

# UPWORDS

UNIVERSITY PARK COMMUNITY COUNCIL [UPCC] NEWSLETTER  
The **VOICE** of the University Park Community Council



April 2010 • [www.upcc.us](http://www.upcc.us)

## UPark Home Tour Scheduled For Sunday, May 2, 2010

**11 a.m. to 5 p.m.**

Five homes and the Chamberlin Observatory will be open for viewing during the Sixth Annual University Park Home Tour, which is scheduled for Sunday, May 2, 2010, between 11 a.m. and 5 p.m. **(Please note that the Observatory will not open until 1 p.m., and it will stay open until the tour ends at 5 p.m.)**

Featured homes will include what many neighbors refer to as the "Neusteter house." It was owned by the family that operated Neusteter's Department Store, which was located in downtown Denver for decades. A neighborhood treasure, you won't want



to miss this home.

Also on the tour: An older Denver Square located across from Observatory Park and a 100-year-old Craftsman bungalow, both of which feature fabulous updates. Besides the five homes featured on the tour, many homes that are for sale in the neighborhood will be open.

Tour car drivers will provide transportation through the neighborhood for those who would prefer to ride from house to house. Lunch can be purchased at University Park Elementary School, and you can end your meal with scrumptious

yummies from the bake sale. (If you would like to bake something for the sale, please contact the event organizers at [uparkhometour@gmail.com](mailto:uparkhometour@gmail.com).)

Be sure not to miss the furniture auction — featuring furniture created by each of the School's grade levels — and the Scholastic Book Fair.

Tickets can be purchased in advance for \$15, or for \$20 on the day of the tour. For your convenience, tickets are available online at [www.uparkhometour.org](http://www.uparkhometour.org). You may also purchase them at the University Park Elementary School office or at LuLu's Furniture Décor, which is located at 2553 South Colorado Boulevard. **All of the net proceeds from the tour — 100 percent — will benefit University Park Elementary School.**

We feel exceedingly grateful to our Home Tour sponsors, who are critical to the Tour's success — Pam Adams of the Adams Company; the McCleery Family of Peepers Optical; M2 Lending Solutions; and, Frontgate Development.

*Submitted by Amy Homburger*

## Spring General Meeting

Wednesday,  
May 5, 2010

6:30 p.m. Social Time

7 p.m. Meeting Begins

University Park  
Elementary School

*All residents of the University Park community are invited to attend.*

**The meeting agenda will include:**

- University Park Home Tour
- Review previous 24 months of UPCC activities
- Annual election of UPCC Board of Directors
- Update on development at southeast corner of University and Evans
- Report on the renovation of the Observatory Park playground
- Denver Zoning Code Update
- July 4 parade and festivities

## PRESIDENT'S REPORT

As my term as president nears completion, here is a report on the last 24 months of activities.

First, your UPCC Board, committee chairs, and volunteers have fulfilled the basic responsibilities of the organization. This includes holding regular Board meetings, the three annual General Meetings, hosting the 4th of July parade and the Holiday Sing & Sleigh — plus distributing the Purple Pages directory.

The scheduled newsletters have been distributed, financial records kept, and minutes published. Matters on parks, sidewalks, zoning, development, traffic, and safety have received attention. The growing interest in historic preservation

has been acknowledged and supported. UPCC volunteers are active in citywide organizations such as Inter-Neighborhood Cooperation and the Buchtel Boulevard Coalition.

After many years of work and several rounds of city staff, the University Park Small Area Plan was adopted by City Council in September 2008. This essential planning document for our neighborhood also describes the attributes to be maintained to keep this a desirable place to live.

In the fall of 2008, the UPCC Web site ([www.upcc.us](http://www.upcc.us)) was developed to provide current information about neighbor activities, events, and issues.

*Continued on page 2*

# Where Do Your UPCC Dues Go?

Have you ever wondered how your UPCC dues are spent? To answer your questions, we have created two pie charts. One shows the sources of UPCC's income, and the other shows how the money is spent annually to benefit our neighborhood.

While 2009 was a typical year for expenditures, we experienced a shortfall in income. As a result, we need to raise 30 percent more during 2010, an additional \$1,568, in order to meet our annual operating costs.

