

High Points

Council District 2 has the highest point
in the City and County of Denver



News from Councilman Kevin Flynn | Denver City Council | April 2018

Report: How to revitalize South Sheridan

The commercial area on South Sheridan Boulevard between Jewell and Warren avenues can be revitalized by focusing on health, fitness, local food entrepreneurs and a public gathering place, says a report by the Urban Land Institute commissioned by Councilman Kevin Flynn.

The ULI's Colorado Chapter conducted what it calls a Technical Advisory Panel in December, underwritten by the councilman's office and a grant from the Denver Regional Council of Governments. Five outside experts in land use, retail, transportation and housing interviewed 32 neighborhood leaders, faith and nonprofit leaders, property and business owners, planners and developers. The final report was issued at the end of February. You can read it at tinyurl.com/ULI-South-Sheridan.

"The report sets realistic, achievable outcomes," Councilman Flynn said. "Most of us realize online commerce has diminished the role of big brick-and-mortar stores and we won't see stores like Target return. What brings people out today is experiential retail like restaurants, fitness and entertainment, where



Councilman Kevin Flynn leads the Urban Land Institute advisory panel on a tour of the South Sheridan Commercial Area.

you have to be face-to-face to participate."

Among its recommendations: Make Harvey Place, next to Rosemary Café, a festival street where gatherings such as a farmer's market or other events can take place; lay out a traditional street grid through the site; focus on health and wellness businesses to capitalize on the presence of VASA, Rebel Farm and the Denver Sports Center; establish a kitchen incubator that can launch chefs into business, and rezone parts of the site to allow housing in mixed-use projects. The ULI study grew out of the South

Sheridan Steering Committee, a group of residents from Harvey Park and nearby neighborhoods organized in June 2016 by Councilman Flynn to come up with a vision for revitalizing the South Sheridan commercial area. It used to be home to a diverse collection of businesses including Hugh M. Woods home improvement store, Target, Safeway, a bowling alley, movie theater, a garden store and other amenities.

The steering committee held a series of learning sessions with city planning officials, the Denver Urban Renewal Authority, and a number of retail developers.

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Mexico Avenue drainage to be fixed

Denver Public Works, in conjunction with the Urban Drainage and Flood Control District, plans this year to tackle the chronic street flooding problem on Mexico Avenue along Sanderson Gulch between Tennyson Street and Lowell Boulevard in Mar Lee.



The “Denver Bay” provides storm water storage and clean-up while removing standing water from the street. This one is on Ohio Avenue at Huston Lake.

At the same time, the concrete trail that has been falling away into the gulch near Stuart Street will be rebuilt and the streambank strengthened against erosion.

Storm water and snowmelt running downhill from the streets on the north often pools up as standing water along the south side of Mexico, backing up into the street and leaving slippery ice in the winter. The project consists of constructing five “Denver Bay”

water collection areas, concrete-paved pans set back from the line of the street. The back edge consists of concrete curbs with holes in them to filter the water headed toward the gulch. This provides a place for runoff to store and keep it out of the street. The curbing allows the water to drain slowly so that dirt and other sediment coming down the hill remains behind in the bay. City crews then

clean them out with street sweepers at least once a month.

You can see an example of the Denver Bay along Ohio Avenue at Huston Lake Park, just west of Vallejo Street. Also, see a fact sheet on the infrastructure at tinyurl.com/Denver-Bay.

Sale of Loretto Heights campus stalls

The owner of the Loretto Heights campus has decided not to go through with the sale to California developer Catellus after failing to reach agreement on final terms.

Colorado Heights University, owner of the historic 70-acre campus on Federal Boulevard at Dartmouth Avenue, told Councilman Flynn that it will go back to other prospective buyers that had submitted proposals last fall to negotiate another sale.

Colorado Heights President Fred Van Liew reiterated the owner’s commitment that preservation of the historical Loretto Academy building and adjoining chapel will be a requirement passed on to the buyer through a covenant in the deed transferring the property. The building and its tower, visible for many miles around the metro area, was built in 1891.

At the councilman’s request, Catellus had hosted

two well-attended public meetings and made presentations at meetings of four surrounding Registered Neighborhood Organizations during its due diligence period.

