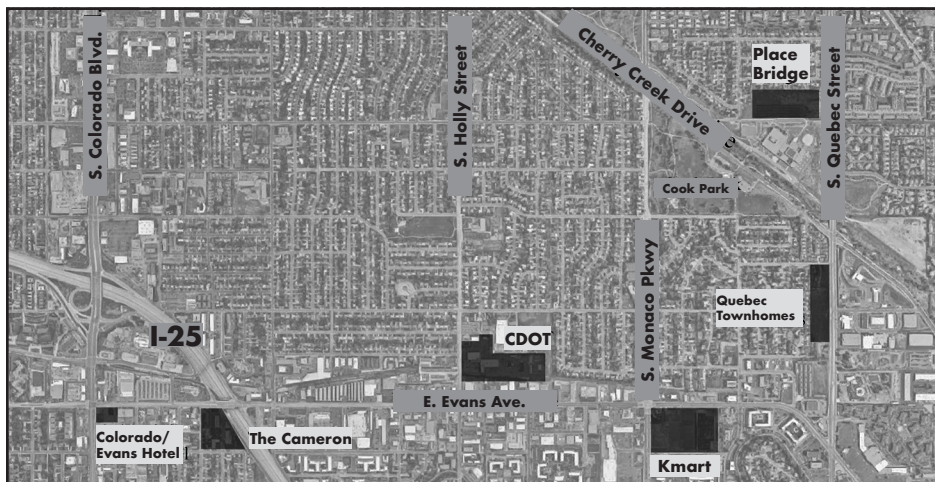


Cook Park News

COOK PARK NEIGHBORHOOD ASSOCIATION



New Development in SE

There are a lot of large developments on the horizon in our area. As neighbors, our responses seem to vary from "Exciting! Kmart will finally be more than an abandoned building in a vacant lot" to "Traffic on Evans is already horrendous, how is it possibly going to handle the additional load?" and everything in between. The change that development brings certainly carries pros and cons.

The CPNA's Development Review Committee was established to track these potential developments, stay involved and connect the project teams with our neighbors. In this newsletter we will focus on Kentro's "CDOT Holly" project, Flywheel's "Cameron Motel", Place Bridge Academy housing and the Quebec/Colorado Ave townhomes. Stay tuned for future updates on Kmart.

Continued on Page 2

Our Neighborhood

The Cook Park Neighborhood is bordered by Cherry Creek to the North, Evans Avenue to the South, Quebec Street to the East and Holly Street to the West.

Mark your calendar! The CPNA meets on the 3rd Tuesday of each month at the Cook Park Recreation Center.

Jan 21 @ 6:00 pm | Feb 18 @ 6:00 pm | Mar 17 @ 6:00 pm

Editor's letter:

As we close out the year at your Cook Park Neighborhood Association (CPNA), we would like to acknowledge and thank some very special neighbors and friends. Cook Park residents, and CPNA volunteers, Nancy Barlow, Mary Walsh, Ray Vreeland, and Nadine James will be retiring from their roles on the CPNA. Each has been actively involved for over 10 years, all serving in various roles, and providing unlimited positive energy to the programs and events we bring to this neighborhood.

Moving forward, we are pleased to welcome neighbors Kari Mattes-Ritz as our new graphic designer/newsletter editor, and Danielle Corriveau as a contributing writer (please see her article on page 9).

Most importantly, this newsletter, delivered to each household in the Cook Park Neighborhood would not be possible without the continued support of our local business advertisers and partners. Please support them!

Finally, we hope you will join us one of our monthly meetings – each features a representative from the Denver Police Department, City Councilman Paul Kashmann, plus a guest speaker. At our next meeting, we will hold the annual CPNA Board elections and welcome Andrew Webb, Denver City Planner.

Happy holidays to all!
From the CPNA Board



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WE NEED YOU:

The CPNA Board of directors is always looking for speakers at our meetings, every 3rd Tuesday of the month at the Cook Park Rec Center.

WE ALSO NEED VOLUNTEERS FOR OUR EVENTS and MARKETING COMMITTEES

Contact Ed Horning via email at:
cpneighborhood@gmail.com

New Development in SE (cont): CDOT Holly Update

**BY CHRIS VISCARDI,
DIRECTOR OF DEVELOPMENT, KENTRO GROUP**

Kentro Group has selected a homebuilder partner, Lokal Homes, to build an estimated 198 for-sale residential units on approximately 10.5 acres of the 11.5 acre site. Lokal Homes was founded in 2010 by Dave Lemnah and Ryan Lantz, and is a regional homebuilder located in the Denver area. The project is currently in the entitlement phase with the City and County of Denver and we expect horizontal improvements (utilities and paving) to commence 2nd Quarter 2020. We are excited to deliver a for-sale housing product at an attainable price to the Denver market as most new development in the metro is rental focused. Each unit will have an attached two-car garage and the plan includes a significant amount of open space/landscaping.

