

# Medema Messenger

*Publication of the Nob Hill/Ridgeview Hills South Civic Association*

## Congratulations, Students!

Congratulations to our neighborhood students as they complete another academic year. We salute not only the high school graduates but also those finishing middle school and elementary school. Kudos to all of our students for the academic work they completed this past school year. Have a great summer!

## Volunteers Needed

- The Medema Messenger is published four times per year. We are in need of an Assistant Editor to help develop articles for this connection to our neighborhood.
- We thank Gena DiMuro for lending her talents to the Medema Messenger in the past few years. Thank You, Gena!
- We also need another newsletter Carrier to deliver the Medema Messenger four times a year. We currently have one vacancy. Approximately 45 – 60 minutes is needed to deliver a route.

Contact Gerry at 303-771-0115 or gerry.cummins@prodigy.net.



## Civic Association Member Registration/Donation Form

Thank you to the families who paid dues last quarter. Your dues help us make our community more inviting. Donate \$25 and help our community thrive!

Name: \_\_\_\_\_

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Email: \_\_\_\_\_

Phone: \_\_\_\_\_

Make check payable to NH/RHS Civic Association. Mail to Tom Cummins, 6841 S. Clermont Dr., Centennial, CO 80122

June 2025

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## Midtown Centennial: The Future of Centennial's Core



The Centennial NEXT comprehensive plan identifies Midtown Centennial as a dynamic, mixed-use environment fostering meaningful activity and revitalization. Strategically located along the I-25 corridor, Midtown Centennial is uniquely positioned to become a central hub of activity within the City of Centennial, blending vibrant residential, commercial and transit-oriented spaces. This transformation will be guided by thoughtful planning, community input, and strategic investment to create a connected, sustainable and resilient destination within Centennial.

### What is Midtown Centennial?

Midtown Centennial encompasses the area between S. Yosemite St. and S. Havana St. (west to east) and E. Arapahoe Rd. and E. County Line Rd. (north to south). This area is centered around major regional assets, including the Dry Creek Light Rail Station, I-25, Centennial Airport and an emerging entertainment district.

This corridor has historically been dominated by mid-20th-century office parks and commercial spaces. However, evolving market trends and shifting work environments have opened the door to creating a walkable, mixed-use district that serves as a gathering place for residents, workers and visitors alike.

### Why Now? The Opportunity for Transformation

Midtown's redevelopment is driven by significant shifts in market trends, particularly in office space demand.

### Key Market Changes

- **Hybrid Work:** Businesses and workers prefer vibrant, mixed-use environments over isolated office parks.
- **"Flight to Quality":** Employers seek office locations with nearby amenities such as dining, retail, transit and recreation.
- **Outdated Infrastructure:** Many commercial buildings in the area are aging, creating opportunities for adaptive reuse or redevelopment.

These trends provide a unique opportunity to create a high-density, mixed-use district that can adapt to future needs while enhancing Centennial's economic and social vitality.

*continued on page 3*

## Centennial, *continued from front page*

### Community Engagement: Your Voice Matters

Midtown Centennial's success depends on community input! We invite you to be part of this exciting transformation. Here's how you can engage:

- **Share Your Ideas Online:** Use our interactive mapping tool to highlight opportunities, ask questions and provide feedback on specific locations within Midtown. For instance, you can suggest improvements around the Dry Creek Light Rail Station.
- **Subscribe to Updates:** Get the latest news through the Centennial Connections newsletter or sign up for e-newsletter subscriptions here.

Your participation will help shape Midtown into a vibrant, inclusive space that serves the entire Centennial community. Whether you're a resident, business owner, or visitor, your input is vital to crafting a shared vision for the future.

*Source: City of Centennial website, centennialco.gov*

## Election Results

South Suburban Park & Rec District announced the results of the Board of Directors election held on May 6. Those elected were: Keith Gardner, Elizabeth Watson and Luke Lorenz.

Appearance of an advertisement in this publication does not constitute a recommendation or endorsement by the publisher or the association of the goods or services offered therein. The opinions expressed in this newsletter are those of the individual authors and not of the Board of Directors of your association or the publisher. Neither the Board, publisher nor the authors intend to provide any professional service or opinion through this publication.

## Medema Messenger

The *Medema Messenger* is published and distributed by the Nob Hill/Ridgeview Hills South Civic Association.

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**Newsletter Help:** Open

## News Articles

The deadline for news articles is the 10th of the month before the next month's issue. Send articles to Editor, Medema Messenger, 4193 E. Geddes Ave, Centennial, CO 80122-2257. The newsletters are distributed in March, June, September and December. No endorsement of any product or service is implied or stated by its inclusion in the newsletter.

## Advertise in this Newsletter!

The deadline for advertisements is the 15th of the month for the next month's issue, except for the Jan. issue which is Dec. 6th.