“I’m grateful to Catellus and to Colorado Heights for working through these issues with the neighborhoods, and I regret that they could not work out a final agreement for the sale,” Councilman Flynn said. “Because of the work Catellus did, the next prospective buyer will have a very good idea of the community’s vision for this iconic site.”

The councilman expanded his Loretto Heights Stakeholder Committee, formed last year, to include two representatives from each nearby neighborhood, the Sisters of Loretto and Loretto alumni, plus local elected officials. The councilman will also facilitate public outreach when the college selects a new buyer.

HIGHLIGHTS

DISTRICT BUDGET IN THE BLACK

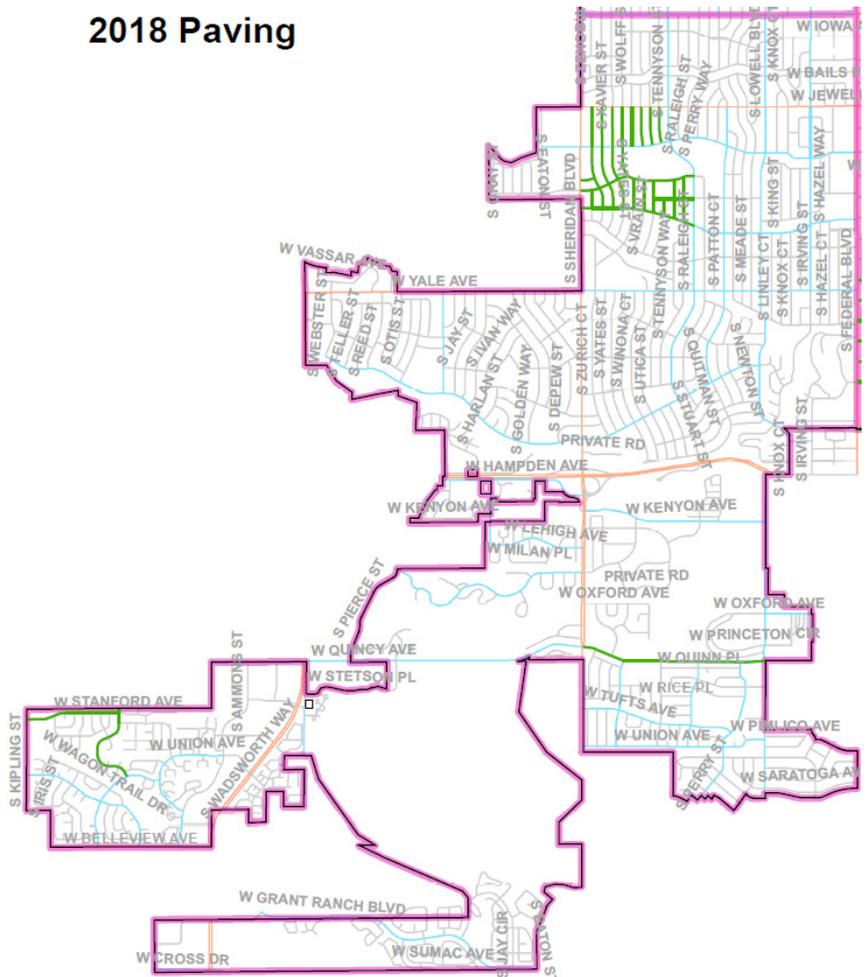
Council District 2 ended 2017 with \$54,713 remaining in the budget, and Councilman Flynn disbursed the remainder to several entities that provide services to southwest Denver. The largest transfer was \$23,413 to Denver Police District 4 for the purchase of tactical equipment including shields, on the recommendation of Commander Mark Fleecs.

Others include \$10,000 to the Parks Department for restoration of the outdoor fitness equipment in Bear Valley Park along Dartmouth Avenue, which will be updated in a project next year; \$4,000 to the Denver Municipal Band to defray its expenses when the musicians perform at least four concerts each year in District 2 parks; \$3,000 each to Harvey Park and Southwest Recreation Centers for purchase of new equipment; \$3,000 to the Bear Valley Cop Shop to provide the public with steering wheel clubs and trigger locks on request; and \$8,300 to the District 2 Special Revenue Fund, which is reserved for future capital and other purposes in the district.