Due to the large amount of community space/new infrastructure required, the 2000 Holly Metropolitan District was established to operate the common areas and finance the horizontal infrastructure. On the northern .79 acre parcel, we are pursuing a 9% Low-Income Housing Tax Credit (LIHTC) deal through Colorado Housing and Finance Authority (CHFA) to provide approximately 60 units of affordable housing servicing seniors. The 9% LIHTC deals are competitive and if we are not awarded by CHFA, we may shift the focus to a retail or office medical use. In the meantime, Denver Police is using the buildings for training purposes, so residents may notice a police presence in the area.

Neighbors' Concerns About Environmental Contamination

The CDOT Region I facility included a materials testing lab in the northeast corner, which used a dry well for disposition of laboratory wastes. This dry well was identified as having a leak by environmental investigations and therefore a number of remediation programs have been completed beginning in the mid-1990's and the majority of the impacts have been resolved. Prior to Kentro acquiring the property, Colorado Department of Public Health and Environment (CDPHE) released 11.27 acres out of 11.55 acres (97.5% of Property) of the site from the Resource Conservation and Recover Act (RCRA) program with a No Further Action Letter that deems the release area safe for all uses with no limitations. The remaining 0.27 acre parcel in the northeast corner of the site is expected to be completely clean in 12-24 months with continued molasses injections and this area is where a street connection from Atlantic Place to the development is planned, not homes.

Secondarily, as part of the No Further Action process CDOT had to prove to CDPHE that the Redfield site (to the northeast of the site, see also redfieldsite.org) is not impacting the CDOT property and will not impact future residents. Numerous tests were completed including vapor, soil and water tests along the northern perimeter of the CDOT property and have concluded that contamination from the Redfield site is not moving south.

New Development in SE (cont): Quebec/Colorado Ave Townhomes Update

BY PAUL SHOUKAS,
PCS GROUP INC.

East Virginia Village is approximately a 7.08 acre site located at 7210 East Colorado Avenue. The property was recently rezoned and approved from R-2 to Single Family Attached for 74 Units through Arapahoe County's General Development Plan process.

The site plan proposes 21 residential town home buildings that contain a total of 74 units. There are ten 3-unit buildings and eleven 4-unit buildings. Each town home building is two stories in height and includes two garage parking spaces for each dwelling unit totaling 148 garage spaces. Further more 43 of these units include 2 additional driveway parking spaces to accommodate 86 vehicles, in addition to 27 on street parallel parking spaces. A 20' landscape buffer between the existing single family homes to the East creates breathable separation with a pedestrian corridor. Each proposed home fronts onto a green space or a common "mews" with landscaping. Finally a proposed pocket park equipped with modest play features is sited on the South end of the property with a trail connecting to E. Asbury Ave.

Top: Site Plan. | Bottom: Possible Front Elevation. | Photo credits: Century Communities, PCS Group Inc. and Godden Sudik Architects



New Development in SE (cont): A New Vision for the Cameron Motel

BY MAGGIE JANCO

On October 7th, the East Evans Business Association hosted a presentation by Flywheel Capital, the developer that owns the Cameron Motel site on Evans just west of I-25. This site is a 2 block triangle totaling 5.5 acres. All buildings are currently vacant and asbestos has been abated with demolition just recently begun. Cherry Street which currently divides the site and dead-ends into an I-25 barrier wall, has been approved to be vacated by City Council.

Flywheel has rezoned the property in 2 parts. About half of the southern portion of their site was a PUD or planned unit development - a somewhat outdated custom zoning. Another piece was G-MU-3 (3-story general urban multi-unit). The goal was to align these with the rest of the southern portion as C-MX-5 (5-story urban center mixed use). As for the northern portion of the site along Evans, the request was to change from CMX-5 to C-MX-8 (8-story urban center mixed use). The rezoning of the site was approved by City Council on November 18th.

Through their outreach process, Flywheel has come to an agreement with University Hills North RNO (registered neighborhood organization) which includes the following:

- 20,000 SF of public park
- Detached sidewalks (landscape between curb and sidewalk)
- RTD EcoPasses for tenants
- 10% Affordable housing
- Ongoing traffic study

A new east-west street will be the access point from Clermont Street to the site and the linear pocket park. This park will be publicly accessible but privately owned and maintained. Flywheel will be salvaging the historic Cameron Motel sign for reuse on the property, possibly in the park.

Phase 1 of the development will be the southern portion of the site, anticipated to begin next spring. In five stories, there will be 360 new apartment units, 10% of which will be affordable. 400+ parking spaces will be wrapped by the apartments and hidden from view. Parking provided is approximately 1.2 spaces per unit, more than required by the city for this use/location.

