Zone Map Amendment (Rezoning) for PUD - Application

<table>
<thead>
<tr>
<th>PROPERTY OWNER INFORMATION*</th>
<th>PROPERTY OWNER(S) REPRESENTATIVE**</th>
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</thead>
<tbody>
<tr>
<td><strong>CHECK IF POINT OF CONTACT FOR APPLICATION</strong></td>
<td><strong>CHECK IF POINT OF CONTACT FOR APPLICATION</strong></td>
</tr>
<tr>
<td>Property Owner Name</td>
<td>Capitol Hill United Neighborhoods, Inc.</td>
</tr>
<tr>
<td>Address</td>
<td>1290 Williams Street, #102</td>
</tr>
<tr>
<td>City, State, Zip</td>
<td>Denver, CO 80218</td>
</tr>
<tr>
<td>Telephone</td>
<td>303.830.1651</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:CHUN@CHUNDenver.org">CHUN@CHUNDenver.org</a></td>
</tr>
</tbody>
</table>

*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.

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.

<table>
<thead>
<tr>
<th>SUBJECT PROPERTY INFORMATION</th>
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<tbody>
<tr>
<td>Location (address and/or boundary description):</td>
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<tr>
<td>Assessor’s Parcel Numbers:</td>
</tr>
<tr>
<td>Area in Acres or Square Feet:</td>
</tr>
<tr>
<td>Current Zone District(s):</td>
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<tr>
<th>PROPOSAL</th>
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<tr>
<td>Proposed Zone District:</td>
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<tr>
<td>Proposing SubAreas:</td>
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<tr>
<td>Intent of PUD:</td>
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<tr>
<td>Standard Zone District: Please list the zone district(s) on which the PUD will be based:</td>
</tr>
</tbody>
</table>

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:

<table>
<thead>
<tr>
<th>Deviation</th>
<th>Why deviation is necessary</th>
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Please see Exhibit I; Attached

Return completed form to rezoning@denvergov.org
<table>
<thead>
<tr>
<th>REVIEW CRITERIA</th>
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<tbody>
<tr>
<td><strong>General Review Criteria:</strong> The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.7</td>
</tr>
<tr>
<td>☑ 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. 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.</td>
</tr>
<tr>
<td>☑ 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.</td>
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<tr>
<td>☑ Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.</td>
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| Additional Review Criteria for Non-Legislative Rezonings: The proposal must comply with both of the additional review criteria DZC Sec. 12.4.10.8 |
| Justifying Circumstances - One of the following circumstances exists: |
| ☐ The existing zoning of the land was the result of an error. |
| ☐ The existing zoning of the land was based on a mistake of fact. |
| ☑ 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. |
| ☐ 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. |
| ☑ 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. Please provide an attachment describing the justifying circumstance. |
| ☑ 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. Please provide an attachment describing how the above criterion is met. |

| 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 |
| ☑ The PUD District is consistent with the intent and purpose of such districts stated in Article 9, Division 9.6 (Planned Unit Development). |
| ☑ The PUD District and the PUD District Plan comply with all applicable standards and criteria stated in Division 9.6. |
| ☑ 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, the PUD District Plan establish permitted uses that are compatible with existing land uses adjacent to the subject property. |
| ☑ 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). Please provide an attachment describing how the above criteria are met. |
## 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.

<table>
<thead>
<tr>
<th>Property Owner Name(s) (please type or print legibly)</th>
<th>Property Address</th>
<th>Property Owner Interest % of the Area to Be Rezoned</th>
<th>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)</th>
<th>Date</th>
<th>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</th>
<th>Property owner representative written authorization? (YES/NO)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>EXAMPLE</strong> John Alan Smith and Josie Q. Smith</td>
<td>123 Sesame Street Denver, CO 80202 (303) 555-5555 <a href="mailto:sample@sample.gov">sample@sample.gov</a></td>
<td>100%</td>
<td>John Alan Smith Josie Q. Smith 01/01/12 (A) NO</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Capitol Hill United Neighborhoods, Inc.</td>
<td>1290 Williams Street Denver, CO 80218</td>
<td>100%</td>
<td>Travis Leiker, President Board of Directors 12/27/19 A Y</td>
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Last updated: September 29, 2015

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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 Neighborhoods

**Exhibit F:** Proof of Ownership, Assessors Record

**Exhibit G:** Signature Authority Authorization from Capitol Hill United Neighborhoods

**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-MU-3 Zone District
EXHIBIT A

Property Legal Description
LEGAL DESCRIPTION
FOR
1290 WILLIAMS STREET

PROPERTY DESCRIPTION

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.

