

Public Works

BY AUTHORITY

ORDINANCE NO. 656
SERIES OF 1998

COUNCIL BILL NO. 643
COMMITTEE OF REFERENCE:

~~PUBLIC WORKS AND AMENITIES~~

A BILL

FOR AN ORDINANCE EXPANDING AND RECREATING A LOCAL MAINTENANCE DISTRICT FOR THE CONTINUING CARE, OPERATION, REPAIR, MAINTENANCE AND REPLACEMENT OF IMPROVEMENTS AT THE EXPANDED GREEK TOWN PEDESTRIAN MALL IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, WITH THE COSTS OF SAID CONTINUING CARE, OPERATION, REPAIR, MAINTENANCE AND REPLACEMENT OF IMPROVEMENTS AT THE EXPANDED GREEK TOWN PEDESTRIAN MALL TO BE ASSESSED UPON THE REAL PROPERTY, EXCLUSIVE OF IMPROVEMENTS THEREON, BENEFITED.

BE IN ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER:

Section 1. Upon consideration of a recommendation that an ordinance be enacted expanding and recreating a local maintenance district for the continuing care, operation, repair, maintenance and replacement of improvements at the Expanded Greek Town Pedestrian Mall in the City and County of Denver, State of Colorado, with the costs of said continuing care, operation, repair, maintenance and replacement of improvements at the Expanded Greek Town Pedestrian Mall to be assessed upon the real property, exclusive of improvements thereon, benefited, Council finds:

(a) That the Manager of Public Works of the City and County of Denver, without having received petitions therefore, has initiated and proposed the expansion and recreation of a local maintenance district for the continuing care, operation, repair, maintenance and replacement of improvements at the Expanded Greek Town Pedestrian Mall in the City and County of Denver, State of Colorado, with the costs of said continuing care, operation, repair, maintenance and replacement of improvements at the Expanded Greek Town Pedestrian Mall to be assessed upon the real property, exclusive of improvements thereon, benefited;

(b) That at the time of the initiation of said proposed local maintenance district, the Manager of Public Works of the City and County of Denver estimated the total cost of the continuing care, operation, repair, maintenance and replacement of improvements at the Expanded Greek Town Pedestrian Mall in said proposed local maintenance district for the first full year of the existence of said proposed expanded local maintenance district;

(c) That the Manager of Public Works of the City and County of Denver gave due notice to the owners of the property benefited and to all persons interested generally concerning said expanded local maintenance district, and a hearing was held as provided by the Charter of the City and County of Denver to hear written remonstrances to said proposed expanded local maintenance district and for the purpose of considering the desirability of and the need for said proposed expanded local maintenance district;

(d) That duly executed written remonstrances were not filed by the owners representing fifty or more percent of the assessed valuation of real property, exclusive of improvements thereon, within said proposed expanded local maintenance district;

(e) That the Manager of Public Works of the City and County of Denver has entered an order approving said proposed expanded local maintenance district;

(f) That all acts and proceedings of the Manager of Public Works of the City and County of Denver in the premises comply with the requirements of the Charter of the City and County of Denver;

(g) That by reason of the continuing care, operation, repair, maintenance and replacement of improvements at the Expanded Greek Town Pedestrian Mall, the real property, exclusive of improvements thereon, within said proposed expanded local maintenance district will be specially benefited in an amount equivalent to or exceeding the amount to be assessed; and

(h) That said proposed expanded local maintenance district is lawful and necessary and should be expanded and recreated.

Section 2. A local maintenance district be and is hereby expanded and recreated for the continuing care, operation, repair, maintenance and replacement of improvements at the Expanded Greek Town Pedestrian Mall in the City and County of Denver, State of Colorado, with the costs of said continuing care, operation, repair, maintenance and replacement of improvements at the Expanded Greek Town Pedestrian Mall to be assessed upon the real property, exclusive of improvements thereon, benefited.