The northern area will be used for construction staging for Phase 1 to limit neighborhood disruption. Phase 2 is not designed yet as it is dependent on rezoning of the northern portion of the site. A traffic study for the property has not yet been completed, but is a requirement of the city's Site Development Plan process. Flywheel also noted that Councilwoman Kendra Black has been pushing for an East Evans corridor study from Colorado to Monaco. According to our Councilman, Paul Kashmann, that process is likely 1 to 1 1/2 years out.



Streetview rendering. Photo credit: Meeks & Partners and Flywheel Capital

WANT TO LEARN MORE ABOUT DEVELOPMENT IN THE AREA?

If you're interested in learning more about what zoning allows and requires in our area, mark your calendar for CPNA's monthly meeting on January 21, 2020 at 6pm at the Cook Park Recreation Center.

Safety Tips from DPD, District 3



Presented by the Denver Police Department

TO REPORT CRIME -- Non-Emergency: 720.913.2000 or Call/Text 911



5 Things to Know About Puffers:

- | | | | | |
|--|---|---|---|---|
| <p>1) A "Puffer" is an unattended running vehicle.</p> | <p>2) You can get cited. ANY vehicle that has been idling for more than 5 minutes, whether on public or private property, is subject to citation.</p> | <p>3) Your vehicle becomes an easy target for car thieves and could get stolen.</p> | <p>4) Emergency service vehicles, such as fire trucks, ambulances and patrol vehicles are exempt from this law.</p> | <p>5) The law was created to protect Colorado's air from harmful emissions.</p> |
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Cook Park Neighbors Open MORU Coffee Bar

BY MARGARET TALBOTT

There is a new place in our neighborhood to drink great craft coffee and relax! MORU Coffee Bar is now open at 1900 S Quince Street, Unit D, just behind GTS Plumbing at Quebec and Jewell. MORU Coffee Bar is the latest venture for Cook Park neighbors Scott Mowrey and Kenneth Ruterbories. At a backyard barbeque in 2016 they realized that they were both sick of their jobs and looking for something meaningful and local to do. Mowrey, a former VP in the avionics industry, and Ruterbories, previously in finance in the public sector, started to toss around business ideas. A shared love of coffee and Ruterbories' past work in the coffee industry led them to form MORU Specialty Coffee Roasters (the name comes from the first two letters of both last names). They leased space in the industrial park at 1900 S Quince, purchased their first coffee roaster and roasted their first batch of coffee in November 2016.



Photo credit: Nicole Diefenbach

MORU Specialty Coffee Roasters focuses on organically grown specialty grade coffee from around the world with a specific emphasis on small farms. Ruterbories says that “We want to provide excellent quality coffee freshly roasted. All the coffee we sell is roasted within the last two weeks.” They provide contract roasting for many area coffee shops and restaurants, including Esters Neighborhood Pub. They also sell roasted coffee on their website at MORUCoffee.com and at Pete’s market at Holly and Bayaud. They provide free delivery of online coffee orders within a five mile radius of the roastery, mostly via electric vehicle. MORU Specialty Coffee Roasters believes in supporting local businesses and is a sponsor of the Primal Audi Cycling Team, located on Cherry Creek Drive just south of Jewell.

After Mowrey and Ruterbories purchased a second coffee roaster, they realized that they could share their knowledge with other coffee enthusiasts. In June 2017 they founded RoasterShare Denver, a co op that trains and educates coffee-lovers and coffee purveyors on roasting and profiling coffee. RoasterShare Denver has over 25 members who come to the MORU Coffee space to select, roast, and taste coffee. Mowrey enjoys teaching people how to use the roasters and to interpret custom data measured during the roasting process.

In late 2018, after having subleased the front half of their space to a personal trainer for two years, Mowrey and Ruterbories started to consider creating a retail coffee bar to complement the roastery. Over the next few months they discussed ideas and plans, and this summer they built the MORU Coffee Bar in the front of the roasting space. Simultaneous to the coffee



Photo credit: Nicole Diefenbach



Photo credit: Nicole Diefenbach

bar construction, MORU also began to look at ways to purchase coffee directly from small farms and to return profits to farmers in coffee-producing regions in support of good farming practices. This led to the formation of Collaborative Origins, a buying group of local roasters who share their personal farm connections to provide markets for the farmers' coffee and to realize savings on logistics to the Denver market. Now MORU Coffee is truly involved with coffee from the overseas farm to the customer's cup.