CONTAINING 16,996 SQUARE FEET, 0.39 ACRE 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 13th 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 12th avenue. Bike lanes and bike friendly routes are located nearby on Franklin Street, 11th, 12th, and 16th 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 13th 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 13th 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 XX. 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 and community-based organizations.

VISION ELEMENTS: CONNECTED, SAFE AND ACCESSIBLE PLACES
- Walkable, Bikeable, Accessible and Transit-Friendly
- Access to Opportunity
- Safe and Inviting
- Mobility Choices

[THIS IS MISSING GOALS/STRATEGIES]

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 1: Ensure economic mobility and improve access to opportunity.
STRATEGIES:
- Provide low-cost or free community space for nonprofits and community groups to support programming and services to community.
- With added amenities and services, Denver’s thriving creative community will have a place to work, collaborate, share ideas, and innovate.

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 XX zone district would enable a variety of uses for the Property in an area that continues to be a desirable and historically rich neighborhood. The Property is close to designated bike lanes/routes, multiple RTD transit routes, is on an arterial and is in a highly walkable neighborhood allowing it to accessible by multiple forms of transportation. This rezoning will enable the introduction neighborhood serving uses and amenities. Reuse of the property under PUD XX 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 XX will also create a safer environment near the park and promote the localized, focused neighborhood-serving businesses. All of these outcomes are consistent with Denver Comprehensive Plan 2040 Vision and Goals for a complete Strong and Authentic Neighborhood, Connected, Safe and Accessible Places, among others.

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 XX 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 XX 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. 13th Avenue, a Residential Arterial. The PUD XX zoning presents residential, 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 CAPITAL 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 XX 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 XX regulations and restrictions.

REVIEW CRITERION-The proposed official map amendment furthers the public health, safety, and general welfare of the City.
The proposed PUD XX 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.
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: 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. Hundreds 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 in an appropriate circumstance for PUD XX.

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, small businesses. Successful rezoning would allow limited commercial uses such as a coffee shop or 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 could 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 services and amenities grows with it, PUD XX zoning will contribute to these community wants and needs.

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 serving 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 and home of Capitol Hill United Neighborhoods. 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 public space with seating and tables.
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 13th Avenue and boarders 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-XX 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, park adjacency and the preservation and adaptive reuse of the 100+ year old historic landmark 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.

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-XX 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-XX 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 XX 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, therefore these properties building forms are compatible with PUD XX which is based on that exact 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
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.

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

Celebrating 50 years of planning, preserving, and improving Denver’s Capitol Hill community.
EXHIBIT F

Proof of Ownership, Assessors Record
**1290 WILLIAMS ST**

**Owner**  
CAPITOL HILL UNITED  
1290 WILLIAMS ST 101  
DENVER, CO 80218-2657

**Schedule Number**  05021-21-003-000

**Legal Description**  
L 42 TO 46 INC BLK 51 WYMANS ADD TOG WI E 1/2 VAC WILLIAMS ST ADJ SD LOTS

**Property Type**  COMMERCIAL - OFFICE BUILDING

**Tax District**  DENV

### Print Summary

#### Property Description

<table>
<thead>
<tr>
<th>Style:</th>
<th>OTHER</th>
<th>Building Sqr. Foot:</th>
<th>10319</th>
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<tr>
<td>Bedrooms:</td>
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<td>Baths Full/Half:</td>
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<td>Effective Year Built:</td>
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<td>Basement/Finish:</td>
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<td>Lot Size:</td>
<td>17,000</td>
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<td>G-MU-20</td>
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**Note:** Valuation zoning may be different from City's new zoning code.

