

Front Porch

Distributed to the Greater Stapleton Area

STAPLETON

DENVER, COLORADO

SEPTEMBER 2007

It's Been 5 Years...

STAPLETON: FIRST BLOCKS

by Gregory A. Diggs, Stapleton resident

In the beginning, there was wood and rock, dirt, dust and nails; A cacophony of construction and landscaping. The memory of concrete runways fading.

The First Blocks: Roslyn, Syracuse, Spruce, Trenton 24th, 25th, 26th, 28th Emerged as beacons of goodwill and fellowship. Neighbors, filled porches, front yards and parks

Talking, laughing, visiting, playing and Toddlers Running Everywhere. In the beginning

Today, it is hard to remember those original days. The New Urban Living has been well established. Green and Vibrant and Lively. The smells and sounds of life are pervasive, almost as if This is the way it had always been.

Sometimes

I walk or run or bike or drive To the edge of the neighborhoods, to the Next Blocks. There, I find the wood and rock, dirt, dust and nails; A cacophony of construction and landscaping. The familiar setting makes me nod and smile.

I dream of new beginnings and never-endings.

Happy Birthday Stapleton.



The first house built at Stapleton, a Wonderland Court home on 25th Avenue, stands alone on the barren former airport. See page 26 for a look at what became of this house after five years, and to

read the recollections of the "old timers" who moved in when the new Stapleton was in its infancy. Also see page 16 for an interview with Jim Chrisman, who helped formulate the original vision for Stapleton.

Back to School



Westerly Creek's new principal, Jill Corcoran, leads the annual "pool to school" walk on the first day of school. Families met at Aviator Pool and walked to school as a group. See page 4 for local CSAP scores and page 5 for an interview with DPS senior policy advisor Brad Jupp who explains choices available in the Denver Public Schools.

Anchor School Opens Sept. 4



Deyannira Villa-Cazares, age 4, touches the notches that identify the cubbies for the blind children that attend Anchor School.

By Kathy Epperson

Anchor Center for Blind Children, serving blind and visually impaired children ages newborn through five, officially opens on September 4 in their new

building located in Stapleton at 26th and Roslyn. Now in its 25th year, Anchor Center has been operating in the location on the Clayton Campus at Colorado Blvd. and Martin Luther King (continued on page 6)

Printed with soy-based ink. Paper contains 40% postconsumer waste.

4 Stapleton CSAP Scores

Since You've Asked

9

S.U.N.

24

Early Residents' Memories

26



The 2007 Fall Festival will be held Saturday, Oct. 13 at Founders' Green.

Mark Your CALENDAR FOR LOCAL EVENTS



EVERY MONTH

Monthly

New Resident Orientation Meeting
[Call 303.388.0724 for date & location]

Every Tuesday

AA Open Discussion Meeting
Bladium 7:30pm
[Joe Mc at 303.912.7075]

3rd Tuesday

Stapleton Business Assoc.
Call for location 8am
[Stapleton Foundation 303.393.7700]

1st Wednesday

"1st Wednesdays"
Home-based businesses
[Check StapletonLife.com for time & place—most meetings 11:30am - 1pm]

2nd Wednesday

S.U.N. Transportation Meeting
(meets odd numbered months only)
3126 Elmira Ct 6:30 - 8:30pm
[Paul Frohardt stapletonneighbors@msn.com]

3rd Thursday

Stapleton Citizens Advisory Board Mtg
Stapleton Development Corp (SDC)
7350 East 29th Ave. 7:30 - 9am
[SDC 303.393.7700]

4th Thursday

SUN Board Meeting at 6:30pm
Stapleton Development Corp,
7350 E. 29th Ave. Lg. conference rm.
[stapletonneighbors@msn.com]

EVERY MONTH

1st Saturday

Bluff Lake Birders
Bluff Lake Nature Center 7 - 9am
[BluffLakeNatureCenter.org]

2nd Saturday

NE Denver/Park Hill MS Self-Help
and Peer Support Group
Pauline Robinson Library 10:15-11:45am
5575 E 33rd Avenue
[Paula Sussman 303.813.6691]

Last Saturday

Sweet William Market
Founders' Green 9am - 2pm, thru Oct.
[www.sweetwilliammarket.com]

Every Sunday

Stapleton Farmers Market
29th Ave. Town Center 9am - 1pm
Thru Oct. 14th [303-442-1837]

SEPTEMBER

Monday, September 3

Aviator Pool closes for season

Friday, September 7

Stapleton Movie on the Green
Top Gun (starts at dusk)
Brought to you by Stapleton MCA
and Forest City Stapleton

SEPTEMBER

Friday, September 7

Fundraiser for Sand Creek Greenway
Dick's Sporting Goods Park, \$55.00
5:30 - 7:30pm (see page 10 for details)
[www.sandcreekgreenway.org]

Saturday, September 8

Central Park Completion Celebration
[See schedule below]

Saturday, September 8

Sand Creek Greenway
REI tree planting 8am - 12pm
[www.sandcreekgreenway.org]

Saturday, September 15

Stapleton Concert on the Green
Soul School 6-8pm
Announcement of Stapleton
Video Contest Winner
Brought to you by Stapleton MCA
& Forest City Stapleton

Sunday, September 16

Sun Kickball Tournament
Westerly Creek Elementary, 11am
[Mehringerg@gmail.com]

OCTOBER

Saturday, October 13

Fall Festival
Founder's Green TBA

Sunday, October 14

Last day of the
Stapleton Farmer's Market

What's going on at Stapleton? Community Forum

**Tuesday, Oct 4, 2007
7:00 pm to 8:30 pm**

Bill Roberts School
2100 Akron Way, Denver

Sponsored by:
Councilman Michael Hancock
Stapleton United Neighbors
Stapleton Citizens Advisory Board
Forest City Stapleton

Doors open at 6:30 pm

Sept 8th - Central Park Completion Celebration Events

9:30 am - 9:45 am Ribbon cutting
10:00 am - Noon Kids' sports and
fitness events
Noon - 2:00 pm Model boat
demonstrations



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Stapleton Schools Perform Well on CSAP

DSST CSAP Results

By David Ethan Greenberg

Students from Stapleton's Denver School of Science & Technology posted some of the state's highest scores in both the 2007 Colorado Student Assessment Program (CSAP) tests and the ACT exam, demonstrating, once again, that DSST is far and away the most academically successful public high school in Colorado serving an ethnically and economically diverse student population.

DSST's first class of juniors posted a composite score of 23.6 on the ACT, tied with Cherry Creek High School as the fifth highest in the state, even though DSST had more than three times the enrollment of free/reduced lunch students as any other high performing school. DSST is a DPS charter school whose enrollment is roughly evenly divided among Black, Hispanic and Anglo students. Its ACT score was significantly higher than the state average score of 19.1. Only three schools in the state had higher math scores and only four had higher science scores. Generally, a score of 20 or higher on the ACT indicates that a student is capable of succeeding at a four-year college.

CSAP Results: 10th Grade

Math: Sixty-seven percent of DSST 10th graders scored advanced or proficient in math. This was the highest score of any high school in Denver Public Schools and more than twice the state average.

Reading: Ninety-one percent of DSST 10th graders scored advanced or proficient in reading, comparable to the other elite schools. The DPS average was 43 percent.

Writing: Sixty-eight percent of DSST 10th graders scored

advanced or proficient in writing, slightly lower than the benchmark schools. This may, in part, be attributable to the higher number of students at DSST for whom English is not their native language.

Science: Sixty-nine percent of 10th graders scored proficient or advanced in science, far exceeding the state averages, but lower than other high performing schools, a curious result considering that DSST is a liberal arts school with an emphasis on science. DSST, because it requires a four year science sequence, teaches a "Physics First" curriculum...physics in 9th grade, chemistry in 10th, biology in 11th and a choice of advanced courses in 12th grade.

So, in essence, the 69% score reflects the general knowledge that DSST students bring to science, not the detailed learning from the courses they have taken. Science & Tech had the 5th highest scores in the state on the science section of the ACT, so clearly the curriculum is working.

9th Grade results: Overall 9th grade scores once again exceeded all DPS and state averages by substantial amounts, as shown on the chart below.

David Ethan Greenberg is the founder of the Denver School of Science and Technology.

Westerly Creek and Odyssey CSAP Results

By Brian Weber

Stapleton's two K-8 public schools continued to perform well on annual state standards test. In tests administered last spring, the Odyssey School increased its overall average passing scores from six to 13 percentage points. The percentages of passing scores were: reading, 80%; writing, 58%; math, 66%; and science, 50%. Odyssey is an expeditionary learning charter school in Denver Public Schools.

The Westerly Creek Campus (Westerly Creek grade three; William Roberts, grades 4-7) posted the following passing scores: reading, 66%; writing, 54%; math, 59%; and science 24%.

Each year public school students in grades three-10 are tested in reading, writing and math under the Colorado Student Assessment Program (CSAP); grades five, eight and 10 are also tested in science. Odyssey and Westerly Creek far exceeded Denver Public Schools averages, and outdid most state averages as well.

The leaders of both schools were pleased and but are looking for ways to improve. They credited teachers for the successes, in particular by tailoring instruction to individual students' abilities, and professional development using assessment data to guide instruction. Odyssey especially focused on boosting math skills to close the achievement gap between white and students of color.

"We know from research that strong assessment practices are essential to close that gap," said executive director Marcia Fulton. "The data clearly show we are on the right track."

She also noted that CSAP is but one assessment and "we don't teach to the test."

Like many DPS schools, Odyssey math scores had historically declined in math as students entered middle school. This year Odyssey hired a math consultant to work with teachers and taught math by grade levels rather than in mixed grade configurations. It also organized students by ability. Math percentage passing scores went up for grades six (74), seven (54) and eight (43), by 12, 10 and 22 points, respectively, from 2006. "The structural changes Odyssey made in math made a big difference for kids," Fulton said.

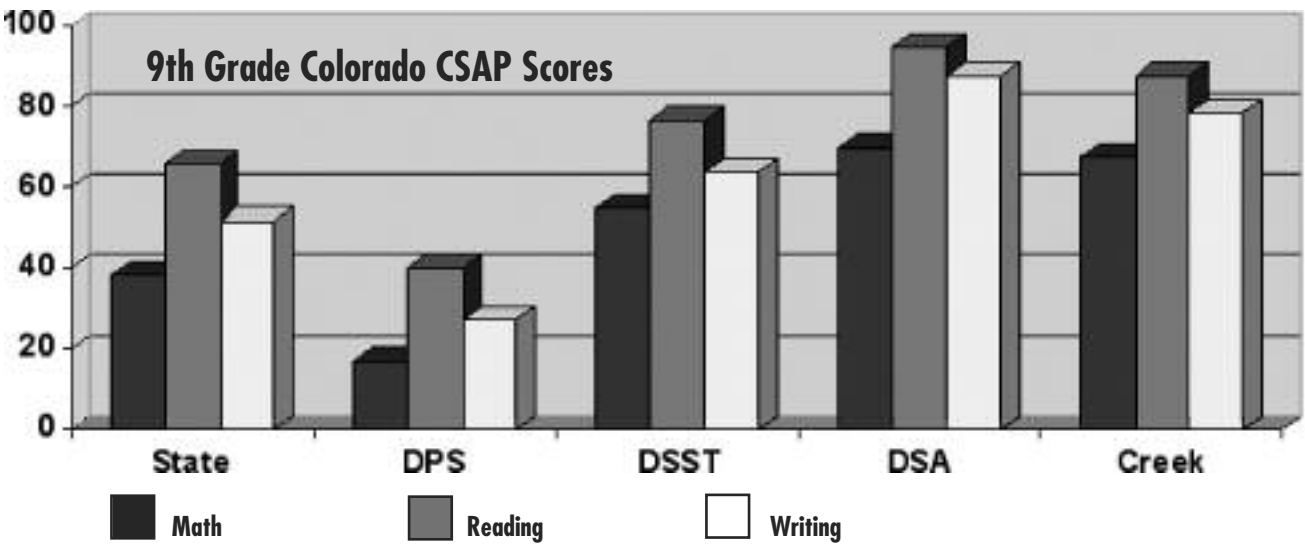
Odyssey also scored high in reading in all but one grade: third (88); fourth (95); fifth (79); sixth (87); seventh (79); eighth (57).