At MORU Coffee Bar, you can not only relax sit and use WiFi, but you can also tour the roasting space, watch roasting, and hear the story of the coffee from its harvest to the roasting to the brewing preparation. MORU Coffee Bar is a refreshingly modern space with a touch of rustic. It uses Colorado sustainably harvested beetle kill pine as wainscoting and in its countertops, crafted by Bosanko Woodworks in Leadville, Colorado. Recycled barn tin is used as accents, and photos of partner farms line the walls. The coffee lab, where coffee is "cupped" (tasted), has a large picture window that overlooks the roasting space, and patrons can see coffee being roasted in real time. The coffee bar menu includes drip coffees, hand brewed coffees, and espresso drinks. You can also buy whole bean or ground coffee by the bag. Currently, MORU Coffee Bar is open 6 am-12 pm weekdays, but may look to open on weekends in the future. Visitors to the MORU Coffee Bar who mention the Cook Park News will get \$1 off their coffee order through the end of the year!

Useful phone numbers/websites

- Police/Fire/Medical Emergency: 9-1-1
- Police (non-emergency): 720-913-2000
- City Services: 3-1-1
- District 3 Police Station (admin & info): 720-913-1300
- Neighborhood Inspection Service: 720-865-3200 (for zoning violations, un-shoveled snow, weeds, front yard junk, abandoned vehicles, etc.)
- Graffiti Hot Line: 720-865-7867
- Street Maintenance/Pothole Repair: 720-865-6855
- Animal Control/Barking Dogs: 3-1-1
- Denveranimalshelter.com
- Dumb Friends League to report a lost or found pet: 303.751.5772 x 7254
- Denver's Household Hazardous Waste Collection: 800-449-7587
- Power Failure—Xcel: 800-895-1999
- Denver Recycles: 720-865-6805
- Solid Waste Department (Trash Pick Up): 720-865-6900, after hours call 720-865-6855
- Mayor Hancock: MileHighMayor@denvergov.org, 720-865-9090
- Emily Sirota, State Rep. District 9: 303-866-2910 or emily.sirota.house@state.co.us
- Councilman Paul Kashmann's office: 720-337-6666
- Ann Rowe, School Board Rep.: 720-423-3210
- Kate Williams, RTD Rep: 303-316-6768
- Rocky Mountain Poison Center: 1-800-222-1222
- Leetsdale Cop Shop: 303-329-0500
- The Colorado Crisis line: 1-844-493-8255 hot line for mental health

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PERSONAL RETURN <small>(plus Sch. C)</small>	\$100
PARTNERSHIP/S-CORP <small>(1065 & 1120s)</small>	\$125
C CORP (1120)	\$200
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Additional cost may apply with excessive items on Sch D

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Dual Language Program Coming to McMeen Elementary School!

BY MELISSA CANTU,
MCMEEN PTO CO-PRESIDENT

In order to best meet the needs of our changing neighborhood, McMeen Elementary will begin offering a Spanish/English Dual Language Program for the 2020/2021 school year. Students in ECE, Kindergarten and 1st Grade will be the first to join the program, and the program will continue adding a grade level each year.

The addition of the Dual Language Program at McMeen Elementary highlights the school's belief in diversity as a resource. Culture and language are viewed as resources, and students benefit from collaborating with others who come from diverse backgrounds and with varied perspectives.

On their website, CDE explains that "[s]ome of the benefits of a dual language immersion include greater cognitive flexibility, increased attention control, better memory, and stronger problem-solving skills; an enhanced understanding of their own language; equal or better performance on standardized tests of English and math administered in English than non-immersion students; and intercultural and sociocultural competencies."

In addition to the Dual Language Program, McMeen Elementary will continue to offer unique programming, such as McMeen University, where students choose from a variety of after-school enrichments, taught by teachers and community members.

On DPS' School Performance Framework (used to measure overall school success), McMeen Elementary is GREEN, which is meeting expectations. The teaching staff at McMeen is comprised of highly-skilled educators who provide a personalized learning experience for each student. In fact, one of the seven finalists for Colorado Teacher of the Year for 2020 is a teacher at McMeen.

McMeen Elementary is led by principal David Adams and boasts a thriving parent community and an active PTO that supports students and staff through event planning, fundraising, and grants.

DPS' School Choice window opens on January 15, 2020. We invite you to tour McMeen and to see the magic for yourself as you decide what school is best for your child. School tours are available each Wednesday at 9:30 a.m. through the end of February.

For more information or to schedule a tour, please reach out to Lilly Brown, Family Liaison at McMeen Elementary, at lillian_brown@dpsk12.org. If you'd like to connect with current families at McMeen, please reach out to mcmeenpto@gmail.com.

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Radon Home Intrusion: A Serious Health Threat

BY DR. JOHN LANNING & DANIELLE CORRIVEAU

Radon, a silent, stealthy gas, is one of the most significant health risks to Denverites.