#### Current Year

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<tr>
<th>Actual</th>
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<th>Exempt</th>
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<td>Land</td>
<td>$1,192,100</td>
<td>$345,710</td>
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<tr>
<td>Improvements</td>
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<td>Total</td>
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#### Prior Year

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<td></td>
</tr>
<tr>
<td>Total</td>
<td>$1,883,400</td>
<td></td>
</tr>
</tbody>
</table>
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
CAPITOL HILL UNTIED NEIGHBORHOODS
COMMUNITY OUTREACH

SHARING INFORMATION ABOUT PROPOSED IMPROVEMENT, DEVELOPMENTS, AND REZONING

- CHUN – Call for Focus Group Participants via Facebook (10/5/2017)
  - Focus Groups: October 17, 2017
  - Focus Groups: October 21, 2017
  - Focus Groups: October 25, 2017
- 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.
- CHUN – Surveys in the park / Community outreach (5/15/2019)
- CHUN – Surveys in the park / Community outreach (6/1/2019)
- CHUN – Surveys in the park / Community outreach (6/8/2019)
- CHUN – Results of surveys / Community feedback (7/23/2019)
- Survey Respondents
- CHUN – Open House Handout on proposed rezoning DRAFT
- Article by Life On Capitol Hill shared by CHUN via Facebook
- Article by Glendale Cherry Creek Chronicle, September 2019
- CHUN – Urban Dweller – Compilation of past newsletters addressing developmental efforts, donated space, focus groups, etc.
- CHUN - Overview of proposed rezoning - letter to nearby HOA leaders (9/2019)
- CHUN – Handout/ Flyer and Immediate neighbors mailing list (from Assessors Record) – To invite to meetings to discuss the future plans for the Tears-McFarlane House.
- RE: Rebuttal Letter to Community Planning & Development Dated November 20, 2019
- Article by Life On Capitol Hill, published 12/5/2019
- CHUN– First PUD/Press Announcement via Facebook 12/6/2019

COMMUNITY INVOLVEMENT, ACTIVITIES, AND EVENTS

- CHUN – Event with Children’s Library - Denver Public Library via Facebook
- CHUN – PFLAG via Facebook
- CHUN – Halloween Open House Invite via faceboookk – 10/11/2019
- CHUN - Halloween Open House Invita via email - 10/29/2019
- CHUN / Tears-McFarlane House - Various News articles and photos from the 1970's, 1980's, 1990's
- CHUN - SEED Funding Initiative
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

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.
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 PRIORITES 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

When you think about the Searsilarie House property and how it might be used in the future, what characteristics are important to you personally?

