



news

A Publication of Ballpark Neighborhood Association

2252 Larimer Street, Denver, CO

Phone/fax (303)291-0245

Winter 2001

NEW LOGO UNVEILED

Culminating a two month design contest, The Ballpark Neighborhood Association (BPNA) recently unveiled its first ever logo. The BPNA will use the logo in its efforts to establish a stronger identity within the thriving downtown community. Christine Beougher, Design Director at *Circa 65*, a Denver based design group located in LoDo, submitted the winning design. She commented, "In my design, I tried to capture the essence of the Ballpark Neighborhood. Coors Field and baseball are a part of it, but it is also a rapidly developing urban neighborhood. A community of residents and businesses that is becoming more and more attractive as a place to live, a place to do business and a place to visit.



PROPERTY VALUES LIKELY TO INCREASE AFTER HISTORIC DISTRICT DESIGNATION

••SUPPORT STRONG••

The birth of the Ballpark Neighborhood Historic District is nearly accomplished. The intention is "to preserve and enhance the historic character of the area - while maintaining the variety of architectural styles". The District will support and encourage opportunity for compatible construction and the reuse of existing buildings.

PROBABLE BENEFITS OF A HISTORIC DISTRICT:

Among the many positive effects of historic designation: property values generally increase (compared to adjacent nondesignated neighborhoods), positive financial impacts from Heritage Tourism, continued Downtown revitalization, and large numbers of State Historical grants and State & Federal tax credits for preservation projects.

DESIGN GUIDELINES:

A set of predictable consistent standards to guide owners and architects who work on renovation or new construction. The goals are preserving historic value, guaranteeing compatible development, and creating an appealing street level experience. Improvement plans are reviewed by the Landmarks Commission, taking about three months (approximately the same amount of time for the usual required design review by the Planning Office).

LARGE AMOUNT OF PUBLIC OUTREACH:

All the affected property owners in the proposed Historic District received a 19 page information packet in early April. Five public presentations, slide shows and Question/Answer sessions followed in April and May.

THANK YOU TO OUR NEIGHBORHOOD VOLUNTEERS:

MANY folks participated in this long process - first preparing a lengthy plan for the neighborhood vision, then tackling the rezoning of the B8-A and the Larimer Overlay District, and finally laboring in 35 two-hour meetings to develop the Design Guidelines.

ONE OF THE STUDIES: a Cherry Creek based consulting firm recently published that:

- 874,000 Colorado tourists who were interest in heritage/historic issues spent approx \$261 million in 1999,

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HOMELESS FACTS CITY COUNCIL REPORT

Today, there are over 7,600 homeless people on the streets every night. Of those people and according to the City's own report prepared by the Metropolitan Denver Homeless Initiative and in conjunction with the Colorado Department of Human Services in 9/2001:

1. 68.2 % of those individuals are homeless for the first time;
2. 38.3 % of those individuals are employed either full-time or part time;
3. 60.6 % of those individuals simply can't afford our affordable Housing;
4. 43.8 % simply just can't afford to pay our communities' rent;
5. 35.4 % of those individuals are single, either male or female.

Again, according to the numbers published last week but this time by the Colorado Fiscal Policy Institute, a single person in Denver needs to earn not a minimum wage of \$5.15 an hour as it stands now but a minimum wage of \$7.99 an hour just to be able to afford the bare minimum of housing.

As our economy both in our State and in our City 'tightens', the number of homeless will only increase. As our Communities' representatives, we invite you to work with us to respond to the needs of these people who are very vulnerable. Here are two suggestions on solutions to these problems and these people's needs. In the last 15 to 20 years, Denver and its surrounding areas have seen a drastic reduction of SRO's, between 2,000 to 3,000 units lost in favor of new construction. Denver needs to build or in some way finance the building of some SRO's.