Radon exposure is the second leading cause of lung cancer in the US. According to the Environmental Protection Agency (EPA) 15,000 to 25,000 people die from radon-induced lung cancer each year. This human carcinogen is easily exhaled from the lungs, but not before producing small radioactive particles that are absorbed into lung tissue. The odds for cancer are even worse for individuals who smoke and suffer radon exposure.

Let's be clear. We interact with radon every day. Atmospheric radon exposure constitutes the majority of our daily dose of background radiation. Radioactive decay from uranium, thorium and radium – found abundantly in Rocky Mountain region soil – produces radon. And here's where the danger lies . . . Radon produced by these substances enters subsurface soils and water and makes its way to the surface or enters homes through basement floors or crawl spaces. Basement floors with openings for water, natural gas, sump pumps and other utilities allow radon to enter homes. Radon gas, which is considerably heavier than air, tends to concentrate in basements, but can easily move to higher floors through air flow from open windows, forced-air heating and air conditioners or house fans.

Self-detection of radon is impossible as it is invisible, odorless and tasteless. Fortunately, simple home detection kits are available to help homeowners determine if radon is an issue in their house.

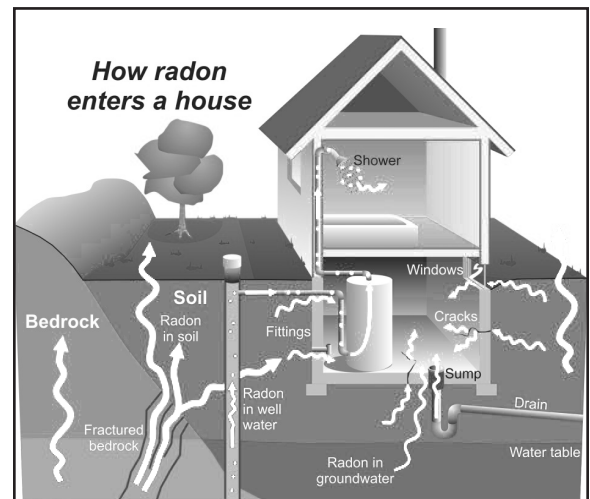
Translating radon exposure to health risk involves a little understanding of the measurements. The EPA advises that indoor radon exposure should not exceed the outdoor levels, or <0.5 picoCuries per liter (pCi/L) of air with a Curie being a unit for emitted radiation. The EPA identifies 4 pCi/L as the indoor radon action level. The World Health Organization (WHO) is stricter with its parameters and identifies 2.7 pCi/L as the action level. Armed with a radon measurement, the EPA recommends individuals consider mitigation for 2-4 pCi/L and highly recommends professional consultation, mitigation, further testing for levels greater than 4 pCi/L.

Mitigation on an existing home involves sealing basement cracks and openings, as well as drilling a hole in the basement floor to install a fan which collects radon gas below the floor and discharges it into the atmosphere via a pipe above the roof line.

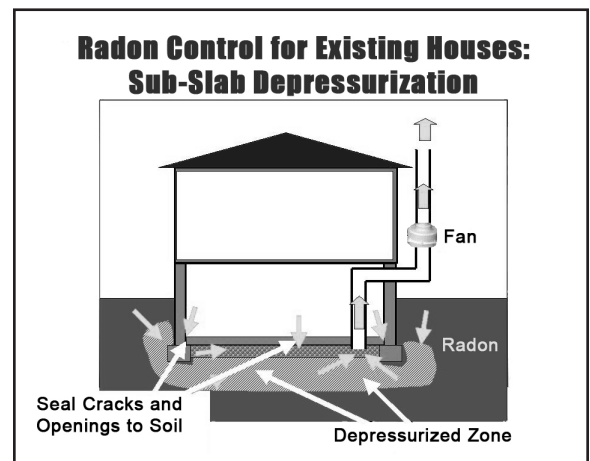
Colorado, with its delightful climate, is ripe for radon. The EPA classifies most of Colorado as Zone 1, which predicts home radon levels of ³⁴ pCi/L. The Colorado Department of Health and Environment (CDPHE) data shows that about 50% of homes tested in metro Denver exceed this 4 pCi/L.

Given the significant risk associated with radon exposure, all Southeast Denver homeowners should take the simple first step of securing a kit and testing their home for radon.

John A. Lanning is a retired professor of chemistry from the University of Colorado at Denver where he taught general, analytical, and environmental chemistry. John continues to cover Colorado environmental issues through the Academy for Lifelong Learning, an independent, non-profit organization dedicated to adult learning, <https://academyll.org>. John and his wife Denise have lived in the Cook Park neighborhood since 1975.



