

# ABOVE THE FOLD



## The voice of Jefferson Park



### Understanding resolves developer conflict

Sometimes the best partnerships are formed through adversity and we may be seeing an example of that right here in Jefferson Park Allied and Brinkerhoffs have come to a ground breaking agreement.

Many who have attended JPUN General membership meetings over the past year are aware Allied site plans calling for the vacation of Alcott between Speer and 27 have led to complications between the two parties. The Brinkerhoffs saw the vacation of the street which could be used to provide access to their future development as crucial to their plans, while Allied had already garnered community and JPUN support for its vacation to create a plaza between its two planned apartment structures.



After consulting with city the two groups were asked to come to an agreement and it appears that what came out of that will be beneficial not just for the betterment of the two developers but for Jeff Park in general.

In a memorandum of understanding the two parties have agreed to work together by developing a full site plan of the area and working to develop Alcott between Speer and 28th into a private road that would allow for greater walkability and neighborhood use. Jpun's land use committee has voted to provide a letter of support for the MOU.

According a presentation by Allied's Lauren Brockman, William Brinkerhoff, and Carl Worthington (Oz Architecture in the employ of the Brinkerhoffs but working to develop the community site plan) though the new plans may not be implemented in full for many years, the new plan would work to develop a walking community more akin to Cherry Creek and other similar areas in the city. A full presentation will be presented at the next general membership meeting this Tuesday.

### Help to distribute the newsletter is needed now!!!!

Daren Johnston will no longer be able to coordinate JPUN newsletter delivery as a result of his taking a new job.. JPUN wants to thank him for his past dedication and his tireless service.

However, as a result of his leaving we now are desperate for help. If you've enjoyed having a community voice in your hands over the years now is your chance to help make sure that it continues. If you feel that you can help with either coordination or distribution please call Joseph Boven at 303-332-8614. (Don't call to early. I won't even remember you called.)

In addition to needing someone to receive / count out / stage the newsletters for pickup, Area 7 will need to be covered (I also leave 45 copies at the Zocolo Development office for Jerry to pass out). Volunteers are also still needed for Areas 1 and 5.

1. (Vacancy): 135
  2. Stephanie: 60
  3. Brent: 30
  4. Tom: 100
  5. (Vacancy): 100
  6. Kari/Raf: 150
  7. vacant 168 (+ 45 for the Zocalo)
  8. Joan 62 (RiverClay)
- Total = 850

# BOARD NEWS

New years is a time to make some resolutions for how you want to live your life and help your community in the year to come. This year make sure that one of those resolutions is to take part in JPUN meetings and events. Your organization works hard every month to solve complicated issues that will impact and change your life for years to come. Please help us make this organization inclusive and representative of all those ideas. We can only represent you if you not only resolve to come, but become an active part of the Jefferson Park United Neighbors.



Peanut Butter  
Resolution Time!

Jefferson Park United Neighbors  
General Membership Meeting  
January 5, 2010

6:30 pm, Riverside Baptist Church - Rear Chapel  
24th Ave. and Bryant St.

- Meeting Call to Order and Announcements
- 1. Members can stay informed via email by joining the JPUN Yahoo Group or sending an email to [jpun-subscribe@yahoogroups.com](mailto:jpun-subscribe@yahoogroups.com)
- District One Police Report
- Treasurer's Report
- Committee Reports

Safety Committee

Land Use Committee

Allied / Brinkerhoff Memorandum of Understanding for their design of the two-block length of Alcott Street, from Speer to 26th Ave.

New Business

Meeting Adjourned

I would like to support the Jefferson Park United Neighbors (JPUN) with my tax deductible donation!

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

Address: \_\_\_\_\_

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

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

Enclosed, please find my donation in the following amount:

\$10.00     \$20.00     \$50.00     Other Amount \$ \_\_\_\_\_

Please mail donations to:    JPUN  
2625 W. 25th Avenue  
Denver, CO 80211

Please email [suzybain@gmail.com](mailto:suzybain@gmail.com) if you have an in-kind donation that you would like to gift to JPUN.

\*\*Please be certain to include your mailing address or email address so that we can send you a tax receipt and acknowledgement letter. \*\*

## Police Report

Jefferson Park has seen some crime decreases as compared to last year in the last few months, however, we were recently informed that a number of unsavory individuals have been seen and apprehended near and around Clay and 25th. The police have asked that residents continue to watch for suspicious behavior occurring through out the neighborhood and to contact them immediately if drug dealing, scuffles, or any other type of suspicious behavior is seen. In addition they have asked that the neighborhood continue to call in graffiti tags as their appears to be new groups moving into the area. Don't let your house be the next one to need a new paint job. Just make a quick phone call to the police department and help clean up the neighborhood.

# Jefferson Park spotlight

Business profile. Do you want to profile your business. Here is your chance to give yourself a plug.

