTACHMENTS


Please identify any additional attachments provided with this application:

- Written Authorization to Represent Property Owner(s)
- Deviations from Standard Zone District

Please list any additional attachments: Please see Exhibits A - I

## PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION

We, the undersigned represent that we are the owners of the property described opposite our names, or have the authorization to sign on behalf of the owner as evidenced by a Power of Attorney or other authorization attached, and that we do hereby request initiation of this application. I hereby certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate. I understand that without such owner consent, the requested official map amendment action cannot lawfully be accomplished.

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area to Be Rezoned	Please sign below as an indication of your consent to the above certification statement (must sign in the exact same manner as title to the property is held)	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed or deed of trust, (C) title policy or commitment, or (D) other as approved	Property owner representative written authorization? (YES/NO)
<b>EXAMPLE</b> John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith</i> <i>Josie Q. Smith</i>	01/01/12	(A)	NO
Capitol Hill United Neighborhoods, Inc.	1290 Williams Street Denver, CO 80218	100%	 Travis Leiker, President Board of Directors	12/27/19	A	Y

## **List of Exhibits**

- Exhibit A:** Property Legal Description
- Exhibit B:** Description of Consistency with Adopted City Plans (DZC 12.4.10.7 (A, B & C))
- Exhibit C:** Description of Justifying Circumstances and Neighborhood Context (DZC 12.4.10.8 (A&B))
- Exhibit D:** Additional Review Criteria for Rezoning to PUD District (DZC Sec. 12.4.10.9)
- Exhibit E:** Letters of Authorization for STARBOARD Realty Group, LLC to act as Representative from Capitol Hill United Neighbors
- Exhibit F:** Proof of Ownership, Assessors Record
- Exhibit G:** Signature Authority Authorization from Capitol Hill United Neighbors
- Exhibit H:** Capitol Hill United Neighborhoods' Community Outreach and Examples of Past Outreach RE: Tears McFarlane House
- Exhibit I:** Explanation of Deviations in PUD from G-MX-3 Zone District
- Exhibit J:** Additional Community Outreach and Related Articles
- Exhibit K:** Letters of Support

**EXHIBIT A**

**Property Legal Description**

**LEGAL DESCRIPTION**  
**1290 NORTH WILLIAMS STREET**

LOTS 43 THROUGH 46 INCLUSIVE, TOGETHER WITH THE NORTH 3.8 FEET OF LOT 42, BLOCK 51, WYMAN'S ADDITION TO THE CITY OF DENVER, TOGETHER WITH THE EAST ONE HALF (E ½) OF VACATED WILLIAMS STREET ADJACENT TO SAID LOTS, AS VACATED BY ORDINANCE NO. 283, SERIES 1967.

LOCATED IN THE NE ¼ OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN. CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING 17,127 SQUARE FEET OR 0.39 ACRES, MORE OR LESS.



**EXHIBIT B**

**Description of Consistency with Adopted City Plans**

**Exhibit B**  
**Statement of Compliance with General Review Criteria (DZC § 12.4.10.7)**

This application proposes to rezone the approximately .39-acre property located at 1290 Williams Street (the “Property”) from G-MU-20, UO-3 to a Planned Unit Development (PUD) to facilitate the redevelopment of the Property consistent with the recommendations in the adopted plans.

The Property is located in the Cheesman Park Neighborhood on the southeast corner of 13<sup>th</sup> Avenue and Williams Street. The Property is just North of Cheesman Park. The Property is located within 1 ½ miles of the Civic Center Transit Station and 2 blocks away from Colfax Ave which is designated by Blueprint Denver as a future High Capacity Transit Corridor. Other major RTD transit routes nearby via York, Josephine, and 12<sup>th</sup> avenue. Bike lanes and bike friendly routes are located nearby on Franklin Street, 11<sup>th</sup>, 12<sup>th</sup>, and 16<sup>th</sup> Avenues, and through Cheesman Park. In addition, the property is already accessible via multiple pedestrian routes including walking/jogging trails along the Cheesman Park periphery; moreover, sidewalks along 13<sup>th</sup> avenue provide access to the property as well, As an ever-evolving city, Denver has been experiencing exponential growth, especially areas close to downtown. These changes have resulted in the need to rezone the Property to meet community needs and wants.

Today, the Property consists of a 3-story mansion built in 1899, known as the Tears-McFarlane House, and a 1500 S.F. building, called Hedlund Hall (or the Annex), which was built as an event center in partnership with City in the late-1970s and early 1980s. The Tears-McFarlane House holds a historic designation from the City and County of Denver Landmark Preservation Commission and a National Historic Landmark designation. These designations ensure that the structure’s key features are to be preserved and retained in perpetuity. All exterior alterations shall be referred to CPD Landmark Division Staff for review and approval and these structures shall not be “voluntarily demolished”. The Property served as an office space until 1977 when it was purchased by the City and County of Denver for use as the Capitol Hill Community Center. Since its purchase by the City and County of Denver in 1977, the Property has served as a community gathering space and active neighborhood gathering place. It became the Greater Capitol Hill Events Center in 1977, and then the Center for the People of Capitol Hill. The house was owned by a separate nonprofit corporation bearing the same name.

When the Center for the People of Capitol Hill shutdown due to poor financial performance in the early 2000s, the entire property was transferred to Capitol Hill United Neighborhoods (CHUN). CHUN has owned and operated the property since then. The property continues to house several small businesses, mental health care providers, community support programs, and nonprofit groups. In addition, The Property’s CHUN hosts space for local nonprofits for meetings, public and private events and civic activities; and is home to the Denver’s largest, oldest registered neighborhood organization (RNO) [CHUN].

As described in the Denver Zoning Code: “The General Urban Neighborhood Context is

characterized by multi-unit residential uses in a variety of building forms. Single-unit and two-unit residential uses are also found in a mix of residential building forms. Low-scale commercial areas are embedded within residential areas. Commercial uses occur in a variety of building forms that may contain a mixture of uses within the same structure. Residential uses are primarily located along local and residential arterial streets. Commercial uses are primarily located along mixed-use arterial and main streets but may be located at or between intersections of local streets” (DZC 6.1.1). This rezoning would enable the development of low-scale mixed use project in an appropriate location along 13<sup>th</sup> Ave, an arterial street. It will allow for redevelopment of the underutilized and woefully outdated Annex building that was built to serve the community. Successful rezoning will allow for a quality project which will blend in with the existing character of the neighborhood and better facilitate how the building has been and is being used. The map amendment request is to rezone the Property to PUD G-23. This would allow for further preservation and adaptive reuse of the historic structure. This will also allow redevelopment of the Annex building and introduce limited commercial and non-residential neighborhood serving uses.

**REVIEW CRITERION DZC § 12.4.10.7. A – Consistency with Adopted Plans: The proposed official map amendment is consistent with the City’s adopted plans.**

This proposed map amendment is consistent with the Denver Comprehensive Plan 2040, Blueprint Denver (2019), and Capitol Hill/Cheesman Park Neighborhood Plan (1993).

**The proposed map amendment is consistent with many objectives of Denver Comprehensive Plan 2040 including:**

**VISION ELEMENTS: STRONG AND AUTHENTIC NEIGHBORHOODS**

- Diverse, Friendly and Open
- Affordable Housing and Transportation Choices
- Access to Amenities and Services
- Walkable, Bikeable, Accessible and Transit-friendly
- Diversity and Equity
- Access to Opportunity
- Sense of History and Cultural Heritage

**GOAL 1: Create a city of complete neighborhoods.**

**STRATEGIES:**

- Ensure neighborhoods are safe, accessible and well-connected for all modes.
- Encourage quality infill development that is consistent with the surrounding neighborhood and offers opportunities for increased amenities.

**GOAL 3: Preserve the authenticity of Denver’s neighborhoods and celebrate our history, architecture and culture.**

**STRATEGIES:**

- Support the stewardship and reuse of existing buildings, including city properties.

**GOAL 4: Ensure every neighborhood is economically strong and dynamic**

**STRATEGIES:**

- Grow and support neighborhood-serving businesses.

**GOAL 8: Conduct intentional, equitable and measurable neighborhood planning.**

**STRATEGIES:**

- Create diverse and inclusive opportunities for communities to participate in planning.
- Ensure all neighborhoods have a future vision that is both community-driven and long-term

**GOAL 9: Ensure all neighborhoods are safe.**

**STRATEGIES:**

- Actively involve communities in strategies to promote safety.

**VISION ELEMENTS: ECONOMICALLY DIVERSE AND VIBRANT**

- Access to Opportunity
- Access to Quality Education, Training, and Lifelong Learning
- Business-Friendly and Entrepreneurial
- Diverse Employment Options
- Strong Arts and Culture

**GOAL 3: Sustain and grow Denver's local neighborhood businesses.**

**STRATEGIES:**

- Promote small, locally owned businesses and restaurants that reflect the unique character of Denver.

The proposed PUD G-23 embraces Comprehensive Plan 2040's visions numerous ways. As the neighborhood grows, it is necessary to adapt to the ever-changing wants and needs of the community. The PUD G-23 zone district will introduce neighborhood serving uses and amenities that do not exist in the zoning today. The "growth" on the Property is achieved through the expansion of its uses as opposed to densifying the property; this preserves the residential character of the neighborhood, while enhancing the economic character. Reuse of the property under PUD G-23 will create opportunity in the form of jobs while continuing to provide an environment for educational and enrichment activities. It will be business friendly and further allow civic and community activities for a greater arts and culture environment. The property once redeveloped under PUD G-23 will also create a safer environment near the park and promote the localized, focused neighborhood-serving businesses. CHUN has and will continue to utilize the building for civic activities and community meetings that engage neighbors so that they may have a voice in shaping city policy around important neighborhood topics such as zoning, land use, transportation, historic preservation, public safety, housing and homelessness.

1290 Williams is located on an arterial and is in an excellent accessible location for those living in Capitol Hill and beyond. Easy walk up pedestrian access from 13<sup>th</sup> Avenue or Cheesman Park. Located steps away from RTD bus stop for route 10 which connects riders from Colfax & Federal Station all the way to Airport Blvd in Aurora. Colfax Avenue, a high capacity transit corridor, is only 3 blocks away. RTD bus 24 located on Josephine Street and York Street connect riders from 40<sup>th</sup> and Colorado Blvd all the way down to Highlands Ranch Via University Blvd. Bike friendly routes located nearby on Franklin Street, 12<sup>th</sup> Avenue, 11th Avenue, and 16<sup>th</sup> Avenue. The Property's proximity to Cheesman Park and mansion's historic status makes it an ideal location to for a small, locally owned business and restaurant that reflects and embraces Capitol Hill's historic character. All of these outcomes are consistent with Denver Comprehensive Plan 2040 Vision and Goals for a complete Strong and Authentic Neighborhood and Economically Diverse and Vibrant.

**The proposed map amendment is consistent with the objectives of Blueprint Denver 2019 including:**

The **Blueprint Denver** *Place* designation for the subject property is *High Residential* in a *General Urban* neighborhood context.

**General Urban** neighborhoods are described as:

“General urban neighborhoods are vibrant places with proximity to Denver’s major centers like Downtown and Cherry Creek. Homes in this context vary from apartment/condo complexes to compact single-unit homes. Development should be sensitive to the existing neighborhood character and offer residents a mix of uses, with good street activation and connectivity. Residents living in this context are well served by transit and enjoy access to abundant amenities and entertainment options. (BPD pg. 237)

General urban neighborhoods are typically located at the edge of higher intensity contexts like urban center and downtown. They are largely residential, with a significant amount of neighborhood services and office embedded within. Larger mixed-use areas are often located along key streets. Example neighborhoods in this context include Cherry Creek North and large portions of Capitol Hill, Speer and West Colfax neighborhoods.” (BPD pg. 239).

**Residential** areas are described as:

“Areas where the predominate use is residential. Although they are primarily residential, they are supported by a variety of embedded uses needed for a complete neighborhood such as schools, parks, and commercial/retail uses.” (BPD pg. 247)

**High Residential** Land use and Built Form:

“Predominately multi-unit residential, though compatible commercial uses should be interspersed throughout.” (BPD pg. 247)

**High Residential** Mobility:

“Mobility options are abundant and a continuous pedestrian network with detached sidewalks. Bicycle network is integrated into on street facilities. There is a high level of access to transit and a mix of alley and street vehicular access.” (BPD pg. 247)

The PUD G-23 zoning is an appropriate district that compliments the characteristics of General Urban neighborhoods and complies with the vision of a High Residential areas in Land use, Built form, and Mobility. The introduction of community serving uses increases the neighborhood’s access to amenities and opportunities that do not exist in the zoning today. With multiple RTD bus routes nearby along with both bike friendly routes and dedicated lanes, this makes it an excellent multi modal accessible location for residents and visitors to the neighborhood.

**Growth Strategy** for this area is designated as:

**All other areas of the city:** 10% of new jobs and 20% of new households.

The PUD G-23 zoning appeals to the City’s growth strategy for this area by introducing commercial uses which increases the potential of new jobs.

**Street Type** for this area is designated as:

**Residential Arterial** - Land use and Built form: “Primarily residential uses, but may also include schools, civic uses, parks, small retail nodes and other similar uses. Buildings on residential streets usually have a modest setback. The depth of the setback varies by neighborhood context.” (BPD pg. 143)

The Property is located on E. 13<sup>th</sup> Avenue, a Residential Arterial. The PUD G-23 zoning presents civic uses, office, and limited commercial uses which are appropriate and comply with the characteristics for this street type.

**The proposed map amendment is consistent with the objectives of the Capitol Hill / Cheesman Park Neighborhood Plan (1993) including:**

**THE VISION FOR CAPITOL HILL AND CHEESMAN PARK**

HISTORIC CHARACTER: Park, parkways, and historically and architecturally significant structures, streetscapes, and places will be preserved and enhanced. The design of new development and redevelopment will be compatible with the historic fabric of the neighborhoods.

**PUBLIC FACILITIES**

COMMUNITY CENTER: The Capitol Hill Community Center was once located in the Tears-McFarlane House at 1290 Williams, adjacent to the north edge of Cheesman Park. Run by the Board of Directors of the nonprofit Capitol Hill Community Center, Inc., the Center provided space for the offices and activities of a diversity of neighborhood and special interest organizations and functions. When CHUN assumed ownership of the Property, it continued many of these services.

**BUSINESS RECOMMENDATION 2:**

**ENCOURAGE A DIVERSITY OF BUSINESSES**

Direct economic development programs in the neighborhood primarily to encouraging small, diverse businesses. Similarly, support building designs and land use patterns which encourage small, pedestrian oriented businesses.

**CHEESMAN PARK NORTH DISTRICT**

**GENERAL ZONING RECOMMENDATIONS:**

**RETAIL AND RESIDENTIAL / RETAIL MIXED USE PROJECTS**

The PUD G-23 zoning is an appropriate district that directly complies with the vision of the Capitol Hill / Cheesman Park Neighborhood Plan by allowing neighborhood serving uses and encouraging small, pedestrian oriented business through the utilization of a historic building. This rezoning will allow for further and enhanced utilization of the Tears-McFarlane mansion as a place that serves it's community by providing space for offices and community organizations and activities.

**REVIEW CRITERION DZC § 12.4.10.7.C - The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.**

Future development of the Property will result in uniformity of PUD G-23 regulations and restrictions.

**REVIEW CRITERION-The proposed official map amendment furthers the public health, safety, and general welfare of the City.**

The proposed PUD G-23 will further the public health, safety, and general welfare of the City by facilitating the improvement and development of the Property as desired by the City's adopted plans.

In 2017, CHUN engaged City Street Investors—responsible for transforming historically significant jewels, like Denver's Union Station—to determine neighborhood perspectives and identify potential uses for the property. Since completing the focus group, additional outreach included surveys and open houses. Survey respondents indicated the most desirable uses for the property are local coffee house, a small, intimate wine bar, and opportunities for neighborhood enrichment. Similarly, when asked which amenities survey respondents would use most frequently, the three most popular choices were a local coffee house, educational and enrichment opportunities, and a beer garden. The details and intention of PUD G-23 directly addresses the expressed community's desires and needs.

As previously mentioned, CHUN also utilizes the building for many civic activities and a multitude of community meetings that engage neighbors so that they may have a voice in shaping city policy around important neighborhood topics such as zoning, land use, transportation, historic preservation, public safety, housing and homelessness. CHUN donates rental space to nonprofits and neighborhood organizations serving greater Capitol Hill, including the East Central Planning Committee, Cheesman Park Advisory Group, Denver Urban Ministries, Warren Village, and many others. Under the PUD the future use of the property will enable CHUN to continue using the Tears-McFarlane House as it has for many years while also enabling a more vibrant and economically sustainable and publicly accessible gathering place attractive to people using Cheesman Park, pedestrians and bicyclists. CHUN will be able to work with local small merchants, artists, entrepreneurs and service providers with ties to the neighborhood to operate within the House, creating a thriving location serving the community.



**EXHIBIT C**

**Description of Justifying Circumstances and Neighborhood Context**

## Exhibit C

### **Statement of Compliance of Additional Review Criteria for Non-Legislative Rezonings (DZC § 12.10.8)**

#### **CRITERION DZC § 12.4.10.8.A - Justifying Circumstances - One of the following circumstances exists:**

*“Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:”*

1. *“Changed or changing conditions in a particular area, or in the city generally”* :

The approximately .39-acre Property is in an area of Denver that has experienced, and is continuing to experience, substantial change. Throughout Denver, thousands of new housing units have been delivered in recent years and more are on the way. This density is supporting a growing population that can walk, bike, or use public transit to neighborhood services and amenities. Capitol Hill’s historic character is supported by its residential charm and local retail, restaurants, and services. The Property’s unique history and strategic location makes it ideally situated to serve the needs of our growing, denser city whose residents can utilize alternative transit modes with, especially at this location less reliance on the automobile.

The Property, the Tears-McFarlane mansion, has a long and positive history with Capitol Hill and Cheesman Park neighborhood as a community center, café and as headquarters to various nonprofits and local businesses. Successful rezoning would allow limited commercial uses such as a coffee shop or limited food service, such services do not exist on or within a ¼ mile of the 40-acre park with the exception of what’s offered in the Denver Botanical Gardens which costs admission for entry. Other uses include hosting larger groups and events such as community meetings, nonprofit fundraisers, public education and enrichment opportunities as well as private events like weddings, reunions, memorial services, and group celebrations. As the neighborhood grows the need for easily accessible services and amenities grows with it, PUD XX zoning will serve these changing community wants and needs, affirming that it is in the public interest to rezone 1290 Williams.

In response to change represented by such unprecedented growth and the resulting need for neighborhood serving amenities, employment options and services, the map amendment request is to rezone the Property to PUD XX. This would allow for redevelopment of the Annex building and open the Property to a range of uses that do not exist in the zoning today. This would allow the historic mansion to expand its community service agenda by being able to offer the neighborhood more amenities. As stated in PUDXX, the historic mansion itself will continue its primary use as leasable office space, meeting space for community groups, and continue to serve as home of Capitol Hill United

Neighborhoods—Denver’s largest, oldest neighborhood organization (RNO). It will also be available for small events, community activities, and meetings. The Annex building will be fully reconstructed on a similar size footprint and will be built-out as a small café. The grounds and gardens will be extensively restored and improved as a privately owned public gathering space with seating and tables.

In addition, changing conditions include the deterioration and poor condition of the Tears McFarlane Mansion itself. The property suffers from severe deferred maintenance. This changing condition is a constant issue and grows worse with time, causing accelerating and worsening change to the structural integrity and safety of the property. These changing conditions make the property less inviting as a community asset. The current zoning restricts and limits the ability to invest in upkeep and renovation due to the limited uses allowed in the 120-year-old structure. Rezoning to the PUD will allow the introduction of modest neighborhood serving commercial uses. These new revenue generating uses are needed to make renovation investments in the historic, Landmark property and to positively reintegrate it into the neighborhood.

2. *“A City adopted plan”:*

Subsequent to 1290 Williams being zoned to G-MU-20 (in the 2010 City-wide rezoning), in 2019 the City adopted Blueprint Denver, a Blueprint for an inclusive City. Blueprint addresses a variety city-wide goals, recommendations and strategies that the rezoning of 1290 Williams uniquely implements and advances.

Examples of, through rezoning and redevelopment, 1290 Williams serves to implement Blueprint include:

1. *Blueprint: Goal 1: Serve all Denver residents with a diverse range of affordable housing options and quality employment opportunities throughout the city.*

The rezoning, reuse and repurposing of 1290 Williams will create quality employment opportunities at the property that cannot and do not exist today.

2. *Blueprint Goal 2: Ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities.*

The rezoning, reuse and repurposing of 1290 Williams will enable expanded services and amenities at the property that cannot and do not exist today.

3. *Blueprint Goal 3: Develop safe, high-quality mobility options that prioritize walking, rolling, biking and transit and connect people of all ages and abilities to their daily needs.*

The rezoning, reuse and repurposing of 1290 Williams will, due to its location in a dense neighborhood, adjacency to public transit (RTD Bus Route #10) and proximity to

Cheesman Park and its trails and paths will facilitate high quality mobility options that prioritize walking, rolling, biking and transit and connect people of all ages and abilities to their daily needs at the property that cannot and do not exist today.

4. *Blueprint Goal 4: Support a welcoming business environment and the growth of employment centers around the city to promote work and educational opportunities for all residents.*

Rezoning and reuse of 1290 Williams will implement this Blueprint goal by creating opportunities for employment. As a provider of lower-cost, highly competitive office space, it will continue to serve as the primary office space for smaller nonprofits advancing social justice issues, mental health providers delivering critical care to those in need, and other small businesses contributing to Denver's economic vitality.

5. *Blueprint Improving Access to Opportunity: creating more equitable access to quality-of-life amenities, health and quality education.*

1290 Williams, once rezoned and redeveloped will provide expanded and equitable access to quality of life amenities and health. Again, proximity to Cheesman Park and dense surrounding housing makes this the ideal location to enable such expanded access.

6. *Expanding Housing and Jobs Diversity providing a better and more inclusive range of housing and employment options in all neighborhoods Blueprint Pg. 30*

It has been and is expected to continue that 1290 Williams has offered more inclusive and less expensive office and employment options than are commonly available, adding to jobs diversity. The rezoning will enhance this Blueprint objective.

7. *Blueprint Reducing Vulnerability to Displacement stabilizing residents and businesses who are vulnerable to involuntary displacement due to increasing property values and rents. An Equitable City: Everyone in Denver deserves to live in a complete neighborhood with a range of housing and employment choices. Land use recommendations promote a more equitable distribution of diverse housing and employment options throughout the city. Blueprint Pg. 36*

Expanded and affordable opportunities for businesses at 1290 Williams are made possible by the rezoning.

8. *Blueprint Complete Neighborhoods and Networks: A complete neighborhood includes a mix of land uses accessible by different modes of transportation. The interaction and design of those uses and networks contribute to the unique character of places.*

*Complete neighborhoods where jobs, daily services and recreation are easily accessible encourages walking, rolling, biking and mass transit options. This enables residents to accomplish everyday tasks more efficiently while decreasing single-occupancy vehicle trips.*

*Complete Neighborhoods and Networks: A complete neighborhood includes a mix of land uses accessible by different modes of transportation. The interaction and design of those uses and networks contribute to the unique character of places.*

*A system of complete neighborhoods and networks makes access to quality-of-life infrastructure and amenities easy and convenient for residents. Blueprint Pg. 68*

The rezoning, reuse and repurposing of 1290 Williams will implement these Blueprint Complete Neighborhoods and Networks concepts by providing amenities that aren't available today, and by taking advantage multi modal and non-auto centric mobility options, to include the adjacent RTD Bus Route 10 in Cheesman Park.

9. *Land Use & Built from Recommendation 2: Ensure residential neighborhoods retain their unique character as infill development occurs. ITEM G: For civic and public buildings embedded within residential areas, (such as libraries, recreation centers, and similar), ensure a high-quality design and consider design review.*

Historically, and moving forward, 1290 Williams has served as a community center. As it is a Landmarked historic structure, all exterior renovations and new development are subject to design review by the Landmarks Preservation Commission. As such this is consistent with this Blueprint Recommendation.

10. *Blueprint Quality of Life Infrastructure Recommendation 10: ... improve access to shops, restaurants, entertainment, civic uses, services and a variety of daily needs for all Denver residents. A complete neighborhood is where people of all ages and abilities have safe and convenient access to places and things needed in daily life. This includes a variety of housing types, grocery stores, child care, schools, libraries, social services and other services, as well as active transportation options. The interconnectedness of places and creating complete neighborhoods and places supports community health and well-being.*

*10-C: Promote development that compatibly integrates and includes daily needs such as childcare centers, grocery stores and community-serving retail. Blueprint Pg. 125*

Rezoning 1290 Williams establishes a framework for these Blueprint recommendations. With rezoning and repurposing the property such daily needs of the community can be better met at the property.

*11. Blueprint Future Places – Residential Areas Although they are primarily residential, they are supported by a variety of embedded uses needed for a complete neighborhood including schools, recreation and nodes of commercial/retail uses. Blueprint Pg. 141*

1290 Williams is an excellent example of a long standing (more than 50 years) non-residential use that is embedded in a residential area. It has historically provided limited commercial uses for the neighborhood. Rezoning will enable a more complete neighborhood implementation through the addition of limited neighborhood serving retail and community services.

**Statement of Consistency with Neighborhood Context and General Purpose of Zone Districts DZC Sec. 12.4.10.8:**

This map amendment application requests approval of PUD XX for the Property.

PUD XX is based on the General Urban Neighborhood Context. The Denver Zoning Code characterizes the General Urban Neighborhood Context by multi-unit residential uses in a variety of building forms. Single-unit and two-unit residential uses are also found in a mix of residential building forms. Low-scale commercial areas are embedded within residential areas. Commercial uses occur in a variety of building forms that may contain a mixture of uses within the same structure. Residential uses are primarily located along local and residential arterial streets. Commercial uses are primarily located along mixed-use arterial and main streets but may be located at or between intersections of local streets.

PUD XX is appropriate as it promotes existing and future uses as well as reinforce desired development patterns in existing neighborhoods while accommodating reinvestment. The Property is located on the intersection of Williams Street and 13<sup>th</sup> Avenue and borders Cheesman Park. PUDXX would allow for low-scale commercial embedded within a residential area at an appropriate location. Today, the neighborhood context surrounding the Property is a predominantly residential and open space with main-street and mixed-use zoning nearby. The proposed PUD will allow the Cheesman Park neighborhood to continue to grow into its full potential that the city plans are envisioning.

**EXHIBIT D**

**Additional Review Criteria for Rezoning to PUD District (DZC Sec.12.4.10.9)**



**Exhibit D**  
**Additional Review Criteria for Rezoning to PUD District (12.4.10.9)**

*A. The PUD District is consistent with the intent and purpose of such districts stated in Article 9, Division 9.6 (Planned Unit Development) of this Code.*

Denver Zoning Code Section 9.6.1.1 states that the general purpose of a PUD District is to respond to unique and extraordinary circumstances, where more flexible zoning than what is achievable through a standard zone district is desirable and multiple variances, waivers, and conditions can be avoided. "Unique and extraordinary circumstances" that justify use of a PUD District include "where a development site has special physical characteristics, including but not limited to irregular or odd-shaped lots".

PUD-G-23 is consistent with the intent and purpose of PUDs because the subject site has special physical characteristics. Specifically, the orientation of the front door, parking requirements, topography, and park adjacency. Custom zoning is necessary to protect and preserve as well as allow for adaptive reuse of the 100+ year old historic mansion. The subject site includes a 1500 S.F. building, called Hedlund Hall (or the Annex), which was built as an event center by the City in the early 1980s. The mansion was designed by notable Denver architectural firm Varian and Sterner and is significant for its association with the development and settlement of the Capitol Hill and Cheesman Park communities. The proposed PUD is consistent with the neighborhood context and embraces the historic character.

Since its purchase by the City and County of Denver in 1977, the Property has served as a community gathering space and active neighborhood gathering place. The property continues to house several small businesses, mental health care providers, community support programs, and nonprofit groups. In addition, the Property hosts space for local nonprofits for meetings, public and private events and civic activities. Reuse of the property under PUD G-23 will create opportunity in the form of jobs, be business friendly and allow the property to better contribute a strong arts and culture environment. The Property once redeveloped under PUD G-23 will also create a safer environment near the park and promote the localized, focused neighborhood-serving businesses. The mansion is historically landmarked, protecting it from voluntary demolition and requiring all exterior modifications to be approved by the Denver Landmark Division. The Annex is to be redeveloped in a similar footprint. This assures that the Property will be compatible with the neighborhood character and design. The proposed PUD is consistent with numerous goals envisioned by the Comprehensive Plan 2040.

*B. The PUD District and the PUD District Plan comply with all applicable standards and criteria stated in Division 9.6*

The PUD District complies with all standards and criteria stated in Division 9.6.

*C. The development proposed on the subject property is not feasible under any other zone*

*districts, and would require an unreasonable number of variances or waivers and conditions*

The PUD District is necessary because there is no standard zone district available that maintains and preserves the exterior design features and elements of the existing building while also being compatible with the allowed uses found in the G-MU-3 without multiple variances, waivers, or conditions. Context sensitive and appropriate building heights, setbacks and parking requirements can also be addressed in a PUD and not through a standard zone district.

*D. The PUD District and the PUD District Plan establish permitted uses that are compatible with existing land uses adjacent to the subject property*

PUD-G-23 establishes design standards in accordance with the G-MU-3 zone district, with neighborhood appropriate and context sensitive use restrictions and limitations proposed. The adjacent blocks north of 13th Avenue is all General Urban Residential zoning. The blocks west of Gilpin Street have a mix of Urban and General Urban Residential zoning. The blocks east of the Property are a mix of Urban and General Urban Residential zoning and a couple PUDs. The adjacent blocks south of the Property is approximately 80 acres of public open space (Cheesman Park). PUD-G-23 allows for office and limited commercial uses which are compatible with land uses adjacent to the subject property.

*E. The PUD District and the PUD District Plan establish permitted building forms that are compatible with adjacent existing building forms, or which are made compatible through appropriate transitions at the boundaries of the PUD District Plan (e.g., through decreases in building height; through significant distance or separation by rights-of-way, landscaping or similar features; or through innovative building design.)*

PUD G-23 is modeled after the G-MU-3 zone district and establishes permitted building forms that are compatible with the adjacent existing building forms. The block directly north of the Property is zoned G-MU-20, which allows for apartment, urban house, duplex, row house, and town house building forms which are all allowed in the G-MU-3 zone district. To the east of the property is a PUD with a townhouse building form maxing out at 3 stories. To the west of the Property is a 20-story structure in apartment form which its height is in conformance with the City Adopted plans. To the south of the Property is approximately 80 acres of public open space. The PUD limits the height of the annex to be compatible with its proximity to the park and the neighborhood.

**EXHIBIT E**

**Letter of Authorization for STARBOARD Realty Group, LLC to act as Representative**



1290 Williams St, Ste 102   
Denver, CO 80218  
303.830.1651   
chun@chundenver.org   
www.chundenver.org 

December 20, 2019

Mr. Bruce O'Donnell  
STARBOARD Realty Group, LLC  
770 Sherman Street, Suite 108  
Denver, CO 80203

Dear Mr. O'Donnell,

This letter serves as authorization for you and STARBOARD Realty Group, LLC to act on behalf of, and represent, Capitol Hill United Neighborhoods, a Colorado Nonprofit Corporation, ("CHUN") for the purpose of submitting and processing the rezoning application for the property owned by CHUN at 1290 N. Williams Street in Denver, CO.

Should anyone have any questions or require additional information, they can contact me at o: 303-830-1651, c: 303-817-5744, or email [travis.leiker@chundenver.org](mailto:travis.leiker@chundenver.org).

All the best,



Travis Leiker, MPA  
President, Board of Directors  
Capitol Hill United Neighborhoods, Inc.  
Phone: 303-817-5744 (mobile)  
Email: [Travis.Leiker@chundenver.org](mailto:Travis.Leiker@chundenver.org)

***Celebrating 50 years of planning, preserving, and improving Denver's  
Capitol Hill community.***

**EXHIBIT F**

**Proof of Ownership, Assessors Record**

# 1290 WILLIAMS ST

<b>Owner</b>	CAPITOL HILL UNITED 1290 WILLIAMS ST 101 DENVER , CO 80218-2657
<b>Schedule Number</b>	05021-21-003-000
<b>Legal Description</b>	L 42 TO 46 INC BLK 51 WYMANS ADD TOG WI E 1/2 VAC WILLIAMS ST ADJ SD LOTS
<b>Property Type</b>	COMMERCIAL - OFFICE BUILDING
<b>Tax District</b>	DENV

**Print Summary**

Property Description			
<b>Style:</b>	OTHER	<b>Building Sqr. Foot:</b>	10319
<b>Bedrooms:</b>		<b>Baths Full/Half:</b>	0/0
<b>Effective Year Built:</b>	1898	<b>Basement/Finish:</b>	0/0
<b>Lot Size:</b>	17,000	<b>Zoned As:</b>	G-MU-20

**Note:** Valuation zoning may be different from City's new zoning code.

Current Year			
	Actual	Assessed	Exempt
Land		\$1,192,100	\$345,710
Improvements		\$691,300	\$200,480
<b>Total</b>		<b>\$1,883,400</b>	<b>\$546,190</b>

Prior Year			
	Actual	Assessed	Exempt
Land		\$1,192,100	\$345,710
Improvements		\$691,300	\$200,480
<b>Total</b>		<b>\$1,883,400</b>	<b>\$546,190</b>

**EXHIBIT G**

**Signature Authority Authorization for Capitol Hill United  
Neighborhoods**

**RESOLUTIONS OF  
THE BOARD OF DELEGATES OF  
CAPITOL HILL UNITED NEIGHBORHOODS, INC.  
(a Colorado nonprofit corporation)**

A regular meeting of the Board of Directors (the “Delegates”) of Capitol Hill United Neighborhoods, Inc. (CHUN) (the “Corporation”) was held on the 19th day of December 2019.