Source: Natural Resources Canada, Contains information licensed under the Open Government Licence – Canada



Source: A-and-R-Radon-Mitigation

News from the Cook Park Recreation Center

What's Been Happening?

Cook Park rounded out another successful Fall Season! Kids kicked, threw, bumped, and tumbled their way through our numerous youth sports programs. We also held a Trunk-or-Treat in October where over 440 kids and parents came to enjoy trick-or-treating and games. This was a huge collaboration with community including local schools, organizations, and businesses. We could not have done this without the support of Cook Park Neighborhood Association and all the wonderful businesses and organizations that hosted a car.



What's Coming Up?

We are ramping up for the basketball season this winter. If you're newer to the center, our open gymnasium hours will be limited so call ahead to check availability. Also, check out these cool programs coming up!

Cooking with Friends: Join friends as you learn about new cultures and recipes.			Watercolor: Learn watercolor techniques. Beginner class for those who have never painted or need refresher. Intermediate for those looking to advance.		
Cost: Ages 50+: \$7	Taste of Morocco Tues. Jan. 14th, 2020	11:00-1:00 PM	Cost: Ages 18-64: \$65 Ages 65+: \$42	Beginning Fridays Jan. 10th – Mar. 13th, 2020	9:30-11:30 AM
	Taste of India Tues. Mar. 10th, 2020			Intermediate Fridays Jan. 10th – Mar. 13th, 2020	12:00-2:00 PM
Educational Presentations: Switzerland- Join us for this interactive, educational discussion about Switzerland. Registration is required.			Parents Night Out, Kids Night In: Take night to yourself, we'll take the kids. This includes games, activities, and a pizza dinner.		
Cost: Ages 50+: FREE	Tues. Dec. 10th, 2019	12:00-1:00 PM	Cost: Ages 5-13: \$5	Fri. Feb. 7th, 2020	6:00-9:00 PM
Day Trips: Explore Colorado on these local excursions. Cost covers transportation. Money needed for food, admission, or other activities.			Breakfast with Santa: Come enjoy breakfast with Santa Claus himself. Bring the family and snap a picture, write Santa a letter, and even hang out with a special guest.		
Cost: Ages 50+: \$4	Holiday Lights Tour Wed. Dec. 11th, 2019	6:00- 9:00 PM	Cost: \$5 per individual (Parents must register with their child(ren))	Sat. Dec 14th, 2019 8:30-9:30 AM 10:00-11:00 AM 11:30-12:30 PM	
Cost: Ages 50+: \$5	Forney Museum of Transportation Fri. Feb. 21st, 2020	10:00-2:00 PM		Sun. Dec 15th, 2019 8:30-9:30 AM 10:00-11:00 AM 11:30-12:30 PM	
Acrylic Painting: Experiment with acrylic painting techniques.				Sat. Dec 21st, 2019 8:30-9:30 AM 10:00-11:00 AM 11:30-12:30 PM	
Cost: Ages 18-64: \$65 Ages 65+: \$45	Tuesdays Jan. 7th – Mar. 30th, 2020	6:30-8:30 PM			

Holiday Hours!

It's that time of year! Here are the hours we will be closing during the holidays.

Tuesday, Dec. 24th Christmas Eve 7:00 AM- 4:00 PM
 Wednesday, Dec. 25th Christmas Day..... Closed
 Tuesday, Dec. 31st New Year's Eve 7:00 AM- 4:00 PM
 Wednesday, Jan. 1st New Year's Day Closed



Meet the Staff: Alex Coltrin, Recreation Assistant/MY Denver Instructor

Who do you admire most? Besides my friends and family, I would say I admire Johnny Cash. He represents so much love and wisdom and that's inspiring.

What do you enjoy most about working at Cook Park? I love the comradery of the team and their dedication to this community. Bad days tend to not last long here.



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Teacher Housing at Place Bridge Academy?

BY PAUL KASHMANN, DENVER CITY COUNCIL DISTRICT 6

Place Bridge Academy, Cherry Creek Drive North at S. Monaco St. Pkwy, is an ECE-grade 8 school for 1,000 students from over 40 countries speaking more than 60 languages. The student population is largely composed of children from our growing refugee/immigrant communities.

At an October standing-room-only meeting in the school's library, area residents heard Denver Public Schools (DPS) and Urban Land Conservancy (ULC) talk about a potential agreement by which ULC would develop affordable housing on part of the Place Bridge Academy campus. DPS has debated the idea over the past couple years since it was first brought forward by former principal Brenda Kazin as a way to house immigrant/refugee families. It appears it is now the intent of DPS to aim any housing that might be built at Place at DPS teachers. A non-profit organization that offers care and counseling for grieving children and families - Judi's House - could also occupy space on the campus.