New SRO's would only answer part of the question however, what about the 2 to 4 % that won't stay in a shelter? What do we do with these people? Last year the existing shelters in Denver reported that they were full most of the time and that they had a very long waiting list. One answer to the problem that would be most cost effective for the City would be to provide a campground where people could go. By providing a campground, the City would at least insure that these homeless people wouldn't be sleeping in doorways or on grates downtown. They would have a place to go other than, for instance, to jail, which ends up being a much greater cost to our fellow tax-paying citizenry. In addition, they could be more easily monitored as well as be offered services that would encourage them to see other options than the streets. This would not only be a long term solution to a long-term problem but would, in the end be a cost-effective way for the City to respond to this situation and these people.

Your help; your forward thinking; your courage; and, your humanitarian concerns can be realized. We members of the Denver Homeless Planning Committee look forward to addressing these issues with you.

PROPERTY VALUES LIKELY TO INCREASE... *continued from page 1*

- many property owners who survived poor economies, disinvestment and lender lining; benefited from rising real estate prices when a historic district was designated, and
- the proportion of high income households and property owners increased after district designation.

Public Hearing: will take place at the Landmark Preservation Commission, 200 W. 14th Avenue, February 5, 2002 at 1:15 p.m. The second Public Hearing will be held before City Council in early March.

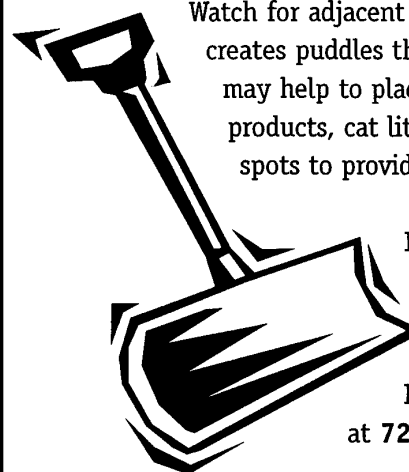
*Judy McNutt, President
Ballpark Neighborhood Association*



Sidewalk Safety Alert



Sidewalks are to be shoveled after each snowstorm by the adjacent property owner. Businesses must clear walkways within 4 hours after a snowfall. Residential properties have 24 hours.



Watch for adjacent snow melting that creates puddles that later freeze. It may help to place common ice melt products, cat litter or sand on icy spots to provide traction.

If you have a concern in your neighborhood, call Neighborhood Inspection Services at 720-865-3200.

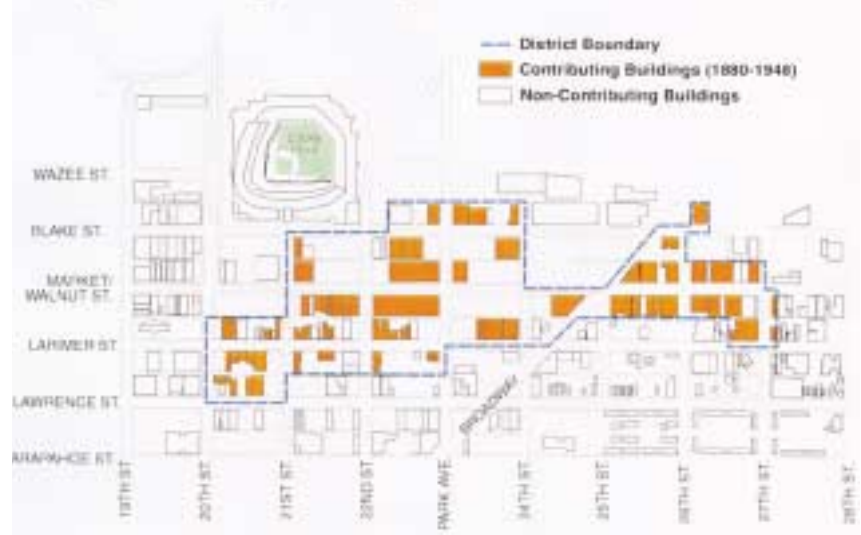
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IMPORTANT NUMBERS

Denver Cares 720-865-8754
 Graffiti Hotline 720-865-STOP
 Office of N-hood Response 720-865-2960
 Hope VI Hotline 534-6514 x 162
 Dist 6 N-Hood Police Officers
 Paul Hoskins 208-4179
 Umar Shabazz 208-4182
 Debbie Ortega - Dist 9 458-8960
 Elba Wedgeworth - Dist 8 298-7641
 Larimer Maintenance District
 Janienne Scialfa w- 703-3690

Proposed Ballpark Neighborhood Historic District



Program Removes Graffiti

Aggravated by graffiti? A program called Denver Partners Against Graffiti makes it easier for people to report the defacement and have it removed promptly. Those interested can call 720-865-STOP. Once graffiti is reported, city crews will remove it within 48 hours pending receipt of signed authorization to access the property. Residents or property owners in Denver can call the program and ask that an authorization form be sent in the mail. The form...