<table>
<thead>
<tr>
<th>Characteristic</th>
<th>97</th>
<th>95</th>
<th>88</th>
<th>82</th>
<th>80</th>
<th>63</th>
<th>42</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reflects the culture of the neighborhood</td>
<td>114</td>
<td>114</td>
<td>105</td>
<td>102</td>
<td>101</td>
<td>75</td>
<td>75</td>
</tr>
<tr>
<td>It is designed to create a vibrant community gathering place</td>
<td>114</td>
<td>114</td>
<td>105</td>
<td>102</td>
<td>101</td>
<td>75</td>
<td>75</td>
</tr>
<tr>
<td>Property has uses that make it open and available to the general public for a variety of uses</td>
<td>108</td>
<td>108</td>
<td>74</td>
<td>74</td>
<td>74</td>
<td>70</td>
<td>70</td>
</tr>
<tr>
<td>It is beautiful — high priority on design and quality materials</td>
<td>106</td>
<td>106</td>
<td>74</td>
<td>74</td>
<td>74</td>
<td>70</td>
<td>70</td>
</tr>
<tr>
<td>It respects the history of the building</td>
<td>97</td>
<td>97</td>
<td>75</td>
<td>75</td>
<td>75</td>
<td>70</td>
<td>70</td>
</tr>
<tr>
<td>It is an iconic symbol for the neighborhood</td>
<td>97</td>
<td>97</td>
<td>75</td>
<td>75</td>
<td>75</td>
<td>70</td>
<td>70</td>
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<tr>
<td>Incorporates social/economic equity considerations</td>
<td>97</td>
<td>97</td>
<td>75</td>
<td>75</td>
<td>75</td>
<td>70</td>
<td>70</td>
</tr>
<tr>
<td>Contains services that I want to use</td>
<td>95</td>
<td>95</td>
<td>75</td>
<td>75</td>
<td>75</td>
<td>70</td>
<td>70</td>
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<td>Provides interior and exterior public common areas</td>
<td>91</td>
<td>91</td>
<td>75</td>
<td>75</td>
<td>75</td>
<td>70</td>
<td>70</td>
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<tr>
<td>Incorporates sustainability (energy, etc.)</td>
<td>88</td>
<td>88</td>
<td>75</td>
<td>75</td>
<td>75</td>
<td>70</td>
<td>70</td>
</tr>
<tr>
<td>Contains food &amp; beverage outlets that I want to use</td>
<td>82</td>
<td>82</td>
<td>75</td>
<td>75</td>
<td>75</td>
<td>70</td>
<td>70</td>
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<tr>
<td>Contains a mix of uses (office, retail, studio, event, etc.)</td>
<td>80</td>
<td>80</td>
<td>75</td>
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<td>70</td>
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<tr>
<td>Contains retailers that products that I want to purchase</td>
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<td>63</td>
<td>75</td>
<td>75</td>
<td>75</td>
<td>70</td>
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</tr>
<tr>
<td>Contains office space that I want to rent</td>
<td>42</td>
<td>42</td>
<td>75</td>
<td>75</td>
<td>75</td>
<td>70</td>
<td>70</td>
</tr>
</tbody>
</table>
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
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 weights 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
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).
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.

###

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 hous
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.

<table>
<thead>
<tr>
<th>Survey Respondents</th>
</tr>
</thead>
<tbody>
<tr>
<td>A majority of survey respondents (32%) live in the “Capitol Hill” neighborhood.</td>
</tr>
<tr>
<td>- 2% live in the “Uptown” neighborhood.</td>
</tr>
<tr>
<td>- 18% live in “Other” neighborhoods.</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Distance between Home &amp; TMH (miles)</th>
<th>Number of Respondents</th>
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<td>Less than 1</td>
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<td>1-2</td>
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<td>2-5</td>
<td>28</td>
</tr>
<tr>
<td>5-10</td>
<td>9</td>
</tr>
<tr>
<td>More than 10</td>
<td>5</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Respondent Demographics</th>
</tr>
</thead>
<tbody>
<tr>
<td>Most survey respondents have lived in Denver either less than 5 years or more than 20.</td>
</tr>
</tbody>
</table>

- 35% 1 to 5 years
- 17% 5 to 10 years
- 33% More than 20 years
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

---

Travis Leiker, MPA
President, Board of Directors
Capitol Hill United Neighborhoods, Inc.
1290 Williams Street, Suite 102 | Denver, CO 80218
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.
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.
CHUN Celebrates 50 Years With Wine Tasting Event At Botanic Gardens

by Mark Smiley

Capital 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 Col.

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
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

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 systems, 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/member. For more information on the 50th Anniversary event visit 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.
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 25th 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.

- 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 VanHaaften, 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.
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-Hanfling 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.

