

# East Montclair RNO

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## February 6, 2015 :

Each Friday we will highlight the events, activities and projects of the neighborhood association in the East Montclair/East Colfax Neighborhood.



## Activities in the East Montclair/East Colfax Neighborhood

### **Board Meeting with Colfax Businesses**

The EMNA Board called a meeting on January 28 to meet with the 90+ business owners and managers along the East Colfax corridor in the East Montclair/East Colfax Neighborhood. We gave them an opportunity to join in a conversation about the neighborhood and future plans and priorities along the East Colfax corridor.

We were disappointed that none of the business owners attended the meeting; however, we had some non-profits and the Disabled American Veterans (D.A.V.) attend so are meeting focused on what they do to help residents in the community, including those that live in the Colfax Motels and we discussed working together in the future.

### **Board Meeting with Colfax Non-Profits**

The EMNA Board met with a few of the non-profit organizations along the East Colfax corridor in the East Montclair/East Colfax Neighborhood. We had a conversation about the neighborhood and future plans and priorities along the East Colfax corridor and how we work together for a better community.

We plan on a follow-up meeting with these non-profits and many more that assist our community members that live primarily in the East Colfax Motels, including veterans, the homeless, parolees and any others that need help to hopefully one day transition to affordable traditional housing.

### **Board Meeting with Colfax Motels**

The EMNA Board met with Colfax motel owners and managers on February 4<sup>th</sup> to give them an opportunity to join in a conversation about the neighborhood and future plans and priorities along the East Colfax corridor.

We will discuss the outcome of these conversations and our next steps in working with the motels at our upcoming East Montclair Neighborhood Association Meeting on February 17, 2015 at 6:30 PM at the East Montclair Community Center located at 6740 East Colfax Avenue (SW corner of Newport St and East Colfax Ave. on the east side entrance to the Mile High Youth Corp Building.



## L.I.D. for Sidewalks in the East Montclair/East Colfax Neighborhood

“The average cost of a sidewalk is \$35 linear ft”

### What is a L.I.D.

Every year the District Management Office considers numerous proposed Local Improvement District requests, recommendations, and petitions. These districts call for the construction items like sidewalks and other similar public improvements.

Local Improvement Districts, in many cases, are an outward sign of Denver's high standard of living and its continuing effort to address and remedy environmental concerns. Most districts are formed in older, established neighborhoods.

In each case, the proposed district would call for an improvement that might benefit certain property owners. The limits of the district indicate these properties. The property owners within the limits of the Local Improvement District generally pay for the improvement if the district is approved and constructed. Normally a citizen requests the improvements proposed in the Local Improvement

District. The City also has the authority to request a local improvement District.

There may be some citizens who are "for" a Local Improvement District and others who are "against" it. The process described here was established to give citizens and opportunity to voice their opinions. The technical procedure for the creation of a Local Improvement District and assessment of the final costs to the benefiting properties is specifically outlined in the Denver City Charter.

### EMNA Looking into a Potential LID.

The City Of Denver will not at the present time construct sidewalks. By creating LID the City may be more apt to find additional funding for our neighborhood for other improvements in the future. LID creation may take several months. We are assessing where sidewalks do not exist, construction obstacles and getting contractor quotes on construction of sidewalks.

### Cost of a LID for Sidewalk Installation

The average cost for in place concrete in the City's Right of Way is averaging about \$500 per cubic yard. In place City sidewalk would be about \$7 per square foot. If the sidewalk is set back walk away from the curb there would be substantial additional costs as the equipment need to do the work would damage surrounding landscaping and those repairs would need to be added to the final cost. Combination sidewalk adjacent to the street would have additional costs of asphalt patching.

For a standard 5 foot wide sidewalk, the cost would be \$35 per lineal foot ( $\$7/\text{SFT} \times 5\text{FT} \times 1\text{FT}$ ).