I was asked to participate in discussions in 2016 when the topic first came up. At that time a volunteer architect drew a picture of a 5-story building immediately east of the school which I assured him did not have plan support and I would not back. At that time it was deemed too expensive to move the solar array located in back of the school. At each meeting in which I was involved I insisted that DPS would need to be aggressive with public outreach if they decided to move forward. Communication from DPS quickly went silent, and I had no further involvement, though a similar short-lived plan surfaced at the long-shuttered Rosedale Elementary School building in the Rosedale/Harvard Gulch neighborhood. After a single public meeting to garner neighborhood input, DPS dropped that discussion.

DPS Board Member Dr. Carrie Olson and I attended a meeting with DPS and ULC about 2 months ago in which we were shown a drawing of a possible alignment of about 200 housing units and a two-story building for Judi's house. We were told it was not a "plan", but simply one scenario that was being considered. Following that meeting, Dr. Olson and I agreed that as a contract was being discussed and plans were being developed, the public needed to be involved.

Attendees at last month's meeting were frustrated by the lack of detail presented as to the quantity and height of housing units that might be built, how traffic from a new development would be handled and how the construction area – a former dump site – would be remediated while remaining protective of public health during excavation and transportation of any hazardous materials that might be found.

Since the meeting at Place, I have met with ULC and with the Colorado Department of Public Health and Environment (CDPHE). ULC emphasized that drawings of possible development on the site that have circulated online are initial concepts that will be refined if a contract is signed with DPS. ULC also agreed that if a contract is signed with DPS, before closing on any sort of land deal, a stakeholder group will be formed – including neighbors – to help develop any formal proposal. They promised comprehensive public involvement.

The team at CDPHE, led by Fonda Apostolopoulos, believes that if development is to occur, it is important that the old dump site be removed completely to eliminate concerns about methane from the dump site finding its way into homes that would be built over it. After examining the studies done on the site, the CDPHE team is confident full remediation can be accomplished while maintaining safety of the surrounding community. It is common to have odor released during such excavation, according to Apostolopoulos, but varying techniques would be employed to minimize the impact. He equates the environmental work required on the Place site to that performed over the last year or so on a similar sized parcel just south of the Indian Creek neighborhood in unincorporated Araphahoe County. The Denver Department of Public Health and Environment (DDPHE) would also be involved in permitting and oversight of any mitigation effort.

A long-awaited series of questions and answers from the Place Bridge Academy meeting should be released before Thanksgiving.

Dr. Olson and I will continue to inform the community, and hold additional meetings, as new details become available.

Virginia Village Branch Library: Upcoming Events

BY MARTHA GARBISON, SENIOR LIBRARIAN

I hope you are enjoying this fine holiday season even as you look forward to 2020!! Here are a few programs to look forward to in the new year that are happening at your local Denver Public Library location, Virginia Village Branch. We certainly look forward to seeing you at our programs. For a complete listing of events, do stop in and pick up our ENGAGE! Brochure. It lists all of Denver Public Library events and comes out monthly. Happy reading AND attending!! - Martha

ADULT PROGRAMMING

Holiday Music with James Kline

Saturday, December 14th, 2 p.m.

James Kline has performed professionally on guitar since 1988. He combines traditional classical repertoire with arrangements of familiar jazz and popular tunes. Join us for this beautiful musical celebration and some holiday cheer!

RAK Month at Virginia Village: Snail Mail Social

Saturday, February 1, 2 p.m.

Celebrate the written word by crafting letters, envelopes and postcards. Explore DIY mediums including collage, stamping and gilding, and use your new skills to make a special Random Act of Kindness card.

KID'S PROGRAMMING

Monthly STEAM Program: Rocket Academy with Da Vinci Adventures

Tuesday, January 21, 4:00 PM

Join us for Rocket Academy and learn all about space, rockets, and

what it takes to be an astronaut.

After completing our fun, interactive "training" program, you'll create and launch a rocket of your own!

Monthly STEAM Program: Kindness Kit

Tuesday, February 18, 4:00 PM

Celebrate RAK Month at Virginia Village by creating a kit that promotes kindness, using various DIY techniques like button making, zine crafting, and patch printing.

Monthly STEAM Program: Dry Ice Capades with Mad Science

Tuesday, March 17, 2:00 PM

Have you ever wondered how water is able to change into ice, or even steam? Experiment with dry ice in order to conduct a series of tests and explore the properties of matter!

Preschool STEM

Second Friday each month, 10:30 AM
Dec. 13, Jan. 10, Feb. 14, March 13

Ideal for ages 3-5, accompanied by an adult.
Explore simple STEM concepts in this program just for preschoolers.