- **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

Register for CHUN’s 50th Anniversary Event
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 50th 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 the require 3rd 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 6th & Gilpin (Novo Coffee, Satchel’s, etc.), 6th & Fillmore (Shaver-Ramsey, Barre3), 12th & 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](https://www.oliveandfincheatery.com), Ivy on 7th [http://ivyon7th.com/](http://ivyon7th.com/) and Levin Deli Co. [https://eatleven.com/](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 of 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 6th & 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 13th 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
- City Street Investors: Call (720) 510-1665 or email info@citystreetinvestors.com
- Starboard Realty Group: Call (720) 441-3310 or email bodonnell@starboardrealtygroup.com
OPEN HOUSE
& COMMUNITY CONVERSATION

After a century of multiple usages, as well as years of deferred maintenance and repairs, the Sears-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 15th
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 Sears-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.
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 17th
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 2006, 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 CH-UN’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 – 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

1201 N WILLIAMS ST APT 2B
DENVER, CO 80218-2664
FREDDY’S LLC
930 N SHERMAN ST APT 101
DENVER, CO 80203-2942

ANDERMAN, ELLEN
1201 N WILLIAMS ST APT 2C
DENVER, CO 80218-2677

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

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

ELLIS, LESLIE
1201 N WILLIAMS ST APT 3C
DENVER, CO 80218-2677

GERSHWIN, MARY CRABBE
1201 N WILLIAMS ST APT 4A
DENVER, CO 80218-2677
BAIN, DONALD K  
1201 N WILLIAMS ST APT 13C  
DENVER, CO 80218-2678

MORTELL, CONSTANCE L  
1201 N WILLIAMS ST APT 14A  
DENVER, CO 80218-2678

BRUMMETT, PATRICIA R LIVING TRUST  
1201 N WILLIAMS ST APT 15C  
DENVER, CO 80218-2678

WALKER TRUST  
1201 N WILLIAMS ST APT 16A  
DENVER, CO 80218-2678

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

HADDON, MARY DENISE  
1201 N WILLIAMS ST APT 18A  
DENVER, CO 80218-2678

ROBINSON, HENRY R TRUST  
1201 N WILLIAMS ST APT 15A  
DENVER, CO 80218-2664

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

KING, SUSAN S  
1201 N WILLIAMS ST APT 16C  
DENVER, CO 80218-2678

LEAVELL, LINDSEY MOORE REVOCABLE TRUST  
1201 N WILLIAMS ST APT 7A  
DENVER, CO 80218-2677

GERSHWIN, MARY  
1201 N WILLIAMS ST APT 4B  
DENVER, CO 80218-2677

STRIKLAND, NANCY BETH FRYE  
1201 N WILLIAMS ST APT 4C  
DENVER, CO 80218-2677

MARKS, CLIFF J  
1201 N WILLIAMS ST APT 14B  
DENVER, CO 80218-2678

HANCE, CATHERINE A  
1201 N WILLIAMS ST APT 14C  
DENVER, CO 80218-2678
RICHARDS, VERNON A
17215 GOSHAWK RD E
COLORADO SPRINGS, CO 80908-1631

HOO, QUANG TANG
1313 N WILLIAMS ST APT 1503
DENVER, CO 80218-2675

MATHER, GARY GILBERT
1313 N WILLIAMS ST APT 1504
DENVER, CO 80218-2675

KRAJAN, THOMAS
11 ALTA VISTA WAY
SAN RAFAEL, CA 94901-3516

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
DENVER, CO 80218-2675

ALDERSON, THOMAS C & MARLA K
11849 CATRAKEE DR
JACKSONVILLE, FL 32223-1976

LITWIN, FREDERICK JOEL REVOCABLE
TRUST
7135 COLLINS AVE PH 36
MIAMI BEACH, FL 33141-3252

SCHUMACHER, WILLIAM C
1313 N WILLIAMS ST APT 801
DENVER, CO 80218-2671

MATTI, BRUCE S
1313 N WILLIAMS ST APT 806
DENVER, CO 80218-2671

BREWSTER, JOHN THOMAS JR TRUST
1274 S RACE ST
DENVER, CO 80210-1818
1313 N WILLIAMS ST APT 202
DENVER, CO 80218-2668
MACPHAIL, DONALD STUART
1133 RACE ST UNIT 14N
DENVER, CO 80206-2873

SPARKS, MONICA R
1313 N WILLIAMS ST APT 203
DENVER, CO 80218-2668
MILES, WILBERT L TRUST
1313 N WILLIAMS ST APT 302
DENVER, CO 80218-2668