If you have never been a dues payer, or if you haven't paid for a few years, we hope that you will consider contributing now. To contribute, you may use the form found on the back page of this newsletter, or for your convenience, you can pay your dues online by visiting [www.upcc.us/support](http://www.upcc.us/support).

If you have questions or concerns, please e-mail UPCC at: [membership@upcc.us](mailto:membership@upcc.us).

*Submitted by Dana Strand O'Connor*

## Variances, Reviews And Rezoning: UPCC Policy

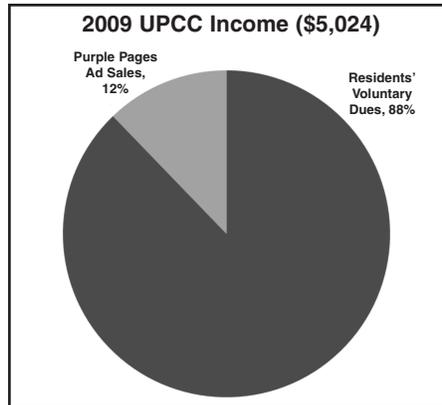
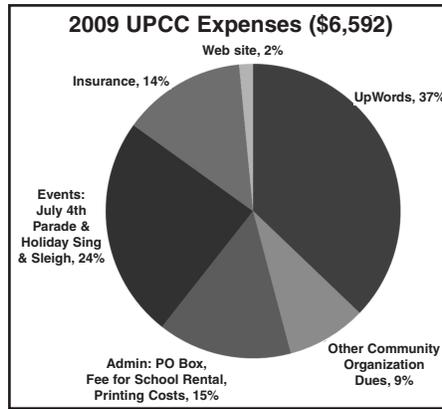
UPCC frequently receives notices from city staff about proposed developments, rezoning applications, variances, and administrative reviews.

Applicants should familiarize themselves with the policies and format Denver uses to process these events. Competent professional services are highly recommended for large or complex applications. In the early planning stage, providing neighbors and UPCC with a clear demonstration of the intended project, using drawings, photographs, written descriptions, or other media, will clarify objectives and facilitate an inclusive process.

UPCC's responses are guided by Articles of Incorporation and Bylaws (see Web site for links), historical policies, information presented by an applicant, and the Small Area Plan. UPCC's actions are voted by the elected and appointed Board, acting as a Registered Neighborhood Organization. Additionally, all residents have a full opportunity to comment to the applicant and city staff on applications, independent of the UPCC position.

Feel free to call Pat Cashen if you have any questions: 303-759-5969 (h), or 303-759-0650 (w).

*Submitted by Pat Cashen*



## PRESIDENT'S REPORT

*Continued from page 1*

There are many links to the Denver Web site and other helpful information. UPCC e-mail is being launched. See the article about it in this newsletter.

One of the largest efforts has been from the committee responding to the Zoning Code update. They have waded through four thick draft documents and studied maps with dozens of colors showing proposed zoning and land uses. Meetings have been held with our institutional neighbors, the University of Denver and Iliff School of Theology, to gain consensus on common goals. Again, there is an article in this newsletter with more information.

Stronger ties with the University Park School and Accelerated Schools are being developed.

Lastly, a sincere thanks to all who contribute to the University Park neighborhood. This includes those who attend meetings, offer their expertise, pay dues, and act on their concern for the benefit of the neighborhood. This munificence of time and effort is most impressive and benefits all.

*Submitted by Pat Cashen*

## UPCC Board Of Directors

### President:

Pat Cashen, 303-759-0650 (office), 303-759-5969 (home), [president@upcc.us](mailto:president@upcc.us)

### Vice President:

Tom Gonnella, 303-658-3777, [vp@upcc.us](mailto:vp@upcc.us)

### Secretary:

Traci Samaras, 303-282-7281, [secretary@upcc.us](mailto:secretary@upcc.us)

### Co-treasurers:

June Morgan, 303-757-2563, [treasurer@upcc.us](mailto:treasurer@upcc.us)  
David Seymour, 303-757-8291, [treasurer@upcc.us](mailto:treasurer@upcc.us)

### Advisory Committee Chair:

Bill Winn, 303-691-8703, [advisory@upcc.us](mailto:advisory@upcc.us)