In addition to other routine business matters, the purpose of the meeting was for the Delegates to determine next steps concerning the rezoning of the Tears-McFarlane House and Community Center (the “Property”) at 1290 Williams Street in Denver, Colorado. The following resolutions were offered, seconded, and 28 voted to adopt, 0 voted in opposition, and there were 0 abstentions.

1. **RESOLVED**, that Bruce O'Donnell (“O’Donnell”) is hereby approved and authorized to serve as the Zoning Consultant on the Tears McFarlane Project (“Project”);
2. **FURTHER RESOLVED**, that City Street Investors (“CSI”) is hereby authorized and approved to provide financial backing for rezoning processes and procedures, including paying for O'Donnell's services on CHUN’s behalf;
3. **FURTHER RESOLVED**, that the Rezoning Application and Planned Unit Development (PUD), are hereby approved in all respects, with Travis Leiker, Margie Valdez, Andrew Rogge, Megan Whelan, Rod Mullins, and Bill DeMaio authorized to make minor modifications to such documents as reasonable and necessary
4. **FURTHER RESOLVED**, on behalf of CHUN, Travis Leiker, as President of the Board of Directors is hereby authorized to execute and deliver O’Donnell’s Letter of Authorization, the Rezoning Application, and the Planned Unit Development (“PUD”).

**CERTIFICATION**

I, the undersigned, President of the Corporation, do certify that the foregoing is a true, exact, and correct copy of a resolution adopted at the lawfully held meeting of the Corporation’s Board of Delegates on the **19th day of December 2019**.

**By:**



Travis Leiker, President of Directors  
Capitol Hill United Neighborhoods, Inc.



**EXHIBIT H**

**Tears-McFarlane House / Capitol Hill United Neighborhoods Community**

**Outreach**



# CHUN – Call for Focus Group Participants via Facebook (10/5/2017)

 **Capitol Hill United Neighborhoods** ▶ Life on Capitol Hill  
October 5, 2017 · 🌐

**CALL FOR FOCUS GROUP PARTICIPANTS**

The Tears-McFarlane House, a mansion built at the turn of the 20th century, is prominently sited on the north edge of Cheesman Park. The property has long been a recognized jewel and is owned by [Capitol Hill United Neighborhoods](#). C.H.U.N. is seeking focus group participants to help us develop a better understanding of the views and preferences of those who live or work in or near the property; moreover, results from these focus groups will help guide our future decision making and enable us to create the kind of space the community wants and needs. To complete the participant questionnaire, please visit:

[https://www.surveymonkey.com/r/Tears\\_McFarlane\\_House](https://www.surveymonkey.com/r/Tears_McFarlane_House)

There will be three groups. Each group will be limited to 15 participants. We expect that there will be more interested participants than spaces available, so we may not be able to extend invitations to everyone who wants to attend.

Meeting #1: 6:00 PM – 7:30 PM, Tuesday, October 17, 2017  
Meeting #2: 10:00 AM – 11:30 AM, Saturday, October 21, 2017  
Meeting #3: 6:00 PM – 7:30 PM, Wednesday, October 25, 2017

The Deadline to Complete the questionnaire is Friday, Oct 5, 2017 at 5:00 pm.



CHUN – Power Point- presented in January 2018, following the focus groups. This was shared at a public meeting with the CHUN board in attendance on JAN 25, 2018.



TEARS-MCFARLANE HOUSE AND  
COMMUNITY CENTER

JANUARY 2018



## Goal

An adaptive reuse and restoration of the historic Tears McFalane House into an income producing asset for both Parties as well as a resource and benefit for the neighborhood and broader Denver community.



## REVIEW OF PRIORITIES FROM A NEIGHBORHOOD PERSPECTIVE

- Reflects the history and culture of Capital Hill.
- Historic preservation of the Tears-McFarlane mansion is essential.
- Development should be sustainable
- Contains desired uses and provide unmet community needs; creates opportunities for additional desired uses.
- Creates a variety of commercial and work spaces (offices, co-working spaces, food & beverage, special events, etc.).



## REVIEW OF PRIORITIES FROM A NEIGHBORHOOD PERSPECTIVE

- Serves as a vibrant community gathering place
- Develop as esthetically pleasing, with a high priority placed on design, quality materials, extensive landscaping, and beautification.
- Minimize negative impacts on the surrounding neighborhood (parking, traffic, etc.); parking is carefully addressed and planned; is bicycle friendly (parking, paths, storage, good connections to/from site, etc.).
- Contains public open spaces; affordable and low-cost access for non-profits.
- Designed to connect to and integrate with surrounding uses.
- May incorporate public art and design.





## REVIEW OF PRIORITIES FROM AN OPERATIONAL & FINANCE PERSPECTIVE (CHUN'S VIEW)

**Priority 1:** Joint Venture; NOT AN OUTRIGHT SALE OF THE PROPERTY

**Priority 2:** Upfront capital to Capitol Hill United Neighborhoods

**Priority 3:** Capitol Hill United Neighborhoods retains partial ownership of the property, allowing us to help guide the vision of the new entity and/or concept

**Priority 4:** Capitol Hill United Neighborhoods retains its physical presence at the property going forward

**Priority 5:** Capitol Hill United Neighborhoods will receive a portion of revenues, resulting from the final project, over the long term.



- Generally envisioned as a mixed use-community focused project, the revitalized TMHP is expected to include food and beverage components, special events space, and potential office space featuring a collaborative work environment for predominately non-profit service organizations.
- The project will seek to integrate various civic, commercial, and special event spaces with great public spaces.







FUNDAMENTAL TO THIS PROJECT IS THE PROCESS THAT WILL BE USED TO SHAPE THE PLAN FOR THE TEARS-MCFARLANE HOUSE



## FOCUS GROUP RESULTS



- Reflects the culture of the neighborhood
- Vibrant community gathering place
- Open and available to general public for a variety of uses
- Beauty –quality design
- Respects the history of the building



## Top 7 desired uses are all food and beverage

- Chef-driven, upscale full service restaurant
- Farm to Table casual
- Local coffee house
- Local breakfast restaurant
- Pastry shop
- European-style Beer Garden
- Higher end cocktail lounge
- Art Gallery
- Educational opportunities (classes, seminars lectures, etc.)
- Food trucks



How often would you use the following?	
**Ranked frequently to probably never	
Local coffee house	100
European-style Beer Garden	90
Farm to Table casual restaurant	90
Local breakfast restaurant	88
Pastry shop	87
Chef-driven, upscale full service restaurant	87
Higher end cocktail lounge	86
Educational opportunities (classes, seminars lectures, etc.)	86
Small wine bar	80
Micro-brewery	78

When you think about the Tears McFarlane House property and how it might be used in the future, what characteristics are important to you personally?	
**Ranked very important to unimportant	
Reflects the culture of the neighborhood	114
Is designed to create a vibrant community gathering place	114
Property has uses that make it open and available to the general public for a variety of uses	108
Is beautiful – high priority on design and quality materials	106
Respects the history of the building	105
Is an iconic symbol for the neighborhood	102
Incorporates social/economic equity considerations	97
Contains services that I want to use	95
Provides interior and exterior public common areas	91
Incorporates sustainability (energy, etc.)	88
Contains food & beverage outlets that I want to use	82
Contains a mix of uses (office, retail, studio, event,	80
Contains retailers that products that I want to purchase	61
Contains office space that I want to rent	42

## Tears-McFarlane discussion on next steps

- Create new entity to own and operate property, of which CHUN is 50% holder
- Contract and Operating Agreements Signed
  - ✓ Goal to be completed by February 2018
  - ✓ Rezoning consultant & process initiated
  - ✓ Conceptual design developed
  - ✓ Architect hired; partners identified
  - ✓ Construction begins





# CHUN – Surveys in the park / Community outreach 5/15/2019



**Capitol Hill United Neighborhoods**

Published by Travis Leiker [?] · Just now · 🌐

The Tears-McFarlane House at 1290 Williams is home to [Capitol Hill United Neighborhoods](#). After a 120 years of myriad usages (and owners), as well as decades of deferred maintenance and repairs, the property requires much needed attention.

Our organization values community feedback and the opinions of our neighbors. On Saturday (5/11) we gathered the opinions of local residents, Cheesman park advocates, and others to help us determine next steps for our beloved home and this historic treasure. Public perspectives are essential as CHUN weighs the next steps for this beloved, Mile High City Treasure.

Many thanks to the volunteers who helped and to all who shared their thoughts and perspectives!

CC: [Life on Capitol Hill](#)  
[City Street Investors](#)  
[Urban Spectrum Newspaper](#)  
[The Denver Post](#)  
[Wayne New, Denver City Councilman District #10](#)  
[Debbie Ortega](#)  
[Robin Kniech, Denver City Council At-Large](#)  
[City and County of Denver Government](#)





# CHUN – Surveys in the park / Community outreach 6/1/2019



## Capitol Hill United Neighborhoods

Written by Travis Leiker [?] · June 5, 2019 at 9:45 AM · 🌐

After 100+ years of multiple usages, as well as years of deferred maintenance and repairs, [Capitol Hill United Neighborhoods' Tears-McFarlane House / Capitol Hill Community Center](#) property requires some much needed attention. As CHUN weighs what is next for the property, we have been gathering the opinions of local residents, Cheesman Park visitors and advocates, and others to help determine next steps for the historic house and community building.

Thanks to all who completed a survey and shared their great ideas with us. You will see us at the north end of Cheesman Park gathering more surveys from park goers in the coming weeks.

CC: [Life on Capitol Hill](#), [The Denver Post](#), [CBS Denver](#), [9NEWS \(KUSA\)](#), [Denver7](#), [Denver Urban Spectrum](#), [Denverite](#), [Denver Westword](#), [City and County of Denver Government](#), [Robin Kniech](#), [Denver City Council At-Large](#), [Debbie Ortega](#), [Wayne New](#), [Denver City Councilman District #10](#), [Michael B. Hancock](#), [Denver Parks and Recreation](#), [City Street Investors](#)





# CHUN – Surveys in the park / Community outreach 6/8/2019



Capitol Hill United Neighborhoods

Just now · 🌐

Tell us what you think!...Capitol Hill United Neighborhoods is out gathering community feedback today in front of our Tears-McFarlane House / Capitol Hill Community Center. We are gathering public perceptions of the 120 year old property and surveying park goers about potential uses for the house in the future. Many thanks to all who participated in today's surveys. And a special shout out goes to the 1 year old and 4 year old who helped gather opinions with their mom, Ashley Farrington Thurow (CHUN board member and local community advocate).



# CHUN – Results of surveys / Community feedback 7/23/2019



FOR IMMEDIATE RELEASE  
Tuesday, July 23, 2019

## CONTACT INFORMATION:

### Travis Leiker, MPA

President | Board of Directors  
Capitol Hill United Neighborhoods, Inc.

[Travis.Leiker@chundenver.org](mailto:Travis.Leiker@chundenver.org)

m: 303-817-5744 o: 303-830-1651

## Capitol Hill United Neighborhoods Announces Results of Community Feedback for Tears-McFarlane House and Property

*Denver neighborhood organization looks to deliver 50-year vision shaped by history, city leaders, and neighbors*

DENVER, CO—Capitol Hill United Neighborhoods (CHUN), Denver’s largest, longest-running registered neighborhood organization (RNO), has released the results of neighborhood surveys that will be used to determine the future of the organization’s historic headquarters.

“We began this work in the Fall of 2017 with outreach to the community, including conducting a series of focus groups,” said Bill DeMaio. DeMaio, an architect and member of CHUN’s executive committee continued, “participants in these focus groups helped formulate a set of concepts that would help CHUN preserve the property, invigorate our nonprofit’s programming, and help create a funding stream for CHUN’s future operations and community support.”

In 2017, CHUN engaged City Street Investors—responsible for transforming historically significant jewels, like Denver’s Union Station—to determine neighborhood perspectives and identify potential uses for the property. Collectively the two organizations have initiated the necessary due diligence required for a project like restoring and preserving a 120-year-old property. Since completing the focus group, additional outreach included surveys and open houses.

Travis Leiker, CHUN’s board president said, “Staff and volunteers conducted hundreds of surveys among Cheesman Park-goers at various points during the months of May and June.” He continued, “Since the early-1970s, city leaders and neighbors have always envisioned a vibrant community space at the Tears-McFarlane property. The survey participants have provided helpful feedback on how best to move forward.” Most respondents were unaware that the property was intended to serve as a community asset. More than 80% of respondents



indicated that they live within the CHUN boundaries and 60% stated that they visit the park on a frequent basis.

Currently the property consists of the historic Tears-McFarlane house which is primarily utilized as commercial office space and a non-historic annex building which is used for meetings and events. Based on community input, the current uses are expected to continue, and additional uses and amenities will be added.

Survey respondents indicated the most desirable uses for the property are local coffee house, a small, intimate wine bar, and opportunities for neighborhood enrichment. Similarly, when asked which amenities survey respondents would use most frequently, the three most popular choices were a local coffee house, educational and enrichment opportunities, and a beer garden.

Community feedback continues to be CHUN's number one priority. In June, CHUN held two open houses and met with Cheesman Park advocates (Friends of Cheesman Park and the Cheesman Park Advocacy Group) to gather their thoughts and perspectives before moving forward with an eventual rezoning effort. Both City Street Investors and CHUN aim to hold another open house in the early fall, with additional surveys to be conducted on an ongoing basis until that time. "City Street is thrilled to partner with a strong neighborhood group like CHUN, and we are eager to deliver a vibrant community space neighbors and park advocates helped co-create," said Pat McHenry with City Street Investors.

Those interested in learning more about the next phase of the initiative should call 303.830.1651 or email [chun@chundenver.org](mailto:chun@chundenver.org).

###

Capitol Hill United Neighborhoods (CHUN) is a registered neighborhood organization and a Colorado nonprofit corporation. Founded in 1969, CHUN has evolved into one of Denver's oldest, largest, and most influential neighborhood organizations. The organization's mission is Preserving the Past, Improving the Present, and Planning for the Future of Capitol Hill and Denver.

The historic Tears-McFarlane Mansion was built in the 1890s and is recognized as an architectural jewel in Capitol Hill. The property, located just north of Cheesman Park, has been the home to CHUN since 2005. CHUN donates rental space to nonprofits and neighborhood organizations serving greater Capitol Hill, including the East Central Planning Committee, Cheesman Park Advisory Group, Denver Urban Ministries, Warren Village, and many others.

CHUN also utilizes the building for many civic activities and a multitude of community meetings that engage neighbors so that they may have a voice in shaping city policy around important neighborhood topics such as [zoning](#), [land use](#), transportation, [historic preservation](#), public safety, housing and homelessness. Additionally, several tenants have office space located in the Tears-McFarlane house

# Survey Respondents

More than 80% of respondents indicated that they live within the CHUN boundaries and 60% stated that they visit the park on a frequent basis. Survey respondents indicated the most desirable uses for the property are local coffee house, a small, intimate wine bar, and opportunities for neighborhood enrichment. Similarly, when asked which amenities survey respondents would use most frequently, the three most popular choices were a local coffee house, educational and enrichment opportunities, and a beer garden.

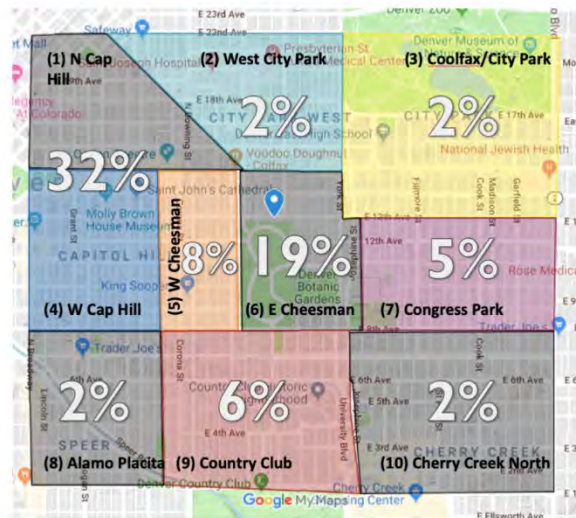
The attached map of CHUN neighborhoods reflects the breakout of survey participants; the participant demography is also reflected.

## SURVEY RESPONDENTS

A majority of survey respondents (32%) live in the “Capitol Hill” neighborhood.

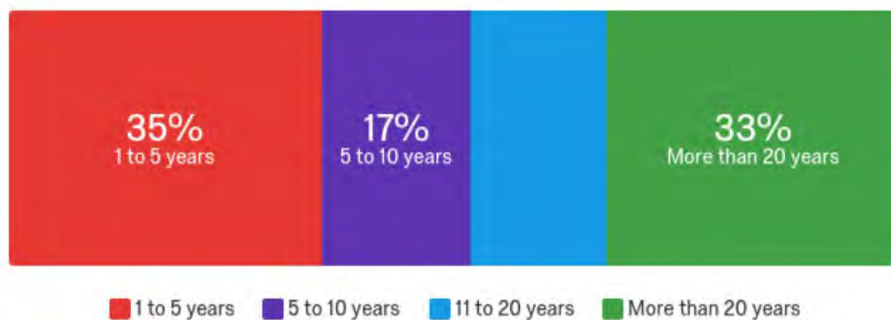
- 2% live in the “Uptown” neighborhood.
- 18% live in “Other” neighborhoods.

Distance between Home & TMH (miles)	Number of Respondents
Less than 1	80
1-2	41
2-5	28
5-10	9
More than 10	5



## RESPONDENT DEMOGRAPHICS

Most survey respondents have lived in Denver either **less than 5 years or more than 20**.





# CHUN – Invitation to Open House (6/15/2019 & 6/18/2019)

Dear Friends, Neighbors, and Colleagues -

I hope this email finds you well. I am personally reaching out to engage you in a special community building initiative spearheaded by Capitol Hill United Neighborhoods (CHUN), of which I am the board president.

Scores of people attend a community meeting or neighborhood gathering at the historic Tears-McFarlane property each year. Located at 1290 Williams Street on the north end of Cheesman Park, this property was built in 1899 and is recognized as a historic and architectural jewel in Capitol Hill. Since 2005, it has been home to Capitol Hill United Neighborhoods—Denver’s oldest and largest registered neighborhood organization. The historic mansion serves as the office and meeting space for several small businesses and nonprofits, like PFLAG, Experiential Learning International (ELI), and others. Adjacent to the mansion is Hedlund Hall which expanded CHUN’s ability to welcome larger groups and events including neighborhood forums, private social events, fundraisers, and community conversations. Since CHUN took on the property in 2005, and we have provided free and/or reduced rate space for nonprofit organizations and city departments.

Here are a few images of the property:



After a century of multiple usages, as well as years of deferred maintenance and repairs, the Tears-McFarlane property requires some much needed attention. As Capitol Hill United Neighborhoods weighs what is next for the property, we are gathering the opinions of local residents, Cheesman Park visitors and advocates, and others to help determine next steps for the historic house and community building. Capitol Hill United Neighborhoods entered a partnership agreement with City Street investors in 2018, and we have jointly outlined some preliminary next steps for the property. Public perspectives are essential and we look forward to community feedback. Please join me at one or both of the following open houses:

- **SATURDAY, JUNE 15th at 9:30 AM** at the Tears-McFarlane House (Historic Mansion) | 1290 Williams Street, Denver, CO

- **MONDAY, JUNE 17th at 5:30 PM** at the Tears-McFarlane (Annex Building) | 1290 Williams Street, Denver, CO

If you have any questions or require additional information, please feel free to reach out! Call me cell phone at 303.817.5744. I hope to see you soon.

All the best,  
Travis

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**Travis Leiker, MPA**

*President*, Board of Directors

Capitol Hill United Neighborhoods, Inc.

1290 Williams Street, Suite 102 | Denver, CO 80218

# CHUN – Open House Handout on proposed rezoning

## *DRAFT 1 Pager on Rezoning*

### **Overview – Proposed Rezoning of the Historic Tears McFarlane House at 1290 Williams**

CHUN's home, the Tears McFarlane House was built in 1899 and at 120 years old needs upgrades, maintenance and renovation to sustain it and CHUN's futures. Under CHUN's stewardship, the House, in addition to being CHUN's headquarters, has been home to private offices, a meeting and gathering place, a hub for the community and an events center for community and private functions. The rezoning will facilitate and legally formalize this long-standing tradition of CHUN based activities. Since the House is a Denver Historic Landmark it is protected and its preservation is assured from a regulatory standpoint. CHUN is also committed to the preservation of the House, while enhancing the property's sustainability and viability.

Today the House is zoned G-MU-20 which only allows residential uses. Denver's UO-3 zoning overlay allows limited nonresidential uses such as office and B&B uses, which has allowed CHUN to keep the building relatively active over the years. Current zoning will not enable CHUN to meet its current and future needs for sustaining its mission in the community while remaining a good steward of the House.



CHUN is rezoning the property to a Planned Unit Development ("PUD"). A PUD is a site-specific customized zoning and is the right zoning tool for the property as, unlike standard zone districts, a PUD will create certainty and predictability that neighbors and the community can depend on. It is expected the PUD will be based on G-MU-3 zoning, with the ability to tweak G-MU-3 to better protect the property, and address zoning code issues such as, for example, parking, setbacks and building height) that present challenges to the property due to its important historic designation status.

To preserve the House and make the property economically viable and sustainable for CHUN, limited revenue generating commercial uses must be allowed, and can be enabled through the PUD zoning. It is likely that such uses will be focused on the annex building to the south of the House and be limited to ideas such as grab and go sandwiches and snacks, coffee shop, ice cream parlor and a place to relax by the park with a drink. Post rezoning a liquor license will be applied for. The list of allowed uses in the PUD will be negotiated and vetted with ongoing public input and will reflect the community's desires and values.


Under the PUD the future use of the property will enable CHUN to continue using the House as it has for many years while also enabling a more vibrant and economically sustainable and publicly accessible gathering place attractive to people using Cheesman Park, pedestrians and bicyclists. CHUN will be able to work with local small merchants, artists, entrepreneurs and service providers with ties to the neighborhood to operate within the House, creating a thriving location serving the community.

A rezoning application is not yet underway. We expect this will take a few months as we start working with Denver Community Planning and Development and continue our community efforts.

# Article by LifeOnCapHill.com, shared by CHUN via Facebook

 **Capitol Hill United Neighborhoods** Published by Shared via AddThis [?] · 3 hrs · 

Life on Capitol Hill reports, "Capitol Hill United Neighborhoods (C.H.U.N.) has a lot to celebrate [in its 50th Anniversary year]..starting with its dramatically improved financial status. Two years ago, C.H.U.N. was \$30,000 in the red. Today, C.H.U.N. has more than one year of operating expenses — about six figures — in its reserves." Those who live and/or work in the Greater Capitol Hill neighborhood understand the special combination of historic buildings, tree-lined streets, award-winning restaurants and world-class cultural attractions that characterize this vibrant, forward looking community. Capitol Hill United Neighborhoods (CHUN) has played a vital role in shaping this neighborhood by providing a powerful, community voice since 1969. As Denver moves further into the 21st Century, C.H.U.N. is committed to being collaborative and solutions oriented by building strong relationships with community stakeholders, forging relationships with thought-leaders, and serving as a go-to resource for neighborhoods and residents.



LIFEONCAPHILL.COM

**CHUN looks to create the future of community**

Capitol Hill United Neighborhoods (CHUN) has a lot to celebrate as it look...



cooters will create even more traffic on already congested streets.

# CHUN Celebrates 50 Years With Wine Tasting Event At Botanic Gardens

by Mark Smiley

Capitol Hill United Neighborhoods (CHUN) has played a vital role in shaping neighborhoods by providing a unified voice to the City of Denver and Colorado state governments since 1969. Those who are not familiar with this organization need look no further than the trees that are planted along 13th and 14th Avenue. CHUN was instrumental in having those planted.

To commemorate 50 years in the community, CHUN will host a fundraising event at Denver Botanic Gardens to celebrate its half century. The 50th Anniversary Celebration and Wine Tasting is open to the public and its members and residents of the Capitol Hill community on Wednesday, September 18, 2019, 5:30-9 p.m.

In addition to an evening with Denver leaders and neighborhood advocates, the event will feature a wine tasting, light hors

d'oeuvres from local restaurants, and a silent auction, showcasing goods and services from local businesses. CHUN is seeking help from local businesses to sponsor the event WITH silent auction donations, underwriting support, and other in-kind goods or services.

Fifty years ago, CHUN was founded to take on the most pressing issues facing Denver and its neighborhoods. Since then, the organization has evolved into one of the Mile High City's largest registered neighborhood organizations (RNO) dedicated to strengthening and elevating the voices of residents and neighbors.

The Board is comprised of members of 10 different RNOs, including Congress Park, Cherry Creek North, Country Club, Cheesman Park and Uptown. The boundaries of CHUN are 22nd Avenue to 1st Avenue, and Colo-

*Continued on page 4*



**Board Members:** The Board of Delegates for Capitol Hill United Neighborhoods, Inc. is a group of 39 members representing 10 registered neighborhood organizations in Denver.

# Stapleton Property Owners Vote To Keep Name By A Landslide

by Mark Smiley

In June 2019, a neighborhood group, *Rename Stapleton for All*, launched a campaign to change the name of the Stapleton neighborhood due to former Denver mayor Benjamin Stapleton's affiliation with the Ku Klux Klan. On Monday, August 19, 2019, property owners overwhelmingly voted against the name change.

Of the 10,550 eligible voters, 3,590 people cast their vote, a 34% turnout. Sixty-five percent of the property owners around the land once occupied by *Stapleton International Airport* voted to keep the name which many felt was surprising due to the amount of publicity the name change had received. "I understand why people would want to change the name but, in the end, I voted to keep it as is because where does it end?" said Tara Johnson, property owner. "This



*Landslide Victory: By a 2 to 1 margin, Stapleton property owners voted to keep the*

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276.00  
VALUED NEIGHBOR  
770 N SHERMAN ST STE 108  
DENVER CO 80203-3585





# CHUN Celebrates 50 Years With Wine Tasting Event At Botanic Gardens

Continued from page 1

rado Blvd. to Broadway.

"I've served on a lot of boards," said Bruce Caughey, CHUN Board Member. "There is more commitment to this board than almost any board I've ever been on in terms of participation and expressing opinions. It's really a great opportunity if you want to get involved in your neighborhood and make a difference. That's what

CHUN represents."

This board is rolling up its sleeves to come up with a plan for the *Tears-McFarlane House*, a 120-year-old mansion that was gifted to CHUN by the City of Denver a few years ago. The building requires some restoration and ongoing upkeep," said Travis Leiker, President, Board of Delegates for Capitol Hill United Neighborhoods, Inc. "We tapped the experts in this

**50TH ANNIVERSARY CELEBRATION & WINE TASTING**

Denver Botanic Gardens  
Sept. 18, 2019 | 6:30 pm  
CHUNDENVER.ORG/CHUN50

**50 YEARS**

**CAPITOL HILL UNITED NEIGHBORHOODS**



Tears-McFarlane House & Property  
1290 Williams Street, Denver  
by:  
SEMPLER BROWN | ARCHITECTS AND DESIGNERS  
AIA COLORADO 2018 FIRM OF THE YEAR

**Renovation Plans:** *The Tears-McFarlane House is a historic house located at 12th and Williams in Denver, that was listed on the National Register of Historic Places on January 11, 1976. It was gifted to CHUN a few years ago and now is embarking on a revitalization project that will require approximately \$2 million to complete.*

work to help us revitalize this property. We've done focus groups, surveys on the park, and engaged the community to help us reconceptualize and visualize what can be done with this space. We just released the results of that research which indicates that most people want this to remain a community gathering space but with additional amenities. The next phase of this will be how we revamp this property to both fuel CHUN's operations as a community group, but also activate portions of the property for the betterment of the community."

CHUN advocates for smart zoning and land use, innovative transportation sys-

tems, the protection of historic landmarks, promoting community safety and championing city beautification. As Denver moves further into the 21st century, this organization is committed to being collaborative and solution oriented, by building strong relationships with community stakeholders and serving as a go-to resource for Denver citizens.

Membership to CHUN is \$75/year per household, \$180/year per business, and \$30/year for individuals. For a list of benefits, visit [www.chundenver.org/membership](http://www.chundenver.org/membership). For more information on the 50th Anniversary event visit [www.chundenver.org/chun50](http://www.chundenver.org/chun50).

## Denver Walking Tours Offered Through October

Before the warm weather ends, experience a tour of great sights, landmarks, and history that makes Denver unique. Join one of the new Denver Walking Tours being offered Monday, Thursday and Fri-



**GET FRESH**

The Standout Market in Colorado™  
-USA TODAY

**A FRESH TAKE ON FARMERS MARKETS**  
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# CHUN – Urban Dweller – Compilation of past newsletters addressing developmental efforts, donated space, focus groups, etc.

## **Volume 35, Issue 1, January 2017, Page 1**

### *Capitol Hill United Neighborhoods Is Going Back to Its Roots (Paragraphs 5 & 6)*

CHUN's main source of revenue going forward will be rental income on our headquarters, the historic Tears-McFarlane House at 1290 Williams St. on the north end of Cheesman Park. The Tears-McFarlane House has some fulltime tenants but currently we are looking for new tenants to rent out three vacant office spaces. In addition, there are a handful of groups that meet weekly or monthly in the public rooms and in the adjacent Hedlund Hall. We also offer space to people who want to host one-time events such as meetings, weddings and parties (see related story).

Members of the CHUN Board of Delegates are assuming responsibility for managing the house and CHUN's affairs. We continue to enjoy the help of Randle Loeb, our groundskeeper and will endeavor to keep the house spruce and welcoming. Long-term, we have a dream of raising money to refurbish the public spaces and undertake some much-needed infrastructure work so the Tears-McFarlane House and Hedlund Hall can continue to serve CHUN and the Greater Capitol Hill community as a meeting place well into the future.

## **Volume 35, Issue 1, January 2017, Page 2**

### *CHUN's Board Peers into Future in Visioning Exercise (Paragraph 3)*

The board identified greater neighbor participation through membership, actively engaging local businesses, efforts in climate change awareness and sustainability, and house renovations at Tears- McFarlane as its most important short-term goals.

## **Volume 35, Issue 3, March 8, 2017**

### *Message From Our Co-Presidents (Bullets 3, 5, & 8)*

- We are building our board committee structure to better support the operations of the organization. Each vice-president will now spearhead the internal functions related to membership, the Tears-McFarlane House, and so forth--thus, ensuring that our programmatic activities continue to move forward. Joined by other board members, these committees will execute a solid work flow and ensure we move our priorities forward.
- The Tears-McFarlane House continues to be the primary source of revenue for our operations and neighborhood engagement efforts. We are pleased to report that all office suites, with the exception of one new additional space, are now fully leased. Short term rentals have increased as well. As you think about your upcoming events, please consider our community meeting spaces as your venue of choice.

- Our fundraising continues to improve and we have added 10 monthly donors in the last two weeks. Many of these recent donors are new delegates and we could not be more thankful for their support. If you would like to support Capitol Hill United Neighborhoods with a monthly or one-time donation, please click [HERE](#). We are happy to discuss ways in which you can support specific programs or improvements to the Tears-McFarlane House and Community Meeting Spaces.

### **Volume 35, Issue 4, April 11, 2017**

#### *Message from Our Co-Presidents (Paragraph 2)*

A team of AmeriCorps and delegate volunteers joined us to spruce up the Tears-McFarlane House and Community Center. The financial health of the organization continues to improve, with our office spaces fully leased, more short term rentals than ever before, and additional monthly donors joining you as supporters.

### **Volume 35, Issue 5, May 6, 2017**

#### *Co-Presidents Update (Paragraphs 3 & 4)*

A week later, neighbors and their little ones came out en masse to partake in the 25<sup>th</sup> annual Easter Egg Hunt. Children and their parents scurried around the Tears McFarlane house and Cheesman park hunting for hundreds of eggs expertly hidden by our dedicated team of volunteers. Refreshments, prizes galore and a variety of games kept the crowds entertained for hours. We are very grateful to all of the local businesses who helped to make this 'all volunteer' signature event a success. Please read on for a comprehensive list of our volunteer and local business heroes.