1313 N WILLIAMS ST APT 303
DENVER, CO 80218-2668
TAURIELLO, ANNE M
20281 E EUCLID LN
AURORA, CO 80016-2354

KLOPFENSTEIN, JOSEPH
1313 N WILLIAMS ST APT 304
DENVER, CO 80218-2668
BRIGHT, RONNELL L JOINT LIVING TRUST
1313 N WILLIAMS ST APT 305
DENVER, CO 80218-2668

HOLZ, SAMUEL DENIS
1313 N WILLIAMS ST APT 306
DENVER, CO 80218-2668
SHERMAN, ROBY & CAROLYN T
1313 N WILLIAMS ST APT 401
DENVER, CO 80218-2669

SHEHADEH, ASEEL
1313 N WILLIAMS ST APT 402
DENVER, CO 80218-2669
PENLEY, KENT ALAN
1313 N WILLIAMS ST APT 403
DENVER, CO 80218-2669

GUNN, SARAH
1313 N WILLIAMS ST APT 404
DENVER, CO 80218-2669
LEJEUNE, RENE
1313 N WILLIAMS ST APT 405
DENVER, CO 80218-2669
BRIDLE, ERIC R SPECIAL NEEDS TRUST
1313 N WILLIAMS ST APT 406
DENVER, CO 80218-2669

OLSON, MATTHEW J
1313 N WILLIAMS ST APT 501
DENVER, CO 80218-2669

2018I-00142
January 9, 2020 $1000 fee pd CC
DREMIN, SERGEY
1313 N WILLIAMS ST APT 502
DENVER, CO 80218-2669

BOIN, SONIA
1313 N WILLIAMS ST APT 503
DENVER, CO 80218-2669

ZITEK, MARC
121 N LAFAYETTE ST
DENVER, CO 80218-3922

CASTLEBERRY, PATSY M
1301 NW 178TH ST APT 88
EDMOND, OK 73012-4270

MATHER, GARY GILBERT
1313 N WILLIAMS ST APT 1504
DENVER, CO 80218-2675

GERHART, LINDA G
1313 N WILLIAMS ST APT 601
DENVER, CO 80218-2670

Bergman, Byron
143 Garfield St
DENVER, CO 80206-5516

HAWKINS FAMILY TRUST
550 FRONT ST UNIT 2505
SAN DIEGO, CA 92101-7102

STEADFAST HOMES LLC
1811 S GILPIN ST
DENVER, CO 80210

SEGER, F DAN FAMILY TRUST
1313 N WILLIAMS ST APT 605
DENVER, CO 80218-2670

SWANSON, GAI J TRUST
1313 N WILLIAMS ST APT 606
DENVER, CO 80218-2671

PARKER, MARYLYN
1313 N WILLIAMS ST APT 701
DENVER, CO 80218-2671

SEVERSON, KRISTEN
1313 N WILLIAMS ST APT 702
DENVER, CO 80218-2671

KAPLAN, ERIC
1313 N WILLIAMS ST APT 703
DENVER, CO 80218-2671

2018I-00142

January 9, 2020 $1000 fee pd CC
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 & 7th Avenue/Congress Park Neighborhood Resident

Rodney Mullins  
Co-Vice President, Tears-McFarlane House & 7th 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
Cheesman Park to get a new gathering space

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

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 Tears-McFarlane House, is working to make the annex space an open 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 to 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 Tears-McFarlane House to make it an open community cafe.
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 been 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 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 Str “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 g

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 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 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 an 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 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, Capitol Hill United Neighborhoods, City Street Investors, Cheesman Park, Registered Neighborhood Organization, community space, Denver

Comments
0 Comments

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Other Items That May Interest You

Small Business Saturday rallies consumers around Denver businesses
Uptown nonprofit aims to eliminate barriers for parents
Colfax Ave BID turns 30 (Photos)
Denver church joins national art movement on impact of gunfire

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CAPITOL HILL UNTIED NEIGHBORHOODS
TEARS-MCFARLANE HOUSE
COMMUNITY OUTREACH

COMMUNITY INVOLVMENT, ACTIVITIES, AND EVENTS
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 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
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

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.
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 accommodating 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 accommodating 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.