Trich Lea, principal of the Westerly Creek Campus, attributed some success to a 12-week "Saturday School" from November-February where teachers and Stapleton residents (organized by Stapleton United Neighbors) tutored struggling students in grades 4-7. "It was huge," said Lea, now principal of Roberts which grew to a K-8 school this year; Westerly Creek is ECE-1 this year and will grow by one grade per year to grade five.

Third and seventh grades did especially well. Scores in third grade reading and math and seventh grade reading and writing ranged from 75-81 percent passing. Third grade writing was 65 and seventh grade math was 57. Lea intends to begin tutoring earlier this year and to provide skills classes in literacy and math most days for students in need of help.

For a complete list of scores go to www.dpsk12.org.

Brian Weber is Vice President of the Stapleton Foundation.



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Understanding School Choice in DPS

A Conversation with Brad Jupp, Policy Advisor to the DPS Superintendent

In an effort to help parents find the best school for their child, the Front Porch interviewed Brad Jupp, senior policy advisor to DPS Superintendent Michael Bennett. This month we focus on the similarities and differences in different types of schools. In our October issue we'll run the conclusion of this conversation, in which we discuss, among other subjects, instructional innovation, ongoing training for principals and the parents' role in creating successful schools.

Q: Can you give us an overview of the kinds of school options that exist for families in the Denver Public Schools' (DPS)?

A: I'd like to start by saying that what parents want most is a really great school, and what parents like as they make their minds up are clear choices. What matters most to them is getting into the school they want. So the distinctions between charter, magnet and neighborhood schools are kind of meaningless to parents because what they really want is a good choice.

Now that we've made that point, a **charter school** is operated with a degree of independence from the school district. The school board grants authority to run the school to a board that has a large degree of autonomy from the school district. Charter schools get their money directly from the school district and then purchase all of the services "from soup to nuts" with that money. The principal is selected by the charter school board. The board and the principal establish an academic program that's attractive to the community that the charter school serves. Stapleton has a great charter school called the Odyssey School. It's clearly attractive to parents in the area because a high percentage of Stapleton parents put their kids in that school. It's also attractive throughout northeast Denver and even on a citywide basis.

In **magnet schools** the district selects the principal. There is the equivalent of a board in the school's CSC (Collaborative School Committee), although they don't have as much autonomy as a charter school board. The principal and the CSC, along with the school district, agree on the kind of academic program that they're going to offer.

Q: How is the selection process for who gets into those schools determined?

A: The different types of schools all set rules for the selection process. Odyssey, for example, has rules that include some neighborhood preference and they include some preference for economic diversity (if I'm right, I'm not sure I know all the rules at Odyssey).

We have a magnet school (Sandoval) that includes some neighborhood preference, and they also include a preference based on having an equal number of English speakers and Spanish speakers. At East, a neighborhood school, I'm fairly certain, although I don't want to be held accountable for the fact on this, what they do is run a date-stamp wait list. George Washington's IB (International Baccalaureate) magnet school has some academic expectations. So it's possible to create schools where one of the factors in the selection process is academic expectations.

Q: What are the rules for hiring and firing of teachers and principals at the different types of schools?

A: Charter schools are expected to use their per pupil allocation to staff their entire school. They bring in a body of at-will employees and they make sure they are able to meet the expectations for their academic program. They have sole hiring and firing authority at the head of school and the charter-board level.

In a DPS school that doesn't work with a charter authority, the principal selects the faculty from among candidates who have been identified by the human resources department. A DPS school that's not a charter school has to follow the letter

and spirit of state law very closely when they seek to dismiss a teacher or another employee for cause.

In charter schools, state statutes on dismissal of teachers and other staff are explicitly waived by state law.

Q: What are the differences between the three kinds of schools in terms of student dismissal?

A: There's no difference. All schools are expected by state law and district policy to execute fair due process and it's the same for all schools. There's a lot of chattering in the community about how charter schools have greater ease of dismissing kids or for that matter, some neighborhood schools have a way of pushing kids out. But they're all ultimately expected to serve kids and nobody's given special rights or privileges to push kids out.

Once you step away from the policy boundaries that define these three different types of schools and look at it from the lens of a parent, there's almost no differences except for what the parent perceives of as good or bad.

Q: To what extent does either the district or the principal direct curriculum?

A: When Michael Bennet took over the superintendency of Denver Public Schools, he created a broad strategic plan, the purpose of which was to lay out our agenda for instructional reform and instructional improvement. It included some expectations for how we were going to do instructional reform, how we were going to operate the school system, and how we were going to work in collaboration with the community to make better schools.

The instructional expectations of the Denver plan, which we think of as not very original but good common sense, makes some assumptions. For instance, if you are a below-grade-level reader, you need supports – both during and after the school day to become a better reader. In sixth, seventh and eighth grade, those students get an extra period of reading instruction. It's called "blocking."

The principal, with the collaborative school committee and the school district can work together and they can establish an instructional plan that exceeds the Denver plan. In



Brad Jupp, policy advisor to the DPS Superintendent

fact, we've created a couple of programmatic ways where DPS and principals can break out of the pack and say, "We want to do something different." The Beacon Schools Initiative and the School Innovation Grants Initiative were vehicles for schools to say, "We talked about this with our community and we want to do something more. And so we want to have the ability to select our own staff in alignment with this plan (that's the Beacon Schools Initiative) and once we've received that recognition, we might need a little start-up money (not a lot) to make things work (that's the School Innovation Grants Initiative)."

With that in mind, they're allowed to consider options like the IB program or Core Knowledge, which are packaged programs developed by national

(continued on page 18)



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Anchor School – Using New Technology to Teach Blind Students

(continued from page 1) Jr. Blvd. for the last 17 years. “At first we just wanted a building that enhanced the learning styles of young children with vision impairment,” says executive director Alice Applebaum. “Then we had an explosion in numbers – and continue to grow – so it became about needing space as much as it was about quality.”

Anchor Center chose Stapleton for its new location for its accessibility from all areas of the city, its visibility, and the availability of enough land to accommodate the building Anchor envisioned. It was also a chance for the kids and staff to become part of a community.



Above: Shown here at dusk, the new building takes advantage of dark and light, as well as colors, since some students have sensitivity to light. Left: Deyannira Villa-Cazares knows she’s approaching a classroom by the “trail rail” notches.

Designed by The Davis Partnership, the new building includes many features that provide environmental cues for the children. Anchor Center enlisted the help of an acoustical engineer to make sure noise distraction and echoing are minimized but that subtle features in the architecture provide directional cues. “Every room has one wall that is at a slight angle – that makes the sound waves bounce differently – mak-

ing the sound functional and helpful for children,” says Alice. “Some rooms have ‘lapped’ drywall on the wall, and one room has wavy fiberglass – things that are not only functional but beautiful and fun design features.”

Because some of the children have sensitivity to light, even the lighting is designed to support the children’s learning. Not only are the walls white to provide the highest level of contrast, but

Still 15 more years of homebuilding ahead!

\$10,000 Broker Winner Announced!

Forest City Stapleton Congratulates Steve Rosch of Coldwell Banker as The \$10,000 Grand Prize Winner!

Stapleton hosted a month-long broker contest in July, inviting real estate agents to visit 20 model homes in the community for a chance to win a free trip valued at \$10,000. Realtors who visited all of the models and completed the contest requirements were eligible for a grand prize drawing to win a free trip to the National Association of REALTORS annual conference in Las Vegas this fall.

Steve Rosch, with Coldwell Banker Residential Brokerage in Greenwood Village, was selected as the real estate broker contest winner; and will take three friends on the November trip to Las Vegas for a five-night stay at the Bellagio Hotel, airport limo service and \$2,500 paid expenses! Additionally, Steve will receive a \$1,000 gift card for The Shops at Northfield Stapleton to get him geared up for the trip to Vegas!

Stapleton will continue to host future broker events, such as the real estate speakers series launching this fall – [check www.StapletonDenver.com](http://www.StapletonDenver.com) for upcoming details.

See more than 30 model homes between noon and 6 p.m. Mondays, 10 a.m. and 6 p.m. Tuesday through Saturday and from noon to 5 p.m. Sundays. For other details, stop by the Stapleton Visitor Center, open 10 a.m. to 7 p.m. Monday through Saturday and noon to 5 p.m. Sundays.

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STAPLETON

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Above: Aidan Lindley feels and hears a change in flooring materials.
 Right: Cici McCall dances on the new stage in front of a two way mirror that can be used for observation of the students.

different pods in the building have subtle colored lighting in blue, yellow and red, which are visible from the exterior as well. This is reinforced by lighting along a rail down the hallway. A Light Room offers a projection screen as well as what Alice refers to as a 'firefly wall', with small lights against a dark blue background. "This room is where we provide light and high contrast to help the children utilize

whatever limited vision they may have," says Alice. "Once they get a skill in the dark, it is easier for them to transfer that skill to lighter areas."
 Tactile cues are everywhere in the new building, helping the kids to build pre-Braille skills. Not only do floor surfaces change to indicate the entrance to classrooms, but a 'trail rail' with notches allows the children to navigate the hallway with more confidence and tell when they are approaching a classroom door. The new space also accommodates tactile learning such as playing with water, planting herbs, and more.
 A garden extends the learning experience to the outdoors. The sensory garden includes plants that are very fragrant, textural and colorful. A Braille Trail and Cane Walk Lane offer kids a chance to navigate and explore. "The greenhouse area includes picnic tables and a sunflower garden," *(continued on page 8)*





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Anchor School *(continued)*



(continued from page 7) Alice says, “The children will plant sunflowers and watch them grow – along with having some horticultural therapy as part of our curriculum.”

While Alice and her staff are thrilled with the new building and consider it a teaching tool in itself, they emphasize that it is their loving care and expertise working with children with vision impairments that is central to the strength of the school. “We are leaders in the field, and this building will enhance that national presence and recognition that we already have,” explains Alice. “We’ll host national conferences and continue to have interns that are part of a program paid for by the Lillis Foundation – the goal being to get more professionals into the field as current people near retirement. If you ask any family what happens at Anchor Center – even before the new building – I’d wager all would say their lives are transformed.”

Join the ribbon-cutting ceremony of the new Anchor Center for Blind Children on September 28 at 2550 Roslyn Street, with festivities starting at 2:00pm. On September 29, bring family and friends to come visit and tour the new school (named the Julie McAndrews Mork Building), from 11:00 am-1:30 pm. For more information, call Anchor Center for Blind Children at 303-377-9732.

Left: Aidan Lindley explores the playground/garden at Anchor School.