### Historic Preservation Chair and Legacy Chair:

Rosemary Stoffel, 303-692-9197, [hist@upcc.us](mailto:hist@upcc.us)

### Open Space and Parks Chair:

Diana Helper, 303-733-4902, [parks@upcc.us](mailto:parks@upcc.us)

### Sidewalk Committee Chair:

Mary Myers, 303-733-1786, [sidewalks@upcc.us](mailto:sidewalks@upcc.us)

### Transportation and Traffic Chair:

open

### Zoning Interim Chair:

Pat Cashen, 303-759-0650, 303-759-5969, [zone@upcc.us](mailto:zone@upcc.us)

### Communications Chair:

Kathy Poppen, 303-771-9194, [kpoppen@comcast.net](mailto:kpoppen@comcast.net)

### Membership Chair:

Dana Strand O'Connor, 303-920-0193, [membership@upcc.us](mailto:membership@upcc.us)

UPWORDS is published five times each year, prior to the fall, winter and spring general meetings, the Holiday Sing, and the Fourth of July Parade.

### Newsletter editor:

Kathy Poppen, 303-771-9194, [kpoppen@comcast.net](mailto:kpoppen@comcast.net)

### Newsletter distribution:

Cynthia Auer, 303-756-2943  
Kathi Jensen, 303-777-4905  
block captain coordinators, [areacord@upcc.us](mailto:areacord@upcc.us)

## Observatory Park Renovations Update

The Observatory Park renovation is nearly completed. The project represents one of 280 Denver Bond Program projects around the City.

As of the last week of March, the "pit" — an area filled with mulch and surrounded by a concrete berm — was finished, and playground equipment will be installed next. Also, the restrooms are being renovated. The final step, the landscaping, is scheduled

for completion by mid-May. (Check out the UPCC home page to see a concept drawing of the renovation.)

The University Park Moms Club ([www.uparkmoms.org](http://www.uparkmoms.org)) has worked with Denver Parks and Recreation over the past nine months to develop a plan for a **Free Use Toy Bin** that will house sand toys, balls, trucks, and other play items to be left at the park for everyone to enjoy. The University Park Moms Club will purchase the bin and toys, and they will maintain the bin. If you would like to donate toys for the toy bin, please e-mail [info@uparkmoms.org](mailto:info@uparkmoms.org) to arrange pickup or delivery of toys.

The University Park Community Council (UPCC) and the University Park Moms Club will organize a ribbon cutting ceremony when the park renovation is finished. The UPCC Web site ([www.upcc.us](http://www.upcc.us)) will have information on the time and date. To receive information on this event via e-mail, you can sign-up for the new UPCC e-mail notification list. To sign up for automatic updates on neighborhood events, go to [www.upcc.us/email](http://www.upcc.us/email).

*Submitted by Dana Strand O'Connor, Jennifer Engleby, and Anne Wall*

### UPCC Officer Nominations

Nominations for UPCC Board officers for 2010-11 will be presented for a general vote by the UPCC Nominating Committee at the May 5, General Meeting. See announcement about the meeting on Page 1 of this newsletter.

If you would like to discuss a nomination, please call either Pam Adams (303-796-7000), or Ellen Van Ness-Seymour (303-759-2488), Co-Chairs of the Nominating Committee, by April 30.

*Submitted by  
Ellen Van Ness-Seymour*

## PARKS NEWS

Many thanks to all who keep an eye on our parks, fill dog-bag dispensers, and let us know when you have a concern or suggestion.

The City asked how we felt about vendors in our parks, and the general consensus of the UPCC Board and others is that we're doing fine without them.

The City Wildlife Ecologist regrets foxes didn't return to the Prairie and hopes they will next year with fruit-bearing vegetation added.

The City's Park Steward program needs

groups (Scout, church, etc) to apply for a two-year commitment to do many jobs. Info: [susan.fry@denvergov.org](mailto:susan.fry@denvergov.org).

National Arbor Day is April 30, and the Parks Department celebrates it May 8. So plant, care for, or at least say hello to a special tree.

Chamberlin Observatory Star Gazing is May 22 and June 19.

Please call Open Space and Parks Chair Diana Helper for information on proposed Parks zoning and policies.