January 9, 2020 $1000 fee pd CC
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.
Youth Groups and Talent Show at Tears-McFarlane House in the late 1970's and early 1980's
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.
Community Center Begins Expansion

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 larger 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 existing improvements, many unnoticable 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 its 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 Street.

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 ethically mixed neighborhoods into a political and socially active group. Yearly Conferences bring representatives from communities across the nation to discuss programs 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, starting 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.

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 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 Chicano, displacement, and the future for multi-racial communities.

Two former Park Hill residents highlight an array of keynote speakers. Sam Brown, the all-way controversial Director of ACTION, speaks on how VISTA volunteers can help a neighbor- hood grow, Brown, a former treasurer of Colorado, initiated action in the state of deposits of federal 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 neigh- boroless offered by the U.S. government. Many of his liberal legislation bills include aid to senior citizens, neighborhood cun- cils, and solar energy tax credits.

Other speakers include George Royblak, director of the Pacific Northwest Region 10 of the Housing and Urban Develop-
ment office. Royblak 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 en- tertainment, several social get-togethers, and a bus tour through some of Denver’s most interest- ing integrated neighborhoods.

Registration for the conference is $25 (includes Thursday evening wine/cheese mixer, Saturday lunch and party, and Sunday brunch), available at 7 p.m. at Dandell Hall on the CWC campus on Thursday. Pre-registration is available through Greater Park Hill Community, Inc., (303) 539-0118. Anyone interes- ted 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 Plumb

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 Osselto, 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 Osselto. 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 project.

Out of a $15 million pie, then, Capitol Hill was allotted $600,000, or 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 Farnsworth, 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 commission of the Capitol Hill area of the Denver and Osselto, representing the city through his job with the 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 Osselto, 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 Osselto found themselves at times the unknown 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 Osselto, 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 Osselto and Pace's personal list. However, another unforeseen circumstance 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. Osselto 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 Osselto.

On site, the Good Samaritan Home at 11th and Pennsylvania (now being condemned) was decided to be too expensive to restore to acceptable specifications. Another, and 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 Franklis, administered by the United Way Agency. The sale of that building was conditional on the relocation of the home, which was already searching for a site. Upon three-way agreement the city, the community council, and the home agreed that that house would be the future location of the Central Denver Community Center.

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

During this time, the Te McFarlane mansion became available. After eliminating other possibilities (for much the same reasons as cited before), site was agreed upon by parties. For the tidy sum $294,000 ($155,000 of which ported going to pay off 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 plans were made, thanks to the omnipresent red tape of government. An era of almost two years had elapsed. It took another year for the...
government to lease the house to the community center board of directors for $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 Cheeseman Park, or South Park, so we decided that East Central Denver was kind of neutral," related Ozello.

Common usage evolved the new title. Also in the works is changing the address from 1200 to 1250 Williams Street, simply to give newcomers a better idea of where the center is located. "People were looking for us in the middle of Cheeseman Park," said Ozello.

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 if it were any structure standing today.

The stately mansion, consisting of the best preserved example of Frederick Sterner's Georgian architecture west of the Mississippi, was built by Daniel W. Tears in 1897. Tears had relocated in Denver for health reasons. He and his wife Louise occupied the house until his death in 1922. The Tears were very popular socialites in the Denver area, members of Denver's Yacht Club and 36° of the Denver Country Club. Louise remained in the house until she was killed in 1937. It was sold to Frederick McFarlane and his wife, Ida Kruse McFarlane. Ida was the daughter of Frederick Kruse, who at one time was mayor of Central City and served 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 remained 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).