Denver Children’s Home Challenge a Success

Due to the generous support of the many companies and individuals associated with Forest City Stapleton, \$4850 was raised for back-to-school clothes and supplies for children at the Denver Children’s Home. The Denver Children’s Home provides comprehensive care for abused and neglected children aged 6-18 who suffer from mental illness further complicated by trauma. In July, Forest City challenged Stapleton-area businesses to match a \$100 contribution, with the goal of raising \$4,000. Over 40 different entities responded to the challenge!

As a result of the successful fundraising efforts, twenty-five students and ten counselors from the Denver Children’s Home went back-to-school shopping at Target in Northfield on August 13th. After shopping, the students and counselors were treated to lunch at Wahoo’s Fish Tacos at Northfield.

Thanks to everyone who supported the challenge and contributed to this cause. Due to your generous contributions, residents of the Denver Children’s Home are returning to school this fall with an extra boost of confidence and great new clothes and supplies.

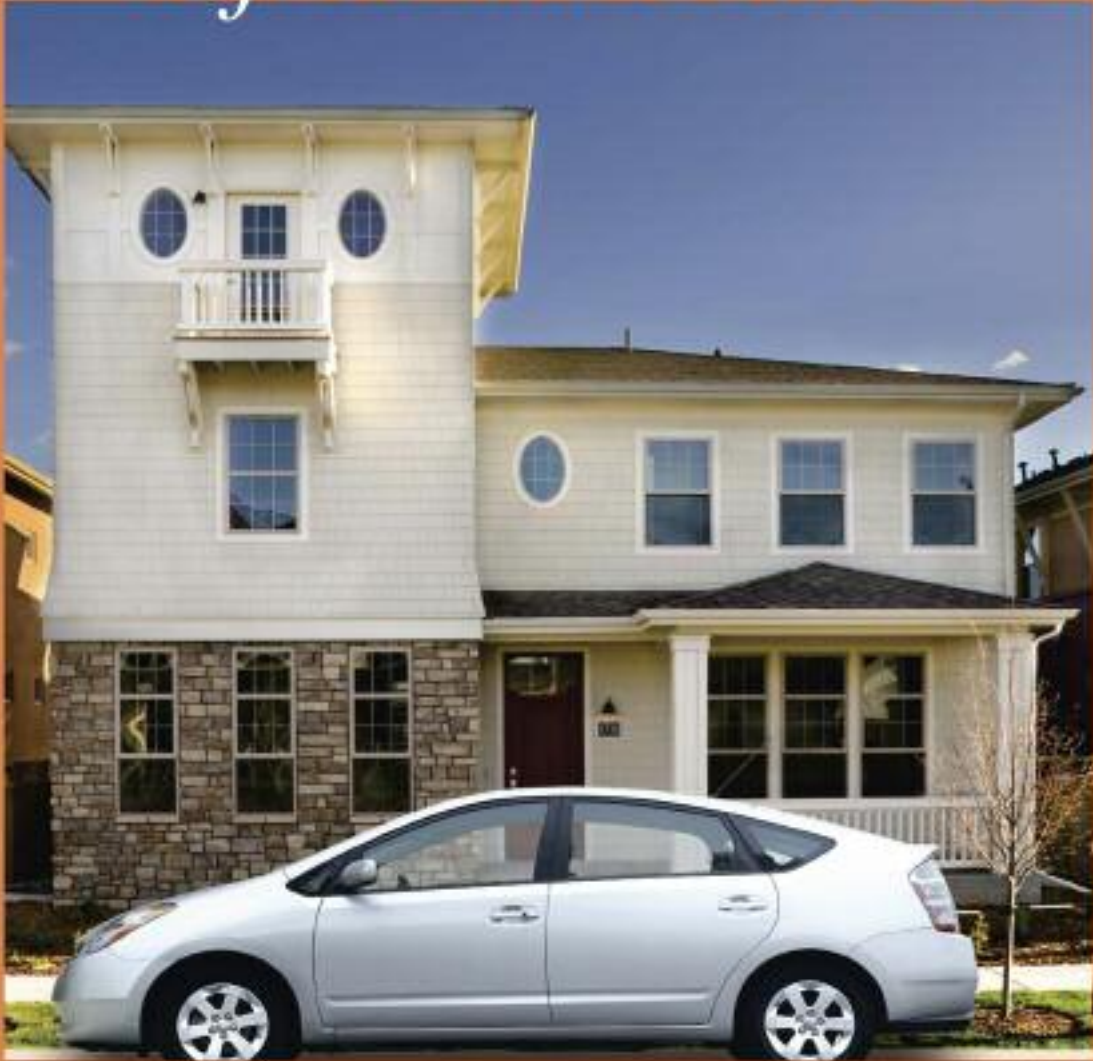
Photo courtesy of Denver Children’s Home



Stevie, Kyrie and Bryanna were among the 25 students from Denver Children’s Home who enjoyed a back-to-school shopping spree at Target with money raised by local businesses and Forest City Stapleton, Inc.

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Since You've Asked

I am curious about the Trimark Communities Mansion Homes. They have stopped building and the official comment is only that they are "re-evaluating the situation at Stapleton." I can find no press releases or other announcements.

Trimark Homes is a subsidiary of DR Horton, which is undergoing a national restructuring of its homebuilding operations. Forest City is working with Trimark to determine its plans for Mansion Home lots at Stapleton and is in negotiations to purchase lots where construction has either not been started or completed.

Is there a golf course planned for Stapleton north of Interstate 70?

Yes. A golf course is still in the plan for the development of Stapleton north of Interstate 70, but there is no timetable for the development of that facility at this time.

What is planned for the park just south of 26th and east of the Westerly Creek Open Space? Is Forest City telling more about what that will be? (i.e., any play structures or other features, or just buffer zone?)

The current programming for the park (which is in the portion of Stapleton that is in the City of Aurora) includes play equipment, trails, a picnic area, a community garden, a soccer field, and a children's softball/baseball/t-ball field (i.e., not big enough for adult activities). Please note this is subject to change through the entitlement and construction document process with the City of Aurora.

When will recycled water be available for open space irrigation at Stapleton?

According to Lee Cesario at Denver Water, Stapleton is currently planned to have recycled water in April of next year (2008). This means recycled water will be in existing recycled water pipelines already installed at Stapleton. Existing taps on the recycled water pipe will have to be checked and prepared.

Why is the little trailer that monitors speeders chained up in the East 29th Town Center rather than out on the street monitoring speeders?

When the trailer is chained up in the E. 29th Avenue Town Center, it is being recharged after returning from the field where it has gathered data on speeders at certain locations



Speed signs in the E. 29th Ave. Town Center that flash current driving speed have experienced some technical difficulties that are being addressed at this time.

throughout Stapleton that can then be shared with the Denver Police Department for possible stepped-up enforcement. To request that the speed monitoring trailer be dispatched to a Stapleton location where speeding appears to be a problem, please call or email Angie Malpiede, executive director of the Stapleton Area Transportation Management Association at 303.468.3231/amalpiede@stapletonfoundation.org.

I have noticed that the electronic speed warning signs on the Roslyn and Syracuse couplets in the E. 29th Avenue Town Center seem to be working only sporadically. What's going on?

The new interactive signs, which were installed to remind motorists to slow down and be mindful of pedestrians when driving through the Town Center, have been experiencing some technical difficulties that are being addressed at the present time.

As I travel around Stapleton, I sometime encounter names I do not recognize. For example, who are Bill Roberts (William Roberts Elementary School) and Fred Thomas (Fred Thomas Park)?

The late Bill Roberts was a former Denver City Councilman who represented Park Hill, including the area of the former Stapleton International Airport. He also served as the Denver Manager of Public Works and President of the Denver Water Board. The former Park Hill resident was also a prominent businessman and leader of Denver's African American Community.

Fred Thomas was a prominent civil rights leader and member of Denver's African American community who served on the Colorado Commission on Higher Education and the Board of the Denver Center for the Performing Arts. He worked tirelessly for equal access and opportunity for all in education and in civic government. Mr. Thomas was Vice President of Johns Manville Corporation when he died in 1980. (Information provided by Alice Kelly, Chair of the Stapleton Development Corp.)

Unless otherwise noted, answers provided by Tom Gleason, Forest City Stapleton, Inc.

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Volunteer at The Odyssey School
Help Promote a Love of Reading

By Julie Wielga

If you walked through the halls of the Odyssey School between 8:15 and 8:45 in the morning, you would see many pairs of students and adult volunteers absorbed in reading together. You would hear students reading out loud to their adult volunteers and volunteers reading to their buddy.

You would hear laughter and conversations about words and places. You would see pairs cuddled on cushions and sitting at desks. You would see book groups, poetry groups and therapy dogs and their owners.

Odyssey's Reading Volunteer Program is beginning its 8th year. The program was begun to ensure that struggling readers received extra one-on-one time with an adult. However due to requests from teachers, students and parents, the program has expanded to meet the needs of all students. In 2006-2007, 120 Odyssey students read with a volunteer either individually or in a small group. Each volunteer is asked to give 45 minutes a week for the duration of the school year. For more information on volunteering, call Julie at Odyssey School at 303-316-3944 ext.43230.

Photos courtesy of The Odyssey School.



Odyssey School's Volunteer Reading Program

Sept 15, 10am - 6pm, Fletcher Plaza Aurora
Festival International



Dancers at the 2006 Festival International

Enjoy Chinese, Indian and Irish dancing, Japanese drumming, Eastern European singing, Polynesian performance, martial arts demonstrations and more on stage at the second annual Festival International in Aurora.

This free event is happening from 10 a.m. to 6 p.m. Saturday, Sept. 15, at Fletcher Plaza, located at 9898 E. Colfax Ave., between Havana and Yosemite streets in the East End Arts District.

Entertainment will be provided every half hour on stage by cultural groups representing countries around the world, and a World Market will feature arts and crafts.

Finally, the Passport to Culture, a children's activity area, will host hands-on,

interactive cultural activities touching on global dance and performance, international sports and games, make-and-take projects and exploratory experiences such as trying on authentic heritage attire. Children will receive their own Festival International Passport to Culture in which they may receive marks for each activity and food vendor they visit during the festival.

Admission and activities are free. Food and beverages will be sold on site.

Festival International is presented by the Northern Aurora Business Association, and sponsored by the City of Aurora. Call 303-361-6169 or visit www.aurorabusiness.org.

Is eighty acres enough green space for you?



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Parkwood Homes announces new available homes facing a park and just a few steps from Central Park. Situated in Stapleton's latest neighborhood, these homes feature:

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Renewable energy and energy efficiency in action
Solar Tour Oct. 6th

The Colorado Renewable Energy Society's (CRES) Tour of Solar and Green-Built Homes will be held Saturday, October 6. Part of the American Solar Energy Society's National Solar Tour, this offers an opportunity to see how people have harnessed the sun to heat, cool and power their homes. The tour provides hands-on education and inspiration for greater use of renewable energy and energy efficiency. Learn how to save money, protect against power outages, and reduce your impact on the environment.

Tickets may be available online in the last week or two before the event. Or tickets can be purchased starting at 9:00am at the new green-built Signature Centre, located at 14143 Denver West Pkwy., just north of I-70, Exit 263. Cost is \$20 per carload or \$45 for a bus tour (includes lunch). Visit www.cres-energy.org/events/about_tsh.html for more details. Three Stapleton homes and several other homes in the northeast Denver area will be among the homes on the tour.

Sports for Adults

Where having fun is more important than winning

On September 8th at Crescent Park in Lowry the Western Alternative Sports Association (WASA) will sponsor a free "open house" to come out and try playing Twisted Kickball or Human Foosball. A new game will start every hour between 10am and 2pm. These games are for adults only.