THANK YOU BEER BOOTH VOLUNTEERS

July 13 & 14

The BPNA hosted this 2-day outdoor music extravaganza for the 3rd year! Laughing, hard working volunteers poured hundreds and hundreds of beers (some of it down our legs and into our shoes!) to well behaved and appreciative patrons. Organizer Al Kraizer of Performance International, Inc., plans next year to expand the Fest eastward onto Larimer and 21st Streets.

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 with any other offer. Expires 1/31/02

GENERAL MEMBERSHIP MEETINGS

JULY 19 - Summer Picnic & Thank You Party, in parking lot at 2252 Larimer at 6:00 pm.

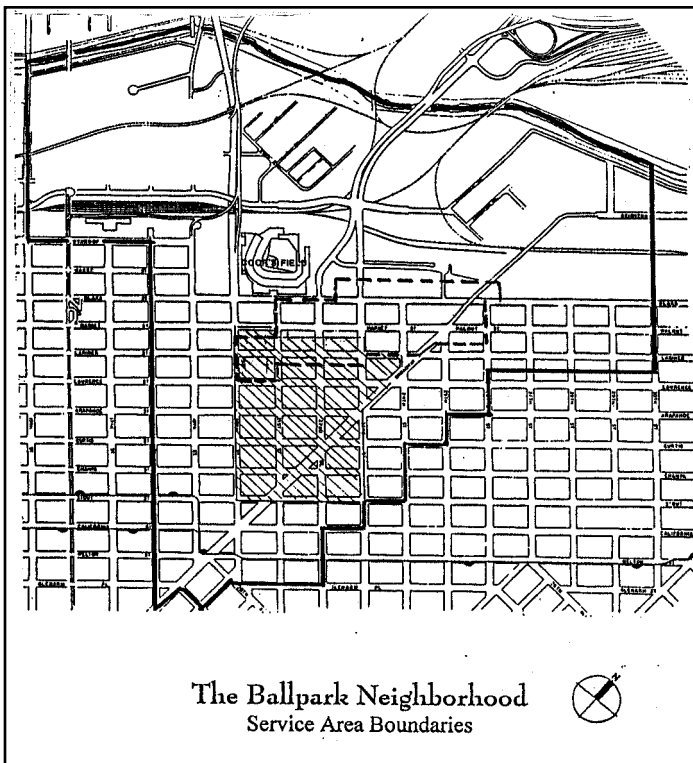
SEPT 13 -Thorndykes, 2203 Larimer at 6:00 pm. Hosted by Ron Phelps.



Having fun at Thorndyke's Coffee Shop!

BALLPARK NEWS Ballpark Neighborhood Association

2252 Larimer Street
Denver, CO 80205



Membership Application

Name: _____

Company Name: _____

Address: _____

Phone: _____

Fax: _____

Amount Enclosed: \$ _____

Resident	\$35	Large Business	\$250
Friends of BPN	\$60	Property Owner	\$250
Small Business	\$150	Corporate Sponsor	\$1,000

Make your check payable to the BPNA and mail to
2252 Larimer Street, Denver, CO 80205.

PLACE YOUR AD IN THE NEXT ISSUE!
Ads \$10 / Five Lines (approx. 30-35 words)
Business Card \$15

Copy due to office by Sept. 20th for Oct. issue.

MISSION STATEMENT

The Ballpark Neighborhood Association is a 501 (c) 3 non-profit organization formed to support the continued revitalization of Denver's Ballpark Neighborhood, the preservation and appreciation of its historic resources, and the enhancement of its business, cultural and residential environment.