TheTEARS-MCFARLANE MANSION

fancy-type window is in two matching sections, the upper measuring 78"x33" in four panels, and the lower measuring, 78"x111" in five panels. The upper window (yellow, purple, gold, turquoise, brown, white, violet) is designed in a field-and-pattern design. The window was appraised last year at $30,000. The interesting note about the glass is that it was painted over black at one time by Mr. Tears. Parker had inquired if a long time friend and representative of the McFarlane family, by Lillian in 1972. Briefly, 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 in 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 restriction to the 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 unobstructed, 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 under way is not only exciting to the public, said John Ozello, the new executive director, but also 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 to move the carport. Construction will last about 150 days, according to Executive Director Morey Wolfsen. "Right now, we're planning to hold until the construction is finished."

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 the creation 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 Wolfsen who was hired in December as the center's first full time executive director for two programs for children and teens.

The elementary program was started last year through the Parks and Recreation Department, and children in grades 1 to 6 were up in games in instruction by Parks personnel in the park. The center will serve as a storage area and a place for some indoor activities, according to Wolfsen. The other program, now this year, will be for those 15 and older in cooperation with the Capitol Recreation Centers on 9th and Emerson. Recreation Center personnel will use the Center to have sporting equipment such as volleyball and softball equipment for use in the park. Both are the start of a plans for a greatly ex tended and structured recreation program, said Wolfsen. "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 events easily and quickly. 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 presentations."

Also in the works is a seniors nutrition program, to tie into the senior services centers. 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 Wolfsen. The center currently is managed five days a week, although there are meetings and programs almost every day. Morey sees this 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."

For all involved, the expansion is seen as a continuation of the concept behind the Capitol Hill Community Center, a commitment through the efforts and cooperation of a group few and 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 000. Once the entire community continues to grow.

With that kind of support, the people of Capitol Hill can see what is not only a bright and productive future ahead for their Community Center.
Center opens at old Tears-McFarlane home

Saturday will be family day at the new Capitol-Community Center, 1200 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 1888 when construction started on the two-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 1921 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 1946.

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 houses 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 are 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 it (Continued on page 4)

Part of the extensive remodeling and restoration project is this addition overlooking bike rack.
New community center opens in Capitol Hill

(Continued from page 3B)

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 Money Wolfsen, a third generation Denverite and holder of a master's degree in community development from the University of Colorado at Denver.
Wolfsen, 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.

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Community Center Opening Is Grand Success

By Emmy Hesse

It wasn’t just one day, but two 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 Conner performed the rite. Other officials were also present, among them, State Senator Barbara Holmes and State Representative, Jack McCrosky.

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. Neal Sieds 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 Chair, 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 Federatists, Cornerstone for Justice and Peace, Lost Arts, American Friends Service Committee, Anada 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 Theatre Workshop... music and other entertainment.

They loved it. Morey Wolfson, executive director, Foreign Language Community Center, and staff person Lorraine Higbee said that the senior lunches going on in the activities accompanying it was the high light of the 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 dropped 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 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 we can at any 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 states and local governments, stressing conservation for 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, the Andersonian approach to the federal government’s 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 suggests amending the tax code to promote small business development, giving an additional boost to fledging businesses through increased support from the State Business Administration and State Development Office. Anderson also supports federal laws requiring the use of minority and small businesses in government contracts.

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

And finally, Anderson proposes creating "environ mental zones" on experimental bases, programs exemplifying very depressed urban areas under restrictive economic regulations.

The Anderson for President state headquarters is at 930 Logan on Capitol Hill.
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 much 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 representative from the offices of Senator Gary Hart and Congressmen Bill Armstrong. By 2 p.m. some four hundred people had visited the center.

The Center is the former Sears-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 information 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.

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

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 6th and runs through October 3. The first day of classes is September 26.

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 Estoff at 832-6668.

Further to 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, called 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, interviewing, job hunting and free lance training. 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 832-6668.

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 1121 E. 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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Appointment Suggested
Relaxing on the Patio at the Park

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 Mory 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 can 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.
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: Smart, solutions-oriented development, Enrichment and Educational Programming, Environmental Sustainability, and Diversity.

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 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.
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.
Capitol Hill United Neighborhoods

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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.
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.
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