And finally the Tears McFarlane house, which was listed as one of the top 10 picks for the Doors Open Denver Architectural tour, welcomed over 350 visitors and residents during the two day event.

### **Volume 35, Issue 10, October 21, 2017**

#### *Message from Our Co-Presidents (Paragraph 3)*

The Tears-McFarlane House was the second historic property that Roger managed and improved in his more than 25 years in Denver. The first was the Temple Events Center at 16th Ave. and Pearl St. in Uptown, which he joined after doing outreach and producing large fundraising events for the Colorado AIDS Project.

### **Volume 35, Issue 11, November 24, 2017**

#### *Message from the Co-Presidents (Paragraph 3)*

Earlier this month, we welcomed two new members to our administrative team—Jennifer Preston and Heather MacHale. Jennifer comes to CHUN with a varied history of talents and roles. Born in Ohio, she received a BA in Graphic Design and Photography from Otterbein College. Jen has a background in the mortgage industry, residential leasing industry, and property management. Jen will be the primary tenant and community liaison at the Tears-McFarlane House and Community Center. She will also oversee the property's general operations, event planning and meeting-and-event-space reservations. Heather MacHale recently fulfilled a long held dream moving to Denver to be closer to family.. She is originally from Galway, Ireland but has spent the last five years living in Los Angeles and working as a



television production staff member. She has moved to Denver to make some career changes and start her own business. Heather has a BA in Film and Television from the Galway-Mayo Institute of Technology in Galway, Ireland. Her primary responsibilities will include membership development, office administration, writing and contributing content for the Urban Dweller. We are thrilled to have them on board.

**Volume 35, Issue 12, December 18, 2017**

*Happy Holidays 2017 from Capitol Hill United Neighborhoods (Paragraph 1)*

Capitol Hill United Neighborhoods celebrated the beginning of the holiday season with our annual Holiday Open House on Wednesday, December 6th. The Tears-McFarlane House was decorated to the rooftop by party chair, and VP of Fundraising, Shirley Howson and her team of volunteers. They proved again what a success can be created by neighbors working together.

**Volume 36, Issue 1, January 27, 2018**

*Message from the President: What a difference a year makes. (Paragraph 4)*

Operational & Programmatic Highlights: CHUN donated event space at the Tears McFarlane house to local nonprofit organizations whose work supports ending homelessness. Last summer, we launched a new membership and donor platform which resulted in a nearly 15% increase in memberships. In September 2017 we hosted our 10th Annual wine tasting. We remain committed to supporting those who are the most vulnerable among us. CHUN partnered with CU-Johnson Depression Center for a suicide prevention training class, we collected goods for The Gathering Place and SafeHouse at our Holiday Party, and co-sponsored two workshops aimed at informing young families and others interested in setting up advanced directives. Finally, thanks to our board colleague Karen Pellegrin, CHUN launched a new look including website and logo.

*Councilman New Pushing for More Safety, Addressing Traffic, Increased Economic Development (Last Paragraph)*

CHUN wants to express our gratitude to Councilman New for the generous donation his office has provided our organization late last year; the funds received will allow us to undertake some important and much-needed maintenance on the Tears-McFarlane House and Community Center.

**Volume 36, Issue 2, February 27, 2018**

*Message from the President (Paragraph 2)*

Our friends at Life on Capitol Hill published an article about our recent operational and programmatic successes. Included in the article was more information about how we are working to activate and transform the Tears-McFarlane House and Community Center. CHUN also announced its partnership with City Street Investors--who spearheaded other adaptive reuse projects like Denver's Union Station--to help us in this bold endeavor. We are excited to keep you up-to-date as the vision develops.

**Volume 36, Issue 3, March 28, 2018**

*Message from the President (Bullets 1 & 6)*

- Join Capitol Hill United Neighborhoods, and our special guests from Warren Village, the Gathering Place, and various local schools, for the 25th Anniversary Easter Egg Hunt on March 31st at the Tears-McFarlane House and Community Center.
- If you are looking for space to host a graduation party, wedding ceremony, or community meeting, consider the Historic Tears-McFarlane House and Community Center. More information is available on our website.

**Volume 36, Issue 5, May 31, 2018**

*Message from CHUN's President (Bullet 1)*

- Capitol Hill United Neighborhoods' will be partnering with City Street Investors to revitalize the Tears-McFarlane House and Community Center. The house and property--now owned by CHUN for nearly a decade--is a fashionable Denver mansion built at the turn of the 20th century and is prominently located at 1290 Williams Street. We are excited to work with the same group that preserved and transformed historic jewels like Larimer Square and Union Station.

**Volume 36, Issue 6, June 30, 2018**

*Message from the President (Bullet 5)*

- Save the Dates for these upcoming events: Lala's Movie Under the Moon (8/1/2018 at 6pm in Governor's Park); the 11th Annual CHUN Wine Tasting (9/12/2018 at 5:30 pm at the Tears-McFarlane House located at 1290 Williams Street). Proceeds from both events benefit Capitol Hill United Neighborhoods.

*Message from the President (Paragraph 2)*

Travis Finally, Capitol Hill United Neighborhoods' formalized our partnership with City Street Investors this month. Together, we will begin the necessary work to transform the historic Tears-McFarlane House located at the north end of Cheesman Park. The house and property has been the home for CHUN, as well as many other nonprofits and small businesses, for several years. We are excited to work with the same group that transformed historic jewels like Larimer Square, Union Station, and others to create a revitalized, vibrant space for the community. We will keep you updated as this project moves forward.

**Volume 36, Issue 8, July 27, 2018**

*Message from the President (Bullet 3)*

- Join us at one of the upcoming events: Lala's Movie Under the Moon (8/1/2018 at 6pm in Governor's Park); the 11th Annual CHUN Wine Tasting (9/12/2018 at 5:30 pm at the Tears-McFarlane House located at 1290 Williams Street). Proceeds from both events benefit Capitol Hill United Neighborhoods.

**Volume 36, Issue 10, September 30, 2018**

*Message from the President (Bullet 6)*

- Our partnership with City Street Investors to restore and revitalize the historic Tears-McFarlane House continues to move forward. We are excited to connect with our friends and neighbors in the coming months about the progress we have made, and we are eager to share more about this partnership.

**Volume 36, Issue 12, November 28, 2018**

*Message from the President (Bullets 1 & 7)*

- ATTEND THE CHUN HOLIDAY PARTY ON DECEMBER 4th: Along with other CHUN board members, I am attending our annual holiday party at the historic Tears-McFarlane House on December 4th starting 5:30 pm. Food will be provided by Angelo's Restaurant and we will be featuring an assortment of wines provided by Carboy Winery. Don't forget to RSVP to [chun@chundenver.org](mailto:chun@chundenver.org).
- MOVE THE TEARS-MCFARLANE PROJECT FORWARD: As was announced in earlier editions of the Urban Dweller and Life on Capitol Hill, the CHUN board voted to enter a partnership with City Street Investors to revitalize this historic property. We are still in the due diligence phase of the partnership, but we will be announcing community conversations with our neighbors and friends very soon. These meetings will be a part of our broader outreach plan, as we share our vision and gather critical community feedback.

**Volume 37, Edition 2, February 4, 2019**

*Message From the President (Paragraph 4)*

The following were elected to serve on C.H.U.N.'s executive committee: Bill DeMaio & Rod Mullins: Co-Vice President(s) of Tears-McFarlane House; Georgia Burleson, Vice-President of Fundraising; Sarah Wells and Molly Williams, Co-Vice President(s) of Fundraising; Karen VanHaafte, Vice-President of Neighborhood Engagement; Mark Cossin, Ex-Officio; Richard Wilson, Treasurer; Andrea Hamilton, Secretary. We also filled a neighborhood 2 delegate vacancy; Boris Jonica took on this role effective January 31. I was re-elected to serve as President. My deepest thanks to my board colleagues for their continued support and leadership. In addition, I want to thank the executive committee and board for their future efforts to advance our organization's mission and purpose.

**Volume 37, Edition 5, May 5, 2019**

*Message From the President (Bullet 3)*

- Capitol Hill United Neighborhoods hosted its annual Easter Egg Hunt on April 13th. Congratulations to Molly Williams and Sarah Wells, Co-Vice Presidents of Fundraising and Events, for organizing another fantastic event at our historic Tears-McFarlane House. Many thanks to Syrup Breakfast, Lunch, & Catering for providing the delicious brunch. Be sure to support one of their 3 Denver Restaurants Syrup at City Park, Syrup at Cherry Creek, and Syrup Downtown.

**Volume 37, Edition 6, June 1, 2018**

*Message From the President (Bullet 4)*

- After a century of multiple usages, as well as years of deferred maintenance and repairs, CHUN's Tears-McFarlane property requires some much needed attention. As Capitol Hill United

Neighborhoods weighs what is next for the property, we have been gathering the opinions of local residents, Cheesman Park visitors and advocates, and others to help determine next steps for the historic house and community building. With hundreds of people enjoying the park each day, it is important to gather a diverse array of opinions. You will see us at the north end of Cheesman Park gathering surveys from park goers. We look forward to sharing the results of our focus groups, surveys, and other public outreach efforts in the coming weeks.

#### *CHUN Gathers Neighborhood Feedback for Tears-McFarlane Property (Paragraph 1)*

Scores of people attend a community meeting or neighborhood gathering at the historic Tears-McFarlane property each year. It was built in 1899 and is recognized as a historic and architectural jewel in Capitol Hill. Since 2005, it has been home to Capitol Hill United Neighborhoods—Denver’s oldest and largest registered neighborhood organization. The historic mansion serves as the office and meeting space for several small businesses and nonprofits, like PFLAG, Experiential Learning International, and other physical and mental health care practitioners. Adjacent to the mansion is Hedlund Hall which expanded CHUN’s ability to welcome larger groups and events including neighborhood forums, private social events, fundraisers, and community conversations. CHUN has provided free and/or reduced rate space for nonprofit organizations and city departments.

#### **Volume 37, Edition 7, July 1, 2019**

##### *Message From the President (Bullets 2, 3, & 6)*

- At the June 2019 meeting, the CHUN board voted unanimously to change the name of its Zoning, Transportation, Land Use, and Licensing Committee. The newly branded Urban Planning Committee, also known as CHUN-UP 🍷, better reflects the scope and mission of the committee as well as its innovative, forward-looking approach to engaging neighbors and crafting solutions to our city’s challenges. Congratulations to co-chairs Sarah Wells, Dmitrii Zavorotny, and Frank Locantore for leading this committee and bringing a fresh perspective to its work! The next meeting will be held on Wednesday, July 10, 2019 at 6:30 pm at the Tears-McFarlane House at 1290 Williams Street.
- CHUN held a series of open houses for residents living along (or near) Cheesman Park to discuss what is next for the Tears-McFarlane House and Community Center. Open house attendees included members of the Cheesman Park Friends and Neighbors (CPFAN) and the Cheesman Park Advocacy Group (CPAG). As we weigh next steps for the property, we are grateful to these and other groups for helping us shape the future of the property. After scores of open houses, focus groups, and public opinion surveys, we are excited to deliver a gathering space the community requested and is eager to support.
- Capitol Hill United Neighborhoods was proud to partner with Denver Public Library and host the Summer of Adventure Party in Cheesman Park. Scores of neighborhood kids were able to register for the Library’s signature summer reading program. Many thanks to all who dropped by the Tears-McFarlane House and Capitol Hill Community Center.

#### **Volume 37, Edition 8, August 5, 2019**

##### *Message From the President (Bullets 5 & 8)*

- THE REVITALIZATION OF THE TEARS-MCFARLANE PROPERTY CONTINUES WITH RELEASE OF COMMUNITY-WIDE SURVEY. In 2017, CHUN engaged City Street Investors—responsible for

transforming historically significant jewels, like Denver’s Union Station—to determine neighborhood perspectives and identify potential uses for the Tears-McFarlane Property. For nearly two years now, both groups have initiated the necessary due diligence required for a project like restoring and preserving a 120-year-old property. Beginning with focus groups in late 2017, we have recently completed additional outreach including surveys and open houses. Currently the property consists of the historic Tears-McFarlane house which is primarily utilized as commercial office space and a non-historic annex building which is used for community meetings and events. Based on community input, the current uses are expected to continue, and additional uses and amenities will be added. Survey respondents indicated the most desirable uses for the property are local coffee house, a small, intimate wine bar, and opportunities for neighborhood cultural enrichment. In June, CHUN held two open houses and met with Cheesman Park advocates (Friends of Cheesman Park and the Cheesman Park Advocacy Group) to gather their thoughts and perspectives before moving forward with an eventual rezoning effort. Community feedback continues to be CHUN’s number one priority.

- Capitol Hill United Neighborhoods was delighted to partner with the Colfax BID to organize a Colfax Cleanup. Scores of neighborhood volunteers—including a number of Thump Coffee and Voodoo Doughnuts employees, joined us for a morning of giving back! Many thanks to all who dropped by the Tears-McFarlane House and Capitol Hill Community Center to lend their support! CHUN creates community through volunteerism and service in the community.

# CHUN – Urban Dweller – Monthly Newsletter

## 8/2019

### Urban Dweller



chundenver.org/urban-dweller

#### Message From the President

Greetings Capitol Hill United Neighborhoods Members and Friends,

Welcome to the August 2019 edition of the *Urban Dweller*--Capitol Hill

United Neighborhoods' monthly e-newsletter. Here is the latest from YOUR neighborhood organization and community advocate:

- **TICKETS TO THE CHUN 50th ANNIVERSARY CELEBRATION ARE SELLING QUICKLY.**  
Have you registered? Event sponsors include the Colfax Business Improvement District (BID), Denver Health, Denver City Councilwoman Robin Kniech, Margie Valdez and Jim Gehres, Rhonda Knop, Verizon Wireless, Presbyterian-St. Luke's Hospital, Good Chemistry, Denver Botanic Gardens, Verizon Wireless, CRL Associates, Sewald-Hanfing Public Affairs, Ivy on 7th, Travis Leiker & David Proper, the Sawaya Law Firm, The Goods on Colfax, Visit Denver, Carboy Winery, 1st Bank, Colorado Wine Board, and many others!
- **NEW AND FAMILIAR FACES REGISTER FOR 50th ANNIVERSARY CELEBRATION** . The support for the 50th Anniversary has been truly remarkable. The guest list already includes elected officials like Councilwoman Robin Kniech, Councilman Chris Hinds, Councilwoman Debbie Ortega, and State Representative Chris Hansen. A handful of past CHUN presidents, board members, and staff will be on hand to celebrate our recent successes too. If you want to learn more about the event or would like to register, contact our office at 303.830.1651 or email [chun@chundenver.org](mailto:chun@chundenver.org).
- **CONGRATULATIONS TO CHUN'S URBAN PLANNING COMMITTEE** co-chairs Sarah Wells, Dmitrii Zavorotny, and Frank Locantore for leading a successful, robust dialogue at July's committee meeting. Topics included cooperative housing, affordable housing projects and funding opportunities throughout the city, and other salient issues. Sarah, Dmitrii, and Frank continue to bring a fresh perspective to CHUN's work, and we are thankful for their leadership.
- **ADDRESSING CLIMATE CHANGE IN DENVER.** Congratulations to Stephen Polk and Jim Slotta for organizing a terrific, inaugural Climate Crisis Committee meeting in July. The formation of the committee recognizes the need for local neighborhoods to think globally and act locally. Jolon Clark, President, Denver City Council, spoke about City Council efforts to tackle climate change through public policy, increased funding, and other local measures. Barbara Donachy, MPH, a board member of 350 Colorado, a Leadership Council member of 350 Denver and a board member of Physicians for Social Responsibility Colorado, also joined us for the dialogue. More than 30 attendees joined the group for a conversation and are eager to take action in their community. The committee's next meeting is scheduled for Thursday August 22, 2019 from 6:30-8:00 p.m. Congrats Jim and Stephen for the great work!
- **THE REVITALIZATION OF THE TEARS-MCFARLANE PROPERTY CONTINUES WITH RELEASE OF COMMUNITY-WIDE SURVEY.** In 2017, CHUN engaged City Street Investors—responsible for transforming historically significant jewels, like Denver's Union Station—to determine neighborhood perspectives and identify potential uses for the Tears-McFarlane

Property. For nearly two years now, both groups have initiated the necessary due diligence required for a project like restoring and preserving a 120-year-old property. Beginning with focus groups in late 2017, we have recently completed additional outreach including surveys and open houses. Currently the property consists of the historic Tears- McFarlane house which is primarily utilized as commercial office space and a non-historic annex building which is used for community meetings and events. Based on community input, the current uses are expected to continue, and additional uses and amenities will be added. Survey respondents indicated the most desirable uses for the property are local coffee house, a small, intimate wine bar, and opportunities for neighborhood cultural enrichment. In June, CHUN held two open houses and met with Cheesman Park advocates (Friends of Cheesman Park and the Cheesman Park Advocacy Group) to gather their thoughts and perspectives before moving forward with an eventual rezoning effort. Community feedback continues to be CHUN's number one priority.

- **MEMBERSHIP REVENUE NOW EXCEEDS \$17,000 FOR THE FIRST TIME IN 50 YEAR HISTORY.** Thank you to Presbyterian-St. Luke's Hospital, Denver Health, Helen Shreves, Mike Losier, Kathryn Duncan, and many others for their generosity!
- The CHUN board provides regular updates about CHUN's financial, operational, and programmatic turnaround. The August edition of *Life on Capitol Hill* has more updates for you. Stay tuned for more, recurring updates. In other media news, I have appointed Karen Pellegrin as the editor and content manager for CHUN's *Urban Dweller*. Karen is a resident of the West Capitol Hill Neighborhood and a member of our board of directors.
- Capitol Hill United Neighborhoods was delighted to partner with the Colfax BID to organize a *Colfax Cleanup*. Scores of neighborhood volunteers-- including a number of Thump Coffee and Voodoo Doughnuts employees, joined us for a morning of giving back! Many thanks to all who dropped by the Tears-McFarlane House and Capitol Hill Community Center to lend their support! CHUN creates community through volunteerism and service in the community.

Finally, congratulations to Mayor Hancock and the Denver City Council--all of whom were inaugurated last month. We look forward to working with them and their respective staff members in the years ahead.

Onward... Travis

Leiker  
President, Board of Delegates  
Capitol Hill United Neighborhoods

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**Register for CHUN's 50th Anniversary Event**



# The Tears-McFarlane Project

## Fulfilling a 50 Year Community Vision

**BACKGROUND:** In 1969 a group of concerned citizens rallied to prevent the proposed conversion of East 11th and 12th avenues into one-way streets. Since then, Capitol Hill United Neighborhoods (CHUN) has played a central role in addressing the most vexing issues facing Denver. CHUN is Denver’s largest, longest-running registered neighborhood organization (RNO). The historic Tears-McFarlane Mansion was built in 1899 and is recognized as an architectural jewel in Capitol Hill. The mansion and adjoining property became CHUN’s home in 2005. The organization celebrated its 50<sup>th</sup> anniversary in September 2019 and continues to operate from the property located at 1290 Williams Street in Denver. The historic mansion houses several small businesses and nonprofit groups; adjacent to the mansion is Hedlund Hall which expanded CHUN’s ability to provide myriad community programs including:

- Hosting job training and networking opportunities, financial planning services to young families and seniors, programs supporting low-income families;
- Providing free meeting space to other neighborhood associations and park advocacy groups;
- Accommodating larger groups and events including community meetings, nonprofit fundraisers, and public education and enrichment opportunities.
- And hosting special private events like weddings, reunions, memorial services, and group celebrations.

**UPGRADES, MAINTENANCE AND RESTORATION:** After a century of multiple usages, as well as years of deferred maintenance and repairs, the historic mansion and hall need some attention. Under its new leadership, the CHUN board has identified more than \$250,000 in immediate, deferred maintenance projects. In addition, the organization has been gathering input on how best to determine the next steps for the historic landmark and make the property economically viable and sustainable for the sorely needed repairs and maintenance.

- **Current Zoning:** The Mansion is presently zoned G-MU-20 which only allows for residential uses. The zoning overlay, UO-3, allows limited non-residential uses such as office and B&B uses, which has allowed CHUN to keep the building active over the years. However, the current zoning does not allow CHUN to meet its current and future financial needs.
- **Required Rezoning:** Rezoning to a Planned Unit Development (PUD) is necessary. A PUD is a site-specific customized zoning and is the appropriate zoning tool for the property. Unlike standard zone districts, a PUD will be based on G-MU-3 zoning, with the ability to modify the G-MU-3 zoning to better protect the property. For example, the zoning code issues can be better addressed for: parking; setbacks; building height; historic status; and so forth.
- **Financial Considerations:** Rezoning will permit CHUN to generate income for a neighborhood-friendly, public use and provide amenities which will be enabled through the PUD zoning. The rezoning will allow the annex to:
  - Serve as a community gathering space with a small café—offering coffee, breakfast pastries, sandwiches and snacks, and a variety of beverages which include a liquor license.
  - Provide an area for patrons to enjoy a beverage on the outdoor patio or the interior of the annex.
  - Serve as a neighborhood hub and community-building space enhanced by neighborhood walkability and access.



**STATUS OF REZONING APPLICATION:** A rezoning application has not yet been applied for, however, the concept outlined above will serve as the basis for the application. We expect the rezoning to take a few months as we work with Community Planning and Development.

**CONCLUSION:** PUD rezoning will enable CHUN to continue using the property as it has for many years to work with local small merchants, artists, entrepreneurs and service providers with ties to the neighborhood. A community becomes healthier and more vibrant through the active involvement of those who live and work in the neighborhood.

## Frequently Asked Questions

As it faced significant financial concerns in late-2016/early-2017, Capitol Hill United Neighborhoods (CHUN) began a broad engagement process in 2017 with community outreach and communications with external stakeholders. In 2018, CHUN engaged City Street Investors (CSI)—responsible for transforming historically significant jewels, like Denver’s Union Station—to determine neighborhood perspectives and identify potential uses for the property. Collectively the two groups have initiated the necessary due diligence required for a project like restoring and preserving a 120-year-old property. Throughout this outreach process, a set of frequently asked questions have developed. They along with their respective responses can be found below:

### **Q. What is the Tears McFarlane House?**

**A.** Built in 1899, this Colonial Revival style mansion has been the property and home of the Capitol Hill United Neighborhoods organization (CHUN) since 2005. The mansion itself is approx. 8700 S.F. and the grounds include an additional 1500 S.F. building, called Hedlund Hall (or the Annex), which was built as an event center in the early 1980s.

Railroad attorney Daniel W. Tears and his wife commissioned the construction of the house in 1898. They lived in the house for more than 40 years. In 1937, the house was purchased by Ida and Frederick McFarlane. After Ida’s death, Frederick married Lillian Cushing, a dancer and actress, who gave dancing lessons in a studio in the basement. The *Denver Post* once proclaimed the home’s dining room as “one of the loveliest in the city” in 1962, the same year that Mr. McFarlane died. Lillian stayed in the mansion until 1966.

The house was owned by the McFarlane family until 1972 when it was sold to investors. It would later become the residence and offices of U.S. Senator Gary Hart. The house served as an office building until 1977 when it was purchased by the City and County of Denver for use as the Capitol Hill Community Center. It became the Greater Capitol Hill Events Center in 1977, and then the Center for the People of Capitol Hill. The house was then owned by a separate nonprofit corporation bearing the same name.

When the Center for the People of Capitol Hill shutdown due to poor financial performance in the early 2000s, the entire property was transferred to CHUN. CHUN has owned and operated the property since then.

### **Q. Why does the House need to be revitalized?**

**A.** Although the mansion is very beautiful, it is in a poor state of repair and has been a significant financial burden for CHUN since the organization acquired the building in 2005. Some argue that the condition of the property caused the financial demise of its previous owner(s) as well. All of the systems in the building require replacement. Revitalization of the building, grounds and other improvements, including enhanced access in order to comply with the Americans with Disabilities Act are expected to cost in excess of \$2M.

**Q. How will the revitalization be financed?**

**A.** CHUN will enter into a 50-50 partnership with City Street Investors LLC (“CSI”). CHUN will sell a 50% equity in the property to CSI and retain a 50% interest. The proceeds of the sale will provide CHUN with a significant endowment to be invested in perpetuity. Thus, providing CHUN with the financial resources it needs for programming in the future. CSI will finance the revitalization costs.

**Q. How will this partnership work?**

**A.** While day-to-day management of the property will be the responsibility of CSI, all significant decisions affecting the property will be made by agreement of both CHUN and CSI in accordance with the terms of a detailed Operating Agreement. In the unlikely event of a significant disagreement, the Agreement contains provisions that require 3<sup>rd</sup> party mediation.

**Q. Who is City Street Investors LLC?**

**A.** CSI is a partnership of Pat McHenry, Joe Vostrejs and Rod Wagner, all long-time Denver residents. The company is primarily known for its neighborhood retail and restaurant projects, some of which include 6<sup>th</sup> & Gilpin (Novo Coffee, Satchel’s, etc.), 6<sup>th</sup> & Fillmore (Shaver-Ramsey, Barre3), 12<sup>th</sup> & Madison (TAG Burger Bar, Blue Pan Pizza) and Hangar 2 Dining District in Lowry (Lowry Beer Garden, Officers Club, North County). The company also co-developed Denver Union Station and is responsible for the all-local retail line-up and operates Terminal Bar, Cooper Lounge, Pigtrain Coffee and Milkbox Ice Creamery.

**Q. What is the vision for the revitalization?**

**A.** CSI and CHUN conducted a series of focus groups with neighborhood residents, business owners and other stakeholders to determine preferences, needs and desires for the property. Participants in these focus groups helped formulate a set of concepts that would help CHUN preserve the property, invigorate the nonprofit’s programming, and help create a funding stream for CHUN’s future operations and community support. Paramount among the results was that the property be opened up to the community as much as possible. Moreover, it should serve as an accessible, inclusive neighborhood gathering place—a place to have a cup of coffee; read a book; work on a computer; buy a bottle of water; grab a bite to eat or meet friends for a glass of wine; etc. Other expressed desires included that the building continue to offer space for community events, fundraisers, etc.

**Q. How were the focus group participants selected? How were the focus groups conducted? What other neighborhood outreach has been done?**

**A.** CHUN has an extensive membership database of more than 800 area residents and business owners. Wide outreach was conducted, including social media postings that generated thousands of views. Participants were randomly selected. CHUN board members were also invited to observe the focus groups. In all 4 focus group sessions were conducted with more than 15 participants in each group. The focus groups were conducted using proper techniques. No leading questions were asked, and participants were encouraged to freely share their thoughts, suggestions, opinions and concerns about the property. In addition to the focus groups, CHUN volunteers conducted surveys of park visitors over 5 weekends. More than 150 surveys were collected.

**Q. So what will be the uses in the property?**

**A.** The historic mansion itself will continue its primary use as leasable office space and home of CHUN. It will also continue to be available for small events and meetings. The Annex building will be fully reconstructed on a similar size footprint. The Annex building will be built-out as a small café. The grounds and gardens will be extensively restored and improved as public space with seating and tables.

**Q. What will the Café be like?**

**A.** Although not identical to any, Olive & Finch <https://www.oliveandfincheatery.com>, Ivy on 7<sup>th</sup> <http://ivyon7th.com/> and Levin Deli Co. <https://eatleven.com/> have conceptual similarities to what is planned. The café will include a full coffee shop with breakfast pastries, bagels, pressed juices, etc. It will also feature grab and go salads, fresh deli sandwiches, tartines, cheese & charcuterie, ice cream & other desserts, which can either be taken to go or enjoyed on-site. Free high-speed internet will be provided.

**Q. Will the café have a liquor license?**

**A.** Yes. Like the businesses referenced above, café guests will have the opportunity to enjoy a glass wine, beer or spirits. In addition, as the property will continue its use as a place for small-scale events where alcoholic beverages are served, a license will be required for this.

**Q. What steps will be taken to ensure the consumption of alcoholic beverages is not a problem for the neighborhood?**

**A.** Alcoholic beverage service has been a regular part of events at the property for many decades without problem. That said, CSI is a highly experienced operator of licensed food and beverage establishments, most of which are embedded in dense residential neighborhoods. As with all CSI operations, strict compliance with alcoholic beverage service and sales laws is enforced and all servers must be “TIPS” (Training for Intervention Procedures) certified to ensure underage or over-served patrons are not able to buy or consume alcoholic beverages. Patrons will not be allowed to carry alcoholic beverages beyond the property’s fence and signs prohibiting beer, wine and alcohol will be posted prominently in accordance with State and City regulations. Alcoholic beverage service will not begin until lunch or brunch service. The license application process requires significant engagement with the neighborhood and concerns such as noise, hours of operation can be addressed with an agreement with the appropriate neighborhood representatives.

**Q. What will be the hours of operation?**

**A.** Hours of operation are expected to be no earlier than 6:00 am or later than 10:00 pm. As noted above sales of alcoholic beverages will not be permitted before lunch or brunch service.

**Q. What about parking and traffic?**

**A.** The property has regularly hosted events over the past several decades—sometimes exceeding 200 attendees—and parking has not been a major issue. The café concept proposed for the property is very much a neighborhood amenity, not a destination. Like the similar concepts listed above, and the 6<sup>th</sup> & Gilpin property where Novo Coffee is a tenant, a large percentage of patrons will arrive by foot or bicycle. As a neighborhood amenity, the café will overwhelmingly serve patrons who are already in the neighborhood, rather than drawing patrons from a distance. The property will retain all its existing parking and many new bike racks will be provided. Valet service will be provided for events.

**Q. Will the property and its uses infringe on Cheesman Park?**

**A.** The City of Denver originally built the Annex Building and the small patio which currently sits partially on park property. CHUN inherited this condition but plans to remove the patio. All proposed activities will be contained strictly within the house’s property lines. A gate in the house property’s fence will permit the public to access the house from the park and also permits the public to access the park from 13<sup>th</sup> Avenue over an existing easement on the house’s property.

**Project Contacts:**

- Capitol Hill United Neighborhoods: Call (303) 830-1651 or email [chun@chundenver.org](mailto:chun@chundenver.org)
- City Street Investors: Call (720) 510-1665 or email [info@citystreetinvestors.com](mailto:info@citystreetinvestors.com)
- Starboard Realty Group: Call (720) 441-3310 or email [bodonnell@starboardrealtygroup.com](mailto:bodonnell@starboardrealtygroup.com)



TELL US WHAT YOU THINK ...

# OPEN HOUSE

## & COMMUNITY CONVERSATION

After a century of multiple usages, as well as years of deferred maintenance and repairs, the Tears-McFarlane Property requires much needed attention. As Capitol Hill United Neighborhoods weighs what is next for the property, we are gathering the opinions of local residents, Cheesman Park advocates, and others to help determine next steps for this historic landmark.

**Saturday, June 15<sup>th</sup>**

9:30 – 11:00 am

1290 Williams Street  
Denver, CO 80218

\*\*\* Refreshments provided \*\*\*

### BACKGROUND

Scores of people attend a community meeting or neighborhood gathering at the historic Tears-McFarlane Property each year. It was built in 1899 and is recognized as an historic and architectural jewel in Capitol Hill. Since 2005, it has also been home to Capitol Hill United Neighborhoods—Denver's oldest and largest registered neighborhood organizations. The historic mansion also serves as the office and meeting space for several small businesses and non-profits, like PFLAG Denver, Experiential Learning International (ELI), and other physical and mental health care practitioners. Adjacent to the mansion is Hedlund Hall which expanded CHUN's ability to welcome larger groups and events including community meetings, neighborhood conversations, social and private events, and policy dialogues. We have provided free and/or reduced rate space for other organizations.



CHUN@CHUNDENVER.ORG 303.830.1651



TELL US WHAT YOU THINK ...

# OPEN HOUSE

## & COMMUNITY CONVERSATION

After a century of multiple usages, as well as years of deferred maintenance and repairs, the Tears-McFarlane Property requires much needed attention. As Capitol Hill United Neighborhoods weighs what is next for the property, we are gathering the opinions of local residents, Cheesman Park advocates, and others to help determine next steps for this historic landmark.

**Monday, June 17<sup>th</sup>**

5:30 – 7:00 pm

1290 Williams Street  
Denver, CO 80218

\*\*\* Refreshments provided \*\*\*

### BACKGROUND

Scores of people attend a community meeting or neighborhood gathering at the historic Tears-McFarlane Property each year. It was built in 1899 and is recognized as an historic and architectural jewel in Capitol Hill. Since 2005, it has also been home to Capitol Hill United Neighborhoods—Denver's oldest and largest registered neighborhood organizations. The historic mansion also serves as the office and meeting space for several small businesses and non-profits, like PFLAG Denver, Experiential Learning International (ELI), and other physical and mental health care practitioners. Adjacent to the mansion is Hedlund Hall which expanded CHUN's ability to welcome larger groups and events including community meetings, neighborhood conversations, social and private events, and policy dialogues. We have provided free and/or reduced rate space for other organizations.