**Newsletter Connections: 303-979-7499 or**  
**[info@newsletterconnections.com](mailto:info@newsletterconnections.com)**

To find ad rates and discounts, go to

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## Notes From CenCON

*CenCON (Centennial Council of Neighborhoods) meets monthly and hears in-person reports from the County Commissioners and Special Districts. Reports were given from the County Commissioners, Sheriff's Office, Arapahoe Libraries and the City of Centennial. Below are highlights from a recent meeting.*

### Jessica Campbell, Arapahoe County Commissioner, District 2

- Evaluations are done & notices have been mailed. You can appeal online. The County will be holding valuation meetings around the county.
- The transition between the 18th Judicial District (Arapahoe County) and the creation of the 23rd Judicial District (Douglas, Lincoln & Elbert counties) is going well. The 18th Judicial District is picking up Aurora's domestic violence cases previously handled by Aurora Municipal Court. Another county court judge is needed.
- 18% of the Arapahoe County budget comes from the federal government. There are 6,000 SNAP recipients. The human services budget is \$64M.
- The Arapahoe County Fair is scheduled for July 24-26.

### Lt. Adam Burson, Bureau Chief, Arapahoe County Sheriff's Office

- Lt. Burson reminded everyone that the Sheriff's Office cooperates but does not do the federal government's job of rounding up and holding illegal immigrants.
- Arapahoe County Sheriff's Office has had a major crime bust. They arrested a large group who have been doing Asian home invasions. When asked why Asian homes were targeted, Lt. Burson responded that many Asians do not trust banks and tend to store their money and

valuables at home. Most of those arrested are being held in jail on very high bonds.

- Lt. Burson noted that cyber fraud is a big problem (phishing). Always check out the actual "person" where a questionable email is coming from.
- With warmer weather and kids out of school comes more burglary from vehicles.
- Lock your cars, remove valuables from the car, close your garage door.

### Holly Whelan, Arapahoe Library District

#### • Summer Reading: June 2-July 31

#### *All Arapahoe Libraries locations, Ages 0-18*

Summer Reading kicks off in June at Arapahoe Libraries. Starting June 2, kids & teens, age 0-18, can visit any Arapahoe library to choose a free book, while supplies last. During the summer, babies & toddlers can complete activities to get a free stuffed animal. Kids & teens can pick up a free water bottle and complete activities to earn stickers.

#### • Imagination Exploration: You can be anything!

#### *Saturday, June 7, 10 a.m.-12 p.m., at Koelbel Library (5955 S. Holly St.), Ages 5-12 and families*

Calling all kids and tweens! Have you wondered what it's like to be a detective, rock climber, or marine biologist? Join us for Imagination Exploration! At this event, kids can explore hands-on activity stations. They can pan for gold, climb the rock wall, try their hand at different musical instruments, and more — with different experts as their guides. Plus, enjoy a DJ, face-painting, & yummy treats. You can save your spot online starting May 1.

*continued on page 4*

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## Notes From CenCON, *continued on page 3*

- **Cosmic Carnival: Friday, June 20, 6-8pm**

*For teens and tweens, Koelbel Lib. (5955 S. Holly St.)*

Join us at the library for an out-of-this-world Cosmic Carnival! There will be space laser tag, human foosball, celestial crafts, an expert lightsaber battle, and more. Plus, wear your favorite space costume for a chance to win the costume contest.

Please note: Attendees must be 9 years or older to participate. Parents & caregivers are welcome.

- **The History of: The Beach Boys**

*June 24 6:30-7:30pm, For Adults and Teens, Virtual*

If summer had a soundtrack, it would be the music of The Beach Boys—surf, sun, & California dreaming. Join us for a fun and fascinating presentation with Gary Wenstrup, a nationally recognized music historian who has presented at over 200 libraries across the country. Gary will take us on a journey through the Beach Boys' golden years (1962–1967), featuring performance and interview clips that trace their evolution—from the early hits like “Surfin’ U.S.A.”, “Fun, Fun, Fun” & “California Girls” to the groundbreaking Pet Sounds, the iconic “Good Vibrations”, and the mysterious, unfinished Smile project. Surf’s up—don’t miss it! Registration available through the Library.

- **Outdoor Storytime: Fridays, June 13-July 25, 10-10:30am**

*Commons Park at The Streets at SouthGlenn*

*(200 E. Commons Ave.), All ages welcome*

Summer is almost here, and we’re taking storytime outdoors! We’ll enjoy stories, songs, & movement. We suggest bringing a blanket or chair, with sunscreen, umbrellas, or hats. No need to register for outdoor storytime — just come enjoy the fun!

Arapahoe Libraries events are free and open to everyone. Events are posted on the library website at the start of the month prior. To save your spot, visit [arapahoelibraries.org](http://arapahoelibraries.org) or call 303-LIBRARY (303-542-7279).

Did You Know: Our libraries now have digital media stations to digitize photos & music.