On Thursday Sept. 27th, also at Crescent Park, WASA will host a sport event that will include one 45-minute game of Twisted Kickball and one 45-minute game of Human Foosball. The fee for this event is \$10 per person for online registration/\$12 on the day of the event. Register at www.wasasports.com. For more information call 303-399-1865 or email tricia@wasasports.com.

WASA started in 2003 as a fun way for friends to unwind from the daily stresses of adult life. WASA offers sports you haven't had a chance to play since you were a grade-schooler – where it's not important who wins or loses, it's how much fun you have playing. Athletic ability is optional!



Westerly Creek Elementary
Direct Giving Campaign

Westerly Creek Elementary parents and the community are paving the road to excellence. Families and interested community members were invited into neighborhood homes to learn how their dollars will create an excellent school. This year's Direct Giving Campaign exceeded its fundraising goal. At the four Direct Giving parties the PTA raised over \$23,000. The money will be used to pay for PE and Art Supplies, First Grade Literacy supplies and much needed Library Books. Thank you, Principal Jill Corcoran for your leadership and charisma at every party.

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Over 90 individuals and families
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ranged from \$25 to \$2,000 with
an average gift of \$300. |

If you would like to make a donation go to Westerly Creek PTA website, www.westerlycreekpta.com and click on Click and Pledge. Donors can spread out their giving over time with a credit card.

Our next big event will be The Westerly Creek Auction
Saturday, November 3, 2007

If you are interested in joining the PTA visit our website. www.westerlycreekpta.com



Upcoming Events at the Children's Museum

- Target Tuesday! Sept. 4th, 4-8pm**
Play for FREE the first Tuesday of every month from 4-8pm courtesy of Target for their generous sponsorship!
- Pets and People, Alike and Different Sat., Sept. 8th at 1:00 pm**
Calling animal lovers of all ages! Local animal experts will come to the Museum to teach about our furry friends! Meet a veterinarian and learn through interactive activities.
- A Hop, Skip and a Jump Start; Family 5k, Toddler Trot and Infant Crawl Sept. 22, 9am & events from 10am - 5pm**
Foster a family love for exercise with the first annual 5k Fundraiser! The 5k, starting at 9:00am, follows the Platte River right by the Children's Museum and will be filled with surprises around every corner. After the race, children can participate in a Toddler Trot, an Infant Crawl and a whole day of fun outdoor events. To register, go to www.mychildsmuseum.org.

The Museum is open Monday through Friday: 9:00 a.m. - 4:00 p.m., and Saturday and Sunday: 10:00 a.m. - 5:00 p.m. Admission: under age one is free, age one is \$5.50/person, ages two - 59 is \$7.50/person, and over 60 is \$5.50/person with free admission on the first Friday of every month.

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at these businesses. Offers may change monthly.

Sat., Sept. 15, 2007, 10am to 2pm

Homestart Conference

By Janeen Cameron

Join us for a FREE conference to get on the path to homeownership and become a homebuyer at Stapleton! The conference will include a free barbeque lunch. Registration takes place between 9:30 am and 10:00 am. The conference will run from 10am until 2pm.

The conference will be held at 7505 E. 35th Avenue, Suite 360, Denver, CO 80238 (between Sally Beauty Supply and Nails of the World at Quebec Square).

American Sunrise Communities (ASC) is a nationwide, 501(c)(3) non-profit organization that is working to create a broad range of quality affordable housing opportunities and programs. These opportunities will help hard-working low and moderate income American families achieve a higher quality of life by helping them realize the American dream of homeownership.

ASC partnered with Forest City Stapleton to educate potential homebuyers on the affordable home buying process at Stapleton. Affordable homes at Stapleton in-

clude the Syracuse Village and Roslyn Court Condominiums which offer single-level, bi-level and one, two and three bedroom condominiums ranging in size from approximately 800 to 1,150 square feet, priced from the low to high \$100s. In early 2008, additional affordable housing will be constructed by New Town Builders.

If you're in the market for an affordable home, it's easy to purchase at Stapleton! Your annual household gross income, before tax, must fall at or below the following 2007 income limits.

Household of 1: \$40,150
Household of 2: \$45,900
Household of 3: \$51,600
Household of 4: \$57,350

To find out more information and to register for the conference, please log onto www.stapletondenver.com or www.americansunrise.org. You can also call ASC directly at 303-321-7100.

Stapleton M.C.A.

By Keven A. Burnett

Communication – The Stapleton Master Community Association keeps current community information and notices on two websites: www.StapletonOnline.com and www.StapletonCommunity.com. We also send out special "email blasts" to all residents who register at www.StapletonOnline.com. In addition, the MCA has been working with the Stapleton Citizens Advisory Board (CAB) to post meeting information for the CAB at www.StapletonCommunity.com (click on "Resources").

Stapleton Events – See Calendar on page 2 for MCA hosted events in September including the final concert and movie on the green, the Farmers Market on Sundays and the Sweet William Market on the last Saturday of the month.

Community Maintenance/Facilities – If you feel a particular section of alley requires immediate attention, please call or email alleys@stapletoncommunity.com with an exact location. All alley work will be allocated on a priority basis and will be accomplished based upon funding availability. However, once an alley project is placed on our maintenance list it will remain there until repaired. If there are any grounds issues that you feel need to be addressed by the MCA during Fall replacement work, please email grounds@stapletoncommunity.com. All landscaping work will be allocated on a priority basis and will be accomplished based upon funding availability.

Miscellaneous – The Stapleton MCA grounds staff does enforce the Denver City sign code when it comes to signage placed in public right away throughout the Stapleton Area.



Specifically signs placed within the medians on Quebec, 29th Ave, Central Park Blvd and MLK will be removed from the right-away when grounds crews are working. Specific language in Denver's Sign code as it pertains to public right-away regulations may be found on our community's websites.

The Stapleton Master Community Association (MCA) is responsible for the operation, maintenance, programming and improvements of identified common elements located within the Stapleton community including: Community Pools, Parks, Town Centers, Pedestrian Paths and Roadway Medians (29th Ave, CPB, MLK & Quebec) For a current map of Association Managed Facilities please log onto www.StapletonCommunity.com or contact the Stapleton MCA office at 303-388-0724. The Stapleton MCA is located at 7608 E. 29th Ave Unit #1. Office hours: M-F 8:30 – 5:00 pm.

Keven A. Burnett is the executive director of the Stapleton MCA.

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Northfield
New Short- and Long-term Retail Leasing Opportunities

Stephanie Otte, the new Specialty Leasing Manager at The Shops at Northfield Stapleton, is looking for merchants interested in taking advantage of a creative new leasing program for small, local businesses at Stapleton's lifestyle retail center.

Northfield's Specialty Leasing Program gives local businesses the flexibility to lease space in Main Street kiosks or carts for as short as one weekend or as long as a twelve month period. They can explore their potential to grow into strong merchants who may eventually become permanent tenants while adding to the flavor and colorful variety of retail on Northfield's Main Street. Currently, Stephanie has two kiosks of the type seen in front of Ling and Louie's Main Street restaurant and 10 carts (known as "retail merchandising units") seen elsewhere on Main Street. The Specialty Leasing Program also provides opportunities for advertising displays for current local businesses in these carts as well as other locations at Northfield offering great visibility. Stephanie will also lease space for events in the Northfield parking lots.

"The Specialty Leasing Program at The Shops at Northfield Stapleton provides local merchants with a great opportunity to 'test the waters' at Northfield without a long term commitment," Stephanie said.

For more information about the Specialty Leasing Program at The Shops at Northfield Stapleton, contact Specialty Leasing Manager Stephanie Otte at 303-375-5475 or SOtte@stapletondenver.com.



Stephanie Otte, specialty leasing manager at Northfield, shows some of the kiosks available for lease.

Sept 15, 9am-2pm, Renaissance Denver Hotel
District 11 Economic Summit

The District 11 Economic Development Summit will be held Saturday, September 15, 2007 at the Renaissance Denver Hotel, 3801 Quebec Street, from 9am until 2pm. Residents of the district are invited to join Councilman Michael B. Hancock, Stapleton Business Association, Far Northeast Denver Business Association, DIA Partnership, LNR Development and a host of major Northeast Denver Developers at this event. The event is free to the residents of the district but they must register by calling Councilman Michael Hancock's office at 303-331-3872 or online at District11EconomicSummit@denvergov.org.

The day's activities will include:

- Developer's Panel Session
- Major Development Exhibits
- Education Panel

- DIA Business Opportunity Session
 - Regional Economic Development Discussion
 - Transit Orient Development Workshop
 - Small Business Development Workshop
 - Free Continental Breakfast & Lunch
- Invited & Confirmed Speakers include:*
- Denver Mayor John Hickenlooper
 - DPS Superintendent Michael Bennet
 - State Senate Pro Tempore Peter Groff
 - State Speaker of the House Andrew Romanoff
 - Gardiner Hammond, LNR Development Corp.
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Pre-Sales to Start for Affordable Homes at Stapleton



29th Drive Row Homes, the newest opportunity for affordable home ownership at Stapleton.

New Town Builders is preparing to launch pre-sales for its 29th Drive Row Homes, the newest opportunities for affordable home ownership at Stapleton. Known for its award-winning home designs modeled after the classic neighborhoods of Denver and Boulder, New Town will be offering its Hilltop Collection, which features all-new designs ranging from the Ivy, an 807-square-foot one-bedroom plan to the Dahlia, a 1,463-square-foot three-bedroom plan with two and one half baths. A long time participant with Built Green

Colorado, New Town Builders will be building those homes to an even higher standard, The Environments for Living program (www.eflhome.com), which provides the utmost in energy efficiency, improved indoor air quality and resource efficiency. Prices will range from \$121,900 to \$176,900. New Town Builders will release its first phase for sale at a grand opening event on September 20th (5:30– 7:30pm) and on September 22nd (9:00 – 11:00am) when they will also provide more information about the process for purchasing affordable housing at Stapleton. To place a name on the

interest list to receive an invitation to the event, potential buyers should contact the Affordable Housing Community Manager for New Town Builders, Damon Knop, at 303-707-4437 or e-mail damon.knop@newtown-builders.com. For more information on New Town Builders visit www.newtown-builders.com.

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Public Launch on Sunday, September 9



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Stapleton Attorney Conquers Triathlon

By Tom Gleason

Tammi Holloway, general counsel for the Stapleton Development Corporation and a mother of two young children, readily admits she was inclined to be a “couch potato” until a friend inspired her to tackle this past summer’s Danskin Triathlon at the Aurora Reservoir. Now that she has succeeded with her goal of completing the grueling event, she has her eye set on competing again and encouraging more of her friends to do the same. Tammi’s accomplishment is particularly notable since she did not know how to swim prior to beginning her sixteen weeks of training for the event that included a half mile open water swim in the Aurora Reservoir followed by a thirteen mile bike ride and a 5 K run. To prepare for the swimming portion of the event, she enrolled in swimming lessons at the Martin Luther King Recreation Center in the Park Hill Neighborhood west of Stapleton.