CHUN@CHUNDENVER.ORG 303.830.1651

# CHUN – Immediate neighbors mailing list (from Assessors Record) – To invite to meetings to discuss the future plans for the Tears-McFarlane House

Nadine Apo  
1245 Race Street Unit 106  
Denver CO 80206

Roger White  
1245 Race Street Unit 208  
Denver CO 80206

Sherry Richardson  
1223 Race Street Unit 502  
Denver CO 80206

Star Fennell  
2000 E. 12th Avenue Unit 7 North  
Denver CO 80206

Joada Crawford  
2000 E. 12th Avenue Unit 14 South  
Denver CO 80206

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ANDERMAN, ELLEN  
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DENVER, CO 80218-2677

MARKS, STEPHEN REV TRUST  
1201 N WILLIAMS ST APT 3A  
DENVER, CO 80218-2677

MARKS, STEPHEN REV TRUST  
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DENVER, CO 80218-2677

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GERSHWIN, MARY CRABBE  
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FREDDY'S LLC  
930 N SHERMAN ST APT 101  
DENVER, CO 80203-2942



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HENRY,L MICHAEL  
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DENVER, CO 80218-2677

DIKEOU,LUCY  
1201 N WILLIAMS ST APT 6A  
DENVER, CO 80218-2677

1201 N WILLIAMS ST APT 7C  
DENVER, CO 80218-2664

1201 N WILLIAMS ST APT 8A  
DENVER, CO 80218-2664

1201 N WILLIAMS ST APT 9A  
DENVER, CO 80218-2664

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STEVENS,GEORGE  
1201 N WILLIAMS ST APT 10B  
DENVER, CO 80218-2677

TURNER,M CAROLINE  
1201 N WILLIAMS ST APT 10C  
DENVER, CO 80218-2677

LEE,LANA  
1201 N WILLIAMS ST APT 11A  
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MARKS,CLIFFORD  
1201 N WILLIAMS ST APT 11B  
DENVER, CO 80218-2678

BISENIUS,SHEILA S  
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DENVER, CO 80218-2678

1201 N WILLIAMS ST APT 13A  
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1201 N WILLIAMS ST APT 13B  
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BRUMMETT,PATRICIA R LIVING TRUST  
1201 N WILLIAMS ST APT 15C  
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WALKER TRUST  
1201 N WILLIAMS ST APT 16A  
DENVER, CO 80218-2678

1201 N WILLIAMS ST APT 17A  
DENVER, CO 80218-2664

HADDON,MARY DENISE  
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DENVER, CO 80218-2678

1201 N WILLIAMS ST APT 15A  
DENVER, CO 80218-2664

1201 N WILLIAMS ST APT 6B  
DENVER, CO 80218-2664

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HANCE,CATHERINE A  
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SEVENTEENTH FLOOR TRUST  
2300 N SCENIC HWY  
LAKE WALES, FL 33898-6626

ROBINSON,HENRY R TRUST  
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LEVY,ANN C TRUST  
1201 N WILLIAMS ST APT 8B  
DENVER, CO 80218-2677

1201 N WILLIAMS ST 8C  
DENVER, CO 80218-2664

1313 N WILLIAMS ST APT 1203  
DENVER, CO 80218-2674

REITER,ELLEN RICH  
1313 N WILLIAMS ST APT 1204  
DENVER, CO 80218-2674

SHOLL,JUDITH L  
1313 N WILLIAMS ST APT 1205  
DENVER, CO 80218-2674

ALLETTO,CATHERINE  
1313 N WILLIAMS ST APT 1206  
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MYERS,JEFFRYN L  
1313 N WILLIAMS ST APT 1402  
DENVER, CO 80218-2674

1313 N WILLIAMS ST APT 1403  
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THOMAS,ALICE L  
1313 N WILLIAMS ST APT 1404  
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STONE,JENNIFER T  
1313 N WILLIAMS ST APT 1405  
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ROCHE,DONNA NILSON  
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CONDOMINIUM ASSOCIATION INC  
1776 S JACKSON ST STE 300  
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BELT INVESTMENTS LLC  
333 W HAMPDEN AVE STE 830  
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OXMAN FAMILY TRUST  
2727 PALISADE AVE APT 10G  
BRONX, NY 10463-1029

STERRITT,GRAHAM M REV TRUST  
1260 S GRAPE ST  
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1313 N WILLIAMS ST APT 1502  
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HO,QUANG TANG  
1313 N WILLIAMS ST APT 1503  
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MATHER,GARY GILBERT  
1313 N WILLIAMS ST APT 1504  
DENVER, CO 80218-2675

1313 N WILLIAMS ST APT 1601  
DENVER, CO 80218-267

CARDINAL.,KRISTEN S  
1313 N WILLIAMS ST APT 1602  
DENVER, CO 80218-2675

NORMAN,STEPHEN A  
1313 N WILLIAMS ST APT 1603  
DENVER, CO 80218-2675

KANAN,THOMAS I  
1313 N WILLIAMS ST APT 1604  
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1313 N WILLIAMS ST APT 1101  
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1313 N WILLIAMS ST APT 1104  
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1313 N WILLIAMS ST APT 302  
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BRIGHT, RONNELL L JOINT LIVING TRUST  
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1313 N WILLIAMS ST APT 506  
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1313 N WILLIAMS ST APT 602  
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1313 N WILLIAMS ST APT 603  
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1313 N WILLIAMS ST APT 604  
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SEGER,F DAN FAMILY TRUST  
1313 N WILLIAMS ST APT 605  
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1313 N WILLIAMS ST APT 706  
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1313 N WILLIAMS ST APT 1102  
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1299 N GILPIN ST APT 18W  
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1299 N GILPIN ST APT 13E  
DENVER, CO 80218-2556

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CONNORS,EDWARD P LIVING TRUST  
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HEIDTBRINK,KATHERINE TRUST  
1299 N GILPIN ST APT 3E  
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BEDFORD TRUST  
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SOLOV FAMILY TRUST  
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PETRASH,PATRICIA EARLY  
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RYAN,WILLIAM A & KAREN A  
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HOOVER,ANN M TRUST  
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HEIM,LAWRENCE PATRICK JR  
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WALLS,TINA A  
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RUST,JAY H & KATHLEEN M  
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KIRK,RICHARD  
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KAUFFMAN,PAULA S  
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MONLEY,CYNTHIA L  
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1290 N HIGH ST UNIT D  
DENVER, CO 80218-2694

FOX,ROBERT M  
1291 N HIGH ST UNIT E  
DENVER, CO 80218-2693

GENSHEIMER,CYNTHIA F LIV TRUST  
1291 N HIGH ST UNIT F  
DENVER, CO 80218-2693

WELLS,PETER C  
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1009 CATAWBA VALLEY DR  
CINCINNATI, OH 45226-1701

# CHUN – Halloween Open House Invite 10/29/2019 via Email



Dear Friends and Neighbors,

The weather forecasters say it's going to be an eerily COLD Halloween. Take a moment to warm up and attend Capitol Hill United Neighborhoods Halloween Open House.

**WHEN:** Thursday, October 31, 2019 ..

**TIME:** 5:30 PM – 8:00 PM ..

**WHERE:** Tears-McFarlane House & Community Center: 1290 N. Williams St., Denver, Colorado 80218

**WHO:** Your friends and neighbors surrounding Cheesman Park; all C.H.U.N. members and friends are welcome..

**WHAT TO KNOW:** There will be treats for both kids .. and adults .. ! Learn more about your neighborhood organization, the history of the Tears-McFarlane House, and how CHUN is working to transform the property and our community.

The Staff, Board, and Volunteers at Capitol Hill United Neighborhoods, Inc.

December 2, 2019

To: Scott Robinson, Senior City Planner  
Denver Community Planning and Development

Sent: Via Email



RE: Rebuttal Letter to Community Planning & Development Dated November 20, 2019

Dear Mr. Robinson,

On behalf of the board, staff, and volunteers at Capitol Hill United Neighborhoods (CHUN), we want to thank you for your dedication to our city. The time and energy you, Community Planning and Development (CPD), and others have dedicated to our own recent initiative—restoring and revitalizing the historic Tears-McFarlane House and property (1290 Williams Street, Denver)—have been greatly appreciated.

We are in receipt of the document entitled “Rebuttal Letter to Community Planning & Development” dated November 20, 2019 and authored by Rust, Dodson, Haddon, Kaufman, King, Mortell, et al. While we appreciate their personal perspectives, we feel it is inappropriate for CHUN to respond to the letter at this time. The planned unit development (PUD) and other due diligence work is not completed. Nor has CPD completed all of the necessary components for the PUD. Thus, a response could be premature at this juncture.

CHUN does wish to reassure CPD that we are fully committed to the rezoning processes and procedures as outlined by the city; moreover, we are dedicated to being collaborative and ensuring a representative process. CHUN is focused now, more than ever before, on preserving and protecting this historic property, and we aim to finally deliver the decades-old vision for the property.

That being said, CHUN wishes to provide the following comments in response to the rebuttal letter.

1. With nearly three years of combined community input, financial analysis, as well as a comprehensive review of historic and current uses of the property, CHUN (along with our partners at City Street Investors) feel it is appropriate to rezone the property as a PUD to maximize certainty around the future of the property.
2. For more than four decades, scores of community stakeholders have looked to this property as a focal point for community building, safety, diversity and inclusion, and an accessible resource for the surrounding neighborhood. We want the Tears-McFarlane Property to be a community asset.
3. The next phase of stewardship and care for the property will be met with sound business judgment, smart organizational structure, and responsible financial management.

4. The PUD is still being drafted, and CHUN has not submitted the rezoning application. As we have committed to previously, we will share a copy of the PUD with the community when CPD has completed drafting the document(s) and we have filed the application.
5. To date, CHUN has proactively undertaken an unprecedented community engagement and public outreach process, contacting and receiving rezoning suggestions from hundreds of households in the neighborhood and will continue its outreach efforts once the PUD is ready to share. This includes direct communication and gathering feedback from most who authored the rebuttal letter.
6. This broad, 2+ year community outreach effort precedes this rezoning, thus making this process stronger and the vision in-line with the community's feedback and values. It has been inclusive, diverse, and equitable to the surrounding neighborhoods.
7. In fairness to others, and to ensure equity, we intend to share the documents broadly with the appropriate stakeholder groups and community members as required by CPD.
8. And finally, the community can expect that the rezoning application itself, when submitted, will address many of the points raised in the letter authored by Rust, Dodson, Haddon, Kaufman, King, Mortell, et al.

CHUN looks forward to continuing to engage with the community once the PUD and rezoning application are ready and appropriate to be shared with the community.

With gratitude,

**Bill DeMaio**

*Co-Vice President, Tears-McFarlane House & 7<sup>th</sup> Avenue/Congress Park  
Neighborhood Resident*

**Rodney Mullins**

*Co-Vice President, Tears-McFarlane House & 7<sup>th</sup> Avenue Neighborhood Resident*

**Margie Valdez**

*CHUN At-Large Delegate & East Cheesman Park Neighborhood Resident*

**Megan Whelan**

*CHUN Neighborhood Delegate & Driving Park Historic District Resident*

**Andrew Rogge**

*CHUN Neighborhood Delegate & City Park South Resident*

**Travis Leiker**

*CHUN President & Uptown Resident*

**Pat McHenry & Joe Vostrejs**

*City Street Investors & Project Partners*



(f)

LIFE ON CAPITOL HILL

# Cheesman Park to get a new gathering space

CHUN joining with business to renovate, add community space to historic home



(/uploads/original/20191205-150324-6801c8a7b

This rendering shows a new design for the annex building at the Tears-McFarlane House adjacent to Cheesman Park in Denver. Capitol Hill United Neighborhoods, which is headquartered at the house, is partnering with City Street Investors to renovate the historic home and add a new community cafe.

COURTESY OF SEMPLE BROWN DESIGN

Posted Thursday, December 5, 2019 2:54 pm

**Kailyn Lamb**  
klamb@coloradocommunitymedia.com

Capitol Hill United Neighborhoods and City Street Investors have struck a partnership to renovate the Tears-McFarlane House and add a cafe, hoping to make the historic home more open to the public.

The deal includes CHUN selling 50% of the property equity to City Street, a real estate investment company. The proceeds will go toward a \$1 million endowment for City Street which will help renovate the historic home, which has around \$250,000 worth of deferred maintenance projects. The company will also redo the annex portion of a new cafe for the community.



Travis Leiker, the president of the CHUN board, said the RNO has been working toward a deal like this since 2016. At the time, CHUN was nearly bankrupt and needed to make money. Leiker said the board did not want to sell the house, since CHUN wanted to maintain a physical presence in the community and also wanted to make the space used as a public space.

“Those values informed how we approached conversations with anybody that wanted to partner with us,” he said.

The house — located at 1290 Williams St., just north of Cheesman Park — was gifted to CHUN by another nonprofit in 2005. In recent years, Tears-McFarlane has the space for CHUN meetings, but a revenue stream for the Registered Neighborhood Organization, which rents out the house for office space and events.

City Street started doing focus groups in 2017 to learn more about what the community wanted with the building, said Joe Vostrejs, a principal with the company. The company is also behind the development of Union Station. Vostrejs said focus groups with local residents and people who use the space are the first piece of any project. “They’re true focus groups. It’s not a community meeting where we just pitch ideas at you,” he said. “There was a very strong desire that (Tears-McFarlane) not just go ahead and renovate the building.”

The responses led City Street and CHUN to the cafe idea. The two organizations are also trying to find ways to make the main building more accessible to the public. The cafe area will be renovated.

Leiker said CHUN and City Street are aiming to turn in a rezoning proposal to the city this month. The house is currently zoned for residential use with an overlay that allows for office space and bed-and-breakfast uses. Leiker said the organization will apply for a Planned Unit Development, which will be site specific to their needs.

Vostrejs said the footprint of the building will not change, except for the new cafe area which may alter slightly when they build a new space.

The patio at the house will also go away, as City Street and CHUN found out it sits on city property at Cheesman Park.

“We’ll be scaling that back as part of this due diligence process,” Leiker said, adding that there are other pieces of the property that could be used for outdoor space.

Once the zoning application is filed, the two organizations estimated it will take 6-8 months to be approved by the city. It will be another 6-8 months for design and construction to build the new cafe.

While going through CHUN archives, staff found an old article referring to a cafe space run by the RNO in the 1980s. Since the organization was also fundamental in the development of park space, Leiker said it feels right to be moving in that direction again with a community space.

“It really is,” he said, “just a powerful testament to what our predecessors envisioned for this spot.”

**Keywords**

Tears-McFarlane House (/search\_mode/keyword/browse.html?search\_filter=Tears-McFarlane House), Capitol Hill United Neighborhoods (/search\_mode/keyword/browse.html?search\_filter= Capitol Hill United Neighborhoods), City Street Investors (/search\_mode/keyword/browse.html?search\_filter= City Street Investors), Cheesman Park (/search\_mode/keyword/browse.html?search\_filter= Cheesman Park), Registered Neighborhood Organization (/search\_mode/keyword/browse.html?search\_filter= Registered Neighborhood Organization), community space (/search\_mode/keyword/browse.html?search\_filter= community space), Denver (/search\_mode/keyword/browse.html?search\_filter= Denver), Kailyn Lamb (/search\_mode/keyword/browse.html?search\_filter= Kailyn Lamb)

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CAPITOL HILL UNTIED NEIGHBORHOODS  
TEARS-MCFARLANE HOUSE  
COMMUNITY OUTREACH

COMMUNITY INVOLVMENT, ACTIVITIES, AND EVENTS

# CHUN – Event with Children’s Library- Denver Public Library via Facebook

 **Children's Library - Denver Public Library**  
15 mins · 🌐

✓ Liked as Your Page ▾

We had so much fun hanging out with Capitol Hill United Neighborhoods and the Colorado Youth Mariachi Program in Cheesman Park today! Thanks to everyone who stopped by to sign up for #SummerofAdventure!

Capitol Hill United Neighborhoods







## Capitol Hill United Neighborhoods

Published by Travis Leiker [?] · Just now · 🌐

Capitol Hill United Neighborhoods was proud to partner with Denver Public Library and host today's Summer of Adventure Party in Cheesman Park. This gathering was focused on engaging neighbors to spend time together and listen to the Colorado Youth Mariachi program. Plus, neighborhood kids were able to register for the Library's signature summer reading program. Many thanks to all who dropped by the Tears-McFarlane House / Capitol Hill Community Center this morning.

CC: Councilperson-Elect Chris Hinds, District 10; Wayne New, Denver City Councilman District #10; Robin Kniech, Denver City Council At-Large; Debbie Ortega; Denverite; The Denver Post; Denver Westword; LiveWell Colorado; Warren Village; City Street Investors





# CHUN – PFLAG via Facebook



**Capitol Hill United Neighborhoods**



Published by Travis Leiker [?] · Just now · 🌐

Hey Capitol Hill... Did you know that Capitol Hill United Neighborhoods owns the historic Tears-McFarlane House / Capitol Hill Community Center at 1290 Williams Street in Denver? Since CHUN took on the property in 2005, and we have provided free and/or reduced rate space for nonprofit organizations and city departments. The historic property has also served as the office and meeting space for several small businesses and nonprofits, like PFLAG Denver.

Many thanks to our friends and neighbors at PFLAG for their ongoing efforts to build on a foundation of loving families united with LGBTQ+ people and allies who support one another, and to educate others to speak up as advocates until all hearts and minds respect, value and affirm LGBTQ+ people.

Together we are building a more fair, just community for all Denver Citizens!

CC: Councilperson-Elect Chris Hinds, District 10; Wayne New, Denver City Councilman District #10; Robin Kniech, Denver City Council At-Large; Debbie Ortega, Denver City Council; Life on Capitol Hill; Denver Urban Spectrum; Denverite; The Denver Post; Cheesman Park, Denver; Denver Botanic Gardens





# CHUN – Halloween Open House 10/11/2019

## Invite via Facebook



Capitol Hill United Neighborhoods

October 10, 2019 at 7:43 AM · 🌐

Something is brewing in the cauldrons at the [Tears-McFarlane House / Capitol Hill Community Center](#). Join [Capitol Hill United Neighborhoods](#), the CHUN Neighborhood Engagement Committee, and the CHUN Parents Group for a spooky time on Thursday, October 31. Small bites, adult beverages, and candy will be provided. Learn more about your neighborhood organization, the history of the Tears-McFarlane House, and how CHUN hopes to transform the property in the coming year. Eat, drink, and be scary.





**HALLOWEEN OPEN HOUSE**  
AT THE HISTORIC TEARS-MCFARLANE MANSION

**OCT. 31 | 5:30 PM - 8:00 PM**

TRICK-OR-TREATING | GAMES | SNACKS AND DRINKS  
COSTUMES TOO!

Capitol Hill United Neighborhoods is a registered neighborhood organization and a Colorado nonprofit organization (Federal Tax ID 84-0751007) under IRS Code, section 501c3. Your support may be tax deductible to the extent allowed by law.



**WHO IS IT FOR?**

For all Denverites, especially those who live or work in Capitol Hill and Congress Park. The Center was formed by a group of community people with the idea of improving surrounding neighborhoods by providing educational, cultural, social and recreational facilities and activities.

**WHERE IS IT?**

1290 Williams Street, on the north edge of Cheesman Park. The Center is located in the Tears-McFarlane residence which has been designated as an historic landmark. The residence was purchased in 1977 by the City and County of Denver with funds from the federal Community Development Administration after more than two years of planning by neighborhood residents.

**WHAT'S THERE?**

An information clearinghouse and referral center to address such questions as housing, environmental, recreation, and other concerns.

Beautiful meeting rooms accomodating up to forty people are available to non-profit organizations at reasonable rates.

Located at the Center are community organizations that include Mountain Bicyclists, Seniors Transportation Project, Capitol Hill United Neighborhoods, the Denver Department of Social Services, the Denver Commission on Aging, Capitol Hill People's Fair, Rocky Mountain Women's Center, and Il Circolo Italiano.

**WHAT'S PLANNED?**

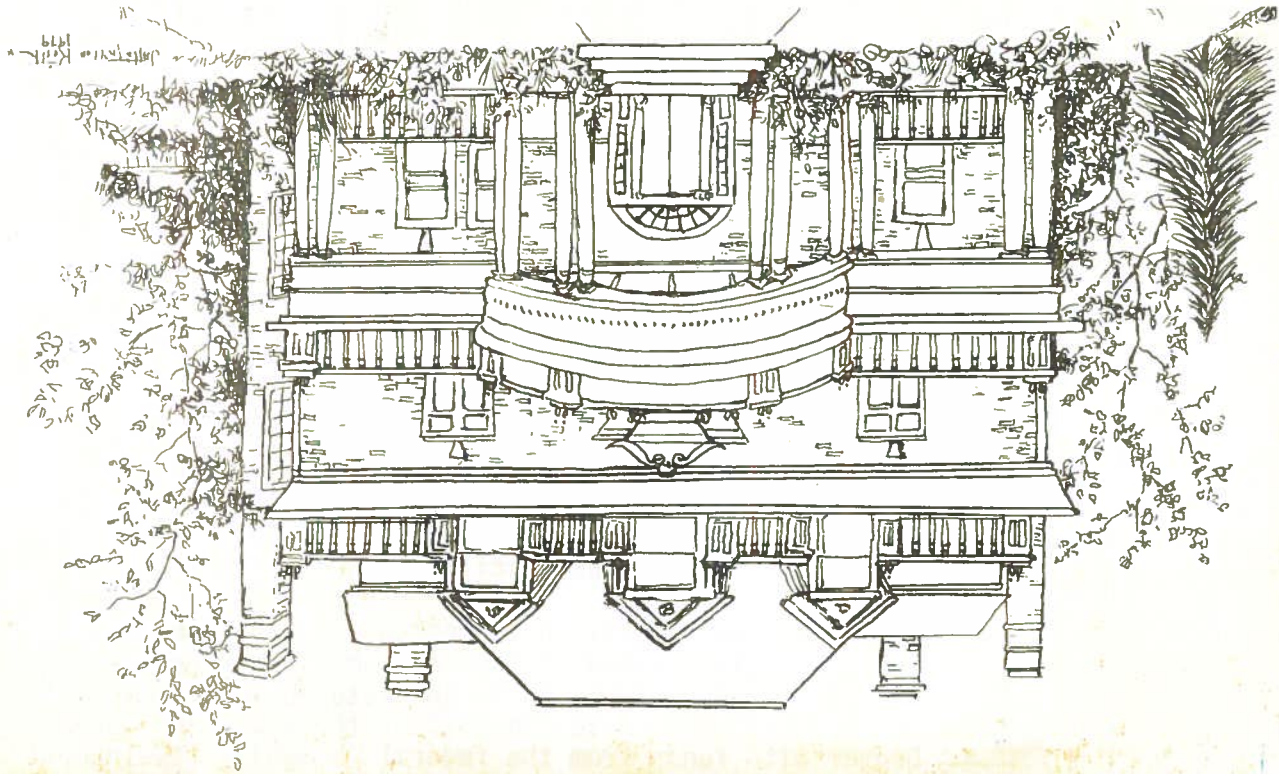
The Center will sponsor lectures, a film series, recreation programs, intramural sports, seniors food programs, and a variety of community forums.

After January 1980, a large meeting room and kitchen facility accomodating up to one hundred and twenty five people will be available. An outdoor patio will provide Center users a pleasant place to enjoy both the park and Center facilities.

**WHY BE A MEMBER?**

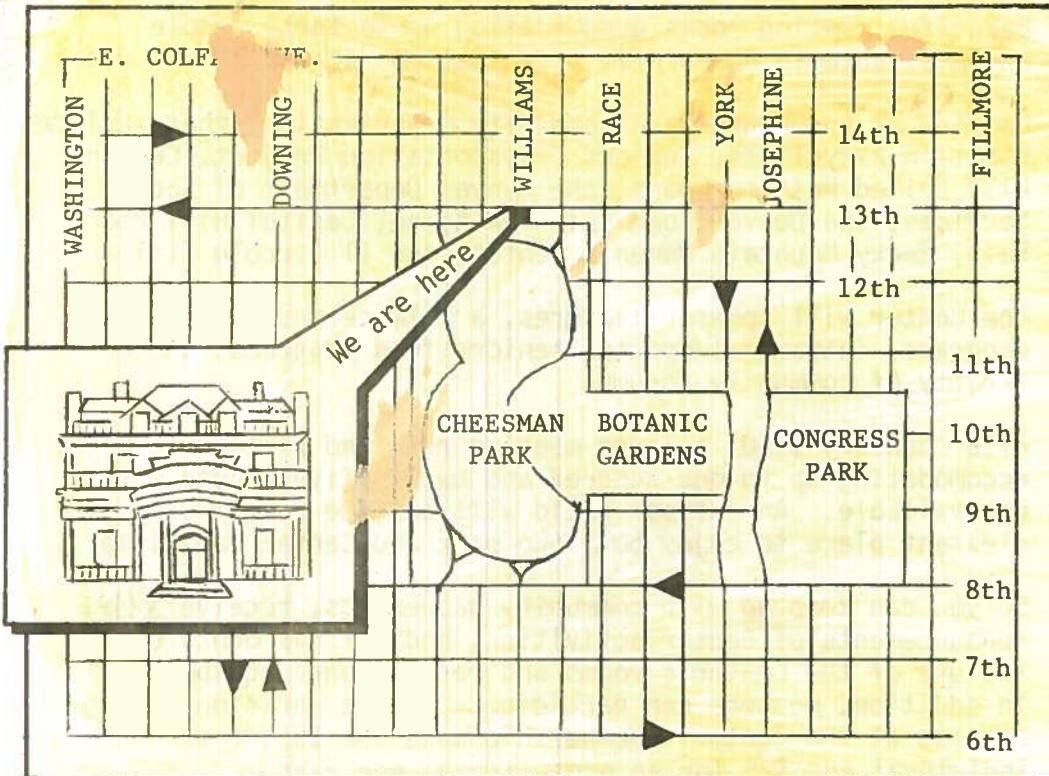
So you can keep up with community happenings, receive announcements of Center activities, and get discounts on the use of the Center's rooms and recreational equipment. In addition, members can participate in the decision-making process at the Center. Membership dues are \$5 for an individual and \$25 for an organization per year. To apply for membership, contact the Center at 399-1324.





## Capitol Hill Community Center

1290 Williams Street Denver CO 80218







## Capitol Hill United Neighborhoods



Published by Travis Leiker [?] · December 10 at 5:28 PM · 🌐

For decades, neighbors and community stakeholders have looked to the [Tears-McFarlane House / Capitol Hill Community Center](#) as a focal point for community building, neighborhood vitality, diversity and inclusion, and a place to engage in local programs and celebrations.

The house has hosted everything from concerts in Cheesman Park to talent shows in the annex room.

As [Capitol Hill United Neighborhoods](#) works to revitalize and restore the property, we want this architectural and historical gem to be the community asset the original owners always envisioned.



2,360

People Reached

217

Engagements

Boost Again





**CAPITOL HILL COMMUNITY  
CENTER GROUNDBREAKING  
CEREMONY**





Youth Groups and Talent Show at Tears-McFarlane House in the late 1970's and early 1980's









COLORADO FREE UNIVERSITY - LEASE SIGNING CEREMONY



**People lining up for an event at the Tears-McFarlane House.**



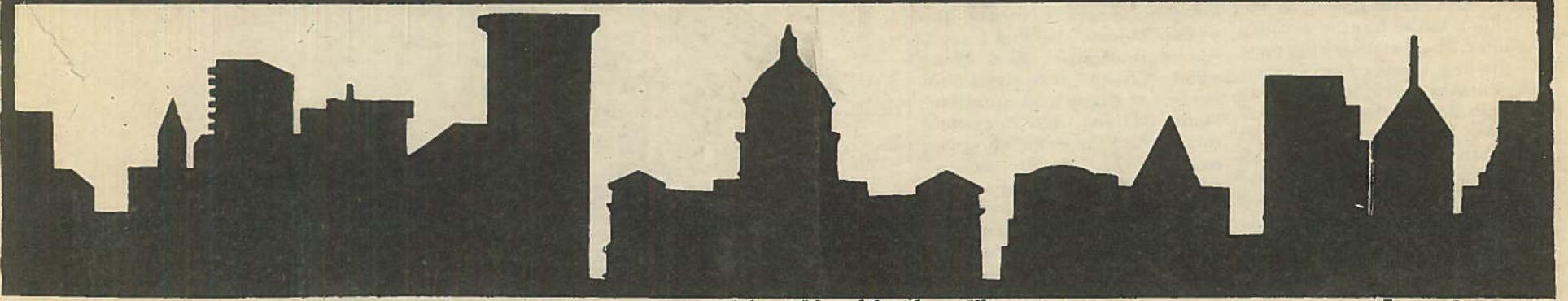


**An event at the Tears-McFarlane House. Note individuals observing ceremony while seated within the park.**





# Life on Capitol Hill

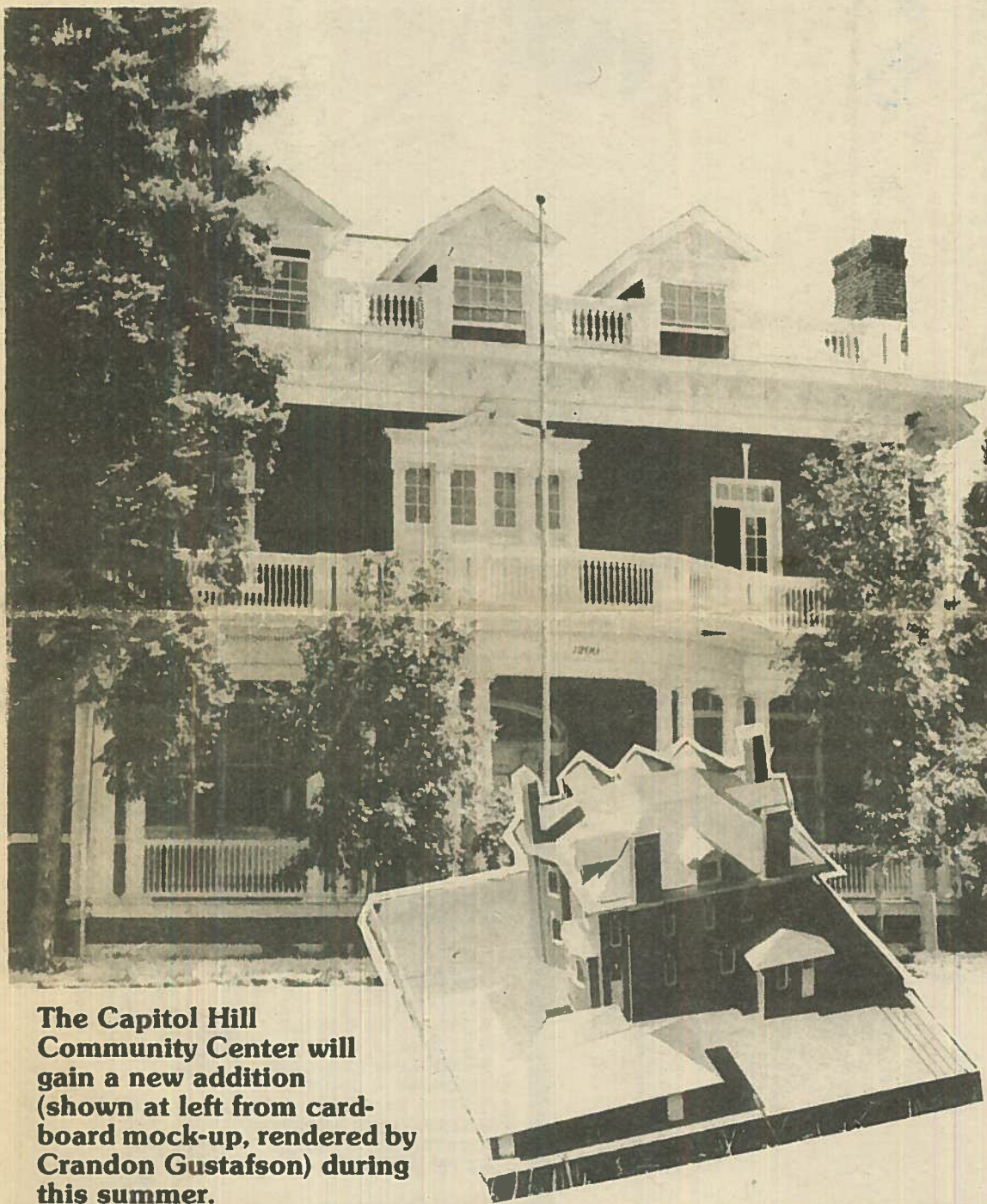


Volume V, Number 11

"The Great Urban Neighborhood"

June 2, 1979

## Community Center Begins Expansion



The Capitol Hill Community Center will gain a new addition (shown at left from cardboard mock-up, rendered by Crandon Gustafson) during this summer.

By Dennis Pimple

Monday's ground breaking ceremonies will begin a new era of expansion for the Capitol Hill Community Center, a sturdy mansion on the north side of Cheesman Park. The construction is the culmination of almost two years of planning and seeking city government assistance for funding, which was granted in September of last year.

