

25 April 2003

Mr. Patrick Horvath
Manager, Strengthening Neighborhoods
The Denver Foundation
950 South Cherry Street
Suite 200
Denver, CO 80246

Dear Mr. Horvath:

I am writing on behalf of Sunnyside United Neighbors, Inc., the registered neighborhood organization in Sunnyside. This is a request for a technical assistance grant in the amount of \$807. The money will be spent on tuition for three members of our 44th Avenue Revitalization Committee for the Lorman seminar, "Greyfield Redevelopment: Improving Your Community's Economic, Environmental and Social Outlook in Colorado." I am enclosing a brochure that describes the seminar, which will take place on May 2, 2003 in downtown Denver. We believe that the seminar will add to the capacity of our association to anticipate and to plan for the changes that are coming to our neighborhood within the next ten years.

The 44th Ave. Committee has been in action for nearly two years. It now has ten members, all professional people, most in technical fields such as engineering, design, and architecture. The Committee assembled during the summer of 2001 in response to Blueprint Denver, an early draft of which had described parts of West 44th Avenue as an "area of change." Here is a summary of the activity of the Committee since that time:

1. In the fall of 2001 the Committee proposed revisions to Blueprint Denver, then still in a formative stage. These changes pertained to the area of Sunnyside near the proposed light rail station at the east edge of the neighborhood. Our proposal was accepted as a part of the final plan.
2. The Committee nominated several sites in Sunnyside for participation in the Brownfields assessment grant awarded to the City in 2002. Two locations in Sunnyside were selected; both were examined; both are now cleared of any uncertainty about underground storage tanks, and there is now no impediment to their sale and redevelopment.
3. The Committee worked diligently for more than a year to develop a set of design guidelines for West 44th Avenue and Tejon Street. I am enclosing a copy of the guideline booklet. We have had the assistance of our city planner, Doug Wheeler,

in the work on the guidelines, and the final product has attracted favorable attention in the city planning department, which leads to:

4. At the suggestion of Doug Wheeler, the committee is organizing a charette for members of the committee, representatives of the planning office, developers and builders on the subject of the issues raised by the problems of revitalizing neighborhood collector streets such as 44th and Tejon, where the mix of zoning has not been attractive to developers. The charette will take place this June. The aim is to develop a set of tools to assist revitalization, possibly leading to the definition of an overlay district suitable for use in such situations.
5. The Committee has announced a design competition open to all members of the Sunnyside community for the creation of entrance monuments for the most conspicuous gateways to our neighborhood. Winning designs will be chosen in June.
6. The Committee is developing a plan to place signs, of the style used in other parts of the City, in many locations along the edges of Sunnyside. The signs, and the events connected with their installation, aim to foster increased neighborhood identity. The time-line for this project is the fall of 2003.
7. Recognizing that the east end of Sunnyside (between Inca and Pecos streets) will certainly experience major change during the next decade, the Committee is working to develop concepts and proposals for (a) the redevelopment of the area around the light rail station, (b) the creation of new park facilities in the eastern part of the neighborhood, and (c) the re-use of currently idle industrial land as higher density live/work environments. It is in connection with this long-range effort that the Greyfields Redevelopment seminar is relevant. We are uncertain of the degree of environmental contamination in the east end of Sunnyside, but we are sure that the neighborhood will have to face the issue. What our members learn from the seminar will increase the Committee's capability to understand and to deal with the problems that will arise.

The following members of the Committee hope to attend the seminar; they are all residents of Sunnyside:

Mark Keller, Project Engineer
Structural Consultants, Inc.
3400 E Bayaud Ave. Suite 300
Denver 80209

Blake Belanger, ASLA
Davis Partnership Architects
2301 Blake Street Suite 100
Denver 80205

Tom Atwood
Demonstration Systems Architect
J. D. Edwards & Co.
One Technology Way Bldg. 3
Denver 80237

If further information is required for the purpose of the grant request, please reach me at 303-477-5665, or keithhow@mindspring.com. Sunnyside United Neighbors, Inc. is a 501©3 organization.

Sincerely yours,

Keith Howard
President, Sunnyside United Neighbors, Inc.