“I just learned to swim in April and May of this year so the swim was the most difficult and probably the scariest part of the race for me,” said Tammi. “God was with me all the way, and despite a chain snafu at mile eight on the bike segment, I finished the race,” she added with obvious pride and satisfaction. Tammi was motivated to enter the triathlon by friend Ayana Ball-Griffie who, like Tammy, has two children. Because Ayana had competed in previous triathlons, Tammy said she was “inspired” to take on the challenge and to “move from couch potato to a triathlete.” Ayana and Tammy are now trying to encourage other women, particularly women of color, to become physically fit through



Left to right: Kelly Wagoner, Tammi Holloway and Ayana Ball-Griffie run in Stapleton’s Greenway Park.

training for triathlons. They have formed an organization called “Sisters Tri-ing” to provide support for those potential triathletes and are encouraging members of their book club, co-workers and other friends to get involved. Tammi received a lot of encouragement and support from her husband Dwaine, a Denver Chiropractor who has always been athletic and was more than willing to provide his wife with training tips for the cycling portion of the event. Perhaps even more important, Dwaine organized the couple’s two young boys, Breylen (5) and Landen (1) into such dedicated fans of their mother’s effort that Breylen tried to join Tammi as she began the 5K race that was the final leg of the triathlon. To obtain more information about “Sisters Tri-ing” visit www.sisterstriing.com.

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Cast Your Vote for Your Favorite Video

By John Chambers

Votes are being tallied and it is not too late to rally support for your favorite YouTube submission in Stapleton's summer video contest.

More than five videos have been posted on the Internet forum at www.youtube.com/group/stapletoncontest.com, causing competition over a contest prize of two motorized scooters from Sportique Scooters. Each is valued at close to \$2,400.

Anyone can visit YouTube.com, watch the videos and rank them using the system beneath the videos. The submission with the highest votes wins.

The Stapleton contest ran June to August, offering all Stapleton residents a chance to participate. Derek Peterson was the first to post a contest video, narrating for his dog, Snoopy, as they toured Stapleton in a Jeep. His wife, Tambralyn, created the second resident video about family life and their daughter, Madison.

"Technically, it took 3-4 years to shoot the

daughter and family in it, it tells the story of our family that was created in Stapleton, just like many others.

"I remember when Tambralyn was pregnant with Madison. There were 12 women within one block who were also pregnant at the time. Lots of people started families upon moving to Stapleton ..."

A contest winner will be announced on Sept. 15 at the Soul School concert, the final summer concert at Founders' Green.

Homebuilders Join YouTube Contest

A separate video contest was created for Stapleton homebuilders.

The homebuilder sales representative with the first place video will receive a \$1,000 gift card to Rocky Mountain Lodge in Cascade. The second place winner will receive a one-year, limited series membership to the Wine of the Month Club.

Both winners will also be announced September 15.

Scott Fisher and Todd Gordon, senior managers of NuWest Custom Homes, posted the first homebuilder video on YouTube.

The submission features their friend Mike Ramos as he and Gordon drive around places in and near Stapleton.

"We hope the contest will help to spread awareness of the amazing community at Stapleton as well as the diversity of housing options available," Fisher said by email. "Contests like this have been successful at engaging people to take a closer look at products or communities they have not considered before. Hopefully, this will have a similar result."

Forest City Stapleton is contributing \$5 to The Urban Farm and Bluff Lake Nature Center for every video submitted. More information is at www.StapletonDenver.com.

John Chambers is a marketing assistant at Forest City Stapleton, Inc.



Two motorized scooters will be given away to the winner of Stapleton's summer video contest.

films. We used some footage from the past few years and took a long weekend to get some of the other scenes shot," Peterson said in an email. "In regards to the film with our

29th Ave. Town Center Bike Rack Locations



Green bike racks in the E. 29th Avenue town center can be found in the following locations:

- Einstein's
- Casey's
- Fantastic Sam's (in the courtyard by the 29th Avenue Animal Hospital)
- Crescent Flats by the Noodles Restaurant
- Chipotle
- Post Net (west side of bldg.)
- Anthony's Pizza

There are also 12 racks located around Founders' Green.

Epworth Foundation Plans Annual Thanksgiving Program November 17

The Epworth Foundation is making plans for the 2007 Thanksgiving Baskets Annual event for needy individuals in Northeast Denver to reflect the spirit of the late Daddy Bruce Randolph.

This year, the Foundation is preparing to serve 8,000 families with distribution of baskets for a holiday tradition Daddy Bruce Randolph originally established to

feed less fortunate families in the Five Points Community. Epworth is seeking the names and contact information for individuals and families who may be in need of the baskets to enjoy the Thanksgiving Holiday Season. The Foundation will also be accepting donations for the program. For more information, contact The Epworth Foundation at 303-296-6287.



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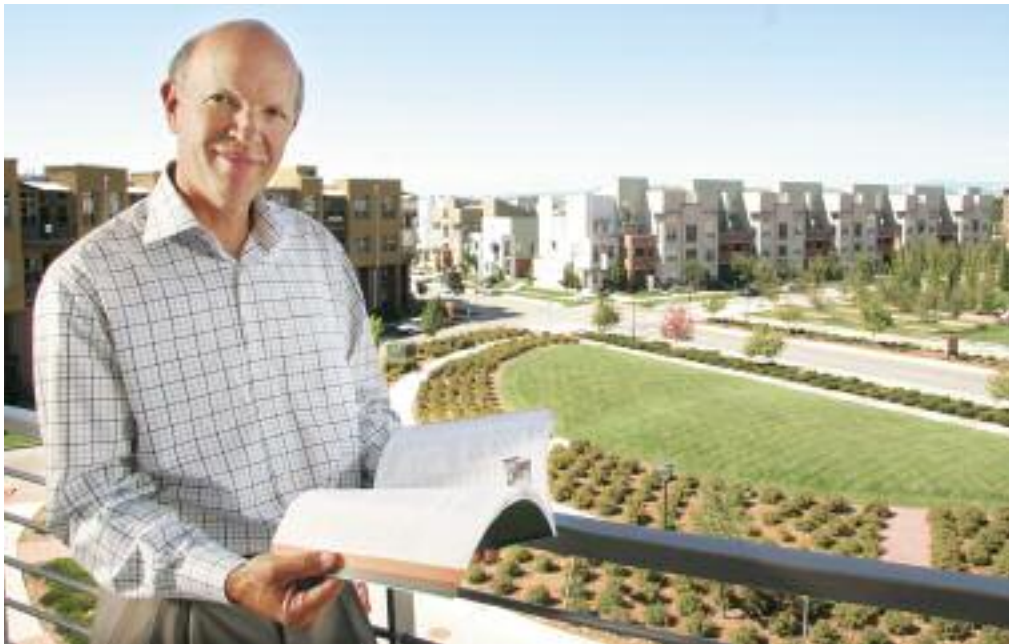
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Forest City V.P. Jim Chrisman “Wrote the Book” on Stapleton



Forest City V.P. Jim Chrisman, with Founders' Green in the background, looks through the “Green Book,” which he helped write. The Green Book laid out the vision for the development of Stapleton.

By Kathy Epperson

As we come upon the 6th anniversary of the start of the Stapleton redevelopment, we sat down with Jim Chrisman, Senior Vice President of Development with Forest City Stapleton, to get his perspective looking back at the launch of this new community. After local businessmen initially came up with the idea to look at Stapleton as a development opportunity rather than a liability and raised funds to create the Stapleton Redevelopment Corporation, Jim and others were brought on board to create a vision for what Stapleton would become. Jim, a former real estate developer, started working for the Stapleton Foundation in the spring of 1993 to develop the overall vision and concept for Stapleton and to help implement the master plan known as the Green Book.

Front Porch: With the Stapleton redevelopment being the nation's largest infill project, was this a daunting project

even for Forest City? Sure, we hadn't done anything like this before. We'd done very large-scale projects, but more vertically oriented – large dollar-volume projects but on a much smaller geographic scale. We hadn't done anything of this size, particularly in this type of urban environment.

FP: What level of detail was planned from the beginning?

The Green Book was purposely meant to be adaptive and broad-reaching. It set out a vision because there is no way you can contemplate

how development will occur over 30 years. It identified land use in large geographic areas – the major framework for the park system, the street network and the major arterials.

Then we said, “Where are we going to start? What are we actually going to do?” We had to start on the western edge because it's closest to the existing communities — that's where the infrastructure is. I think our transaction with the city obligated us to build some form of a town center in this location. But we didn't know how we were going to sell the project – whether, for example, we would sell off large parcels to a builder and say “Go build it.” So we spent probably over a year deciding that we would take the product to the finished lot, that we would have a series of builders, and that we were going to try to have diversity on a lot by lot basis, which was a fairly new concept at the time.

FP: New urbanism was still kind of a new concept at the time that you were planning this. Was that philosophy in

place by the time you started mapping everything out? I guess that was the debate we were having: How far do we want to try to take new urbanism in this model? It's been done on much smaller scales, but to try to implement it on a 600 or 700 lot per year program hadn't been done.

FP: Was there a certain degree of anxiety or moments of panic before it was clear home sales were going to go well? I'm sure there was. We didn't expect to do as well as we've done on the residential side. One concern was, “Would somebody move in here when they look at some of the immediate adjacencies?” I think we had a little comfort by Lowry's success, but we had a huge investment on the line at the time.

FP: What was your biggest fear?

I think it was the cost of infrastructure. It's very difficult when you're just drawing lines on paper to really understand what those costs are, and the orders of magnitude of the swings can be huge. Your typical land developer will put in the major arterials that connect all the super blocks and they'll find five builders that will build on 50-100 acres each. This guy's doing one segment of the market, he's doing another segment, and they're all kind of segregated. So in that case, the builder takes it from the super parcel down to the finished lot and incurs that risk of what the infrastructure costs will be.

Our infrastructure funding mechanisms here are all geared toward the ability to generate property and sales tax. So it's kind of a double-edge sword. To the extent that we don't develop as much product, we're not creating as much tax, and we don't have the ability to pay for infrastructure. So it compounds itself, and if that infrastructure then ends up being more and more expensive and you have less and less tax to pay for it, you can quickly spiral in the wrong direction, and costs can get way out of line.

FP: This bit of land looked pretty bleak and lifeless back then. How much credit do you give to good marketing and the effectiveness of the Visitor's Center in conveying the overall vision for making Stapleton a success?

I think it's huge. I don't think you can overemphasize how important that was. The earliest people coming out here and looking around asked themselves, “Why should I buy a house

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here?" If they could come here and see the vision had been established — the new urbanism concept, the diversity of architecture — all those things — then at least we'd be able to capture that early adopter group. If we could capture that first group, then we could capture the rest.

The real question was, "Were people going to buy the vision?" We spent a lot of time, a lot of effort, marketing — all of our materials set a vision for what this place was going to be. The question was, "Were people going to buy it?" If you're here first, you're hoping all this stuff is going to happen, but there are no guarantees.

FP: What was your biggest surprise?

The strength of the retail market was our greatest surprise. Usually in a typical suburban master-planned community, you have to build all these rooftops and the last thing you build is the retail. But here, because of Stapleton, Lowry, Fitzsimons and even the Rocky Mountain Arsenal, there had never been any land to meet the retail needs of the northeast quadrant. You had a big quadrant of existing housing that had to drive down south to do all their shopping. So it enabled us on day one to build Quebec Square, then the Town Center, then follow up with Northfield. All of those projects went forward irrespective of the new housing here. So the fact that we could do two million square feet of retail without a house at Stapleton was a great surprise, and was quite honestly what helped create taxes to create the infrastructure.

FP: Looking back, is there anything Forest City would have done differently or were there any interesting lessons learned along the way?

The premise we came into this with is completely different than where we ended up. We came into it thinking there would be a very strong commercial market, that this would be a great office location and that the office development would be our tax generator and that the residential would kind of come along. As it turned out, the office market crashed on us a year or two after we became involved and the residential market went great guns, and we ended up having a retail market we didn't even know was here. So fortunately, between the residential and the retail, those two were able to be the catalyst to keep this going.