Plans call for expansion of the garage area in the back of the Center to allow for a large meeting area, holding approximately 125 people. Kitchen facilities will be adjacent for meetings and possible senior citizen nutrition programs. A patio will be installed on the south lawn of the building, connecting it with Cheesman Park. Better foot and bicycle access from the park will be made as well. In addition to the exterior improvements, many unnoticeable changes will be made, including new wiring, plumbing and a ceiling lighting system.

The project is completely funded by the City of Denver, and construction is planned to be completed by December of this year.

The Community Center currently serves as office space for seven non-profit organizations, including CHUN, a meeting place for these and other non-profit groups, and an information and referral service for the Capitol Hill area. "If anyone has a question about any sort of service on Capitol Hill they can call here and we know the number to give them," explains John Ozzello, a member of the Center's Board of Directors. With the expansion, all of these services will be increased and plans are in the forming stage for additional services the Community Center will be able to offer.

Morey Wolfson, the Center's first full-time Executive Director, noted that plans for the expansion of projects are well formulated and waiting for the construction to be completed. Wolfson began working full-time at the Center last December when it was decided that the work necessary to keep the Center and its associated projects going were more than the volunteers could handle.

The official ground breaking ceremony will be Monday, June 4, at 11 a.m. at the Community Center, 1290 Williams St. In attendance will be Councilwoman Cathy Donohue, Mayor Bill McNichols, and other members of the Center's Board of Directors and community-minded officials. The public is invited to attend the ceremony to see how their Community Center is expanding.

## National Neighbors Meet In Denver June 14

The multi-ethnic neighborhood is alive and well, not only in our own Capitol Hill, but in cities across the United States. Communities around the nation are learning to solve their racial-based problems within their own confines by means of compromise and a spirit of mutual cooperation.

An organization known as National Neighbors joins community organizations for ethnically mixed neighborhoods into a political and socially active group. Yearly Conferences bring representatives from communities across the nation to discuss problems and solutions for this unique lifestyle. The first such national conference to be held west of the Mississippi will be sponsored by Greater Park Hill Community, Inc., whose neighborhood boundaries lie directly northeast of Capitol Hill, start-

ing on Thursday, June 14, and running through Sunday, June 17.

National Neighbors was formed in the Summer of 1969 by twelve multi-racial neighborhoods, including GPHC, with the express purpose of fostering and encouraging successful multi-racial neighborhoods throughout the United States. In order to accomplish this goal, several political areas of concern were established, such as achieving a single housing market (opposed to redlining, racial "steering," etc.), school improvement provision of adequate public services and integration in non-integrated neighborhoods.

The group has influence within the Civil Rights National Leadership Conference and Congress, and their advice is often sought by officials of HUD and HEW. In short, National Neighbors has

proven itself to be an affective, influential, and supportive group to the accomplishment of goals mutual to multi-ethnic communities.

This year's conference will be held at Colorado Women's College, in the Houston Fine Arts Center, Montview Blvd. at Quebec. Speakers and workshops are geared to creating action in problem areas.

Workshops are varied, but all cover topics of concern to residents of mixed neighborhoods. Experts in their respective fields will lead discussion on such subjects such as how to get federal grant money for neighborhood improvement, redlining in mortgage money and insurance, school integration, public education, fair housing and lending, the expanding roles of Chicanos, displacement, and the future for multi-racial communities.

Two former Park Hill residents highlight an array of keynote speakers. Sam Brown, the always-controversial Director of ACTION, speaks on how VISTA volunteers can help a neighborhood grow. Brown, a former treasurer of Colorado, initiated action in the state of deposit state funds in banks which are supportive of social needs. His ideas are controversial, but very effective at times.

Senator Gary Hart returns to the Park Hill neighborhood to speak on the challenge to neighborhoods offered by the U.S. government. Many of his liberal legislation bills include aid to senior citizens, neighborhood cops, and solar energy tax credits.

Other speakers include George Roybal, director of the Pacific Northwest Region 10 of the Housing and Urban Develop-

ment office. Roybal is one of the two highest ranking Hispanics in the federal government.

In addition to the keynote speeches and workshops, the conference will feature video entertainment, several social get-togethers, and a bus tour through some of Denver's most interesting integrated neighborhoods. Narrative on the toru will be by neighborhood residents.

Registration for the conference is \$25 (includes Thursday evening win/cheese mixer, Saturday lunch and party, and Sunday brunch), available at 7 pm at Dunklee Hall on the CWC campus on Thursday. Pre-registration is available through Greater Park Hill Community, Inc., 388-0918. Anyone interested in learning how to make their neighborhood work even better are invited to attend.



# The Capitol Hill Community Center: A Legacy Of The People

By Dennis Pimple

The Capitol Hill Community Center is symbolic for the growth and fierce independence of the area it serves. Its current physical changes are but a small part of the continuing metamorphosis of an establishment that was merely the echo of a dream in the hearts of a select few less than five years ago. The spirit behind the Center is the true source of its community worth.

## ROOTS OF THE CENTER

Even before money became available for any such project, there was a "hard-core group of people," working toward the establishment of a community center designed to service the needs of the active Capitol Hill area, according to John Ozzello, a member of the Denver Commission on Community Relations who has seen the Center grow from a spark of an idea. But the ball really started rolling when the Community Development Association received \$15 million in December of 1975, to be used throughout Denver for specific neighborhood projects as submitted by represented citizens in the community.

"Many used the proposals as a sort of laundry list for several projects," according to Ozzello. But, through the influence of then-councilman Robert Koch, the Capitol Hill area (District 10), submitted a single proposal, thought to be the most needed item for the area, a community center. At the time, no specific uses for such a center was formulated. "It was decided that the neighborhood needed a focal point," and thus the selection of a community center as their pet project.

Out of a \$15 million pie, then, Capitol Hill was given a rather small \$570,000 slice for the purpose of building a community center. A rather unpretentious beginning to a still-growing concern.

During the spring and summer of 1976, new congresswoman Cathy Donohue appointed Warren Bailey (of Mammoth Gardens fame) to represent the District to the Community Development Administration. Bill Pace, who was part of the "hard-core" group when the money became available was the natural choice for a citizen's council involved with the establishment of the center. He and Ozzello, representing the city through his job with the



1290 WILLIAMS — The Capitol Hill Community Center went through 18 months of searching before finding a home here.

Commission on Community Relations, laid the groundwork, appointing committees concerned with services to be offered, specific philosophy of the center, and location of a site.

The site location involved almost 18 months of conflicts none had foreseen. 100 locations were first listed as possible sites, with little criteria besides being in the area and "nice." After establishing a list of priorities for the needs of the community, the list was quickly whittled down to 15 selections. Upon finding out that Emerson School on 14th and Ogden was about to become available, Pace and Ozzello, with the blessings of the School Board and the Community Development Association, began making plans to move in.

What they hadn't counted on was the determination of the parents whose children went to the school to keep Emerson open,

despite the insistence of the School Board. Pace and Ozzello found themselves at times the unknowing villains in efforts to keep the old school open. Only after they had been assured that the school was destined to close did they seek the building as their community center, says Ozzello, but in the heat of concern some assumed that they were the instigators of the closing. After numerous stormy meetings, Emerson parents got their way, for three years at least, and the school was eliminated as a possible site.

Another ideal location was eliminated through community misunderstanding. A mansion on the 1100 block of Humboldt, with its proximity to Cheesman Park, spaciousness, and such unique features as a bowling alley, was placed high on Ozzello and Pace's personal list. However, another unforeseen circum-

stance doomed this selection. Home owners in the area, fearful of what exactly what the intent of the community center would be, began protesting the purchase of the mansion. Ozzello said that the neighbors had misinterpreted the meaning of "community center" to be a place for alcoholics, drug addicts, and the mentally disabled to congregate for help, "and that's all they could see." Through intense canvassing, neighbors and their friends voted by the hundreds against the establishment of the community center in their area. Such community concern and other factors whittled down the original 15 choices to a selection of three, said Ozzello.

On site, the Good Samaritan Home at 11th and Pennsylvania (now being condominiumized) was decided to be too expensive to restore to acceptable specifications. Another, an old Safeway building on 11th and Ogden, was purchased by the Disabled American Veterans Administration during the course of the selection process. What was left was a boy's home on 13th and Franklin, administered by the United Way Agency. The sale of that

building was conditional on relocation of the home, which was already searching for a site. Upon three-way agreement with the city, the community center committee, and the home owners, it was agreed that that house would be the future location of the Capitol Hill Central Denver Community Center.

After eight months of waiting for the relocation, the community center still remained homeless. A search for a feasible site was begun anew.

During this time, the Te McFarlane mansion became available. After eliminating other possibilities (for much the same reasons as cited before), the site was agreed upon by parties. For the tidy sum of \$294,000 (\$155,000 of which was reportedly went to paying off the mortgage), the city purchased the people of Capitol Hill building that would soon be their community center. An additional four months was required before the final selection and purchase, thanks to the omnipresent red tape of government. An edict of almost two years had elapsed.

It took another year for the

GRAND OPENING

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government to lease the house to the community center board of directors for five years at the rate of \$1 per year. Previous to that, the board worked without a contract to run the center.

The center recently changed its name officially to "The Capitol Hill Community Center from the more cumbersome "East Central Denver Community Center." At the time the committee was being formed, "we didn't want to hurt anyone's feelings by calling it Capitol Hill, or Cheesman Park, or Congress Park, so we decided that East Central Denver was kind of neutral," related Ozzello. Common usage evolved the new title. Also in the works is changing the address from 1200 to 1290 Williams Street, simply to give newcomers a better idea of where the center is located. "People were looking for us in the middle of Cheesman Park," said Ozzello.

#### THE TEARS-MCFARLANE MANSION

Although not as large or possessing the features of many of the sites that passed by the way, the Tears-McFarlane mansion breathes the history of Capitol Hill as well as any structure standing today.

The stately mansion, considered the best preserved example of Frederick Sterner's Georgian architecture west of the

was sold to Fredrick McFarlane and his wife, Ida Kruse McFarlane. Ida was the daughter of Frederick Kruse, who at one time was mayor of Central City and very influential in the Colorado banking system. Upon her death in 1940, a plaque was placed in Central City in the memory of her contributions to the cultural community of the city. McFarlane remarried in 1950 to Lillian Cushing, a professional New York dancer and actress. The second Mrs. McFarlane taught lessons in the basement studio from time to time. In 1962, the Denver POST rated the McFarlane dining room as "one of the loveliest in the city."

Lillian remained in the mansion after her husband's death, but sold the estate in 1966 to Charline H. Breeden. After the sale, the mansion changed hands several times finally to be purchased by Trenton Parker, who is attributed with saving the building from demolition to make way for apartment buildings. Parker is well known in Denver for converting some of the nobler old buildings to office use, saving many of them from the wrecking ball. The building was placed on the National Landmark Registry in 1974, after the outside of the building was donated to Historic Denver (a move which, while not required, was useful in speeding up the landmark designation).

fany-type window is in two matching sections, the upper measuring 78"x23" in four panels, and the lower measuring 78"x111½" in five panels. The seven shade color scheme (yellow, purple, gold, turquoise, brown, white, violet) is designed in a fall leaf pattern design. The window was appraised last year at \$30,000. One interesting note about the glass is that it was painted over black at one time by Mr. Tears after his wife had injured her eyes in a horseback riding accident. The glare had been too severe. Frederick McFarlane scrapped the paint off after purchasing the mansion.

The window was given to Justin W. Brierly, a long time friend and represented of the McFarlane family, by Lillian in 1972. Brierly donated the window to the city of Denver in 1978, after the mansion had been purchased for use as the community center.

#### CURRENT CONSTRUCTION

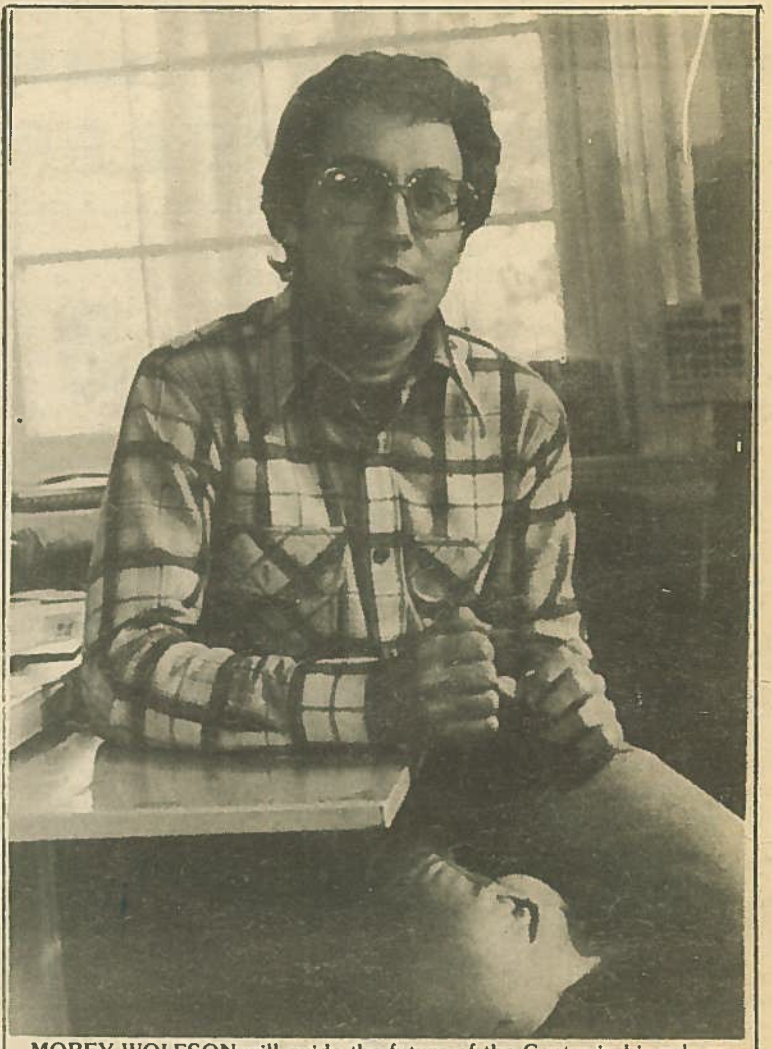
This year's work is the first major renovation of the outside of the mansion since its original construction. The expansion of garage space to accommodate large meetings, a kitchen area, and storage was approved by Historic Denver, with some restrictions. The ceiling level of the expansion will be nine feet, to coincide with the lines of the existing garage. Historic Denver was careful to see that the front of the building remained unobscured, requiring some redesign of a wheelchair ramp to allow for accessibility by the handicapped. The flagstone sidewalk on the north side of the building is the topic for another battle with city engineers, who feel that a poured cement walkway would better accommodate the needs of the center.

Much of the improvements now underway will not be noticeable to the public, said John Ozzello. The center will receive completely new plumbing and wiring, and ceiling lights will be installed in some rooms. The major project, that of the increased garage, was decided by all to be more in keeping with the appearance of the mansion than removing an inner wall to allow for a large meeting space. Construction is estimated to take about 150 days, according to Executive Director Morey Wolfson. "Right now we're putting some plans on hold until the construction is finished," he said.

#### FUTURE PLANS

But the increasing use of the center will not be completely stopped by the work. "This summer we're going to start on a recreation program, which I didn't think we'd get started (because of the construction), but we're going to give it a go," said Morey Wolfson who was hired in December as the Center's first full time Executive Director. Plans call for two programs for children and teens.

The elementary program was started last year through the Parks and Recreation Department,



MOREY WOLFSON will guide the future of the Center in his role as Executive Director.

ment, where children in grades 1-6 are supervised in games and instruction by Parks personnel in the park. The Center will serve as a storage area and a place for some indoor activities, according to Wolfson. The other program, new this year, will be for those 15 and older in cooperation with the Capitol Recreation Center on 9th and Emerson. Recreation Center personnel will use the Center to loan sporting equipment such as volleyball and softball equipment for use in the park. Both are the start of plans for a greatly extended and structured recreation program, said Wolfson. "We want to get it underway this summer so that we already have some experience with it, so next spring and summer we have people ready for a major program."

In the politically active Capitol Hill area, public forums are a natural for the Center, and the new expansion will accommodate such assemblies easily. Looking ahead to the November 1980 elections, Morey sees the Center sponsoring public debates and candidates' forums on a large scale. "We can get the top leaders out here to answer questions and give presentation."

Also in the works is a senior nutrition program, to tie into the new kitchen facilities. Again the help of already existing establishments will be a key part to starting such a program. Education classes through Learning for Living and Denver Free University, which already "pack" the meeting rooms, will be better served. "The list (of groups using the facilities as a meeting center) goes on and on, and it will probably grow to over 100," says Wolfson.

The center currently is man-

aged five days a week, although there are meetings and programs almost every day. Morey sees that increasing as well. "It's not unrealistic to think that by this time a year from now we'll be open and managed seven days a week. The place is just so beautiful, it's a natural for everyone."

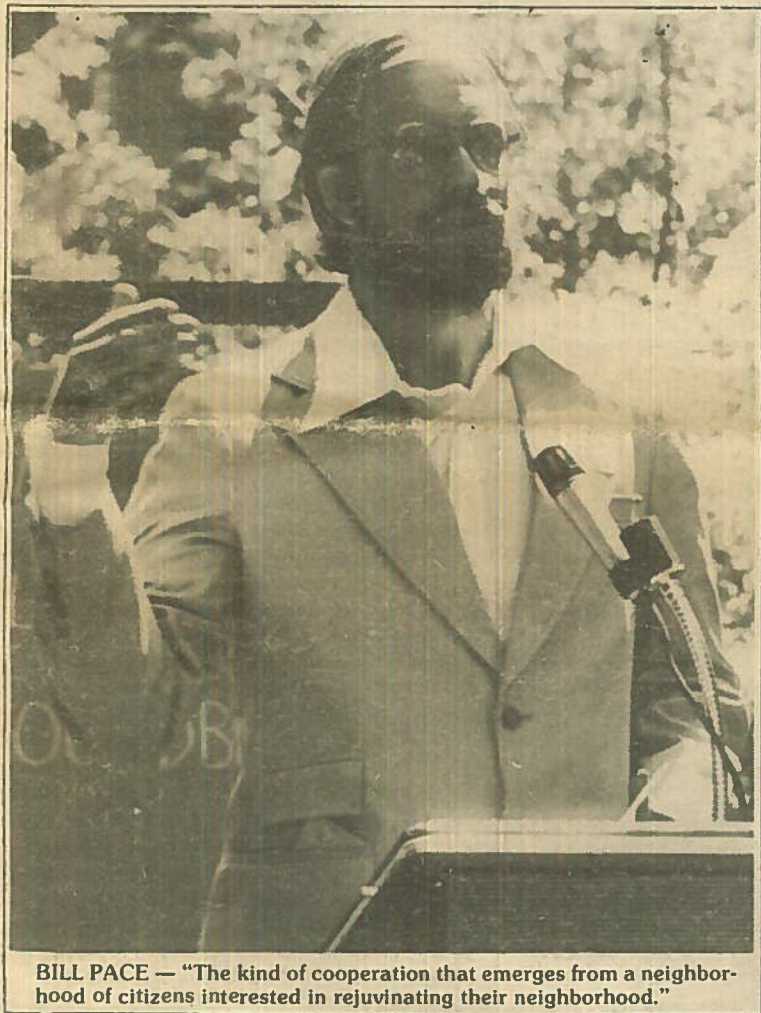
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For all involved, the expansion is seen as a continuation of the concept behind the Capitol Hill Community Center, a dream that through the efforts and inspiration of a select few and the support of the entire community continues to grow.

"This is an example of the kind of cooperation that emerges from a neighborhood of citizens interested in rejuvenating their neighborhood and keeping alive the happier human forces in Capitol Hill," said Bill Pace at ground breaking ceremonies. "We're all working together to make a happy event and a solvent Community Center, something that will be producing for human, cultural, and educational services for as long as most of us will be alive."

Pride in accomplishment, pride in doing a lasting service for their community is what the Center is all about. John Ozzello noted that, "The important thing is that it is a Community Center in the real sense — it's the community doing everything versus the city telling us what to do. And it's been people on a continuing basis that have made it work."

With that kind of support, the people of Capitol Hill can see nothing but a bright and productive future ahead for their Community Center.



BILL PACE — "The kind of cooperation that emerges from a neighborhood of citizens interested in rejuvenating their neighborhood."

Mississippi, was built by Daniel W. Tears in 1897. Tears had relocated in Denver for health reasons. He and his wife Louise occupied the home until his death in 1922. The Tears were very popular socialites in the Denver area, members of Denver's "Sacred 36" of the Denver Country Club. Louise remained in the house until her death in 1937, when it

There are two items of interest inside the mansion itself. The tall, lavishly decorated mirror that stands in the central hallway of the first floor was originally installed in the old Windsor Hotel.

Even more impressive is the stained glass window that dominates the landing between the first and second floors. Installed by Daniel Tears in 1898, the Tif-



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*At left, the Tears-McFarlane home, built in 1898, is considered to be one of the finest examples of Georgian architecture west of Mississippi; center, the door-knocker at the home; right, front porch has ramp for handicapped.*

# Center opens at old Tears-McFarlane home

Saturday will be family day at the new Capital Hill Community Center, 1290 Williams St.

The climax of a three-day celebration of the center's opening will include a wide range of activities from carriage rides in the park to free refreshments, along with tours of the facility.

The community center is the old Tears-McFarlane home, considered to be the "best preserved example of Georgian architecture this side of the Mississippi." It dates to 1898 when construction started on the three-story home adjacent to Cheesman Park.

It was completed in 1899 and Mr. and Mrs. Daniel Tears moved in. The Tears had come from New York City where he had been assistant

general solicitor of the New York Central Railroad. In Denver, he went into private law practice.

The couple was soon taken into the "Sacred 36," Denver's exclusive social set. They became very active in the Denver Club and the Denver Country Club. Tears died in 1922 and his widow continued to live in the home until her death in 1937.

In 1938, Mr. and Mrs. Frederick McFarlane purchased the home. McFarlane was the son of Peter McFarlane, a pioneer manufacturer of mining machinery. The elder McFarlane had played a major role in the mining industry of the state. The family was responsible for building

the Central City Opera House in 1879.

Mrs. Fred McFarlane was instrumental in starting the Central City Opera House Association and in the restoration of the town. She died in 1940.

McFarlane married again in 1950. His second wife was the prominent Lillian Cushing, one of the region's outstanding names in dance.

McFarlane died in 1962 and his widow continued on in the house for another decade.

Mrs. MacFarlane sold the house to Vic and Charleen Breeden, who bought it as an investment. It sat vacant for quite a while and then was sold to Trenton Parker.

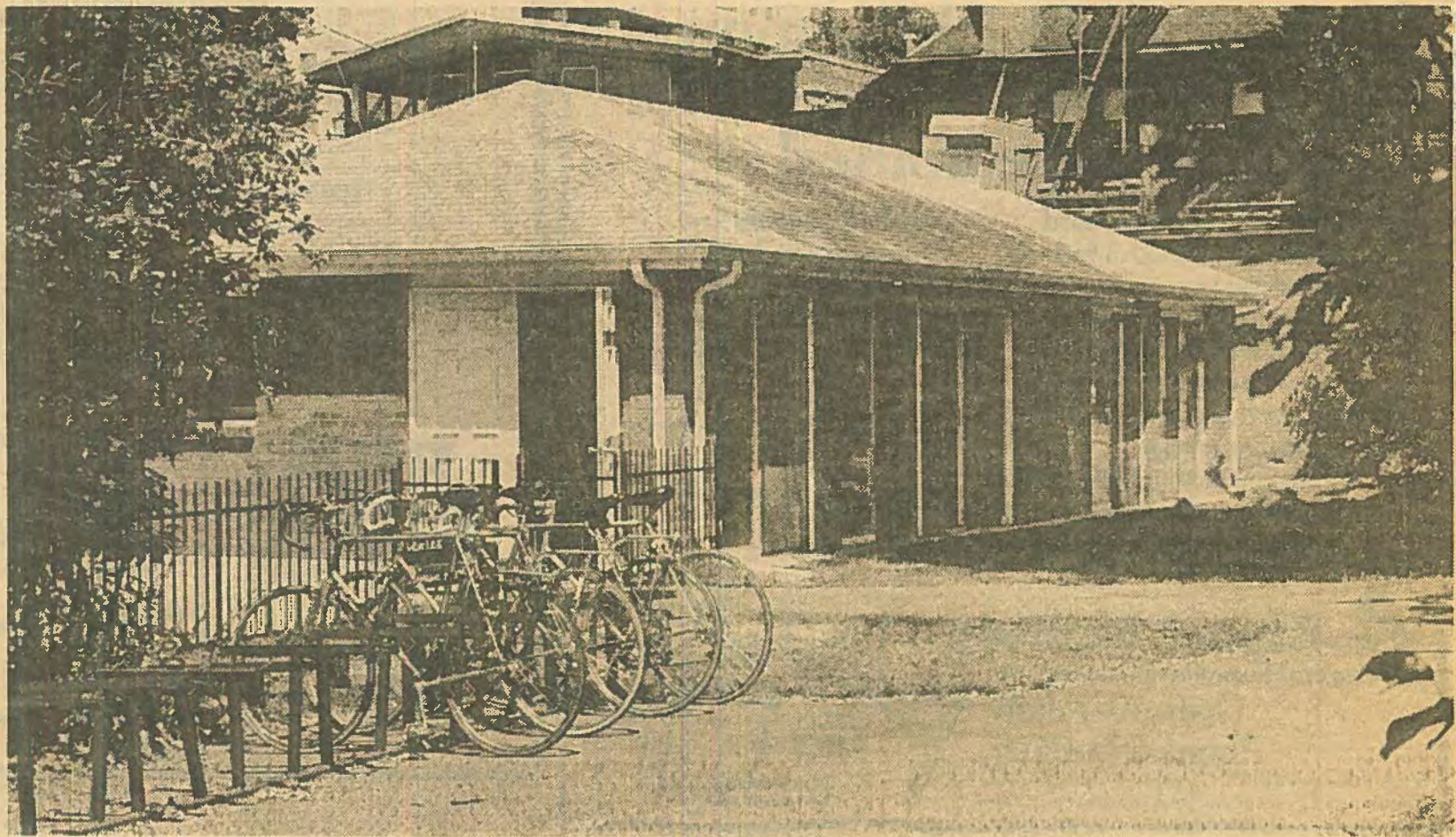
Parker at the time was buying up important

old Denver homes and converting them to offices. He estimated that in converting the Tears-McFarlane home he spent more than 11,000 man hours of work on the project. He also gave varying figures as to how much he actually spent in renovation and restoration. The costs he quoted in 1975 were from \$70,000 to \$140,000.

The converted house was never successful as an office complex for one major reason — the occupancy limits placed on the house limited its use.

Now the city owns it and has no such constraints placed upon it.

Parker, while he owned the house, gave His-  
(Continued on page 4H)



*Part of the extensive remodeling and restoration project is this addition overlooking bike rack.*



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## New community center opens in Capitol Hill

(Continued from page 3H)

toric Denver exterior easement rights over the property.

The city purchased the home from Parker for \$200,000. It has spent an additional \$200,000 in remodeling, renovating and adding an addition which includes a fully equipped kitchen and meeting space.

The budget for the community center is \$25,000 annually with the money being generated by rentals of offices throughout the structure.

Money is raised also by rental of meeting space.

Office holders include everything from Department of Social Services, Capitol Hill division, to the Mountain Bicyclist Association.

The director of the center is Morey Wolfson, a third-generation Denverite and holder of a master's degree in community development from the University of Colorado at Denver.

Wolfson, active in solar energy, owns Solar Book Store which is run by Colorado Solar Energy Association.

The Saturday festivities are open to the public with a special invitation to families and individuals who live in Capitol Hill. The celebration begins at 11 a.m.



Stairway has stained-glass window on the landing.

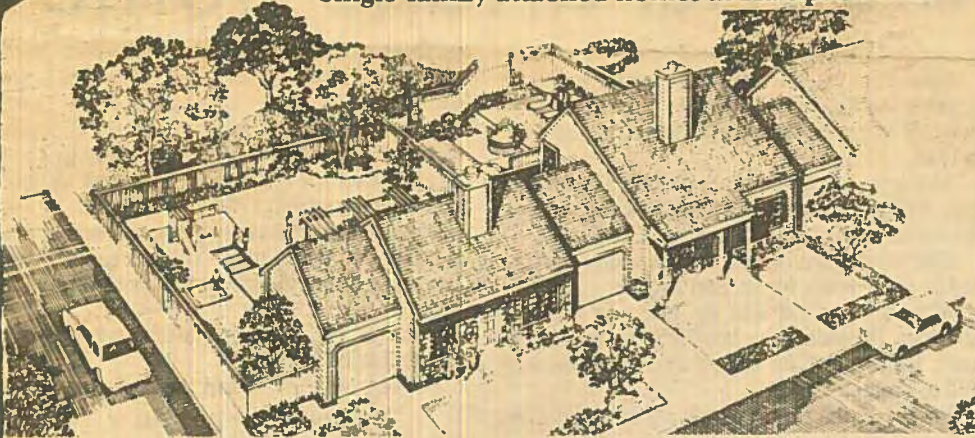
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# LIFE ON Capitol Hill

VOLUME 6, NO. 10

"the great urban neighborhood"

AUGUST, 1980



A member of the bluegrass band "Gold Rush" tunes his banjo during a pause in the entertainment at the grand opening of the Capitol Hill Community Center.

## Community Center Opening Is Grand Success

By Emmy Hesse

It wasn't just one day, but three days filled with fun, food, entertainment, art, you name it. There was something for everyone at the Grand Opening of the Capitol Hill Community Center held July 24, 25 and 26 at 1290 Williams.

The idea behind the event was to introduce organizations and citizens to the Center, now open about a year, and to tell them what services and resources are available at the facility. But it was more; it was a big event.

The opening kicked off with a ribbon cutting ceremony at 3 pm Thursday, July 24. Mayor Bill McNichols and City Councilwoman, Cathy Donohue performed the rite. Other officials were also present, among them, State Senator Barbara Holme and State Representative, Jack McCroskey.

The star of the show had to be Doc Murdock, the magnificent magician who made dollar bills

do amazing things, much to the delight of adults and children alike. Neil Slade and Sky Wise provided live baroque music and later some lively jazz.

At 5 pm there was a potluck picnic with the center providing the main course, chicken and hot dogs, beer and pop. Many organizations had been invited and asked to bring a salad or dessert. (Nobody went away hungry.)

Center Chairman, Bill Pace had representatives of the various organizations identify themselves and tell a bit about their organization. Among the organizations represented were

Colorado Open Space Council, CU Extension Center, Denver Free University, World Federalists, Cornerstone for Justice and Peace, Lost Arts, American Friends Service Committee, Ananda Marga, Seniors, Inc., CHUN (Capitol Hill United Neighborhoods), Foster Parent Program, Narconon and the Legal Center for the Handicapped.

Also present was Harold Jackson, a monitor for the Denver Employment and Training Administration which pays some salaries at the Center. More than one hundred people were at the picnic and rain

could not dampen the festive spirit there.

On Friday, the 25th at noon, the Volunteers of American served 170 seniors a hot lunch. They were entertained by the Eden Theatrical Workshop . . . music and other entertainment. They loved it.

Morey Wolfson, executive director for the community center, and staff person Lorraine Higbie said that the senior luncheon and the activities accompanying it was the high light of the three day event. Later in the afternoon there was a side walk art show and in the

*Continued on Page 2*

## John Anderson Kicks Off State Petition Drive On Capitol Hill

by Ken Freed

Dodging raw eggs and fielding questions from the press, independent presidential candidate John Anderson stopped in Denver this week to address The National Governor's Conference and to help kick off a statewide petition drive to place his name on the November 4 ballot in Colorado.

Most of the petitioning efforts will concentrate on Capitol Hill, according to Anderson's state campaign coordinator, Susan Wray. However, volunteers will be working throughout the state, she said.

Over 1,600 volunteers will be circulating the ballot petitions hoping to gain at least the 5,000 signatures needed to place Anderson's name on the Colorado ballot. "We're going to collect as many signatures as time, money and ability allow," Wray said.

The deadline for filing the petitions with the Colorado

Secretary of State's office is September 2, less than a month away.

Wray stressed that signing the ballot petition in no way obligates a person to vote for Anderson on November 4. "If people feel John Anderson belongs on the ballot, then they can look for a petitioner," she said. "We think it's a basic matter of fair play."

Although Congressman Anderson's schedule did not allow for a private interview on issues relevant to Capitol Hill residents, several staff members of the Colorado "National Unity Campaign for John Anderson" provided insights and position papers on his views.

The severity of the nation's urban crisis calls for new approaches to solving old problems, says a position paper on Anderson's urban policy.

To meet these problems, Anderson proposes extending

block grants and revenue sharing under policies which encourage localities to find their own solutions to meet their own situation.

Along with transferring some federal taxing authority to state and local governments, stressing conservation of existing structures rather than new construction projects to ensure affordable housing for renters and homeowners, and creating a minimum wage for youth entering the job market in an apprentice-type program, says the urban policy position statement, Anderson is proposing a four point program designed specifically to revitalize urban neighborhoods.