Awesome Art Adventures

Third Friday each month at 10:30 AM
Dec. 20, Jan. 17, Feb. 21, March 20

Read a book and create some art. Learn about color and experiment with different textures using paints, paper, clay and more. Come dressed to get messy. *Ideal for ages 2-5, accompanied by an adult.*

Toddler Storytime

Tuesdays, 10:30-11:00 AM

Stories, songs, rhymes and fun for toddlers ages 18-36 months and their parents or caregivers. *Formerly called Tales for Twos.*

All Ages Storytime

Thursdays, 10:30-11:00 AM

Stories, songs, rhymes and fun for children of all ages and their parents or caregivers.

Baby Storytime

Thursdays, 11:30 AM - 12:00 PM

Stories, songs, rhymes and fun for babies ages 0-18 months and their parents or caregivers. *Formerly called Book Babies.*

Feeling nostalgic for that old 'summer of reading' that you enjoyed as a kid... reading and raking in the great prizes for having fun?? Well, fear not, we have an equally fabulous event for adults called "Winter of Reading" and, yes, you can read (among lots of fun activities) for awesome prizes. Stay tuned for more information on Winter of Reading 2020!!

For more information, call Virginia Village Branch at 720-865-0940 or visit us at 1500 S. Dahlia St. | Denver, CO 80224.

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Ask your Realtor: Should I Refinance my Home?

BY DEBBIE VANDRE, DEBBIE VANDRE PROPERTIES

Refinancing your home can have many benefits. First, you'll be able to take out money to address immediate needs in your home like improvement projects. This can only benefit your home's value in the long term. Before you take the leap to refinance your home, you should be sure that you're actually ready to take this step. Knowing what you're in for allows the entire process to go more smoothly. Read on for tips to understand more about the refinancing process and what you'll need.

Know Your Finances: Just like when you initially purchase a home, refinancing your home will require you to have your finances in order. Take a look at your budget and needs and determine if it makes sense for you to refinance your home. For example, your employment status or distance from life goals like retirement could have a factor on the term of the loan you're willing to take out. A 15-year mortgage may make more sense than a 30-year mortgage, but your monthly payments will also be a bit higher. You need to take all of this into consideration before you refinance.

Your credit score will also be a factor in refinancing your home just as it was when you initially bought your house. Check your score and see if any red flags pop up. Getting these corrected earlier rather than later can help you to get a better rate on the loan. There are plenty of free services that exist online that allow you to check your credit score.

Know The Value Of Your Home: If you know the value of your home and understand how much equity you've built up in the house, it will give you a better idea of your refinancing options. You can't get more than 70% of what your home is currently worth as a cash-out refinance. If you owe more than your home is worth, you might be in a tighter financial situation than you realize. You can do plenty of things to increase the value of your home; it will just take some time. You may even consider selling your house, making a move, and starting from scratch. Financially, this could be the best option, and you could also end up with a better interest rate.

Stay out of debt: Don't open new accounts. Pay down any debt you may have. That is the standard advice for people who are trying to get in good financial standing before buying a home or refinancing a home.

Do Your Research: Do some research and find the best home loan refinance rates around. Then, look into your own finances and decide what's best for you regarding refinancing your home loan.

If you have any other questions about real estate or selling your home please reach out to:
Debbie Vandre Properties | Debbie@Vandreproperties.com | 303-517-0891

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 Under Contract 5
 Active..... 4
 Avg Days on Market 64
 Avg Sold Price \$597,278
 Avg price per total sq ft.. \$ 287.90

Time period: September- November 2019

Ask your Rental Expert: How Strong is the Rental Market in Winter?

BY LAURA DAVIDSON, COLORADO & COMPANY REAL ESTATE

Ah, wintertime. Festivities galore! Is moving on your endless list of to-dos for the holidays?

With the holidays approaching and so much to do, tenants are reluctant to put forth the great effort required to move. Only tenants that absolutely need to move will commit in November and December. Often, tenants looking in winter are on month-to-month lease contracts with their owners, which means they can be very flexible, and thus picky as to what they decide to move forward with. Tenants will wait until their perfect property at the right price comes up. Owners typically cannot achieve the same rental rates as in the busy spring/summer season, due to high supply and low demand. This puts tenants in the power position in the winter, as they have higher negotiating power with owners competing for a small tenant pool. The best option is to competitively price rental properties in winter, especially if vacant, and try to achieve an 18-month lease to get back into the more ideal time of year. Tenants generally prefer to follow the school year and move in the spring/summer months. Winter, and particularly this time of year, is the worst time to be on the market for a rental listing. The best solution for having to put your property on the rental market in the winter? Trying to avoid having one in the first place!

Laura@ColoradoandCompany.com, Colorado and Company Real Estate, REALTOR®, www.denverluxuryrentals.com, Instagram: @lauradgrams

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