The commercial development has been on the back burner but we're actually bringing it more to the forefront now because the scales are tipping a little bit. The residential is still good but the commercial market has strengthened a lot, and we still think this is a great alternative to downtown. It's got all the locational attributes that downtown has but it also now has attributes that are built — the housing, the parks, the restaurants.

It has gone so well, it's hard to find any major things we'd have done differently. We're looking forward to the next years.

Stapleton Homebuyer Pushes for More Passive Energy Features

by Kathy Epperson

When Stapleton resident Sandy Martin decided to move from her current Harvard Communities home to a new, smaller near-zero energy home, she took the opportunity to push her builder to improve upon their already award-winning energy efficiency features.

Harvard's Near-Zero Energy homes achieve energy bills of just a few hundred dollars a year and are 80% more efficient than typical new construction homes. Among the standard near-zero energy features are enhanced, ultra-tight shell construction; superior insulation; highly efficient duct and air distribution systems; high-tech forced air furnace and solar water heat with a tankless backup system; energy efficient lighting package; and a photovoltaic system that generates 100% of the annual electric demands of the house. "Their homes are considerably more efficient than building code," says Sandy, "even at Stapleton where the requirements are far better than required by the state."

While Sandy is thrilled about these near-zero energy features, she also worked with Harvard Communities to take advantage of several passive energy opportunities. "Ideally, to maximally exploit our wonderful Colorado sun, developers would lay out lots that allow passive and active features to be exploited," says Sandy. "Builders would design differently for each orientation, so that the maximum roof surface would be good for south facing solar collectors and the maximum glass will allow sun in the winter, but with an overhang be blocked in summer. Also, with our cool summer nights, air conditioning loads could be drastically reduced by providing windows that allow maximum



Sandy Martin looks out from one of the windows that provides cross ventilation and passive cooling in her new Harvard Communities home being built at Stapleton.

cross-ventilation and high-speed attic fans to evacuate the heat that builds up under the roof and draw cool air through."

A professor at the University of Colorado, Sandy started reading about energy-efficient homes while in grad school in the Bay area. Later, while living in North Carolina, Sandy built a small, passive solar house with solar water heating. A subsequent move to Broomfield, CO, gave her an opportunity to live in comfort in a super-insulated home, something she missed in a 1939 house she later purchased in Hilltop. "I popped the top, added 1/3 more square footage (which lowered the energy demands/heating bills), insulated that part properly, but never could do anything about the cold brick walls in the original part of the house," explains Sandy.

Now after living in a larger Harvard home, she's excited to live in a smaller space and do her part to maximize the energy efficiency of her new home that is currently in the framing stage and due for move-in later this year.

Augmenting Sandy's own knowledge was an energy consultant that Harvard brought in during the planning phase. "He's been hugely helpful and engaged on this project," says Sandy. "My sense is that they liked being pushed harder than the average home buyer will push for all of these features." Sandy expects her home to be efficient not just in lowering her energy bills but also in feeding power back into the grid system.

See Solar Tour information on page 11.

Minds Matter Seeking Mentors

Minds Matter of Denver, a non profit organization founded in 2004 to help highly motivated high school students from low-income families achieve academic excellence and expand their educational horizons, is looking for dedicated individuals to volunteer as mentors.

Minds Matter of Denver is a chapter of a national organization that also has programs in New York, Boston, Chicago and Portland, Oregon. The Denver Chapter just completed its third school year, graduating its first group of six seniors. All of the students were accepted to a four year college or university. Three seniors received the Daniels Fund Scholarship and one earned the Gates Millennium scholarship. As a group, the seniors earned more than \$35,000 in individual scholarships.

A total of 70 volunteer mentors in 2006 participated in the program in which students met with their two mentors on a weekly basis Monday evenings for three hour sessions. The mentors assisted sophomores and juniors in selecting and applying to summer college

(continued on page 18)

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Interview with Brad Jupp, DPS Policy Advisor

(continued from page 5) providers. Those are great programs. But they don't come at zero cost; they come at a cost that includes the expectation of staff, expectation of professional development for the staff, the expectation that in some cases you have to go through a certification program so that the organization stamps its seal of approval on your school and you have to pay for that. When we see a school raise its hand and say, "We're considering the IB program," we remind them that there are costs that come with it and that they shouldn't expect that it just comes for free. So they've got some thinking to do if they want to do this. We've got plenty of other schools that have developed strong instructional approaches that come at no cost.

Q: The phrase "intentional culture" has been used to describe an effort to create a sense of community where education is a shared value. If parents would like to create an "intentional culture" at their school, could they do that?

A: Sure. The phrase "intentional school culture" doesn't define a model, it describes a sound practice in which school leadership and the school community decide that they want to organize their instructional effort in a certain way to reach certain outcomes.

When you see school wide meetings, what they've done is they've worked out with their community that this is how they want to create a school climate that's committed to learning. If you go to that kind of self organization, it's something that could be done by any school. There's nothing that says that a charter school or a brand-spanking new DPS school are the only schools that can have beginning-of-the-day school meetings. It's really a matter of the school leader, the school community really getting a sense of how they want to construct that and then going forward and consistently and coherently implementing it.

Q: A CSC made of new parents who haven't had kids in schools before may want to look at ideas that are working in other schools. Is there a source of that information?

A: No. I don't want to sound pessimistic, but generally speaking, a strong academic leader builds around herself a faculty and a community that's interested in the value proposition that she as the leader offers to the community. It's a matter of identifying a model that is right for the moment, and then finding parents who also think it's right. It's an interesting thing to think about – it sounds a lot more like art than science – and that's because it is. What matters most is your ability to build confidence in parents. Once you lose the confidence of the parents then the trends at your school are going to change.

In DPS we're working to help make the evaluation of a school grounded more on information and data and less on hunches and prejudices. We've been designing for the last year and a half, a set of multiple indicators using information from the state standards test, other academic information, parent and student satisfaction information, and student attendance and enrollment information.

That will give both the school district and parents more proactive ways to use facts to decide whether or not they should have confi-



Brad Jupp

dence in a school. It will give the principal tools to say, "We're doing well in reading, we need to do a little better in math. Or we're doing really great at getting our kids who are partly proficient so that they're on track to become proficient in the next three years, but we're not doing a great job with our kids that are proficient and above keeping them above proficient." That kind of information in the principal's hands gives her the ability to really push the instructional agenda in a different way than she has before.

That is going to be coupled with what we hope is a progressively more entrepreneurial approach to bringing new school services into DPS – the Beacon Schools Initiative, School Innovation Grant Initiative, which are available to any DPS school, charters, perhaps contract schools. These are all options.

Brad Jupp is Senior Academic Policy Advisor to Denver Public Schools (DPS) Superintendent Michael Bennet. Before taking that position, Jupp worked for 21 years as a teacher and an activist in Denver's teacher union, the Denver Classroom Teachers Association (DCTA). From 1999 to 2005, he led the joint district/union effort to develop and implement Denver's Professional Compensation System for Teachers (ProComp). ProComp is a nationally recognized, path-clearing effort to reform the way teachers are paid so that their earnings are based, in part, on the performance of the students they teach. He started teaching in the Denver Public Schools in 1987.

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Real Estate Corner

Information of interest from local real estate professionals

Boosting Your Home's Resale Value

By Samantha Dardano

For home sellers, a little extra work can mean not only how smoothly the sale goes or how much you can ask for your home, but also whether you get to the closing table at all in an uncertain market. Anything you do cosmetically to increase curb appeal is going to help the resale value.

The bright side is that many improvements that have an impact on selling a home aren't very expensive. If you are planning on adding a "for sale" sign to the front lawn, you might want to consider these five areas:

First Impressions Count

It's wise to make a good impression from the moment a potential buyer pulls up to the house. First glimpses of the home will include the home's exterior, the shrubbery, the gutters and the front door. A great lawn gives the impression someone cares about that home. Peeling trim could be a kiss of death. Paint the exterior of the home in an odd color and you could lose buyers before they come inside.

Neutralize and Dedutter

When it comes to preparing a home's interior, real estate professionals will advise a client to use more neutral colors. Many people cannot visualize beyond what they see. Neutral colors, including beige and ivory, can also have an added advantage of making a room appear larger. Removing a home's clutter is also extremely important in getting potential buyers to imagine their family living in the home. Beyond that, do the basic cleaning: shampoo the carpets, rebuff hardwood floors and oil any wood cabinetry.



Samantha Dardano

Consider Replacement Projects.

Sellers might also consider having a home inspection done prior to listing as a way to detect any overdue replacement projects. Most Realtors suggest making the necessary repairs before selling. Home buyers recognize the value of a house that

doesn't need major repairs.

Kitchens and Bathrooms Rule

It's no secret that buyers tend to be awed by updated kitchen and bathrooms. It is hard to go wrong with a kitchen or bath remodel unless you get a little too edgy with the design or the materials. If kitchen cabinets are structurally fine but their exteriors are out dated, it might be worth it to reface them. If counters

are old, replacing them will add new life to the room. Make sure you are remodeling with the cutting edge home styles so that your home will not be outdated faster than you expect.

Warranty Coverage & Documentation

Sellers can provide some extra peace of mind to buyers by purchasing a home warranty on their home that would cover such things as heating and plumbing should the buyer run into problems after closing. A typical policy will cost around \$300 and are becoming more popular. Also, a good recommendation would be to display the age of the water heater & furnace. If either is on the older side, have them inspected.

Samantha Dardano is a realtor with Metro Brokers located in the E. 29th Ave. Town Center at Stapleton. She can be reached at 303-523-0833.

Minds Matter

(continued on page 18) preparatory programs; developing essay writing, critical thinking and presentation skills; helping with financial aid applications; and developing techniques to conquer college entrance exams. Seniors were given assistance in navigating the college application process, financial aid applications, and college selection upon acceptance. Coaching was also provided around personal interviewing skills and multiple sessions focused on adapting to college life.

Minds Matter relies solely on donations from individuals, corporations, and foundations to fill the gap between students' tuitions for summer college prep programs and the financial aid that they earn. Ultimately Minds Matter will also seek to provide the students with scholarships once they have begun their college careers.

To learn more about Minds Matter of Denver and an upcoming information session on September 17th at the Offices of The Daniels Fund, contact Paul Davis at paulkdavis@yahoo.com or 303.898.5860.

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Sustainability at Stapleton

by Melissa Knott
Director of Sustainability for Forest City Stapleton, Inc.

Stapleton Selected for LEED Neighborhood Development Pilot

Stapleton has been selected as a pilot project in the new LEED (Leadership in Energy and Environmental Design) for Neighborhood Development pilot program. LEED for Neighborhood Development is a collaborative effort between the U.S. Green Building Council, the Congress for the New Urbanism, and the Natural Resources Defense Council.

"It is so great for Stapleton to be included in this national pilot program and help define this standard for community development in the country. We look forward to sharing our knowledge with other communities and learning from other projects during this process," said Melissa Knott, Director of Sustainability for Forest City Stapleton.

The LEED for Neighborhood Development pilot program is an opportunity for projects that have incorporated the principles of smart growth, new urbanism, and green design principles to be recognized for their accomplishments in these areas through third-party certification. Lessons learned during the pilot phase with help refine the LEED for Neighborhood Development program, which is the first national standard for neighborhood design. LEED certification provides independent, third-party verification that a development's location and design meet accepted high standards for environmentally responsible, sustainable development.