First, Anderson wants a program of federal matching funds for local improvement groups, combined with a neighborhood improvement tax credit for individuals and businesses who invest in a better neighborhood.

Second, Anderson proposes amending the tax code to promote small business development, giving an additional boost to fledgling businesses through increased support from the Small Business Administration and "vigorous enforcement" of federal laws requiring the use of minority and small businesses in government contracting.

Anderson's third proposal to help revitalize neighborhoods is improvement of environmental programs (Anderson was unavailable for comment on such problems such as the radium dump sites on Capitol Hill).

And finally, Anderson proposes creation of "enterprise zones" on an experimental basis, programs exempting very depressed urban areas from restrictive economic regulations.

The Anderson for President state headquarters is at 930 Logan on Capitol Hill.

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## Neighborhood Groups Seek Changes In United Bank Building

Two neighborhood groups in North Capitol Hill have announced that they are asking United Bank of Denver to modify its designs for a parking structure at 17th and Sherman to address concerns about neighborhood safety. Capitol Hill United Neighborhoods (CHUN) and the Organization for Midtown Neighborhood Improvement (OMNI) urge that Sherman Street's local residential and pedestrian character be maintained through the inclu-

sion of ground floor retail and neighborhood uses.

The neighborhood organizations are particularly concerned about the encroachment of downtown Denver into the neighborhood and the need to mitigate the impacts. Safety is one of those concerns, thus in a communication to the bank it was noted that "Parking structures are blind, deaf, and dumb buildings in terms of residential neighborhood safety."

The parking structure in question would accompany the bank's proposed 52-story office tower at 17th and Lincoln. The neighborhood organizations are stressing the need to be involved in preliminary design work, particularly through meetings with the architects.

Other major concerns of CHUN and OMNI with the structure include the demolition of 74 moderately priced rental units, a possible bridge across Sherman Street which would obstruct one of the last two remaining unobstructed views of the Capitol, and the traffic congestion and visual impact created by the multi-storied parking structure.

For more information call Tom Clarke at 893-9855 (O) or 388-3063 (H) or Marcia Hughes at 388-2716 (CHUN office) or 831-7151 (H).



# LIFE calendar

**Thursday, Aug. 7:** Free Day at the Denver Zoo.

- CHUN General Membership meeting to set priorities and adopt positions on downtown Denver's impact on Capitol Hill, 7:30 pm, 1290 Humboldt, room 104. For more info call 388-2716.

- Overeaters Anonymous, St. Barnabas Parish, 1280 Race St. 7 pm.

**August 7-8:** Final feature in Science Fiction Film Festival at Ogden Theatre—*The Creature from the Black Lagoon* and *It Came from Outer Space*. For times call 831-0516.

**Monday, Aug. 11:** CHUN Housing Committee meeting, 939 Washington, 7:30 pm.

**Wednesday, Aug. 13:** *The Manhattan Transfer Concert* at Boettcher Concert Hall will harmonize hits from the '40's and '50's, 8 pm. Tickets at Denver Dry.

- CHUN Land Use and Zoning Committee meeting, 1302 E. 11th Ave., #5, 7:30 pm.

- "Masters of Modern Sculpture Part III", a Blackwood film emphasizing the imaginative lives of contemporary artists Nevelson, Christo, Rickey, Noguchi, Judd and others. 7:30 pm first floor seminar room at Denver Art Museum, 100 W. 14th Ave. Call 575-2794 for more info.

**Thursday, Aug. 14:** Dance Band Marathon at nearby Platt Park Recreation Center, 1500 S. Grant. Dance contests: the Charleston, the Swing, the Waltz. Admission \$1 at door. For more info call 575-3048.

**August 14-September 24:** Showing of Southwestern Indian Art at Denver Museum of Natural History (City Park) featuring 100 pieces of contemporary Pueblo and Navajo pottery, weavings, paintings, sandpaintings and baskets. For more info call 575-3872.

**Saturday, Aug. 16:** Open House at the Denver Birth Center, 1601 Milwaukee St., 10 am-3 pm. Tours, refreshments and information on DBC services. Open to the public. Call 320-4729 for more info.

**Sunday, Aug. 17:** Denver Diet Pepsi Run—Washington Park.

**Monday, Aug. 18:** Deadline for submitting resumes to apply for CHUN Coordinator. Call 388-2716 for more info.

**Wednesday, Aug. 20:** "Ruckus Manhattan" and "Fat Feet", two highly entertaining films by Red Grooms and associates featuring the lives of contemporary artists. 7:30 pm first floor seminar room at Denver Art Museum, 100 W. 14th Ave. For more info call 575-3048.

**Friday, Aug. 22:** Dinner Party for benefit of Barbara Holme and Jack McCroskey re-election campaigns, 6:30 pm. For more info call Patty Jackson, 831-9959.

**Monday, Aug. 25:** Neighborhood meeting of the "Unsinkable Neighbors", 915 E. 9th Ave. 7 pm. Call 388-2716 for more info.

**Tuesday, Aug. 26:** Twilight Tour of Capitol Hill including the interior of the Governors Mansion. 5-7 pm. Call Denver Walking Tours, 832-7645, for details.

## Community Center Opening



*Continued from page 1*

early evening there was a reception for the community. Artists and craftspeople displayed their work and there was more live music.

Saturday, the 26th, the Center held a Family Day. There were balloons, clowns, Murdock the Magnificent, hot air balloons, hot dogs, hamburgers, ice cream and a roller skating demonstration where a tall young man jumped over six or seven brave kneeling people.

Congresswoman Pat Schroeder was there as were representatives from the offices of Senator Gary Hart and Congressman Bill Armstrong. By 2 pm some four hundred people had visited the center.

The Center is the former Tears-McFarlane mansion, now designated a historic landmark. It was purchased in 1977 by the City and County of Denver with

funds provided by the Federal Community Development Administration. The Center houses the offices of a number of organizations. It also has many lovely meeting rooms and kitchen-dining facilities for one hundred people. These facilities can be rented at reasonable rates.

The Center is an informational and resource clearing house. The staff has compiled and published a book, the *Community Yellow Pages*, listing hundreds of resources and services and other useful information. The books are available at the Center. It also sponsors films, lectures and forums.

Citizens, businesses and organizations interested in helping support the Center can join as members. Memberships start as low as \$5. Volunteers are also needed. For more information, call 399-1324.

*Plenty of free literature about neighborhood activities and events was available inside the new addition to the Capitol Hill Community Center during the remodelled facility's grand opening. An art show featuring artists from Capitol Hill also highlighted the event. (Upper left) Magician Doc Murdoch performing at the grand opening. (Below)*



### Mentor Connection Available

## DFU Prepares for Fall Term

Funny how things work out. Denver Free University (DFU), an organization born out of the free speech movement of the Sixties has become in 1980 something of a tradition in Capitol Hill and Denver.

DFU's Fall Term is yet another landmark. The upcoming term marks the beginning of eleven years of continuous operation. Offering over 420 classes each quarter, Denver Free University is presently the largest independent "free university" in America.

Registration for fall classes begins on September 6 and runs through October 3. The first day of classes is September 29.

Why has DFU been blessed with such longevity and success? The single outstanding reason is community support. Approximately 35% of DFU's instructors teach on a volunteer basis. These people participate in the founding spirit of the free university—that good, low cost education should be available to everyone. Thousands of people's lives

have been touched by DFU's offerings. Many important projects, relationships and dreams have been facilitated through the classes offered.

Denver Free University also receives a great deal of community support through its volunteer program. As a non-profit organization, DFU works with people in the community who freely give their time to help make the free university run.

DFU's volunteer program is an opportunity for people to receive training and experience in a wide variety of job skills such as public relations, interviewing, office work, proofreading and management skills.

Besides being a good way to contribute to the growing Capitol Hill community, volunteering is a fun way to meet people. Volunteers at DFU range in age from 18 to 65. People wanting to learn more about DFU's volunteer program can contact volunteer coordinator Steven Estroff at 832-6688.

To further promote the idea of "self directed learning", DFU recently set up a new program designed to help people on a one-to-one basis. This program, call the Mentor Connection aims at bringing together experienced mentors with individuals seeking to learn about new and different job fields.

A mentor can provide support in such specialized job skills as resume writing, networking, job hunting and free lancing. A mentor may also show a student the ropes in a specific field and provide helpful contacts. For more information on this program, call DFU's class coordinator Tracy Danning at 832-6688.

DFU's Fall Catalogue of classes will be available at Capitol Hill stores, King Soopers, area libraries and at the Free University's office at 1122 East 17th Avenue (just east of Downing at Park Avenue) the week of August 25. Classes featured in the fall catalogue are in business, dance, music, language, sports and holistic health.



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## Relaxing on the Patio at the Park



Photo by Yasch Foto

Bevan Linsley (left), Barbara Porter (center) and Bill Pace (right) toast two new developments at the Capitol Hill Community Center (1290 Williams). Bevan, Assistant Director at the Center for the last year and a half, has been appointed executive director of the Center by the Center's 20-member Board. She replaces Morey Wolfson, who served as the first executive director. The Center was opened in 1977. He is now working with Impact Initiative, Inc., the group working to enact a 5 per cent severance tax on minerals through a state-wide, citizen's initiative.

Bevan grew up in Bristol, England, came to the U.S. about seven years ago, and has been a Capitol Hill resident ever since. For 3½ years she worked at Zach's. She started at the Community Center as an intern through Metro State College. Pam Miller has taken Bevan's former post as Assistant Director.

Barbara Porter recently opened Cheesman Park Cafe within the Community Center. Her customers may eat within the mansion building, or outside on the patio as pictured above with Center Board chairman Bill Pace. The cafe is open 11 am to 3 pm every day (including Sunday) with great sandwiches, quiche, pastries and daily specials. Picnic lunches may be purchased for enjoyment in Cheesman Park just a few feet from the cafe. Give Cheesman Park Cafe a try. You'll like it.



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## REQUEST FOR PROPOSALS: S.E.E.D. FUNDING INITIATIVE

Dear Capitol Hill United Neighborhoods Friends, Members, and Neighbors:

Central to Capitol Hill United Neighborhoods' (C.H.U.N.) mission and vision is that communities become healthier and more vibrant through the active involvement of those who live, work, and play there.

CHUN recently announced a new initiative, the SEED Awards--dedicated to supporting active involvement and foster locally grown solutions for the public good. SEED Awards will provide **up to \$500** to individuals and organizations for projects enhance neighborhoods. Funding priorities include: **S**mart, solutions-oriented development, **E**nrichment and Educational Programming, **E**nvironmental Sustainability, and **D**iversity.

Details on funding priorities and an online application are available at CHUN's website. To learn more, click [here](#). **The deadline to submit an application is Friday, December 13, 2019.**

Email your questions and/or application to [chun@chundenver.org](mailto:chun@chundenver.org) and include CHUN SEED Awards in the subject line. All applicants will be notified of results no later than December 20th and the inaugural SEED Awards will be presented at CHUN's annual meeting held in January 2020.



## Capitol Hill United Neighborhoods



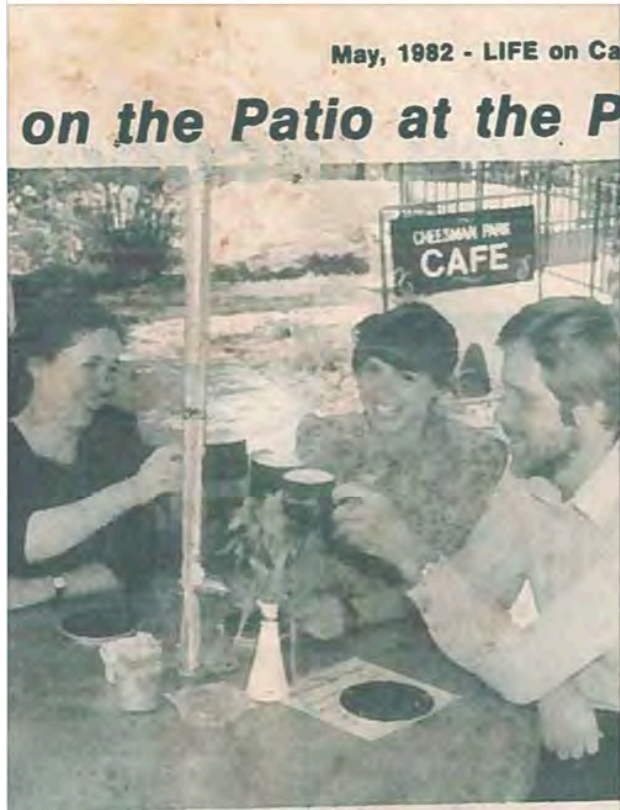
Written by Travis Leiker [?] · January 2, 2020 at 8:00 AM · 🌐

Did you know [Capitol Hill United Neighborhoods](#) has owned the [The Tears McFarlane House and Community Center](#) since 2005? It's located at 1290 Williams Street.

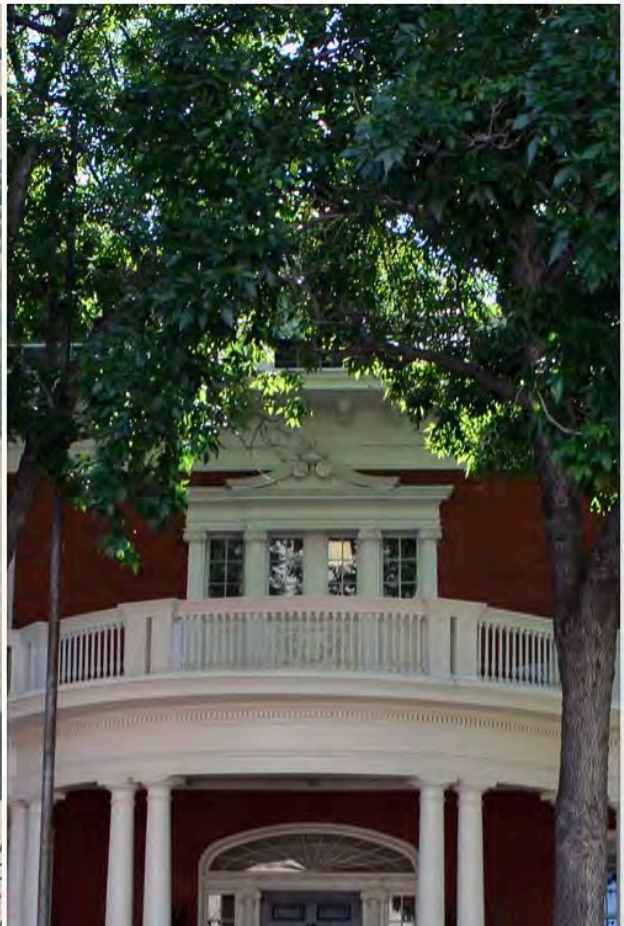
For 120+ years, the property has been a private home, provided senior assistance services, housed nonprofits, and hosted a variety of talent shows and concerts at the north end of [Cheesman Park, Denver](#). And, after digging through our archives, we discovered that the property had a cafe' in the early 1980s!

CHUN's rezoning plan for the property includes bringing back a cafe' and adding other neighborhood-friendly amenities for the local community to use and enjoy.

To learn more, follow us here or check out [chundenver.org](http://chundenver.org).



May, 1982 - LIFE on Ca  
**on the Patio at the P**  
Barbara Porter (center) and Bill Pace (right) toast two new  
y Center (1290 Williams). Bevan, Assistant Director at the C  
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## Capitol Hill United Neighborhoods



Published by Travis Leiker [?] · December 10 at 5:28 PM · 🌐

For decades, neighbors and community stakeholders have looked to the [Tears-McFarlane House / Capitol Hill Community Center](#) as a focal point for community building, neighborhood vitality, diversity and inclusion, and a place to engage in local programs and celebrations.

The house has hosted everything from concerts in Cheesman Park to talent shows in the annex room.

As [Capitol Hill United Neighborhoods](#) works to revitalize and restore the property, we want this architectural and historical gem to be the community asset the original owners always envisioned.



**2,360**

People Reached

**217**

Engagements

[Boost Again](#)





## Capitol Hill United Neighborhoods

Published by Travis Leiker [?] · December 6 at 1:05 PM · 🌐



Hey Capitol Hill, did you see the latest article about [Capitol Hill United Neighborhoods and Tears-McFarlane House / Capitol Hill Community Center](#)? It's in the December 2019 Edition of [Life on Capitol Hill](#).

For more than four decades, scores of community stakeholders have looked to this property as a focal point for community building, safety, diversity and inclusion, and an accessible resource for the surrounding neighborhood. CHUN wants the Tears-McFarlane Property to be the community asset that it was intended to be, and we are excited to restore and revitalize this historic and architectural gem.

While much of the property's usages won't change, we are eager to add amenities and bring back some previous uses too. Stay tuned for more details and updates.

### A place to gather near Cheesman

CHUN joining with business to renovate, add community space to historic home

By Kaitlyn Lamb  
k.lamb@capitolhillnews.com

Capitol Hill United Neighborhoods and City Street Investors have struck a partnership to renovate the Tears-McFarlane House and add a cafe, hoping to make the historic building more open to the public.

The deal includes CHUN selling 50% of the property equity to City Street, a real estate investment company. The proceeds will go toward a \$1 million endowment for CHUN services. City Street will help renovate the historic home, which has around \$250,000-worth of deferred maintenance projects. The company will also redo the annex portion of the property into a new cafe for the community.

Travis Leiker, the president of the CHUN board, said the RNO has been working toward a deal like this since 2016. At the time, CHUN was nearly bankrupt and needed to find a way to make money. Leiker said the board did not want to sell the house, since CHUN wanted to maintain a physical presence in the community and also wanted to make sure the house



This rendering shows a new design for the annex building at the Tears-McFarlane House adjacent to Cheesman Park in Denver. Capitol Hill United Neighborhoods, which is headquartered at the house, will use the annex space as a new community cafe. COURTESY OF SAMPLE BROWN DESIGN

The house — located at 1290 Williams St., just north of Cheesman Park — was gifted to CHUN by the city in 2005. In recent years, Tears-McFarlane has become not only a space for CHUN meetings, but a revenue stream for the Registered Neighborhood Organization.

wanted with the building, said Joe Vostrejs, a principal with the company. The company was also behind the development of Union Station. Vostrejs said focus groups with local residents and people who use the space are the first

The responses led City Street and CHUN to the cafe idea. The two organizations are also trying to find ways to make the main building more accessible to the public once it's renovated.

Leiker said CHUN and City Street are aiming to turn in a rezoning proposal to the city this month. The house is currently zoned for residential use with an overlay that allows for office space and bed-and-breakfast uses. Leiker said the organization will apply for a Planned Unit Development, which will be site specific to their needs.

Vostrejs said the footprint of the building will not change, except for the new cafe area which may alter slightly when they build a new space.

The patio at the house will also go away, as City Street and CHUN found out it sits on city property at Cheesman Park. "We'll be scaling that back as part of the due diligence process," Leiker said, adding that there are other pieces of the property that could be used for outdoor space.

Once the zoning application is filed, the two organizations estimated it will take at least 6-8 months for design next another 6-8 months to build the new cafe.

While going through CHUN wishes, staff found an old article referring to a cafe space run by the RNO in the 1980s. Since the organization was also fundamental in advocating for



MAIN ENTRY  
HOUSE  
RNO



FRONT OF HOUSE  
HOUSE  
RNO

1,316  
People Reached

150  
Engagements

Boost Again



## **Exhibit I**

### **Deviations from Standard Zone District:**

PUD-G# is based on the G-MU-3 zone district, but deviates in the following ways:

- Unique signage standards
- Site specific parking requirements
- Expanded Use Standards with limitations/ restrictions on allowed uses as identified in section 5.1 of PUD-G#

Primary structures in Subarea 1 in this PUD-GXX shall comply with the Urban House building form standards applicable in the G-MU-3 zone district except with the following deviations:

### **Setbacks and Building Coverage:**

Building Coverage per Zone Lot, including all accessory structures (max): 50%

### **Street Level Activation:**

Pedestrian Access, Primary Street: N/A

Primary structures in Subarea 2 in this PUD-GXX shall comply with the Urban House building form standards applicable in the G-MU-3 zone district except with the following deviations:

### **Height:**

Stories (max): 1

Feet (max): 20'

### **Setbacks:**

Primary Street, block sensitive setback required: N/A

Primary Street Structure (min): 10'

Side Street (min): 1'

Side Interior (min): 1'

Rear (min): 1'

Building Coverage per Zone Lot, including all accessory structures (max): 50%

### **Building Configuration:**

Building Footprint (max): 3,500 square feet

Horizontal Dimension (max): 70'

Pedestrian Access, Primary Street: N/A

**EXHIBIT J**

**Additional Community Outreach and Related Articles**



# CAPITOL HILL UNTIED NEIGHBORHOODS ADDITIONAL COMMUNITY OUTREACH AND RELATED ARTICLES

- CHUN - Tear-McFarlane House Property Rezoning - Outreach and Community Engagement Timeline
- Washington Park Profile “Cheesman Park to get a new gathering space” – December 5, 2019
- Facebook Ad addressing Rezoning Application – January 2020
- Urban Dweller – CHUN Newsletter – February 2020
- Life on Capitol Hill article “Enhancing the Capitol Hill Community” – February 4, 2020
- Urban Dweller – CHUN Newsletter – March 2020
- Out Front Magazine - March 2020
- Email correspondence between Bruce and Robert Fox - Highgate HOA / General Manager at 1291 High St - March 4, 2020
- Email correspondence between Travis and Michael Henry at 1201 Williams - April 14, 2020
- CHUN - Facebook post - Informing community and encouraging feedback on Golden Triangle proposed development - April 15, 2020
- CHUN - Facebook post - Encouraging community to support a local business - April 18, 2020
- CHUN - Facebook post - Earth Day 2020 - April 22, 2020
- CHUN - Facebook post - Sharing information about nonprofit organization Denver Delivery Network in response to the COVID-19 Pandemic - April 27, 2020
- CHUN - Facebook post - Sharing information about the CARES Act - April 27, 2020



# Tears-McFarlane Property Rezoning

*Outreach & Community Engagement Timeline (March 2020)*

Date	Event or Outreach Activity	Quantity (Impressions, Readers, Subscribers, and/or Attendees)
<b>July 1, 2016 – December 31, 2016</b>	CHUN suspends Capitol Hill People’s Fair production; debt realization and financial circumstances pose dire long-term forecast; board leadership conducts outreach to key stakeholders and media, including <i>Denver Post</i> . Emphasizes need to revitalize Tears-McFarlane property and pivot to community engagement	More than 250,000 contacts with Denverites
<b>January 2017</b>	Volunteers assume management of CHUN and Tears-McFarlane Property; CHUN presents financial overview at annual membership meeting.	70+ attendees
<b>February – April 2017</b>	CHUN approached by City Street Investors (CSI); exploratory conversations conducted; site visits and held with CSI; ongoing board engagement with key community partners.	
<b>June 2017</b>	Partnership concept shared with longstanding CHUN board members; Zoning, Transportation and Land Use Co-Chairs vet initial scale of potential project; SWOT analysis of PUD vs. other potential rezoning opportunities.	Approximately 7 separate meetings, phone calls, and site visits.
<b>August 2017</b>	CHUN Board approves MOU with CSI.	
<b>September 2017</b>	Call for focus group participants shared with community; boosted social media posts; outreach to other partnering organizations, including Cheesman Park advocacy groups and allies; initial outreach to CHUN e-subscribers and members.	More than 150,000 impressions and contacts.
<b>October 2017 – November 2017</b>	3 community focus groups conducted with each participant completing 5-page questionnaire; similar focus group conducted among the CHUN board with questionnaire also completed.	50+ participants
<b>December 2017</b>	Survey and focus group results presented to CHUN board; appraisal of Tears-McFarlane property completed.	
<b>January 2018</b>	Tears-McFarlane partnership introduced at 2018 Annual Meeting; full meeting recap published <i>in Life on Capitol Hill</i> and in CHUN’s Urban Dweller newsletter.	100 meeting attendees 18,500 papers in circulation; 1,000 CHUN newsletter subscribers and members.



<b>February 2018</b>	CSI presents focus group data and potential opportunities to CHUN Board.	38 board members
<b>April 2018</b>	Legal counsel reviews all legal documents, including MOU, Operating Agreement, and JVP Documentation.	
<b>May 2018 – June 2018</b>	Operating agreement reviewed and approved by CHUN Board; Update published in Urban Dweller e-newsletter; CSI engages Semple Brown Architects in design and rendering process	1,000 subscribers receive newsletter; all publications complimented with social media push to more than 3,000 followers
<b>August 2018 – November 2018</b>	CHUN Zoning, Land Use, and Licensing Co-Chairs engaged on rezoning and review of renderings/site layout; preliminary concepts from focus groups discussed once more with CHUN leadership and board; ongoing information disseminate via CHUN’s communications channels; due diligence meetings with city arranged, including D10 Councilperson and At-Large Council Members	
<b>January 2019</b>	CHUN leadership meets with Cheesman Park Advocacy Groups and HOA Leads including Friends of Cheesman Park, Cheesman Park Advocacy Group, former CHUN presidents Kathleen Wells and Michael Henry, et al; initial concepts and renderings shared during discussion.	8 participants & attendees
<b>January 2019</b>	CHUN presents update about Tears-McFarlane property during Annual Membership Meeting hosted at the Colorado Health Foundation	120+ attendees
<b>February 2019 – March 2019</b>	CSI formalizes engagement with Bruce O’Donnell, of Starboard Realty Group, for additional due diligence work and rezoning discussions/planning	
<b>April 2019</b>	CHUN, CSI, in partnership with zoning consultant, develop community surveys; CHUN leadership develops house rezoning committee; meetings continue with Denver CPD to determine appropriate rezoning request and process	
<b>April 2019 – May 2019</b>	CHUN leadership continues engagement with immediate neighbors, including meetings at the Tears-McFarlane House	50+ total participants
<b>May-July 2019</b>	CHUN conducts surveys in-person surveys on Tears-McFarlane property line (adjacent to Cheesman Park); hosts several special events with Senior Support Services, Denver Public Library, and the LGBTQ Center	125+ surveys collected 250+ attendees at various summer events activating the park/property

<b>June 2019</b>	Two open houses at Tears-McFarlane property conducted, with specific invites to those properties near the 1290 Williams; one open house included representatives of those living at 1201 Williams, 1299 Gilpin, and the HOA leaders for all communities surrounding Cheesman. Presidents of Cheesman Park Advocacy Group and Friends of Cheesman Park in attendance; residents of surrounding buildings on Vine St., 13 <sup>th</sup> St., Race St., and others in attendance as well.	10 HOA leaders engaged; more than 200 letters mailed to residents
<b>July-August 2019</b>	CHUN releases survey results via press release; published in <i>Life on Capitol Hill</i> , in e-newsletter, and on social media.	18,500 papers in circulation; 1000 e-subscribers and members; 3500 social media followers
<b>August 23, 2019</b>	Glendale <i>Cherry Creek Chronicle</i> publishes article on CHUN-CSI partnership and rezoning	80,000 papers in circulation from LoDo to Cherry Creek Reservoir
<b>September 18, 2019</b>	Tears-McFarlane property concepts featured at CHUN's 2019 Annual Wine Tasting at Denver Botanic Gardens	175 in attendance
<b>December 5, 2020</b>	<i>Washington Park Profile &amp; Life on Capitol Hill</i> publishes articles on CHUN-CSI partnership and rezoning; renders of property shared.	25,000+ papers in circulation and delivered to homes, restaurants, cafés and elsewhere.
<b>December 10, 2019</b>	Facebook post with historical photos of the Tears-McFarlane property (targeted one-mile radius from 1290 Williams St.)	2,360 people reached 217 engagements
<b>January 2, 2020</b>	Facebook post referencing café at Tears-McFarlane property in 1980s (targeted one-mile radius from 1290 Williams St.)	7,000+ impressions
<b>January 4, 2020</b>	CHUN Files Rezoning Application with Denver CPD; relevant RNOs notified of application; CHUN notifies supporters and e-subscribers of filing.	1,200 recipients
<b>January 9, 2020</b>	Update on Tears-McFarlane rezoning featured at CHUN's 2020 Annual Meeting hosted at Presbyterian/St. Luke's	100 attendees
<b>December 10, 2019 – February 5, 2020</b>	CHUN Launches Community Outreach and social media engagement plan RE: rezoning application with a series of 7 posts across social media channels; all paid social media was microtargeted to a 1 mi radius from 1290 Williams St.	<b>Feb 3:</b> 3,719 impressions <b>Jan 16:</b> 1,638 impressions <b>Jan 10:</b> 1,384 impressions <b>Jan 1:</b> 2,346 impressions <b>Dec 27:</b> 6,334 impressions <b>Dec 10:</b> 1,885 impressions

<b>February 4, 2020</b>	Meeting held with Cheesman Park residents at One Cheesman Place community room	50 attendees
<b>February 13, 2020</b>	BusinessDen features article on CHUN-CSI partnership and rezoning; renderings and details of PUD shared	
<b>March 2020</b>	<i>Life on Capitol Hill</i> publishes article on CHUN-CSI partnership and rezoning application; <i>OutFront Colorado</i> publishes update concerning PUD and CHUN's inclusivity.	18,500 papers delivered to homes, cafés and businesses.
<b>March 9, 2020</b>	Update in CHUN's e-newsletter	1,308 circulation
<b>January 2020-present</b>	Rezoning letters of support received from residents and individuals working in Capitol Hill	150 letters and counting

***This list is not fully exhaustive, and outreach is ongoing. Stay tuned for more updates at [chundenver.org](http://chundenver.org).***





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# Cheesman Park to get a new gathering space

## CHUN joining with business to renovate, add community space to historic home

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PERSPECTIVE VIEW FROM MAIN ENTRY

TEARS MCFARLANE HOUSE  
2019 RENOVATION & ADDITION

(/uploads/original/20191205-150324-6801c8a7b9.jpg)

This rendering shows a new design for the annex building at the Tears-McFarlane House adjacent to Cheesman Park in Denver. Capitol Hill United Neighborhoods, which is headquartered at the house, will use the annex space as a new community cafe.

COURTESY OF SIMPLE BROWN DESIGN

Posted Thursday, December 5, 2019 2:54 pm

### TO LEARN MORE

To learn more about the project at the Tears-McFarlane House, go to [www.chundenver.org](http://www.chundenver.org).

**Kailyn Lamb**

**klamb@coloradocommunitymedia.com**

Capitol Hill United Neighborhoods and City Street Investors have struck a partnership to renovate the Tears-McFarlane House and add a cafe, hoping to make the historic building more open to the public.

The deal includes CHUN selling 50% of the property equity to City Street, a real estate investment company. The proceeds will go toward a \$1 million endowment for CHUN services. City Street will help renovate the historic home, which has around \$250,000 worth of deferred maintenance projects. The company will also redo the annex portion of the property into a new cafe for the community.

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### Local News



**Bennet: Take politics out of health care,294399**

(/stories/bennet-take-politics-out-of-health-care,294399)

U.S. Sen. Michael Bennet isn't a president, but that doesn't mean he's taking on President Trump. Bennet dropped out of the Democratic primary in early February after



**Sen. Cory Gardner: 'I know we can on mental health (/stories/cory-gardner-mental-health-roundtable-cherry-innovation-campus,294392)**

(/stories/cory-gardner-mental-health-roundtable-cherry-innovation-campus,294392)

For those skeptical that the federal government affects their daily lives, Sen. Cory Gardner's conversation with some metro area high school students offers some hope. In Colorado, "



**Reporter Stories: Digging into TI Westminister's Uplands Development (/stories/reporter-stories-digging-into-farm-westminsters-uplands-development,294252)**

(/stories/reporter-stories-digging-into-

Long-time Westminster Window Bill Christopher discusses the City of Capital's Uplands Development

“Those values informed how we approached conversations with anybody that wanted to partner with us,” he said.

The house – located at 1290 Williams St., just north of Cheesman Park – was gifted to CHUN by another nonprofit in 2005. In recent years, Tears-McFarlane has become not only a space for CHUN meetings, but a revenue stream for the Registered Neighborhood Organization, which rents out the house for office space and events.

City Street started doing focus groups in 2017 to learn more about what the community wanted with the building, said Joe Vostrejs, a principal with the company. The company was also behind the development of Union Station. Vostrejs said focus groups with local residents and people who use the space are the first piece of any project City Street does.

“They’re true focus groups. It’s not a community meeting where we just pitch ideas at you,” he said. “There was a very strong desire that (Tears-McFarlane) not just get sold off.”

The responses led City Street and CHUN to the cafe idea. The two organizations are also trying to find ways to make the main building more accessible to the public once it’s renovated.

Leiker said CHUN and City Street are aiming to turn in a rezoning proposal to the city this month. The house is currently zoned for residential use with an overlay that allows for office space and bed-and-breakfast uses. Leiker said the organization will apply for a Planned Unit Development, which will be site specific to their needs.

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The patio at the house will also go away, as City Street and CHUN found out it sits on city property at Cheesman Park.

“We’ll be scaling that back as part of this due diligence process,” Leiker said, adding that there are other pieces of the property that could be used for outdoor space.