STREET REPAVING SET FOR DISTRICT 2

Streets in the Harvey Park neighborhood's northwest corner will be repaved this season as part of Denver's annual street maintenance program. Streets in the area bounded by Jewell and Harvard avenues, between Sheridan and Tennyson, will be resurfaced to complete the repaving of all streets in Harvey Park and Harvey Park South. Other streets in Council District 2 that will be repaved are Garrison Street and Stanford Avenue, in the Park West neighborhood, and Quincy Avenue between Sheridan and Lowell. See the accompanying map for details.

2018 Paving



Streets being paved in Council District 2 this season are shown in green.

GLENBROOK PROJECT SOON TO COMPLETE

The \$4 million construction of the Glenbrook detention basin in the 4700 block of South Garrison Street is nearing completion, with the bike and pedestrian trail along the Bowles Lateral expected to reopen in June. The drainage project is aimed at reducing flooding risks in Park West and along the North Marston Drainageway, the ditch that flows behind the houses on the north side of Stanford Avenue toward Wadsworth Boulevard. The project included construction of a 48-inch underground storm sewer under Garrison Street. When completed, it will include a concrete trail extension west of the detention area, allowing people

to walk or bike a loop behind the houses on Wagon Trail Drive.

TOUR MARSTON RESERVOIR

Denver Water's Marston Reservoir and Treatment Plant are key features in Council District 2, dating back to 1894 and supplying the city with potable water for nearly a century and a quarter. Ever wonder how they do it? Here's your chance to tour this amazing facility. Denver Water has public tours of Marston scheduled for May 4, July 13 and Sept. 7. They last from 1 to 3 p.m. You must be 18 or older. To register: call 303-628-6160, email speakertourrequest@denverwater.org or go to DenverWater.org, click on "Education" then click on the "Tours" tab and fill out the form.

Bear Valley wants a public market

Councilman Flynn and board members of the Bear Valley Improvement Association have been advocating that the vacant Walmart Neighborhood Market at Dartmouth and Sheridan become a public market hall, featuring multiple vendors of fresh foods, goods and services around a common public gathering place.



Justin Croft of Zeppelin Development, center wearing hat, talks to Bear Valley Improvement Association members about the challenges of building a public market hall like The Source on Brighton Boulevard.

Walmart, which holds the lease on the building, has told the councilman that this increasingly popular retailing concept isn't something it is equipped or willing to take on itself. But it is willing to discuss it with entrepreneurs who are interested in pursuing it.

Examples of market halls in the Denver area are The Source on Brighton Boulevard in the River North neighborhood and Stanley Marketplace in Aurora. It might feature such vendors as meat and seafood purveyors, a produce farmstand, a brewpub or casual

dining area, craft shop, chocolatier and others. It would give southwest Denver a place where people can meet and linger while shopping.

The Bear Valley group made a field trip to The Source, where the councilman arranged a briefing for them by Justin Croft of Zeppelin Development, which renovated an 1880s foundry into a market hall with eateries, artisans and retailers. The market hall concept is a challenging goal, requiring a single

management entity to renovate and prepare the space, and then handle all leasing arrangements with the vendors. Achieving the right mix of tenants is crucial to success.

The councilman believes the concept is worth pursuing, and has been reaching out to the retail and development community to promote it. Please contact the council office with your thoughts or questions on this.

Help the community, be a Cop Shop volunteer

The Bear Valley Cop Shop provides great service to southwest Denver, and you can be part of it. The cop shop needs volunteers to help staff its Monday-through-Friday, 9 a.m. to 4 p.m. schedule. It is located off Dartmouth and Yates, behind the motor vehicle office in the Bear Valley Shopping Center.

The storefront police substation is funded by donations from businesses, individuals, civic organizations and Councilman Flynn's office. The volunteer staff works with residents to take reports on such things as non-injury auto accidents, theft,

graffiti, identity theft, stolen license plates and numerous other things. This work helps free up police officers so they can spend more time on the street.

Volunteers will get training and can pick their days and shifts. You don't need a law enforcement background to do this, although you will receive a background check. You can be young, old or retired, couples, Spanish speaker – the only requirement is a desire to help your community. If you are interested, call Denise Ries, president of the Bear Valley Cop Shop, at 303-525-8163.