For more information, visit www.usgbc.org/leed.



Enjoy the bounty of the Colorado harvest at the Stapleton Farmers Market! Fresh Colorado corn, peaches and tomatoes are now in season. This year the Stapleton Farmers Market is open every Sun. from 9-1 thru Oct. 14th so you'll be able to get your fall apples and squash at the market too!



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September 15th and 16th Rocky Mountain Sustainable Living Fair

The 8th annual Rocky Mountain Sustainable Living Fair will be held September 15th-16th at New Belgium Brewing in Fort Collins. This hands-on, family oriented event is designed to educate people of all ages and backgrounds about sustainable living practices, renewable energy, environmental & social re-

sponsibility, natural health, green building, alternative vehicles, organic agriculture, local economies and more.

The Sustainable Living Fair also features keynote speakers, 150 exhibitors and vendors, 35 workshops, hands-on demonstrations, the Planet Youth educational zone, a Friendly Food Market, live music

and entertainment, the Zen Zone, an alternatively fueled vehicle showcase and a beer garden!

The Sustainable Living Fair will be located at New Belgium Brewing, 500 Linden Street, Fort Collins. Fair hours are Saturday, September 15th from 10am - 6pm and Sunday, September 16th from 10am - 5pm. Fair admission is \$5 per day, and kids under 12 are free. For more information, visit www.sustainablelivingassociation.org/fair/.

Sustainable Investing

There are an increasing number of investment options and sources of information for those who want to invest with a focus on sustainability and/or socially responsible companies. One such resource to reference & consider when making investment decisions is the Dow Jones Sustainability Indexes (DJSI). Launched in 1999, the DJSI rate the financial performance of the leading sustainability-driven companies worldwide. Based on the cooperation of Dow Jones Indexes, STOXX Limited and SAM they provide asset managers with reliable & objective benchmarks to manage investments & sustainability portfolios.

Before a company can be listed on the DJSI, companies are assessed with regard to general sustainability criteria and industry-specific sustainability criteria based on sustainability trends. The criteria cover economic, environmental and social issues with a clear focus on long-term shareholder value creation.

In general, sustainability indexes provide objective benchmarks for the financial products that are linked to economic, environmental and social criteria. They offer a performance baseline for the increasing number of mutual funds, certificates, separate accounts and other investment vehicles which are based on the concept of sustainability. The next time you are evaluating your investments, ask your professional advisor for more information about sustainability indexes and socially responsible funds.

For more on the Dow Jones Sustainability Indexes www.sustainability-index.com.



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Memorial Garden Comes to Life



Scott Bulfin with his mother Anne Bulfin.

By Kathy Epperson

Scott Bulfin's backyard is more than just an outdoor space to hang out. He has just finished turning it into a living memorial for his dying mother. Just 3 weeks after moving to Stapleton from Tampa, Florida, in 2006, Scott's mother Anne was diagnosed with Stage IV lung cancer that had metastasized to other parts of her body. "She had been planning to move to Denver at the end of this summer," says Scott, "but the cancer prevented that."

Scott began his garden transformation in mid-summer with the help of professional landscape designer Daniel Gregory of Lifescape Associates. He got the idea for this garden from memories of his mother working in their garden during his youth and was inspired by his many visits to the small but vibrant gardens in Nantucket and Martha's Vineyard. "Before, I had no interest in doing anything in my

backyard...it was boring," says Scott. "Now my new backyard is lush, colorful, and offers more privacy with the added trees."

Though Scott had experience planting his own garden at his previous home in Florida, he wanted to see immediate results and work with a professional who knew a lot about Colorado's climate and soil and could offer advice on native perennials, shrubs and wildflowers. Multiple visits to the Denver Botanic Gardens also gave him ideas on incorporating some of his and his mother's favorite plants into the new garden, including lilacs, roses, wildflowers, crabapple trees, spruces and more.

"Daniel was helpful with the idea of adding potted annuals and potted Hibiscus trees around the teak patio set on the concrete patio," Scott adds. "He also suggested adding boulders throughout the front and back yard, which gave it depth and texture. I found a galvanized steel horse in Pueblo and a beautiful turquoise fountain at BirdSall in Denver. I found the hand carved teak bench at an estate auction at Barhaus Auction on Broadway in Denver. Those three items add a lot of character to the garden. Eight trees (Colorado pines, service berries, and crabapple) were added to the backyard and a Japanese Maple to the front porch area. The front yard is improved greatly and the backyard garden looks a hundred times better than it was before — a space of grass and one tree."

For others wanting to turn their backyard into a more inviting space, Scott offers his advice. "A small yard can be made into a private, colorful



Scott Bulfin finds sanctuary in the memorial garden inspired by his mother.

oasis that you will want to spend time in. I am glad I went with a professional landscaper because of his ideas and how well it turned out."

Work on the new garden began and was completed while Scott's mother was staying with him and receiving medical attention from a local hospice. "My mom got to see the finished product before leaving back to Florida, and she loves it," says Scott. "When she passes, this will be a wonderful way to remember her and feel like she is still here. I now love spending time in my new urban Colorado garden and feel close to my Mom when there."

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A Visit from “Old Uncle Arthur”

By Peter C. VanDoren, MSPT

Just about everyone knows somebody (or is somebody!) who complains of stiff and achy joints that interfere with their quality of life. The number of people getting joint replacements due to osteoarthritis-related complaints is growing each year, and over-the-counter pain medications are just about jumping off the shelves as our population ages. Wouldn't it be nice to decrease that pain and extend the timetable of receiving a “bionic joint?” In some cases, your physical therapist can do exactly that!

Osteoarthritis is a degenerative condition that affects the cartilage lining the joints in the body. Cartilage is a very slow-healing tissue that, once disrupted, tends to get worse over time with repeated stress. That means that the deep ache you experience behind the kneecaps after going jogging may worsen to the point that just going up and down stairs becomes a challenge in a few years. It is typically diagnosed by your doctor with an x-ray or other imaging technique, and may require special testing to determine the extent of the damage.

After the diagnosis has been made, your physical therapist may be able to decrease your pain and improve activity tolerances. By treating your pain with modalities (ultrasound, electrical stimulation, hydrotherapy, cryotherapy, etc.), helping the body redistribute forces through the joint with manual therapy (stretching, massage, joint mobilization, etc.), and minimizing the effects of muscular imbalances (exercise prescription, activity modifications, etc.), we have a pretty good shot at making you more comfortable and better able to tolerate activities that were once limited by joint pain.

The bottom line is that you don't have to put up with arthritis pain and limitations in your daily activities because “there's nothing I can do about it.” By taking the first step and seeking medical advice, your doctor can help you find the right combination of treatment options to improve your quality of life. Whether the job calls for conservative interventions like medication and physical therapy, or more invasive treatment from your orthopedist, help is waiting! Don't let the pain linger and get so bad that joint replacement is your only option. Get in early, get the facts, and get back to living and enjoying your life!

Peter C. VanDoren, MSPT is a physical therapist with the Cherry Creek Wellness Center, which operates a clinic in the Stapleton Plaza. Call (303)388-8188.



South End Row, a new collection of urban work/live townhomes, is now open. Three buildings with a total of 22 live/work spaces are located on the 2300 block of Central Park Blvd. in Stapleton. A total of 6,000 square feet of retail space will be home to a new independent coffee shop expected to open later this year and other independent retailers. For more information, contact Bryan and Kris Uhl at 303-293-2255 or visit www.southendrow.com. A model unit is available for viewing.



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In loving memory of Cooper Priddy...
Lepto: Water-Borne Menace
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We recently lost a beloved patient to a suspected infection of leptospirosis. Lepto is rare in Colorado and, except for tropical areas, leptospirosis cases have a relatively distinct seasonality with most of them occurring August through September. Due to the wet summer and wildlife presence, veterinarians and physicians may see more than the usual number of cases leptospirosis, or "lepto," a bacterial disease that can affect wildlife, dogs and humans.

Approximately 200 strains of the bacterium *Leptospira* survive in water and can persist in the natural environment in lakes, streams, and retention ponds.

Normally, *Leptospira* numbers dwindle during cold winters. In the spring the bacteria are ingested by raccoons, opossums, and other wildlife. These animals may not get sick from lepto, but they do serve as "reservoirs" where the bacteria multiply. The bacteria are spread through the animals' urine during spring and summer. Then pets and people come into contact with contaminated water, and cases of the disease usually peak in the fall.

Hunting dogs that retrieve game from water and people who swim in contaminated water have historically been at high risk of acquiring lepto.

Recently urban sprawl has contributed to a rising incidence of lepto infections. Housing developments are built closer to wild areas, and thus closer to the wildlife that may carry lepto. Pets no longer have to go to remote ponds to drink contaminated water; the retention pond in their local subdivision may be contaminated with lepto from wild animals' urine.

Leptospira can infect the blood and spread to the lymph nodes, liver, and kidneys. Signs of lepto mimic signs of many other diseases, and include fever, lethargy, gastrointestinal upset, jaundice and loss of appetite.

Antibiotic treatment for lepto is often effective if the disease is caught early, but, of course, prevention is the best medicine. Make sure dogs do not drink out of puddles or ponds outdoors; bring tap water for your dog when you take them on long outings. Always keep wild animals away from your food and water supplies to prevent lepto and other diseases. Vaccination is controversial as the effectiveness of the vaccine has been questionable.

Cats and many dogs may carry the bacteria without developing disease, so they can spread the disease without owners knowing. Since lepto may make humans ill, household sanitation is important.

For more information about leptospirosis, contact your local veterinarian.

Dr. Smith's clinic, The 29th Ave. Animal Hospital, is located in the East 29th Ave. Town Center at Stapleton in the courtyard next to Fantastic Sams. Call 303.394.3937 for more information.



Fall "Back 2 School" Free Time

September! The summer is over already!!! Can you believe it? So many of us welcome the thought of getting back to our routine, and so many of us regret the thought of losing our free time. Instead of thinking of this as "oh no, it's back to routine time," we should think of this as our "fall free time," and then we could make it as happy as our time in Disney World.

There are so many ways we can make our life easier during this time: car pools, supper clubs, cleaning services, flex time, or just taking a family day off. But unfortunately we limit ourselves in our thinking when we are faced with time constraints and problem solving.

Face it, life doesn't just happen smoothly, it takes a little bit of organizing and a sense of humor. With four kids in three different schools and a full time evening schedule of working, dinner at 6 p.m. and bedtime at 8 p.m. is not likely to happen in our household. So we have to be creative, flexible, and skilled at problem solving and, of course, resourceful.

"How do we do it?" we're often asked. The answer: We have a job we love, which keeps us mentally and physically balanced and creates positive energy. Our kids learn through their martial arts how to problem solve and resolve issues that may occur at their school. And things they can't resolve they use their communication skills to express to us so we may assist them, which is a very important quality nowadays, in a world of predators.

Having balanced and positive energy is an important way to create a happy family and environment, since children and people around us will feed from our energy. You can make this school year calm, organized, productive and enjoyable. One key ingredient, consistency; put your kids in a positive school environment, where teachers are compassionate and caring. Make sure they are involved in an extra-curricular activity such as martial arts that will aid them in their focus, confidence and problem solving skills. This type of activity will re-enforce the qualities you teach at home and make your life easier. Then resolve to making their home environment stress free; it really is okay if they don't eat at exactly 6 p.m. Now sit back, relax and enjoy the Fall of 2007, "free time."

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Good Food for Good Health

by Susan Gamble

Grill Your Vegetables!