*Submitted by Diana Helper*

### UPCC Announces New E-mail Notification System

UPCC has created an e-mail notification system, a valuable resource that will help us communicate with residents about community events. The UPCC Board is committed to keeping the number of e-mails manageable by limiting them to topics relevant to our neighborhood, such as:

- UPCC activities (general meetings, open board positions, etc.)
- Government activities
- Hearings of interest to the community
- Neighborhood news (updates on park renovations)
- Upcoming community events
- Local crime reports

To see the complete UPCC E-mail Policy, visit our Web site at [www.upcc.us/emailpolicy](http://www.upcc.us/emailpolicy).

To sign up for inclusion on the list, please go to [www.upcc.us/email](http://www.upcc.us/email). *Submitted by Dana Strand O'Connor and Jennifer Engleby*

## Bulletin Board In The Park

Please stroll or pedal past our green kiosk-style covered bulletin board at the northeast corner of Warren and Fillmore. It's almost surrounded by construction fencing, but it is accessible while heavy construction work continues on the new playground. Thank you to Dana Strand O'Connor for her recent cleanup of the announcement board, "glass" windows, and general condition of the structure.

Some of you will remember the old bulletin board — a rough wooden structure, plastered with official announcements, lost pet notices, for rent signs, garage sale reminders, etc. Finally, in the 1990s, the legs rotted out, and it collapsed in a heap.

UPCC then raised funds, worked with Denver's Parks and Recreation Department, and had the new metal kiosk designed by volunteer/architect and University Park resident Peter Nelson. It is home to UPCC notices, copies of current newsletters and Purple Pages, and information from the City and DU's Chamberlin Observatory.

If you have questions, please call Ellen Van Ness-Seymour at 303-759-2488.

*Submitted by Ellen Van Ness-Seymour*

## Denver Compost Collection Continues

While Denver can no longer offer compost collection at no cost, the city is able to continue this service for a fee of \$87 annually to selected residences. Only homes currently participating in the composting pilot are being invited to continue service. Additional households will be invited to participate if space becomes available. If you are not currently a compost customer, but would like to participate in the program, check the Web site or call the city for more information.

If you are a compost customer, payment must be received by April 15, 2010, in order for your service to continue. If payment is not received, your compost cart will be retrieved in April. For more information about the program, visit the Web site at: <http://www.denvergov.com/recoth/CompostPilotProgram/tabid/431111/Default.aspx>.

*Submitted by Wendy Fish*

# City Extends Timeline For Zoning Code Update

Denver's Zoning Code Update will now go to City Council on June 21, for final consideration, instead of the original target dates of February and April. After receiving feedback from the community, city planners extended the timeline to allow additional public review of the proposed new code. The first public hearing at Planning Board is scheduled for April 21, and Community Planning and Development (CPD) staff will hold New Code Office Hours in conjunction with the hearing to answer specific questions from the public.

The University Park Zoning Update Committee has followed the evolving

document since draft #1 was released last summer; draft #4.1 was released on March 31. The committee has attended meetings related to the new code, met with staff from DU and Iliff School of Theology, and sent comments to planners and elected officials regarding height, contexts, allowed uses, parking, and requests for additional neighborhood input. Updates have been provided in previous newsletters and at general meetings, and residents have been encouraged to keep abreast of proposed code via the city's Web site: [www.newcodedenver.org](http://www.newcodedenver.org).

The new timeline is as follows:

- Latest draft of the new code will be available at <http://www.newcodedenver.org>
- Planning Board public hearing, April 21, 1 p.m., Wellington Webb Building, 201 W. Colfax Ave., fourth floor conference room 4.F.6. Those unable to attend can view the hearing afterward on Denver TV8 and online.
- CPD staff will hold office hours in conjunction with the Planning Board hearing to answer specific questions. You may reserve a time by registering at <http://www.surveymonkey.com/s/MXCCQLN>.
- April 28, Blueprint Denver Committee consideration of the new code
- May 24, 2010, first reading at City Council of the proposed zoning code ordinance (note this is not a public hearing)
- June 21, City Council public hearing and final consideration of proposed ordinance adopting the new code.