### City of Centennial,

#### District 2 Council member Christine Sweetland

The National Women’s Soccer League is coming to Centennial. Their permanent stadium will be in Denver but, when they start in March, they’ll be in Centennial in a 14,000+ seat stadium. They will keep the Centennial area as their Headquarters for practice, offices, etc. once their Denver stadium is built but will allow Cherry Creek Schools to use the facility otherwise.

In response to a question regarding Centennial putting any money into the temporary soccer facility near Dove Valley, Council Member Sweetland stated that the City of Centennial had no money in the project but was leasing them the land.

- Public works is starting mill & overlay work throughout the City.
- The County Line Rd. (Broadway to University) widening project is being advertised for bid.
- Preparations are underway for the installation of the Arapahoe & Clarkson traffic signal.



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## Cherry Blossom Festival

**June 21, 2025, FREE, 20th and Lawrence Streets, Denver, CO 80202**

Fans of taiko drumming, teriyaki chicken, sake and Japanese artwork and wares won't want to miss this year's Cherry Blossom Festival – "Sakura Matsuri" in Japanese. The Annual Cherry Blossom Festival celebrates the Japanese heritage and culture through live entertainment, food and drink, a marketplace and informative exhibits and demonstrations.

*I've said it before,  
but it's absolutely true:  
My mother gave me my drive,  
but my father gave me my dreams.  
Thanks to him, I could see a future.  
—Liza Minnelli*

# The Nest Schools

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| Address                | Date Sold | Original List Price | Sold Price   | Beds | Baths | Total Sq. Ft. |
|------------------------|-----------|---------------------|--------------|------|-------|---------------|
| 7310 S Eudora Way      | 2/25/25   | \$849,000.00        | \$850,000.00 | 4    | 3     | 2,536         |
| 6909 S Clermont Street | 3/25/25   | \$859,900.00        | \$849,900.00 | 6    | 4     | 3,172         |
| 6995 S Ash Circle      | 2/25/25   | \$665,000.00        | \$676,750.00 | 5    | 3     | 2,696         |
| 4891 E Fremont Circle  | 1/8/25    | \$665,000.00        | \$665,000.00 | 3    | 3     | 2,657         |
| 7313 S Dexter Way      | 4/4/25    | \$649,900.00        | \$660,000.00 | 5    | 3     | 2,482         |
| 6721 S Cherry Street   | 2/21/25   | \$650,000.00        | \$650,000.00 | 4    | 2     | 1,750         |
| 7040 S Clermont Street | 1/22/25   | \$650,000.00        | \$640,000.00 | 4    | 3     | 2,211         |
| 7419 S Birch Street    | 1/27/25   | \$624,900.00        | \$635,000.00 | 4    | 3     | 2,716         |
| 7110 S Cherry Drive    | 3/24/25   | \$600,000.00        | \$625,000.00 | 3    | 2     | 2,357         |
| 6963 S Albion Street   | 2/26/25   | \$625,000.00        | \$611,000.00 | 4    | 2     | 2,224         |
| 7479 S Dahlia Court    | 1/8/25    | \$627,000.00        | \$610,000.00 | 4    | 3     | 1,682         |
| 4685 E Arapahoe Place  | 2/7/25    | \$625,000.00        | \$599,900.00 | 4    | 2     | 1,632         |
| 4305 E Arapahoe Place  | 3/21/25   | \$595,000.00        | \$575,000.00 | 3    | 3     | 2,134         |
| 6845 S Dexter Street   | 1/8/25    | \$590,000.00        | \$545,000.00 | 3    | 3     | 1,536         |
| 6844 S Cherry Street   | 3/28/25   | \$462,500.00        | \$462,500.00 | 4    | 2     | 2,214         |

Based on information from REColorado, Inc. for the period 1/1/25-5/19/25. Not all properties were listed and or sold by Kyla Hammond at Your Castle Real Estate. This representation is based in whole or in part on content supplied by REColorado, Inc. REColorado, Inc. does not guarantee nor is it in any way responsible for its accuracy. Content maintained by REColorado, Inc. may not reflect all real estate activity in the market.

Average Closed Price:..... \$643,670

# of Homes Sold this year:..... 15

Average Days on Market:..... 32

Average % of Sold Price to List Price:..... 99%

### Award-Winning Realtor:

*Kyla Hammond is a top producing Realtor in South Suburban Denver. She is ranked as the #4 agent out of 800 agents at Your Castle Real Estate and ranks in the top 5% of all agents in the Denver area. She has won numerous awards for her work and provides outstanding service for her buyers and sellers. Give her a call anytime!*

### Kyla Is Highly Recommended!

*"We recently completed a sale of our home at the beginning of April and we loved working with Kyla. Upon meeting Kyla, you immediately know that you are working with an experienced professional that really understands the real estate market. She helped us determine a listing price that maximized our return but was still attractive to buyers. Kyla was in contact at every step of the process and quickly responded to any questions that we had. I would highly recommend Kyla for anyone in the market to sell their home. You will not regret it!"*

*~ Daryn and Kristi, Centennial 2025*



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