Section 3. The exterior boundaries of said local maintenance district are as follows:

Beginning at the intersection of the centerline of Colfax Avenue and the centerline extended of Detroit Street;
thence north along the centerline extended and the centerline of Detroit Street to the intersection with the north lot line and the north lot line extended of Lots 23 and 24, Blocks 13, 14 and 15, Colfax Avenue Park Subdivision;
thence east along said north lot lines and north lot lines extended to the intersection with the centerline of St. Paul Street;
thence south along said centerline and the centerline extended of St. Paul Street to the intersection with the centerline of Colfax Avenue;
thence east along said centerline to the intersection with the centerline extended of St. Paul Street;
thence south along said centerline extended and the centerline of St. Paul Street to the intersection with the south lot line and the south lot line extended of Lots 1 and 50, Block 3, Lots 1 and 50, Block 2 and Lot 50, Block 1, Chamberlin's Subdivision and Lot 1, Block 2 and Lot 1, Block 1, Brewer's 2nd Addition;
thence west along said south lot lines and south lot lines extended to the intersection with the centerline of the alley adjacent to Block 1, Brewer's 2nd Addition;
thence south along said centerline to the intersection with the south line and the south line extended of the vacated portion of Block 5 and the vacated portion of the east one half of Block 4, Rohlfing's Subdivision;
thence west along said south line and the south line extended to the intersection with the centerline of the alley in said Block 4;
thence north along said centerline to the intersection with a line and a line extended said line being 19.92 feet, more or less, north of and parallel with the south line and the south line extended of the vacated portion of the west one half of said Block 4;
thence west along said line and said line extended to the intersection with the centerline of Elizabeth Street;
thence south along said centerline to the intersection with the south line and the south line extended of the vacated portion of Block 3, Rohlfing's Subdivision;
thence west along said south line and south line extended to the intersection with the centerline of Columbine Street;
thence north along said centerline and centerline extended to the intersection with the centerline of Colfax Avenue;
thence east along said centerline to the Point of Beginning.

Section 4. A description of the properties benefited is:

1. Lots 23 and 24, Block 13
Lots 23 and 24, Block 14
Lots 23 and 24 and adjacent vacated alley, Block 15
All in Colfax Avenue Park Subdivision
2. Lot 50, Block 1
Lots 1 and 50, Block 2
Lots 1 and 50, Block 3
All in Chamberlin's Subdivision
3. Lot 1, Block 1
Lot 1, Block 2
All in Brewer's 2nd Addition
4. Vacated portion of Block 3
North 49.3 feet of the vacated portion of the west one half Block 4
Vacated portion of the east one half Block 4
Vacated portion of Block 5
All in Rohlfing's Subdivision

Section 5. The relative benefits to the real properties, exclusive of improvements thereon, within the local maintenance district be and are hereby apportioned based on a relationship between the lineal footage of the real property, exclusive of improvements thereon, receiving the right-of-way improvements and the total improved lineal footage; and each property owner then pays that percent of the total assessment.

Section 6. The Manager of Public Works of the City and County of Denver is hereby authorized and directed to assess the costs of the continuing care, operation, repair, maintenance and replacement of improvements at the Expanded Greek Town Pedestrian Mall, in accordance with the requirements of the Charter of the City and County of Denver.

Section 7. This ordinance shall be recorded among the records of the Clerk and Recorder of the City and County of Denver, State of Colorado.

PASSED BY THE COUNCIL September 21 1998

Harvey Kayser - PRESIDENT

APPROVED: Walter E. Meyer - MAYOR September 22 1998

ATTEST: Freeman E. Grob - CLERK AND RECORDER,
EX-OFFICIO CLERK OF THE
CITY AND COUNTY OF DENVER

PUBLISHED IN THE ROCKY MTN NEWS Sept. 18, 1998 Sept. 25, 1998

PREPARED BY: DONALD E. WILSON, ASSISTANT CITY ATTORNEY 9/8/98

REVIEWED BY: Pat A. Wells - ASSISTANT CITY ATTORNEY 9/10 1998

SPONSORED BY COUNCIL MEMBER(S) _____



RESOLUTION



City and County of Denver
Resolution No. 55, Series of 1994
Introduced by the Entire Council

*Recognizing Colfax Avenue between St. Paul and Columbine
Streets as Greek Town, Denver.*