*Submitted by Rosemary Stoffel*

## Thanks, Recent UPCC Dues Payers!

UPCC's treasury depends on voluntary dues paid by University Park residents. We couldn't fund the Fourth of July Parade, the annual Holiday Sing, or many other community projects without your continuing support. Thanks to the following who submitted their voluntary dues since the last issue of *UpWords*. If your name is spelled incorrectly or missing, please call Ellen VanNess-Seymour at 303-759-2488.

Marc and Kristin Able	Thomas Fitzgerald	Blake and Christine Morris
Barbara and John Adams	Dave and Carolyn Gamba	Lynnette Morrison
Jim and Jean Anderson	Stephen Griffin	Marian L. Mulhausen
Hugh and Jean Armstrong	Bill and Sally Harvey	Mary Myers
Howard and Carol Atkins	Peter and Stacey Hauhuth	Tanja and Steve
Cynthia Auer	Ed and Gretchen Hawley	Blake Nuhsbaum
Bob and Mary Bearman	Diana and John Helper	Mary Aline O'Donnell
Pam Gates Belanger	Linda Hudson and	Janathan Ormes
Jane and Jim Berger	Beverly Polena	Susan Pearce
Chris and Leah Bieker	Nancy Iona	Jon and Janet Peterie
Jim Black	LeBel and Kris Kenny John	Kathy Poppen
Julie and Mike Bock	Robyn and Steve Kanewski	Greg Price
Beverly Bridges	Walker Knight and	John and Bette Rogers
Dr. Stephen P. and	Judson McDonald	Jane and Bill Russell
Carmen Cass	Fred Krebs	Barbara Salomon and
Goldie and Joel Cohen	Deborah Lands	Connie Peterson
Susan and Jerry	John and Sarah-Jane Lind	Andy and Traci Samaras
McElroy Cox	Judith Logel and	Robin and Cissy Kraft
Tom Dietvorst and	Robert Scott	Schmachtenberger
Virginia Berkley	Joan and Ray Lucht	Jo Ann Slater
Vicki Dodd	Jan and Charles MacLeod	Lyman and Susan Spaulding
Gordon Dodrill	Barry and Anne Mahoney	Don and Hazel Stedman
Ruth Falkenstein	Carol and Richard McMahan	Joan Whitbeck

## Graffiti Help Available

Resident Dana O'Connor, 2219 South Harrison Street, continues to offer help with eradicating neighborhood graffiti. She has worked with Denver Solid Waste Management to provide graffiti wipes, dumpster paint, and green paint at no cost. If you have a graffiti problem, you may contact Dana at 303-920-0193.

## Help Kids Read And Write

When classes begin in August 2010, the 15th annual Dollar Dictionary Drive will provide a dictionary and a thesaurus to all Denver Public School third graders. For many children, these will be the first books they have owned. Kids and teachers are thrilled!

There is a great need for donations in order to reach our goal to purchase 15,000 books for distribution to Denver kids. We therefore urge people to send checks to the Dollar Dictionary Drive, P.O. Box 18347, Denver, CO 80218. You may also donate securely online at [www.neighborhoodlink.com/INC/home](http://www.neighborhoodlink.com/INC/home) (click on Dollar Dictionary Committee).

All contributions are 100 percent tax deductible. This wonderful project is sponsored by the Inter-Neighborhood Cooperation, (INC), of which UPCC is a longtime, active member.

Thank you for your generosity!

*Submitted by Diana Helper and Mary Myers, UPCC delegates to INC*

## UPCC Voluntary Dues 2010

Please fill out the following form and send it with your check for UPCC dues (\$20, \$15 seniors) to UPCC co-treasurers June Morgan, 2100 S. Monroe St., Denver, CO 80210 or David Seymour, at 2140 S. Clayton Street, Denver CO, 80210. Another payment option: Use PayPal to pay your dues online by visiting [www.upcc.us/support](http://www.upcc.us/support). During the current economic downturn, the UPCC has received fewer contributions. We encourage those who are able to increase their donations to help us compensate for this shortfall. **Thank you!**

Date \_\_\_\_\_

Name \_\_\_\_\_

Phone # \_\_\_\_\_

Street Address \_\_\_\_\_

Amount enclosed \_\_\_\_\_

Neighborhood interests or concerns \_\_\_\_\_