## Family Star Montessori: Facilitating

early childhood development  
Family Star was founded in 1988 by a passionate group of inner-city Denver parents and educators determined to stop the decline of their community and provide their young children with a healthy future. They closed down a crack house across the street from the local Montessori elementary school. This building, reclaimed and renovated, became Family Star Montessori, Denver's premier early childhood education center.



care. We strive to assure that we are serving a micro-cosm of the community, with ethnic and income diversity representative of the neighborhoods we serve.

Come for a tour!

On the first Wednesday of each month, we host our "Walk Among the Stars" public tour from 12 p.m. to 1 p.m. Come see our programs in action and learn how Family Star is making a difference in the community. Tour location: 2246 Federal Blvd. (between 22nd and 23rd Avenues). To sign up, call us at (303) 477-7827.

Jennifer Hinderliter

Family Star Montessori & Early Head Start  
2246 Federal Blvd. Denver, CO 80211  
Phone 303.477.7827 [www.familystar.net](http://www.familystar.net)

The success of Family Star's pilot program led to partnerships with many child-and-family-serving organizations in Denver, and with Early Head Start. We now have quality early child development and education sites in northeast and northwest Denver.

Our mission is as relevant today as it was when our program was founded—transformation—of individuals, families, and communities—through Montessori education that empowers children and families "to think for themselves, to do for themselves, and to create better lives."

Family Star's programs are designed to empower children and their families to achieve a lifetime of learning and lead strong, healthy, contributive lives. We promote the age-appropriate development of children and support families as they acquire the skills to become involved and active participants in their child's education and in their community.

The academic achievement gap for students living in poverty is well-known. Children from low-income families consistently fall behind their peers in test scores, graduation rates, college enrollment, and other measures of academic success. Our programs close the education gap and prepare students to enter school ready to learn.

Family Star offers a full-day, year-round Montessori education program to 140 children at a time, ages two months to six years old – reaching approximately 200 children each year. The majority of the families we serve are living in poverty and receive subsidies to pay for child

## JPUN MEETING CALENDAR

Jefferson Park United Neighbors 2010 Calendar

January 5—General Membership Meeting

January 23 — BOD Introduction Meeting

February 2 — General Membership Meeting

March 2—General Membership Meeting

March 27—BOD Meeting

April 6—General Membership Meeting

May 4 — General Membership Meeting

May 15—Jefferson Park Day

May 22 — BOD Meeting

June 1— General Membership Meeting

July 6— General Membership Meeting

July 24— BOD Meeting

August 3—General Membership Meeting (at Jefferson Park in conjunction with District One Police Department and National Night Out program)

September 7— General Membership Meeting

September 25 — BOD Meeting

October 5 — General Membership Meeting—2011 BOD election

November 1— BOD meeting

November 2 — General Membership Meeting (State and National mid-term term elections)

December 1— General Membership meeting

# Wacky Cake

*The "Eggless, Milkless, Butterless Chocolate Cake"  
Dedicated to my Aunt Tennie who taught me to make  
this cake when I was ten years old.*

## Ingredients

- 1 1/2 cups unbleached flour
- 1 cup sugar
- 3 tbsp. unsweetened cocoa
- 1 tsp. baking soda
- 1/2 tsp. salt
- 1 tsp. vanilla
- 1 tbsp. vinegar
- 5 tbsp. vegetable oil
- 1 cup cold water

## Preparation

In a large mixing bowl, mix flour, sugar, cocoa, soda and salt. In a separate small mixing bowl, mix vanilla, vinegar, vegetable oil and cold water. Pour this mixture into the flour mixture and stir until all of the flour mixture is moistened well. Do not beat or over stir. Pour into greased and floured 9" x 9" baking pan or one round layer cake pan. Bake at 350 degrees F. oven for 25-30 minutes, or until it springs back when touched lightly.

## High Altitude Adjustment

Add one level tablespoon flour to dry mixture. Reduce sugar by 1 tablespoon.

*This recipe doubles easily to make a 9"x 13" or two round layers for a double layer cake.*

*Chocolate Butter Cream Frosting is my choice of topping, but I have used a simple powdered sugar and water glaze, drizzled it with melted chocolate, served it with no frosting adding fruit and whipped topping...be creative and enjoy!*

## JPUN NEWSLETTER ADVERTISING RATES:

Full page .... \$100 1/2 page ....\$50

1/4 page ..... \$25 1/8 page ....\$15

All ads must be provided by advertiser unless prior arrangements have been made. For further info, or to submit your advertisement, contact Joseph Boven. email: jboven@twenty3magazine.com for more information.

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**Maria DeMendoza**



### Horario:

Lunes a Viernes de  
9:00 a.m. - 6:30 p.m.  
Sábado:  
9:30 a.m. - 3:00 p.m.

2012 N. Federal Blvd.  
Denver, CO 80211  
(3ra. propiedad entre las  
avenidas 20 y 21)

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