- Whereas, the establishment of Greek Town will increase the effectiveness and recognition of the Greek community in a significant and positive way; and*
- Whereas, Greek Town will provide a safe atmosphere, allowing for pedestrian activities; and*
- Whereas, Greek Town will provide increased revenues, such as increased sales and property tax, to the City through the economic revitalization of the Colfax Corridor; and*
- Whereas, Greek Town will help in the restoration of the East High School Fountain, and provide help and assistance for the revitalization of the Lowenstein Theatre at Colfax and Elizabeth; and*
- Whereas, Greek Town will help to promote the ethnic and cultural diversity of all of Denver's citizens; and*
- Whereas, Greek Town will help to promote the idea of Colfax Avenue becoming an ethnic heritage corridor; and*
- Whereas, Greek Town will beautify a physical area of East Colfax with a planned streetscape design and with collaboration on facade improvements; and*
- Whereas, Greek Town will help promote significant and positive architectural changes in this Colfax corridor;*

Now, Therefore,

Be it Resolved by the Council of the City and County of Denver:

Section 1. That the Mayor and Council of the City and County of Denver recognize the part of Colfax Avenue between St. Paul and Columbine Streets as Greek Town, Denver and commend all the people who have worked to create Greek Town.

Section 2. That the Clerk of the City and County of Denver shall attest and affix the seal of the City and County of Denver to this resolution and transmit copies to Mr. Jim Mareis of Greek Town, and to Mr. Socrates Savanitis of the Greek Chamber of Commerce.

PASSED BY THE COUNCIL August 1 1994

Deborah F. Ortega - President

APPROVED: August 3 1994

Wally Sewell - Mayor

ATTEST: Arne P. ... - Clerk

Ex-Officio Clerk of the City
and County of Denver

Greek Town businesses await change

Ethnic designation helping rejuvenate neighborhood

By Lou Vang

Special to the Denver Post

With its sculpted fountain and neat porch surrounded by pots of colorful flowers, the modern Golden Bell Diner looks out of place in its East Colfax neighborhood of old and empty shops.

But its owner hopes that will change as the diner's neighborhood becomes part of Denver's new Greek Town.

On Aug. 1, the Denver City Council approved a resolution recognizing a strip of East Colfax Avenue between St. Paul and Columbine streets — which contains about a half-dozen Greek businesses, including the Golden Bell — as Greek Town.

The process started a couple months ago when leading Greek residents approached neighborhood Councilman Ed Thomas.

"This is the first ethnic neighborhood designation in the history of Denver," Thomas said. "If nothing else I ever did as a councilman, I did this."

Greek Town is to be revitalized with architectural changes to produce a safer and more attractive environment and increase recognition of the Greek community. Thomas expects the improvements to boost city sales and property taxes.

Greek Town, he predicted, will become a neighborhood entity in its "somewhat economically depressed" environment.

The force behind Greek Town was Golden Bell owner Takis "Pete" Dadiotis, a Greek immigrant who belongs to the Greek Chamber of Commerce and is a leading figure in the local Greek community.

"We are really excited about Greek Town and have received great support from the community," said Dadiotis' son, Jim, who also works at the restaurant.

The day after the resolution was approved, three people approached neighborhood property owners about buying buildings on the strip, Jim Dadiotis said.

"With the resolution passing, the run-down part of town is going to change. People will be safer and feel proud of it," he said.

"We hope Greek Town will open doors for other groups. We encourage all of them to do this to the diversity of cultures in Denver. It's very important that we do this."



The Denver Post / John Laybo

GREEK PRIDE: Takis Dadiotis, owner of the Golden Bell Diner at 2910 E. Colfax Ave., sits atop his steak house, located on that part of East Colfax dedicated as Greek Town.

Greek Town will be different from all the other Greek communities in the United States, Jim Dadiotis said. Designs have already been drawn, with one proposal to build Greek columns along the street. The work should take about five years.

Jim Dadiotis boasted how his father made a living after he immigrated to Denver from southern Greece in 1966. When Takis Dadiotis first arrived, he worked three jobs: in the bar at the old Picadilly restaurant, as a production worker at Samsonite Corporation and as a bagger at King Soopers. In 1971, he opened the first of several restaurants he owned before opening the Golden Bell.

About 6,000 Greeks live in Denver. They own 60 to 70 businesses throughout the metropolitan area, said Father Paul Costopoulos of Assumption Greek Orthodox Cathedral.

The Greek community's growth results in part from business opportunities passed down from family members, he said.