Once the zoning application is filed, the two organizations estimated it will take 6-8 months to be approved by the city. It will be another 6-8 months for design and another 6-8 months to build the new cafe.

While going through CHUN archives, staff found an old article referring to a cafe space run by the RNO in the 1980s. Since the organization was also fundamental in advocating for park space, Leiker said it feels right to be moving in that direction again with a community space.

“It really is,” he said, “just a powerful testament to what our predecessors envisioned for this spot.”

**Keywords**

Tears-McFarlane House (/search\_mode/keyword/browse.html?search\_filter=Tears-McFarlane House), Capitol Hill United Neighborhoods (/search\_mode/keyword/browse.html?search\_filter= Capitol Hill United Neighborhoods), City Street Investors (/search\_mode/keyword/browse.html?search\_filter= City Street Investors), Cheesman Park (/search\_mode/keyword/browse.html?search\_filter= Cheesman Park), Registered Neighborhood Organization (/search\_mode/keyword/browse.html?search\_filter= Registered Neighborhood Organization), community space (/search\_mode/keyword/browse.html?search\_filter= community space), Denver (/search\_mode/keyword/browse.html?search\_filter= Denver), Kailyn Lamb (/search\_mode/keyword/browse.html?search\_filter= Kailyn Lamb)

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(/marketplace/9468)

**San Marino** (/marketplace/00215813,294674)





# Capitol Hill United Neighborhoods

Published by Travis Leiker [?] · January 2 at 8:00 AM · 🌐

Did you know Capitol Hill United Neighborhoods has owned the The Tears McFarlane House and Community Center since 2005? It's located at 1290 Williams Street.

For 120+ years, the property has been a private home, provided senior assistance services, housed nonprofits, and hosted a variety of talent shows and concerts at the north end of Cheesman Park, Denver. And, after digging through our archives, we discovered that the property had a café in the early 1980s!

CHUN's rezo... [See More](#)



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## Capitol Hill United Neighborhoods

Published by Travis Leiker [?] · 5 hrs · 🌐

When the The Tears McFarlane House and Community Center (formerly known as the Capitol Hill Community Center) underwent a remodel and expansion c. 1979/1980, locals attended a groundbreaking ceremony to celebrate a new era of activities, services, programs, and amenities offered at 1290 Williams Street.

Capitol Hill United Neighborhoods submitted its rezoning application and plan -- to bring much needed care to the historic mansion, completely revamp the annex, and add desired amenities for the neighborhood. Check out [www.chundenver.org/tearsmcfarlanehouse.html](http://www.chundenver.org/tearsmcfarlanehouse.html) for more information. (PS: CHUN still has the yellow and brown plastic chairs too 😬!)

CC: The Denver Post; Life on Capitol Hill; Denver Urban Spectrum; Denverite; Denver Westword; City and County of Denver Government; Denver Parks and Recreation; Denver City Council; Cheesman Park, Denver; Historic Denver; City Street Investors



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## Volume 38, Issue 2: By-Laws Reform. Tears-McFarlane Rezoning Application. East Central Area Plan Feedback.

Greetings Neighbors and Friends,

I hope this message finds you well. The February 2020 edition of the *Urban Dweller*-Capitol Hill United Neighborhoods (CHUN) monthly e-newsletter--is available online. Here is the latest from your registered neighborhood organization and community advocate:

**Annual Member Meeting:** More than 100 members and community leaders joined us for the 2020 Annual Membership Meeting on January 9th. The annual meeting is a report to our members that includes a year-in-review, a discussion about issues facing the city, the election of at-large delegates, and other organizational updates. CHUN also presented its inaugural *S.E.E.D. Awards* and the 2020 *Good Neighbor Awards*. A full list of honorees and more information is included online.

**Financial Report:** In 2019, CHUN's net ordinary income was very healthy, with a net gain of more than \$59,000. The financial recovery and success of CHUN over the past few years has resulted in more than \$150,000 cash on hand. **To our members, donors, sponsors, and even Tears-McFarlane patrons/tenants, we have been responsible stewards of your generosity and commitment.** Simply put...an investment in our RNO is money well spent.

**application, a planned unit development (PUD), for our home at 1290 Williams Street.** [The rezoning plan includes restoring the historic mansion and adding other neighborhood-friendly amenities for locals to use and enjoy.](#) For decades, neighbors and community stakeholders have looked to the Tears-McFarlane House & Community Center as a focal point for community building, diversity and inclusion, and a place to engage in local programs. Located just north of Cheesman Park, the property has hosted everything from concerts in the park to serving as the national office for Parents and Friends of Lesbians and Gays (PFLAG). And, after digging through our archives, we discovered the property had a café in the early 1980s and was supported by CHUN board alumni and Denver dignitaries. If the rezoning is approved, neighbors will be able to enjoy a coffee during their morning walk; wine in the evening after a long week; and plenty of opportunities to connect with neighbors and friends.

**Governance Reform:** Since becoming president of the board, my colleagues and I have collectively cleaned up the Tears-McFarlane House (literally)--removing clutter and eliminating disorganization. The next phase of this "clean-up" has been refining governance processes and procedures. Last year, we worked with our legal counsel to adopt new articles of incorporation to comply with current state statutes. We also adopted a conflict of interest policy since this has posed a challenge for the organization in the past. At the annual meeting, the CHUN board presented amended and adopted new by-laws to be consistent with the local, state, and federal laws governing nonprofits and registered neighborhood organizations. [The membership approved the by-laws as presented. In general, they are streamlined and much more structured. Other modifications include term-limits, two-year terms for directors, membership categories, etc.](#)

**At-Large Delegates & Executive Committee Appointed:** 18 at-large delegates were elected in January. It is great to see so many new, and returning, names join our efforts to shape the future of Denver. The CHUN board appointed its executive committee. Congratulations to the following Bill DeMaio & Rod Mullins: Co-Vice President(s) of Tears-McFarlane House; Andrea Hamilton, Vice-President of Membership; Molly Williams, Vice-President of Fundraising and Development; Mark Cossin, Vice-President of Neighborhood Engagement; Richard Wilson, Treasurer; and Nichole Racelis, Secretary. I was reappointed President of the board. **My deepest thanks to my board colleagues for their leadership. Their efforts to advance our organization's mission and purpose is invaluable.**



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we gave the CHUN "Seal of Approval" to a number of projects in Denver. In January, we issued a letter of support for the proposed rezoning of 2137 Glenarm Place property from its current designation of R3-UO-3 to C-RX-8--paving the way for a condominium and mix-used development along a major transit corridor located near downtown. We also received an update from the Denver Urban Renewal Authority and Senior Housing Options. Each presentation underscored the value of registered neighborhood organizations and CHUN's central role in shaping the direction of our city.

February is **Black History Month**. I encourage you to reflect on the civil rights movement and the artistic, economic, cultural, and political achievements of African Americans in Denver, Colorado, and beyond. Resources and exhibits can be found at the Blair-Caldwell Branch of the [Denver Public Library](#), [History Colorado](#), and [VisitDenver](#).

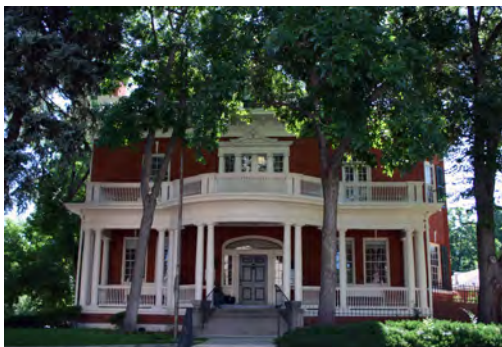
For the Mile High City,

Travis Leiker

President, Board of Delegates

Capitol Hill United Neighborhoods, Inc.

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Saturday, February 29, 2020

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# Life On CAPITOL HILL

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## Enhancing the Capitol Hill community

### CHUN honors inaugural S.E.E.D. funding recipients, 2020 Good Neighbors

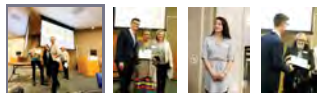


(/uploads/original/20200204-131102-

254ea018bf.jpg)

Representatives from the Harm Reduction Action Center get silly during their photo op upon receiving their S.E.E.D. Funding Program award.

COURTESY OF DONNY BOULANGER



Posted Tuesday, February 4, 2020 1:02 pm

**Christy Steadman**

[csteadman@coloradocommunitymedia.com](mailto:csteadman@coloradocommunitymedia.com)

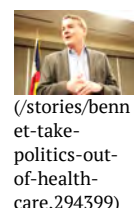
A community-implemented mini library, a mural commissioned by a local group, or the establishment of a support program for neighbors.

Whatever shape it takes, "there are many wonderful projects enhancing the character of CHUN neighborhoods," said Travis Leiker, president of the board of directors for Capitol Hill United Neighborhoods. "If CHUN can play some part in supporting these programs and bringing to light civic entrepreneurship, then this is a job well done."

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#### Local News



**Bennet: Take politics out of heal**  
(/stories/bennet-take-politics-of-health-care,294399)

(/stories/bennet-take-politics-out-of-health-care,294399)

U.S. Sen. Michael Bennet isn't a president, but that doesn't mean he's taking on President Trump. Bennet dropped out of the Democratic primary in early February after



**Sen. Cory Gardner: 'I know we can on mental health**  
(/stories/cory-gardner-mental-health-roundtable-cherry-creek-innovation-campus,294392)

(/stories/cory-gardner-mental-health-roundtable-cherry-creek-innovation-campus,294392)

For those skeptical that the federal government affects their daily lives, Sen. Cory Gardner's conversational roundtable at a high school offers some hope. In Colorado, "



**Reporter Stories: Digging into TI Westminster's Uplands Development**  
(/stories/reporter-stories-digging-into-westminsters-uplands-development,294252)

(/stories/repor

Long-time Westminster Window

Bringing back a regenerated form of its since-suspended community grants program, CHUN launched its S.E.E.D. Funding Program last year.

“As our financial status grew healthier, the board sought new ways to have a positive impact in the community,” Leiker said. “Direct financial investments made the most sense.”

The S.E.E.D. Funding Program exists to “meet immediate funding needs of smaller projects that would be brought to scale if another organization provided direct financial support,” Leiker added.

To be awarded S.E.E.D. funding, a project must enhance the greater Capitol Hill community and align with CHUN’s mission and values. S.E.E.D. is an acronym for Smart development, Enrichment, Environmental sustainability, and Diversity in the community.

“Capitol Hill United Neighborhoods is excited to foster collaboration throughout our neighborhoods and support the community we love and cherish,” said Vickie Berkley, a C.H.U.N. board member who chaired the S.E.E.D. application review committee.

S.E.E.D. funding awards range between \$500 and \$1,000 per recipient. Funding came from the income generated through CHUN’s Tears-McFarlane House and Community Center, 1290 Williams St., and the organization’s membership program.

“The support of our benefactors, members and patrons of the Tears-McFarlane House made this new initiative possible (and) we hope to support more S.E.E.D. projects in 2020 and beyond,” Leiker said in a news release. “This initiative is an opportunity for our 50-year old organization to put creative ideas into action and for CHUN to improve neighborhoods through impact investing.”

List of honorees

Capitol Hill United Neighborhoods celebrated its inaugural S.E.E.D. Funding Program recipients and recognized those receiving a 2020 Good Neighbor Award on Jan. 9. Here is a look at the honorees:

S.E.E.D. Award recipients

**Friends of Morey Middle School PTO**

<http://morey.dpsk12.org/parents/friends-of-morey/>

The Friends of Morey Middle School PTO will use its S.E.E.D. Award funding to support student access to basic hygiene needs, school supplies and after-school enrichment; and to purchase Chromebooks for students who lack access to technology. Morey Middle School is located at 840 E. 14th Ave. in Denver.

**The Blue Bench**

<https://thebluebench.org/>

The Blue Bench is a nonprofit that strives to eliminate sexual assault incidents and diminish the impact sexual assault has on individuals and community. The organization will use its S.E.E.D. Award funding to conduct Safe Bars trainings in the Capitol Hill community, which will help prepare staff at alcohol-serving establishments to recognize and respond to incidents of sexual harassment and assault.

**Harm Reduction Action Center**

<http://harmreductionactioncenter.org/>

The Harm Reduction Action Center is a local public health organization that exists to reduce the harms associated with drug use. It will use its S.E.E.D. Award funding to underwrite ongoing harm reduction community clean-ups, which facilitate conversations with people who are homeless and neighbors who inject drugs. The clean-ups take place throughout Capitol Hill and include removing improperly disposed syringes and syringe-related litter.

**Warren Village**

<https://warrenvillage.org/>

Warren Village, a residential community located at 1323 Gilpin St. that serves homeless or housing insecure single-parent households, will use its S.E.E.D. Award funding for a new resident mural. The mural will be located on the first floor of the building and will be representative of the cultures and diversity of the families living at Warren Village.

**Historic Denver**

<https://mollybrown.org/>

The Molly Brown House Museum will benefit from Historic Denver’s S.E.E.D. Award funding. The historic house located at 1340 Pennsylvania St. will receive access amenities such as railings and a wheelchair lift. Historic Denver is a local historic preservation and advocacy organization that got its start by saving the Molly Brown House – the 1889 home of Titanic survivor Margaret “Molly” Brown – from demolition in 1970.

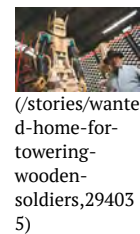
**Spirit of the Sun**

[www.spiritofthesun.org](http://www.spiritofthesun.org)

Spirit of the Sun works in partnership with Native American communities to empower Native youths to become leaders, entrepreneurs and skilled professionals who will help guide their communities toward wellness, prosperity and cultural revitalization. The nonprofit will use its S.E.E.D. Award funding to for its Indigenous Youth Art & Culture program, which

ter-stories-  
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Bill Christopher discusses the C  
Capital’s Uplands Development  
Westminster, the City Council’s  
approval and what’s next. Read  
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Steve Farland’s colossal woo  
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strengthens cultural ties and provides an outlet for emotional expression to indigenous peoples residing in the greater Capitol Hill community.

### Denver Turnverein

<https://denverturnverein.com/>

The Denver Turnverein, 1570 Clarkson St., is a local, nonprofit dance hall and education center where members learn the educational, social and physical benefits of dancing. It will use its S.E.E.D. Award funding to enhance its neighborhood block by adding greenery and environmentally/climate appropriate landscaping.

2020 Good Neighbor Award recipients

**Margie Valdez** – The Tom Knorr Award for Community Service

**Molly Williams** – The Roger Armstrong Outstanding Volunteer Award

**Rose Andom Center** – Safe Neighborhood Award

**Ivy on 7th and Carboy Winery** – Neighborhood Character Award

**Denver NEST Program** – Homelessness and Affordable Housing Award

### Keywords

S.E.E.D. funding (/search\_mode/keyword/browse.html?search\_filter=S.E.E.D.funding), CHUN (/search\_mode/keyword/browse.html?search\_filter= CHUN), Capitol Hill (/search\_mode/keyword/browse.html?search\_filter= Capitol Hill), Denver (/search\_mode/keyword/browse.html?search\_filter= Denver)

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DCSD is on Spring Break, but other disti including Denver may also be affected. <https://twitter.com/GWally3/status/12327831617>

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@GSColo

Media Stars (and sisters) Tessa and Dia #HighlandsRanch Herald how @girlscou helped them unleash their inner G.I.R.L. innovator, risk-taker, and leader). #GSC #GirlScoutCookies @ColoradoNewsCCM bit.ly/383LONk

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Castle Rock News Press ( <a href="http://CASTLEROCKNEWSPRESS.NET">http://CASTLEROCKNEWSPRESS.NET</a> )	Elbert County News ( <a href="http://ELBERTCOUNTYNEWS.NET">http://ELBERTCOUNTYNEWS.NET</a> )	Lakewood Sentinel ( <a href="http://LAKEWOODSENTINEL.COM">http://LAKEWOODSENTINEL.COM</a> )	Lone Tree Voice ( <a href="http://LONETREEVOICE.NET">http://LONETREEVOICE.NET</a> )	South Platte Independent ( <a href="http://SOUTHPLATTEINDEPENDENT.NET">http://SOUTHPLATTEINDEPENDENT.NET</a> )	Wheat Ridge Transcript ( <a href="http://WHEATRIDGETRANSCRIPT.COM">http://WHEATRIDGETRANSCRIPT.COM</a> )
	Englewood Herald				

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## Volume 38, Issue 3: Make your voices heard. East Central Area Plan feedback. Tears-McFarlane Rezoning. Public Outreach and Media Coverage.

Greetings Neighbors and Friends,

I hope this message finds you well. The March 2020 edition of the *Urban Dweller*--Capitol Hill United Neighborhoods' (CHUN) monthly e-newsletter--is available online. Here is the latest from your registered neighborhood organization and advocate:

**Final Call for Community Feedback for the East Central Area Plan:** After years of hard work and outreach, Denver's Community Planning and Development is in the final phase of gathering community feedback for the Draft East Central Area Plan. The Neighborhood Planning Initiative provided an opportunity to establish the community's vision for maintaining and enhancing the quality of life in these neighborhoods for decades to come. [The deadline to submit feedback is April 12, 2020.](#) Whether you are a homeowner or a renter, a Denver native or a recent transplant...YOUR VOICE MATTERS. Make sure you aren't sitting on the sidelines.

**Capturing the Attention of Our Community:** CHUN's great work in the community, including our rezoning plan for the Tears-McFarlane House and

- [Neighborhood group, partner look to renovate mansion along Cheesman, add café](#)
- [Rezone for CHUN's 'historical treasure' mansion underway](#)
- [Enhancing the Capitol Hill community](#)
- [Cheesman Park to get a new gathering space](#)
- [You Have a Voice with CHUN](#)

Many thanks to our local media for their dedication to our community and reporting on the issues that matter to Denver neighborhoods.

### **Community feedback and outreach is essential to rezoning the Tears-**

**McFarlane:** On February 4, members of the CHUN board, partners from City Street Investors, and our zoning consultant attended a neighborhood meeting to present the latest about CHUN's planned unit development (PUD) for our property 1290 Williams located just north of Cheesman Park. Attendees included residents of 1201 Williams, 1299 Gilpin, 1133 Race, and others along the park. We appreciated the robust conversation and feedback resulting from the discussion.

We will schedule other meetings with neighbors over the next few months. If you would like a presentation for your HOA or community group, please email Bruce O'Donnell at [bodonnell@starboardrealtygroup.com](mailto:bodonnell@starboardrealtygroup.com). We look forward to speaking with you directly and providing your communities with accurate, detailed information.

If you have individual questions/concerns, email me directly at [travis.leiker@chundenver.org](mailto:travis.leiker@chundenver.org).

### **Diverse, equitable, and inclusive engagement is fundamental to innovative placemaking:**

CHUN has been very thoughtful about communicating with as many neighbors as possible, and we are utilizing many communications channels to do so. Specific to our rezoning project, we met with the Friends of Cheesman Park and Cheesman Park Advocates leadership, convened HOA presidents along Cheesman Park, hosted a number of open houses, and connected with hundreds of Denverites throughout 2019.

**We also want to treat neighbors with fairness and equity; this includes those who frequent Cheesman Park but cannot afford to live along the park. It is important to include those who do not regularly connect with city leaders, too.** CHUN is a neighborhood organization after all, and lending a voice to others is important when we are addressing matters like city parks and other public assets. Since December, we have conducted **7 paid media posts specifically targeting**



## Denverites.

To learn more about the PUD, you can visit [chundenver.org/tearsmcfarlanehouse](http://chundenver.org/tearsmcfarlanehouse).

**Good Neighbors and Collaborators:** Capitol Hill United Neighborhoods is proud to partner with our friends at St. Francis Center, Warren Village, as well as the surrounding neighborhood to move a Good Neighbor Agreement forward for the St. Francis Center's planned Warren Residences at 14th and Gilpin. Thoughtful, productive conversations are essential to shaping the future of the city. CHUN will vote to adopt the agreement in the coming weeks.

**Welcome New Members and Benefactors:** CHUN is Denver's oldest, largest neighborhood organization. Our work is possible due to the support of our loyal community that has supported us with their time, talent and generosity. This month, we have added new members including Novo Coffee, Colorado Coalition for the Homeless, Maggie M., Amy and Stephen C., Robert R., Kent and Leslie M., Vickie B., and many others. **YOU** are the heart of our recent successes, and **YOU** are essential to our future. **Invest in the continued successes of protecting our rich history while building a brighter future for Denver.** Here is how...

1. To renew or join online, visit: [chundenver.org/membership](http://chundenver.org/membership)
2. To renew or join by phone, call 303-830-1651
3. **Already a member?** Consider signing up as a recurring benefactor [HERE](#); a \$10 monthly donation can go a long way.

Throughout her 50-years of clinical practice, Justina Ford, MD cared for hundreds of Denver's women and delivered more than 7,000 babies. Overcoming prejudices, discrimination, and other socioeconomic barriers, Dr. Ford was the Mile High City's first licensed African American female doctor. March is **Women's History Month**. Take a moment to recognize and celebrate the women pioneers, like Dr. Ford, who shattered barriers and persevered against defying odds. Dr. Ford persisted and she is our inspiration.

For the Mile High City,

Travis Leiker  
President, Board of Delegates  
Capitol Hill United Neighborhoods, Inc.





# You Have a Voice with CHUN

by Judy Wolf

Images provided by CHUN

Out of 78 neighborhoods in Denver, there are 278 registered organizations that currently exist as a means of representing them. I don't know about you, but when I hear the words "committee" or "organization," I think about the few making decisions for the many. However, I recently sat down with Travis Leiker, president of Capitol Hill United Neighborhoods (CHUN), one of Denver's largest Registered Neighborhood Organizations (RNO). I thought I would just type out what he had to say; then I decided to tell him how I felt. He was much more interested in speaking to me and addressing my concerns than "selling" me on anything to do with a bureaucratic organization. He really had me open up, and if walls could talk, well, here's what we came up with.

In my research, I found that some RNOs are against any kind of homelessness advocacy or group housing (Denver's Zoning Code Rules for "group living" being debated by a "committee"). Leiker, however, isn't one of them. Leiker was a candidate for Denver City Council a few years ago and currently works for the University of Colorado. He is a gay man in the community who volunteers his time at CHUN. With his background and demeanor, he has philanthropy running through his veins. He was very interested in this hearing, but he worried we were getting off track and wanted to stick to CHUN and its present projects in the works.

I spoke to Leiker as a Colorado native, blue collar renter in Denver, and how I feel invisible when it comes to having a voice for any change in my neighborhood. I happen to live near where the East Area Central Plan will take effect where more than 1000 people gave their concerns at various neighborhood meetings regarding traffic, development and crime, among others. I also love Capitol Hill. I work in and frequent the businesses in this community, and I have a love for the art, Denver history, and creativity Cap Hill brings to the city.

Capitol Hill is in Denver driving home ownership into the millions, and the population of Capitol Hill being mostly white-collar workers with median incomes of over \$70,000 a year definitely does not reflect me. How can anyone outside of the mold weigh in? Leiker had a lot to say to people who want to be heard and, more specifically, how CHUN weighs in in the neighborhood-scope of things.

"You have just as much of a voice and a say as a homeowner does. The challenge between renters and homeowners is that renters are more mobile. You may choose to live in another area. My advice to you, however, is to get active and get engaged in wherever you live, because you are just as deserving and just as important at shaping the future of our city as anyone else is."

Leiker also added that work hours and meetings of RNOs often conflict with those who may work evenings, and CHUN is trying to open up times and activities for weekend hours by having board meetings with more open availability to create an inclusive balance.

"At every meeting, we now have between 32 to 38 people. More than we've ever had. We have a lot of financial discussions. This month's meeting, we will have featured speakers. We wanted to fund interesting projects that were small and inclusive, diverse, visible, and tangible for the world and the city to see." He shared that the board now contains about 50/50 owners to renters.

At a recent neighborhood awards ceremony, The Harm Reduction Action Center was awarded grant money to help support the supplies needed for activities surrounding neighborhood clean-ups.

Regarding the work the Harm Reduction Action Center does, Leiker said, "It is not an 'us versus them'; it is a 'WE.' Whether you live on 7th Avenue and are struggling with addiction, or you



are homeless struggling with addiction, the problem is not where you live, or what your identity is, or what your resources are; the challenge is, how do we help you not be addicted to a substance. I think what is important is to recognize the humanity that is present in all of us, that addiction knows no socio-economic bounds, race, etc."

In addition to helping those facing addiction, CHUN prioritizes the queer community. "All of these organizations awarded recently, in some way, shape, or form, touch the LGBTQ+ community. Thinking about Blue Bench, for instance, sexual assault doesn't know any gender bounds, but it is as present in a historically gay bar as it is a bar that caters to the broader community... With respect to supporting diversity, sometimes you can't be what you can't see. So, why not foster the arts, inclusivity, and a coming-togetherness within a community?"

Since 2017, and in this last year, CHUN has turned around and shifted culturally from a board perspective to a staff perspective. Leiker explained, "We are ready to go out and do good work, and that means getting engaged in public policy discussions, working with city leaders, and convening neighbors when appropriate if some sort of controversial issue arises." He added that the organization's main goal is, "Putting financial resources out where [they are] needed the most and investing in things and projects and programs that are aligned with our values that gave birth to this program."

The organization is now the proud owners of the historic Tears-McFarlane House. "We own a 125-year-old property now; we're a small non profit; we are essentially always one electrical issue away from a major issue." By working with city investors to revitalize the property, Leiker said, "We'd like to turn this into a community space in the truest sense of the word but also provide us with the financial resources we need in order to continue to do good work."

Leiker shared the old newspaper articles and archives from past events at the Tears McFarlane House and how there used to be a coffee shop on the grounds, a perfect perch for the Pride parade! Planners are hoping to bring this aspect back to the grounds.

With CHUN and this property in the heart of Capitol Hill, which has been the historic, LGBTQ population epicenter of Denver for decades, he added, "We embrace that history here. So, how do we preserve the historic value of our community, both with historic events and historic properties, etc., but to more deeply understand we are moving forward, and how do we do that wisely?"

Being told you matter is what is important to Leiker and to CHUN. You have a voice, he assured me, and to be heard in a much-loved neighborhood, look into becoming a member. If you love grabbing a coffee, or you work as a server, or you live in the Capitol Hill neighborhood, know that anyone can join CHUN at [chundenver.org/membership](http://chundenver.org/membership).

"Meetings and other community events are open to members, external stakeholders, and the public at large. All are welcomed to attend, and we want to be sure as many voices, from diverse backgrounds and all walks of life, are heard and elevated through the invaluable work of CHUN and its influence throughout Capitol Hill and Denver."

Be loud and be proud. 🗣️

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Reychel Saflor &lt;rsaflor@starboardrealtygroup.com&gt;

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**Fwd: Tears McFarlane 1290 Williams Rezoning & Highgate HOA**3 messages

---

**Leiker, Travis** <travis.leiker@chundenver.org>

Sun, Mar 15, 2020 at 10:59 AM

To: Reychel Saflor &lt;rsaflor@starboardrealtygroup.com&gt;, Bruce O'Donnell &lt;bodonnell@starboardrealtygroup.com&gt;, Pat McHenry &lt;pmchenry@citystreetinvestors.com&gt;, Joe Vostrejs &lt;jvostrejs@citystreetinvestors.com&gt;

----- Forwarded message -----

From: **Robert M. Fox** <robertmfox@msn.com>

Date: Wed, Mar 4, 2020 at 4:15 PM

Subject: Re: Tears McFarlane 1290 Williams Rezoning &amp; Highgate HOA

To: Bruce O'Donnell &lt;bodonnell@starboardrealtygroup.com&gt;

Cc: Gary Hagopian &lt;ghagopian@me.com&gt;, Colin Griffith &lt;colin@griffithid.com&gt;, Irene Ludwig &lt;ireneludfor@gmail.com&gt;

Hi Bruce,

Yes, I've received both e-mails. I've been trying to decide how to respond. If you're proposing a meeting that will be similar to the recent session at One Cheesman Place or to the CHUN annual meeting, I don't see the point.

I know you are far more experienced in these things, but I've never seen a PUD request that did not fully spell out the project. Not just the footprint of the structure to be built, but the intended purpose of that project. I find this whole situation bizarre in that you're asking for a special zoning exception, stretching current Denver policies, without any specifics of what will result.

Our issues revolve around the specific function of this new structure. There's a huge difference in impact on the surrounding areas between, for example, a coffee bar, a sandwich shop, a full-service restaurant, a bar, or an event venue.

Since you seem to be refusing to answer this question, we would like to see details of the financial analysis of the project so that we have an idea of the cash flow needed to make the project viable. When the developer's representative says that there is no such information we feel that major issues are being concealed from us. How can the developer possibly spend the time and effort for a zoning change without financial projections?

Related to the above, per the PUD for Highgate on the Park and related neighborhood agreements, including CHUN as a party, the "alley" between the west side of our complex and the east side of Tears-McFarlane is supposed to be a pedestrian access pathway to the park, not a City alley for vehicular service to CHUN.

We would like to discuss precisely what your intentions are for access to that pedestrian byway in relation to this project and what restrictions on its use you will agree to at this time.

Please let me know if you, CHUN, and the developer are prepared to have a detailed discussion of these specific issues. We have no interest in another meaningless presentation of how great it is all going to be, so that you can tell the City you've done your due diligence by meeting with us.

Robert M. Fox, general manager  
Highgate HOA  
1291 High St Unit E  
Denver CO 80218-2693

(303) 399-4477 off  
(720) 260-8849 cell



**From:** Bruce O'Donnell <[bodonnell@starboardrealtygroup.com](mailto:bodonnell@starboardrealtygroup.com)>  
**Sent:** Wednesday, March 4, 2020 3:24 PM  
**To:** [robertmfox@msn.com](mailto:robertmfox@msn.com) <[robertmfox@msn.com](mailto:robertmfox@msn.com)>  
**Subject:** Re: Tears McFarlane 1290 Williams Rezoning & Highgate HOA

Robert, I'm following up on my email to you last week about getting a meeting set for Highgate HOA on the CHUN rezoning.

I'm hoping you got the original email. Can you please confirm?

What works best for your HOA to schedule a meeting?

On Thu, Feb 27, 2020, 3:52 PM Bruce O'Donnell <[bodonnell@starboardrealtygroup.com](mailto:bodonnell@starboardrealtygroup.com)> wrote:

Robert -

I am contacting you as a follow up to the rezoning meeting hosted by 1201 Williams where we met. Per our discussion, the CHUN / Tears McFarlane folks want to schedule a time to meet with Highgate residents to share information about and receive input from your members on the rezoning. We are happy to host a meeting at the Tears McFarlane house or meet at Highgate, whichever your HOA prefers.

We can schedule an evening meeting at your convenience some time starting March 9 or later in the month. Please let me know what works for your HOA. Also, I'm available by email anytime or to chat by phone should that be helpful in answering questions and getting a meeting on the calendar.

Thanks, we look forward to your reply and to getting together soon.

Bruce

Bruce C. O'Donnell



STARBOARD Realty Group, LLC  
[770 Sherman Street, Suite 108](#)  
[Denver, CO 80203](#)

Work: 720-441-3310

Cell: 303-810-3674

E Mail: [bodonnell@starboardrealtygroup.com](mailto:bodonnell@starboardrealtygroup.com)

Web: [www.starboardrealtygroup.com](http://www.starboardrealtygroup.com) [www.denverzoning.com](http://www.denverzoning.com)



Reychel Saflor &lt;rsaflor@starboardrealtygroup.com&gt;

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**Fwd: PUD rezoning for 1290 Williams Street**

1 message

**Leiker, Travis** <travis.leiker@chundenver.org>

Mon, Apr 20, 2020 at 7:44 PM

To: Reychel Saflor &lt;rsaflor@starboardrealtygroup.com&gt;, Bruce O'Donnell &lt;bodonnell@starboardrealtygroup.com&gt;

----- Forwarded message -----

From: **Leiker, Travis** <travis.leiker@chundenver.org>

Date: Tue, Apr 14, 2020 at 1:57 PM

Subject: Re: PUD rezoning for 1290 Williams Street

To: Michael Henry &lt;michaelhenry824@comcast.net&gt;

Cc: &lt;patmchenry@comcast.net&gt;, Bruce O'Donnell &lt;bodonnell@starboardrealtygroup.com&gt;, Travis Leiker &lt;travis.leiker@chundenver.org&gt;

Hi Michael,

It's good to hear from you. I hope you are staying safe, healthy, and maintaining positive, high spirits -- all things considered. The processes surrounding the 1290 Williams/CHUN PUD are somewhat on hold at this point due to the COVID-19 pandemic. Most city meetings, hearings, etc. have been postponed; the new normal of working remotely is also causing a delay. And, given the social distancing directives in place through the end of April (and likely to be longer), we have had to "hit pause" on our own organizational outreach efforts in the community ... with the exception of e-communication.

CHUN is glad to hear the residents at 1201 Williams are interested in continued conversations about the PUD. In the nearterm, we are interested in their perspectives as it relates to a good neighbor agreement. What do we need to start thinking about in terms of its contents? As a first step, would compiling a list make sense? Perhaps your residents should designate a point person to carry those perspectives forward and help us craft the GNA, too. As an alumnus of CHUN's board leadership, you'd be a wise designate. I was just combing through past meeting minutes from 2004, when CHUN took on the Tears-McFarlane Property, and noticed you were active in that decision. We think your historical perspective would be equally valuable. If not you, perhaps there is another person who is equally committed to CHUN's long-term successes and eager to see this PUD align with all common interests.

I would suggest bringing these two points up tonight and we can connect by phone later this week or weekend to discuss next steps.

Many thanks,  
Travis

On Mon, Apr 13, 2020 at 2:50 PM &lt;michaelhenry824@comcast.net&gt; wrote:

Travis, Pat and Bruce – You will recall that you kindly attended a meeting of many residents of One Cheesman Place at 1201 Williams on February 4 to discuss the rezoning application for 1290 Williams. We are having our (virtual) quarterly board meeting of One Cheesman Place tomorrow at 5:30pm.

Is there any information that you would be willing to share with us about the rezoning application, such as what changes you are considering for the revised application, when you plan to file the revised application and what will be the likely time frame for the Planning Board hearing?

Thanks and best wishes.

Michael Henry

303-377-6609



# Capitol Hill United Neighborhoods



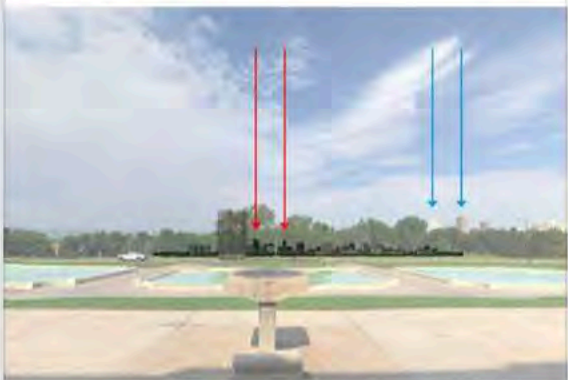
Published by Travis Leiker [?] · April 15 at 10:02 AM · 🌐

UPDATE: In recent days, a number of you reached out concerning some reports about the Golden Triangle Neighborhood Plan and future development that may obstruct views of the Rocky Mountains from Cheesman Park. Capitol Hill United Neighborhoods sent an email to City and County of Denver Government this morning speaking to our organizational values. A copy of that email communication can be found at the following link: [https://www.chundenver.org/.../chun\\_alert\\_re\\_golden\\_triangle...](https://www.chundenver.org/.../chun_alert_re_golden_triangle...)

There are ways to send your feedback contained in the email. **MAKE YOUR VOICES HEARD.**



Cheesman Pavilion



**Your Neighborhood Voice.**



**JOIN TODAY**  
[chundenver.org/membership](http://chundenver.org/membership)

PRELIMINARY PROPOSAL: Subject to change based on further comments and testing







# Capitol Hill United Neighborhoods

Published by Travis Leiker [?] · April 18 at 10:00 AM · 🌐

It looks like the temps will be around 60 degrees today. Perhaps this calls for some ice cream? Is there ever a bad time!?

Liks Ice Cream, located at 2039 East 13th Avenue, is offering pre-packaged pints of many of their special flavors. No open containers of ice cream. Pick up only. Check them out today!



# READY

TO

# HELP



[chun@chundenver.org](mailto:chun@chundenver.org)

719  
People Reached

56  
Engagements

[Boost Post](#)

You and 20 others

2 Comments 1 Share



## Capitol Hill United Neighborhoods



Published by Travis Leiker [?] · April 22 at 9:00 AM · 🌐

Henry David Thoreau wrote, "What's the use of a fine house if you haven't got a tolerable planet to put it on?" **Capitol Hill United Neighborhoods** encourages all Denverites to be good stewards of our planet. Together we can create a greener, cleaner, and better future.

HAPPY EARTH DAY!



# ONE PLANET. OUR FUTURE.

*Earth Day 2020*



287

People Reached

5

Engagements

[Boost Post](#)



You and 4 others





## Capitol Hill United Neighborhoods

Published by Rachel Griffin [?] · April 27 at 11:27 AM · 🌐

"When somebody needs groceries, they send a list of what they need to the network, then a shopper will buy the items and drop them off, no fee required. (Recipients reimburse the volunteers through Venmo, cash or check.)

In Denver, David Millis and his wife, Robbie Hobein...started the nonprofit organization Denver Delivery Network in response to the pandemic, and clients have told them they appreciate hearing another voice almost as much as the milk, bread and produce that is left outside their doors."

If you are elderly or immunocompromised in the CHUN boundaries, visit <http://denverdeliverynetwork.org/>



WASHINGTONPOST.COM

**People across the country are delivering groceries free. It's 'solidarity, not charity.'**



### Get More Likes, Comments and Shares

This post is performing better than 90% of other posts on your Page. Boost it to get more great results.

716

People Reached

62

Engagements

[Boost Post](#)

32

1 Comment 2 Shares





## Capitol Hill United Neighborhoods

Published by Travis Leiker [?] · April 27 at 3:34 PM · 🌐

The CARES Act creates unique opportunities for you to make the most of your philanthropy. Let me know if you would like to learn how...

**INVEST IN  
NEIGHBORHOODS**

**SUPPORT  
NONPROFITS**



**BE KIND  
TO OTHERS**

**PROMOTE  
SMALL BUSINESS**



# C.H.U.N. CARES

NEIGHBORHOOD ORGANIZATIONS  
ENHANCE COMMUNITY IMPACT

## Capitol Hill United Neighborhoods

Published by Mailchimp [?] · April 27 at 8:14 AM · 🌐

The CARES Act was signed into law to help provide financial stability and relief for communities affected by COVID-19. It impacts charitable giving too, including a deduction of up to \$300 for cash contributions to charities regardless of whether an individual itemizes deductions. Support the Capitol Hill Community today. Donate to your favorite nonprofits and/or join CHUN today.

## GOOD NEIGHBOR AGREEMENT

### Concerning the Capitol Hill United Neighborhoods, Inc. application for the rezoning of 1290 Williams Street, Denver, CO 80218

THIS AGREEMENT is made and entered into effective this 2nd day of September, 2020 by and among **One Cheesman Place Condominium Association, Inc., Highgate Homeowners Association, Gary Hagopian, an individual homeowner at Highgate Townhomes, and such other entities or individuals who agree to sign a joinder hereto in the future** (collectively, "Neighbors"), and **Capitol Hill United Neighborhoods, Inc.** ("Applicant" or "CHUN"), a Colorado nonprofit corporation under Internal Revenue Code Section 501(c)(3) and Registered Neighborhood Organization as defined by the City and County of Denver, and **Tears McFarlane LLC**, a Colorado limited liability company (of which CHUN is a 50% Member and of which CSI-TMH LLC, a Colorado limited liability company and a wholly-owned subsidiary of City Street Investors LLC, is a 50% Member) (collectively the "Interest Holder"), with regard to that certain real property located at 1290 N. Williams Street, Denver, CO 80218 and more particularly in **Exhibit A** and incorporated herein by this reference (the "Property"), which is owned by Applicant and as to which Interest Holder has a contractual interest. Interest Holder, Neighbors and the Applicant are collectively referred to herein as the "Parties".

#### Recitals

- A. WHEREAS, Neighbors are Homeowners Associations and Colorado Nonprofit Corporations registered with the Colorado Department of Regulatory Agencies and in Good Standing with Colorado Secretary of State, Registered Neighborhood Organizations registered with the City and County of Denver and in Good Standing with Colorado Secretary of State, and certain individual homeowners adjacent to the Property;
- B. WHEREAS, Applicant is a Registered Neighborhood Organization registered with the City and County of Denver and in Good Standing with the Colorado Secretary of State. Interest Holder is a Colorado Limited Liability Company and in Good Standing with the Colorado Secretary of State;
- C. WHEREAS, it is of mutual interest to the Neighbors, Applicant, and Interest Holder to be engaged in efforts to protect and improve the safety and quality of life in the neighborhood surrounding the Property;
- D. WHEREAS, the Property consists of an historic mansion ("Tears-McFarlane House") and a separate existing structure, to be demolished and replaced with a new replacement structure (both the existing and future structures defined as the "Annex") adjacent to the Tears-McFarlane House;
- E. WHEREAS, the Tears-McFarlane House and the Annex have been used for more than 40 years as a community center providing programs for the neighborhood benefit (including

but not limited to, senior support services, activities promoting local arts and culture, summer reading libraries for neighborhood youth, holiday events for low-income neighbors, municipal forums, neighborhood meetings, nonprofit or charitable fundraising activities, etc.) and office space for nonprofit organizations or small businesses; in addition, the Annex has served similar purposes including uses for meetings, weddings and special, private events and other uses;

- F. WHEREAS, the Applicant has filed an application to rezone the Property to a Planned Unit Development (PUD – G23, attached hereto as **Exhibit B**) which seeks to change and add to the allowable uses of the Property to include, among other things, certain retail and restaurant activities, as well as the demolition, modification and reconstruction of the Property or portions thereof, which activities and improvements will be undertaken and developed by Interest Holder;
- G. WHEREAS, the Tears-McFarlane House is presently listed as a Denver Historic Landmark structure;
- H. WHEREAS, Applicant and Interest Holder intend to demolish the Annex and replace it with a new building and will need to secure licenses from the City and County of Denver Department of Excise and Licenses to operate a restaurant and to serve and sell alcohol in this new building;
- I. WHEREAS, Applicant and Interest Holder will need to secure approvals from the Denver Landmark Preservation Commission for proposed changes to the Property as well as restaurant and liquor licenses from the City and County of Denver;
- J. WHEREAS, the Parties acknowledge that the Property is adjacent to and surrounded by residential properties and it is desirable among the Parties that the operation of a restaurant be as compatible as possible with the existing neighborhood and that sales and consumption of alcohol be managed to be compatible with the existing neighborhood;
- K. WHEREAS, the Parties acknowledge that Cheesman Park (the “Park”) is an historic park with open lawns and wooded edges that provide a refuge from the urban city life and provides opportunities for recreation and that the Parties desire to protect these park qualities collectively, the (“Park Qualities”);
- L. WHEREAS, Applicant and Interest Holder have expressed a strong commitment to operate the Property in a manner that is consistent and compatible with the surrounding residential neighborhood and the Parties commit to work together and continue to protect and improve the safety, health, welfare and quality of life in the neighborhood;
- M. WHEREAS, the Parties wish to enter into this AGREEMENT specifying certain restrictions and prohibitions on the Property upon completion of the proposed rezoning, including but not limited to the operation of future retail and restaurant spaces, vehicle parking,



property access for service and other vehicles, traffic, safety and the general welfare of the neighborhood adjacent to the property, and;

- N. WHEREAS, in exchange for the commitments of Applicant and Interest Holder, the Neighbors will refrain from opposing the Applicant and Interest Holder's application for rezoning, as well as requested approvals from the Denver Landmark Preservation Commission for Property modifications and applications for restaurant and liquor licenses, to the extent consistent with the terms of this AGREEMENT.

#### Agreement

NOW, THEREFORE, in consideration of the forgoing recitals and mutual covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

- 1) Applicant and Interest Holder agree that the Tears McFarlane House will continue to be predominantly used for community benefit purposes and by and for nonprofit organizations as well as small business for office space, community programs and neighborhood meetings.
- 2) The Applicant and Interest Holder agree that the restaurant shall be operated from the Annex only, though portions of the grounds and the 1<sup>st</sup> floor of the Tears-McFarlane House will be licensed for the consumption of alcohol (as depicted in the attached **Exhibit C**).
- 3) Applicant and Interest Holder agree to prohibit all types of smoking and tobacco use on the Property and use reasonable efforts to discourage smoking within 20 feet of the Property boundaries, including, but not be limited to: (i) installing and maintaining "no smoking" signage on the eastern wall of the Property abutting the adjoining alley and in the parking area on the Property and (ii) instructing all employees, agents, tenants, and occupants of the Property not to smoke within said alley, the pedestrian easement area located to the west of the Property or in other locations abutting the Property.
- 4) Applicant and Interest Holder agree that, upon completion of construction, the Annex will include sound insulation around all roof-top equipment that generates noise. Applicant and Interest Holder further agree to install an air-cleaning system on the restaurant hood, in addition to the filtration system, which is standard on commercial restaurant hoods, to minimize odors.
- 5) Applicant and Interest Holder agree to construct a secure trash enclosure with a roof situated on the eastern portion of the Property and accessed by the public alley east of the Property to accommodate trash and recycling for the Property. In conjunction with redevelopment of the Annex and rehabilitation of the Tears-MacFarlane House, Applicant and Interest Holder agree to prohibit the construction of rooftop decks within the

Property, and to install lighting that is compliant with Historic Landmark requirements and minimizes impact on adjacent properties.

- 6) Applicant and Interest Holder agree that they will confine the hours of operation of the Property's retail and restaurant uses, including the sale or consumption of alcohol, by opening no earlier than 7:00AM and closing no later than 8:00PM. Applicant and Interest Holder will require that any future operators, lessees or successors agree to such terms in written lease or rental agreements unless otherwise modified and agreed to.
- 7) Applicant and Interest holder agree to manage **CHUN-related Programs and Events** and **Private Events** on the Property as follows:

**CHUN-related Programs and Events**, are defined as scheduled gatherings of 75 individuals or fewer at any one point in time, and include, by way of example, neighborhood assemblies, board meetings, CHUN fundraisers, and other neighborhood-related programs specific to CHUN's organizational mission supporting the enhancement of the greater Capitol Hill community. Notwithstanding the foregoing, CHUN may host CHUN-related Events of 76 or more people at any one point in time, not more than 5 times per year, with an absolute cap of 200 people at any one point in time. Applicant and Interest Holder agree that CHUN-related Programs and Events shall conclude no later than 9:00PM and shall conclude any breakdown and cleanup no later than 10:30PM. Applicant and Interest Holder agree that CHUN will not serve as host for Private Events (defined below) on behalf of, or for, for-profit organizations and any other organization based outside of the City and County of Denver.

**Private Events** are defined as scheduled gatherings of 30 or more individuals, that are private, invitation-only and which the general public is prevented from attending, and include, by way of example, weddings, birthday or anniversary celebrations, funerals or memorial services, corporate functions, dinner or cocktail parties and the like. Private Events shall be capped at a maximum of 200 people at any one point in time and further limited as follows: (1) those of 150 -200 people, not more than 2 per year, (2) those of 100-149 people not more than 4 per year, (3) those of 50-99, not more than 24, (4) those of 30-49 people not more than 52 per year. There shall be no limitation of Private Events of 29 or less. Applicant and Interest Holder agree that Private Events shall conclude no later than 9:00PM and shall conclude any breakdown and cleanup no later than 10:30PM.

Applicant and Interest Holder agree that they and all lessees, occupants, contractors, agents or invitees will arrange, utilize and provide valet parking service and remote parking for all Private Events where 30 or more attendees from outside the neighborhood are expected.

Applicant and Interest Holder further agree to post on Property's publicly accessible website, an ongoing list of all scheduled gatherings at the Property; any Private Event, CHUN-related Program or Event will be listed thereon no fewer than 15 days prior to the

date of the applicable gathering, with the exception of last-minute bookings for which Applicant and Interest Holder agree to contact the Neighbors designated representative(s) as soon as such gathering is booked and provide detailed information regarding such event to the Neighbors.

As used in this Agreement, "CHUN-related Programs and Events or "Private Events" or similar phrases shall not mean: (i) ordinary operation of the restaurant open to the public, (ii) ordinary operation of office spaces within the building, (so long as not including scheduled meetings of more than 30 people from outside the neighborhood) and (iii) ordinary operation of retail spaces within the building on the Property, open to the public.

- 8) Applicant and Interest Holder agree to apply only for a hotel and restaurant liquor license and are specifically prohibited from applying for a cabaret liquor license and at all times abide by all laws and regulations of the City and County of Denver, Department of Excise and Licenses, relating to the sale and consumption of alcohol at the Property. Applicant and Interest Holder further agree, regardless of any right to do so under the laws and regulations of the City and County of Denver and/or the State of Colorado, including but not limited to any current temporary measures implemented in response to the "COVID-19" pandemic, to prohibit the removal or consumption of alcohol off premises and the sale from the Property of alcohol for consumption off premises and to promptly notify Neighbors of any state or local disciplinary or enforcement actions resulting from the sale and consumption of alcohol at the Property. Applicant and Interest Holder will construct and maintain a fence or barrier establishing a clear boundary between the Property and Park. The Applicant and Interest Holder will abide by all applicable Liquor Laws and Licensing to include posting and signage requirements as defined by the City and County of Denver and State of Colorado.

Attached hereto as **Exhibit D** is a description of the initial products and services Applicant and Interest Holder intend to be offered by their retail and restaurant operations, including preliminary conceptual menus. Applicant and Interest Holder agree to advise the Neighbors in writing and secure approval from the Neighbors any time they intend to materially change the business operation from the concept initially proposed or transfer such operations to a new lessee or owner subsequent to the execution of this AGREEMENT. The Neighbors shall not be deemed unreasonable for disapproving concept changes that will result in additional odors being emitted from the Property.

- 9) Applicant and Interest Holder agree that no food trucks are permitted to operate on the Property, including on the parking spaces in front of the Property. At the Planning Board rezoning public hearing Applicant will request that Planning Board recommend approval of PUD-G23 to City Council with the condition that the "Retail Food Establishment, Mobile" be removed as an allowed use in the PUD.
- 10) Applicant and Interest Holder agree to restrict deliveries of inventory and operating supplies and trash removal, to reasonable daytime hours, accessed along East 13<sup>th</sup>



Avenue and to prevent such service vehicles with the exception of deliveries by mail or package services such as the U.S. Postal Service or private delivery service companies; Applicant and Interest Holder may use the alley on infrequent and rare instances for the delivery of special equipment and material that would be impractical to deliver otherwise; further, Applicant and Interest holder will make good faith efforts to prevent deliveries from blocking any private parking, sidewalks, access to adjacent properties and the public alleyways located immediately adjacent to the east boundary of the Property.

- 11) Applicant and Interest Holder agree to encourage pedestrian use with respect to all uses of the public alleyway located immediately adjacent to the east boundary of the Property, excepted as permitted in Paragraph 10 above.
- 12) Applicant and Interest Holder agree to join Neighbors and make reasonable efforts, at no cost to Applicant and Interest Holder, to apply for and secure the restrictions allowing predominantly pedestrian use of the aforementioned public alleyway by the City and County of Denver, except as permitted in Paragraph 10 above.
- 13) The Neighbors, in particular One Cheesman Condominium Association, Applicant, and Interest Holder further agree that neither they nor their lessees, occupants, agents, or invitees will obstruct the other pedestrian access to Cheesman Park located between the Property parking lot and the adjoining property located at 1201 N. Williams Street, Denver, Colorado 80218, known as One Cheesman Place (“One Cheesman Place”) except as may be needed on a temporary basis during times of construction (e.g. repaving parking lot). Further, the Parties agree that entrances to surface parking areas or garages shall not be blocked.
- 14) Applicant and Interest Holder agree that they and their lessees, occupants, contractors, agents, or invitees will not permit the use or playing of amplified music outside or inside the building premises, excepting the use of background music inside the Annex and inside the portions of the Tears-McFarlane House licensed for alcohol. Use of public address systems outside the building premises shall be permitted for community or public events only, and with use of such public address systems during such events restricted to a maximum duration of one hour. Applicant and Interest Holder shall strictly abide by all noise ordinances as defined by the City and County of Denver.
- 15) Applicant and Interest Holder agree that they and all lessees, occupants, contractors, agents, or invitees will at all times prohibit any lessees, contractors, occupants, agents, guests, employees or other users of any portion of the Property from parking any vehicles in the private parking lot of One Cheesman Place. Applicant and Interest Holder agree to post advisories inside the restaurant and in the provisions of all lease, occupancy and/or rental agreements that vehicles parked illegally at One Cheesman Place will be immediately towed by Applicant and Interest Holder. Applicant and Interest Holder agree to arrange for such illegally parked vehicles to be towed from the One Cheesman Place premises within 60 minutes of receiving a complaint from One Cheesman Place Applicant

and Interest Holder agree to have appropriate signage throughout to further communicate and discourage any and all parking at One Cheesman Place. As an additional measure, Applicant and Interest Holder will provide temporary signage (to be reviewed by the Neighbors) during Private Events and CHUN-related Programs and Events to further discourage illegal parking at One Cheesman Place. In all circumstances, violators will be towed at the vehicle owner's expense. If any Party has parking issues or concerns the Parties agree to meet, discuss and seek resolution of said parking problem.

- 16) Applicant and Interest Holder agree to engage a traffic and parking consultant, known to be an expert in the field, to review the project and make recommendations to preserve and enhance safety. This would include recommendations related to deliveries, parking, signage, pedestrian access/safety, and possible traffic sign(s) or light(s). As part of this process, the consultant will seek input from the Neighbors as well as share consultant's recommendations upon completion with the Neighbors. The Parties agree to discuss the consultant's recommendations and to work in good faith to agree on any of the recommended changes. The Parties acknowledge that one or more of the recommendations from the consultant might require City action and Parties will jointly seek City approval for said changes.
- 17) Applicant and Interest Holder agree to provide the Neighbors, or their designated contacts, in writing with the name(s), telephone numbers and other contact information for the Property manager and the manager of any events and agrees to advise the Neighbors any time there are changes in these personnel. Applicant and Interest Holder further agree to direct such managers to promptly respond to and immediately resolve complaints from Neighbors regarding noise, odors, litter, and all other nuisances of any type, including disturbances or violations of city ordinances. Applicant and Interest Holder will distribute copies of this AGREEMENT to their managerial personnel, and to any who become management personnel in the future. In addition, Applicant and Interest Holder will review the requirements of this AGREEMENT with their management personnel at least once a year and will use reasonable efforts to require that its management personnel comply with this AGREEMENT.
- 18) Applicant and Interest Holder agree to meet with Neighbors to keep Neighbors informed of planned construction activities including the commencement of (a) the demolition of the Annex; (b) the general parameters for the construction of the Annex building; and (c) the restoration/renovation of the Tears-McFarlane House. Applicant and Interest Holder agree to provide Neighbors with the off-site location for construction trucks and worker vehicles. If requested by Neighbors, the Applicant and Interest Holder agree to meet promptly, to resolve issues which may arise during the construction and renovation of the Tears-McFarlane Mansion and the demolition and reconstruction of the Annex building.
- 19) Upon completion of the proposed construction, restoration, and renovation to the Property, the Parties agree to meet on a quarterly basis to discuss upcoming plans or

changes to the Property, including construction issues related to the Property. Meetings shall include not more than two representatives from each of the named organizational Parties (Nonprofit Corporation, Registered Neighborhood Organization, LLC, etc.) which are signatories to this Agreement. Individual Neighbors, if unable to participate in said meetings, shall be entitled to one representative to participate in meetings on their behalf. A schedule for the meetings should be provided by Applicant and Interest Holder no later than January 2021. Neighbors shall designate an individual point of contact, from the Neighbors as defined in this Agreement, for routine communications from the Applicant and/or Interest Holder. Neighbors agree to provide contact information for said designee(s) no later than January 1 of every calendar year.

20) In the event of any claim, dispute, or controversy arising out of or in relation to the performance, interpretation, application, or enforcement of any provision of this AGREEMENT, including but not limited to breach thereof, as an alternative to or prior to the initiation of any adjudicative action or proceeding, including arbitration as more fully described in Paragraph 20 below, either Party may request the City and County of Denver Hearing Office appoint a mediator and conduct neighborhood mediation services at no cost to either Party.

21) Any controversy or other claim arising out of or related to this AGREEMENT, or breach thereof, by any of the Parties shall be settled by binding arbitration administered by the American Arbitration Association in accordance with its Commercial Arbitration Rules, and judgment on the award rendered by the arbitrator may be entered in any court having jurisdiction thereof. The Parties agree that any Party seeking to initiate arbitration shall first notify the designated contact for the other Party in writing of any complaints regarding the operations of the Property or other unfulfilled obligations, prior to making any formal complaints to the Denver Department of Excise and Licenses or any other agencies of the City and County of Denver. Upon receipt of such notice, the Party in receipt of such complaint shall have seven (7) days within which to effect a cure of the alleged breach, or such longer time as may be reasonable required under the circumstances, in any event not to exceed thirty (30) days, provided that the Party in receipt of such complaint is making reasonable, continuous efforts to cure such alleged breach. If a cure does not occur, the complaining Party may initiate arbitration. Notwithstanding the foregoing, the Parties may report any emergencies or potentially irreversible threats to the well-being, safety, health, and neighborhood qualities in the immediate area.

22) Applicant and Interest Holder shall request Denver Excise and License to attach this Agreement to the liquor license; in such event, only paragraphs 2, 6, 7, 8, and 14 shall apply with respect to the liquor license.

23) In consideration of the promises and covenants made herein by the Applicant and Interest Holder, from and after the execution of this AGREEMENT, Neighbors, their current officers (acting individually or in their capacity as officers) and future officers (acting in their capacity as officers), and the Neighbors' successors or designees, agree to refrain



from opposing the proposed rezoning of the Property to a Planned Unit Development (PUD – G23) by the Denver Planning Board and Denver City Council. Neighbors further agree to refrain from opposing any requested approval for Property changes from the Denver Landmark Preservation Commission as well as applications for restaurant and liquor licenses. Neighbors, while maintaining their non-opposition herein, may, however, be permitted to participate in the City and County of Denver’s review and approval processes for the limited purpose of assuring that Landmark, restaurant, and liquor license applications are consistent with the terms of this AGREEMENT. Neighbors agree to provide Applicant and Interest Holder with a current list of all officers from time to time upon request. Neighbors shall use all reasonable efforts to discourage future board members and officers from engaging in opposition to the proposed rezoning, Landmark approvals, restaurant and liquor license applications for the Property in their personal or official capacities.

Immediately upon mutual execution by the Parties hereof, Neighbors shall provide notice to Community Planning and Development, the Denver Planning Board and Denver City Council of this AGREEMENT.

The Parties acknowledge there may be members or non-members of Neighbors who may oppose such applications or take individual action inconsistent with the actions contemplated herein. Non opposition by Neighbors shall include immediate deactivation and removal of any and all websites (up to and including [www.protectcheesmanpark.com](http://www.protectcheesmanpark.com)), deletion of social media posts, retraction and discontinuation of issuance of statements in the media, suspension of disseminating printed materials and or official communications (e.g. HOA board notices) pertaining to the opposition to Applicant’s rezoning application. These communications and their content, including websites like [www.protectcheesmanpark.com](http://www.protectcheesmanpark.com), may not be transferred to another party for any purpose.

Neighbors, their current officers (in their official capacity or individually) or, acting in their capacity as officers, future officers, or Neighbors successors and/or designees, will not circulate, sign, promote or participate in any manner in a Protest Petition concerning the rezoning or other licensing of the Property.

#### Miscellaneous

This Agreement becomes effective and is enforceable and binding upon the Parties only upon the final non-appealable approval of PUD – G23 by the City of Denver; and is neither binding or enforceable unless and until the Property is zoned PUD – G23.

The Parties agree that this AGREEMENT will be recorded in the real property records of the City and County of Denver to serve as a perpetual agreement binding the Property and all future owners of same. In the event the majority of the Property improvements cease to exist, or are irreparably damaged (e.g. fire, collapse, storms or flooding, etc., resulting in uninhabitability) or

the Property is rendered unusable or uninhabitable through government action (e.g. condemnation, etc.) this AGREEMENT shall terminate and be of no further force or effect provided that, if the Property is redeveloped, with the intention of serving the same or substantially similar functions and uses then this AGREEMENT will apply.

The Parties agree that each covenant, agreement, obligation or other provision to be performed by the Applicant and Interest Holder is a separate and independent covenant of the Applicant and Interest Holder and not dependent on any other provision of this AGREEMENT. In the event that any of the terms or conditions of this AGREEMENT are determined to be unenforceable or in conflict with one another, the Parties agree that the remainder of the AGREEMENT remains valid and enforceable. Moreover, each of the terms, covenants, agreements and conditions of this AGREEMENT is binding upon and inures to the benefit of the parties hereto and their heirs, personal representatives, successors and assigns.

This AGREEMENT is the entire agreement between the Parties with respect to the subject matter hereof and may not be amended or modified except by an instrument executed in writing by the parties hereto. This AGREEMENT may be executed in separate counterparts (or upon separate signature pages bound together into one or more counterparts), each of which, when so executed and delivered, shall be an original, but all such counterparts shall together, constitute one and the same instrument.

No provision of this AGREEMENT may be released, discharged, abandoned, supplemented, amended, changed, transferred or modified in any manner, orally or otherwise, without the written consent of the Parties. Nor shall any waiver of any of the provisions be valid or enforceable unless in writing and signed by a duly authorized officer or representatives of each of the Parties.

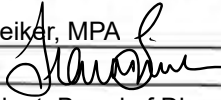
The rights and obligations pursuant to this AGREEMENT shall be binding upon the successors and assigns of the Parties and shall constitute a covenant running with the land and burdening the Property. The Parties acknowledge and agree that this AGREEMENT will be recorded in the real property records for the City and County of Denver.

Each person signing on behalf of an entity below represents that she/he has the authority to execute and deliver this AGREEMENT on behalf of such entity and to bind such entity to the terms hereof.

EXECUTED AND EFFECTIVE ON THE LATEST DATE SET FORTH BELOW

**APPLICANT**

Capitol Hill United Neighborhoods, Inc.  
a Colorado Nonprofit Corporation  
and a Registered Neighborhood Organization

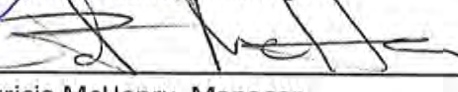
By: Travis Leiker, MPA  
Signature:   
Title: President, Board of Directors  
Address: 1290 Williams Street #102 - Denver, CO 80218  
Telephone: 303-831-1650  
Email address: chun@chundenver.org  
Date: 9.2.2020

**INTEREST HOLDERS**

Tears McFarlane LLC  
a Colorado limited liability company

By: Its Manager, City Street Investors LLC a Colorado limited liability company

By:   
Joseph D. Vostrejs, Manager

By:   
Patricia McHenry, Manager


1115 Acoma Street, Ste. 200  
Denver, CO 80202  
720-510-1661  
[jvostrejs@citystreetinvestors.com](mailto:jvostrejs@citystreetinvestors.com)  
[pmchenry@citystreetinvestors.com](mailto:pmchenry@citystreetinvestors.com)

Date: 9-2-20




**NEIGHBORS**


One Cheesman Place Condominium Association, Inc.  
a Colorado Nonprofit Corporation

Signature:   
Title/Organization: PRESIDENT  
Address: 1201 N WILLIAMS ST, UNIT 18  
Telephone: 303-210-8210  
Email address: TIMOTHYWOOD@AOL.COM  
Date: SEPT. 2ND 2020

Highgate Homeowners Association  
a Colorado Nonprofit Corporation

Signature:   
Title/Organization: Pres Highgate HOA  
Address: 1291 HIGH ST UNIT J  
Telephone: 513-659-0759  
Email address: ghagopian@me.com  
Date: Sept 2, 2020

Gary Hagopian, an individual

Signature:   
Address: 1291 HIGH ST UNIT J  
Telephone: 513 659 6759  
Email address: ghagopian@me.com  
Date: Sept 2, 2020


**And such other entities or individuals, if any, that sign a joinder hereto agreeing to become part of the Neighbors.**

**Joinder to Agreement**

City Street Investors LLC, by execution hereof, hereby agrees that it, so long as it has a direct or indirect interest in Tears McFarlane LLC, City Street Investors LLC shall not, in its capacity as manager or member of Tears McFarlane LLC or CSI-TMH LLC, as applicable, take any action, or authorize Tears McFarlane LLC or CSI-TMH LLC to take any action, in violation of this Agreement.

**City Street Investors LLC a Colorado limited liability company**

By:  \_\_\_\_\_  
Joseph D. Vostrejs, Manager

By:  \_\_\_\_\_  
Patricia McHenry, Manager

**Exhibit A – Legal Description of the Property**

**1290 NORTH WILLIAMS STREET**

LOTS 43 THROUGH 46 INCLUSIVE, TOGETHER WITH THE NORTH 3.8 FEET OF LOT 42, BLOCK 51, WYMAN'S ADDITION TO THE CITY OF DENVER, TOGETHER WITH THE EAST ONE HALF (E ½) OF VACATED WILLIAMS STREET ADJACENT TO SAID LOTS, AS VACATED BY ORDINANCE NO. 283, SERIES 1967.

LOCATED IN THE NE ¼ OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN. CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING 17,127 SQUARE FEET OR 0.39 ACRES, MORE OR LESS.



**Exhibit B – PUD**

**The PUD is attached to the email. When this GNA is finalized and converted to a PDF it will be added to the document as Exhibit B. Can't do in in MS Word, only in PDF format.**

**Exhibit C – Floor Plan/Site Plan**

**Exhibit D – Initial List of Products and Services**

**Attached to email. Once this is a final PDF it will be incorporated as Exhibit D**