Usually when heating up the grill, most people are planning on tossing some steaks or other meat on it, but it is also a great way to cook vegetables in the summer. Grilling vegetables adds flavor, and the caramelizing makes them a little bit sweeter. If the grill is on anyway, there is no need to heat up the kitchen. Leftover vegetables are delicious in a salad or pasta or on a sandwich. Finally, prepping vegetables for the grill is often simpler and easier than making a salad.

There are a few simple ideas to keep in mind when preparing vegetables to grill. First, you want to cut them into pieces that won't fall through the grate but that expose maximum surface area to the heat. Second, you should season them with salt and pepper and baste them with plain or flavored oil before cooking. To make your own flavored oil add herbs, lemon, garlic, or any combination of the above to a cup of oil and let stand for ten minutes. (Throw out any oil you don't use.) Third, the grill temperature should be medium hot, i.e. you can hold your hand 5 inches away for about 4 seconds.

Following are some vegetable-specific tips. The more common vegetables are listed first but I highly recommend the less common ones at the end. Especially fennel!

Bell Peppers: Remove the core, seeds and ribs and cut into large yet flat as possible slabs. Cook 7 to 9 minutes, turning once. (Note: the skin does not have to be removed if it is not overcooked.)

Corn: Leave the bottom layer of husk on the ear and use scissors to cut off the tassel end. You do not need to season or oil corn before cooking. Turn every minute or two until husks are charred and beginning to peel away from the ear, 8 to 10 minutes.

Onion: Peel and slice thickly. Skewer slices for easier handling on the grill. Cook 10 to 12 minutes, turning once.

Mushrooms: Wash them and put them on skewers. Grill 8 to 12 minutes, turning every 3 minutes.

Zucchini: Trim the ends and slice into thick planks. I suggest peeling the skin off the outer slices. Cook 8 to 10 minutes, turning once.

Fennel: Cut off the stems and feathery bits. Take a thin slice off the tough base. Slice vertically in 1/4 inch thick pieces. Use skewers for any stragglers not holding together. Grill 7 to 9 minutes, turning once.

Endive: Shave off the discolored end, and cut in half lengthwise. Cook 5 to 7 minutes, turning once.

Radicchio: Remove any brown leaves and cut in quarters through the core. Cook 4 to 5 minutes, turning often.

Eggplant: Trim each end. Cut cross-wise into 3/4 inch rounds. Grill 12 to 15 minutes turning once.

For a dinner party, arrange a variety of grilled vegetables on a platter and garnish with cherry tomatoes and fresh herb sprigs. A cup of your favorite salad dressing or dip on the side is all you need for a sauce. If you are cooking meat as well, I suggest cooking the vegetables first because they do not need to be served hot. Enjoy!

Susan Gamble describes herself as an enthusiastic amateur who has cooked tasty and nutritious meals for her family every day for many years. She is a Park Hill resident who has children ages 3 and 5. She can be reached at susanandpark@mac.com.

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For the Latest on New Development at Stapleton, Attend Monthly Zoning and Planning Committee Meetings

By Mike Johnson

Want to find out what is being built at Stapleton, where, when, what it looks like and how it will affect you? Lots of Stapleton residents attend the large community forums held every few months to hear Forest City's development overview. Want more information about specific projects? Looking for an opportunity to have your say about how those projects are designed? The Zoning and Planning Committee ("ZAP") is the place for you. Plans for most new buildings and all new "subareas" (development areas over 10 acres) are presented to and reviewed by ZAP. Meetings are open to the public and anyone who attends has an opportunity to review the plans and ask questions about or make statements in support of or opposition any aspect of the plans.

ZAP meets on the second Tuesday of each month, starting at 4:30 p.m., ending around 6:00 p.m., in the Stapleton Development Corporation's conference room, 7350 E. 29th Avenue, Suite 300.

This committee of the Citizen's Advisory Board is co-chaired by Mike Coultrip, one of your neighbors, and Gail Pelsue, a local Denver architect. Members include a number of other Stapleton residents, residents of surrounding neighborhoods and employees of the City, Stapleton Development Corporation, the Stapleton Foundation and Forest City. ZAP reports to the Citizen's Advisory Board, which in turn reports to the Stapleton Development Corporation which oversees the master development agreement with Forest City. ZAP's review is coordinated with the Stapleton Design Review Committee ("SDRC").

SDRC enforces the design review covenants that are included in the deeds for all Stapleton property, has the power to approve or disapprove all buildings and all subarea plans. SDRC recently agreed to delay its approval of plans until ZAP (and the public who attends ZAP meetings) has an opportunity to review and comment on the plans. Industrial buildings that are not located in residential areas and other similar buildings are excluded (thus the statement that plans for "most" buildings are submitted to ZAP).

The 2007 SUN Kickball Tournament: Sun. Sept. 16 at 11am

By Mark Mehringer

Back by popular demand, the 4th annual SUN Kickball Tournament is scheduled to kick off promptly at 11am on Sunday, September 16 at the Westerly Creek Elementary/Odyssey School playing fields.

The registration deadline is September 9. All are welcome to sign up as teams, small groups or individuals. Teams will be formed from small groups and individuals. Teams can be up to 20 people, but 9-14 players will need to be on the field and there must be at least 4 males and 4 females playing at all times per team. There will be a team / individual registration fee this year: \$50 per team or individuals are \$5 per person. The fee will help offset costs for the event. All paid registrants will receive a 2007 SUN Kickball Tournament t-shirt.

There is a limit of 24 teams, so be sure to register early to secure your spot. Walk-ons are welcome if space is available. Kid's teams (free) will be formed the day of the event.

To register, go to www.civicanopy.org/goto/SUN_Kickball and complete the online registration form or contact Shelby Dennis at shelbden@hotmail.com

Lunch will be provided for players and spectators by Chipotle and Anthony's Pizza and Pasta. Other sponsors include the Stapleton Foundation and its Active Living Partnership of Greater Stapleton, PostNet, the Bladium Sports Club, Forest City, Dave and Buster's, and ESPN.

Last year we had over 150 people take part in the competitive adult tournament. There will also be an organized, fun, kid tournament to keep the youngsters busy. It's a great opportunity to have fun, see friends, meet neighbors and enjoy a great outdoor activity.

Editorial

Point/Counterpoint: A new

Pro: In past editions of The Front Porch and at public forums sponsored by Stapleton United Neighbors and the Stapleton Citizens Advisory Board, I have frequently made the point that a new interchange on Interstate 70 at Central Park Boulevard is necessary to complete the vision of the Stapleton Development Plan ("The Green Book") that called for the former airport property to be connected as one neighborhood to the communities surrounding it.

Passage of the November bond infrastructure issue will provide a key source of funding that will accelerate this important connection, bringing improved auto, bike and pedestrian access for residents living in the southern half of Stapleton to retail and open space in north Stapleton. (The November bond program also includes funding for a library and a portion of the proposed recreation center.) Additional funding for the interchange will come through bonds issued by the Denver Urban Renewal Authority (DURA), which are retired through Tax Incremental Revenues (TIF) produced by the growth of sales and property tax revenues created by new development within the Stapleton Urban Renewal Area. A significant portion of those sales tax revenues are paid by non residents who shop at Stapleton.

In addition to funding a portion of the new interchange and the majority of a new recreation center, TIF revenues fund major arterials like extensions of Martin Luther King Boulevard and the improvements on Quebec Street, as well as major utility lines and regional parks including Greenway Park, Westerly Creek and Central Park. The Stapleton parks program alone accounts for over \$120 million of the total Trunk program. Forest City pays \$15,000 per acre over and above the appraised price for every acre they purchase from the Stapleton Development Corporation. Those funds can only be utilized for the development of the regional parks. Ultimately this source of funds from Forest City is projected to exceed \$44 million.

To the extent the November Bond issue passes and includes funds for the interchange, library and the recreation center, the development of these important facilities will be accelerated.

Richard Anderson
Park Creek Metro District

S.U.N. Meetings are open to the public

Meetings are held the 4th Thursday of the month at 6:30 pm in the Stapleton Development Corporation Large Conference Room, 3rd Floor, 7350 E. 29th Ave.

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Interchange for Stapleton

Con: I believe the planned interchange at I-70 and Central Park Boulevard included in the infrastructure bond issue could have a dramatic effect on traffic volumes in our neighborhood, creating what could be a 6 lane thoroughfare through the very heart of Stapleton. Furthermore, given interchanges at both Havana and Quebec, I am not convinced it is needed. At a minimum I believe the traffic volume impacts of it need to be more carefully communicated and understood by residents at Stapleton.

Additionally, the details of financing for this interchange and its implications for generating additional tax revenues that may contribute to the health of our community must also be better understood by those affected.

One of the main reasons cited for this interchange is that it will contribute to the long-term health and viability of Northfield as it will allow for much easier automobile access to that area and neighborhoods north of I-70. The health of Northfield is likely in our best interests for a variety of reasons. One of the main ones being that sales tax revenue from its businesses helps to retire infrastructure bonds issued through what is called Tax Increment Financing (TIF).

However, I have also heard through reliable sources that an additional \$20M of this interchange is planned to also be funded through Tax Increment Financing. Thus – we could be in effect funding this interchange through sales tax revenues that will benefit Forest City and associated builders – rather than building it to help pay down bonds that have already been issued. In fairness, the answer could be both – but without the details it is impossible to say.

Tax Increment Financing and other types of taxes and bonds used to build out Stapleton’s infrastructure are indeed complicated topics. However I think many residents would like to understand where all the money goes. This is likely more true than at any other time in recent memory as many of us have recently received inflated tax assessments from the City – pushing our property taxes up to record levels.

If you share the same concerns I do on the interchange and the need for more information on how Stapleton tax dollars are spent let SUN, City Councilman Michael Hancock, the Mayor and other elected officials know.

Bernard Douthit-Stapleton resident

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Marissa, Maraeya, Jericka, Justin, and Justin Michael, Jr.

Justin and Marissa Ross

So, short of it being a record-setting hot day back on June 29, 2002, we had a heck of a time moving in. It was just my brother and I, and we couldn't get any work done for the amount of people driving by and asking, "Who lives here? Is this house a model?" Along with, "do you mind if we come in and take a look around?" Marissa wondered why it was taking us so long. She also encountered this strange individual peaking in the home while she was doing the initial clean prior to any furniture showing up and the gentleman asking, "Are you the cleaning lady? Because my son should be moving in shortly." Needless to say, it was not my father. (Come to find it was our next door neighbor's dad.) What stands out in my mind the most during those first couple of weeks is that security

personnel used to roam the neighborhood until the sun went down, and he would park right at the corner of our block, almost blocking the entrance to our driveway. And every night, he'd ask us what we needed, and we simply replied each and every day that we were merely going home. We did appreciate the added sense of protection with the yellow flashing lights and all; unfortunately we didn't have window coverings at the time and they lit up our house like a disco ball.

Larry Ryckman

My first night as a Stapleton homeowner in July 2002 was amazingly quiet. I went out to water the new sod in the



Madison, Larry and Jasper Ryckman inspect the progress of their new home.

backyard, and the darkness seemed to stretch all the way east to Kansas. No people, no cars, no houses. Just the occasional bunny and prairie dog. Stapleton came to life in the daytime as a beeping, bustling construction zone, and the wind whipped sand and dust under the garage door.

Today, I sometimes miss those quiet nights, but I enjoy the perks that development brought: the pool, the pocket parks and a King Soopers within walking distance. And every now and then, I can still spot a rabbit grazing in the yard.

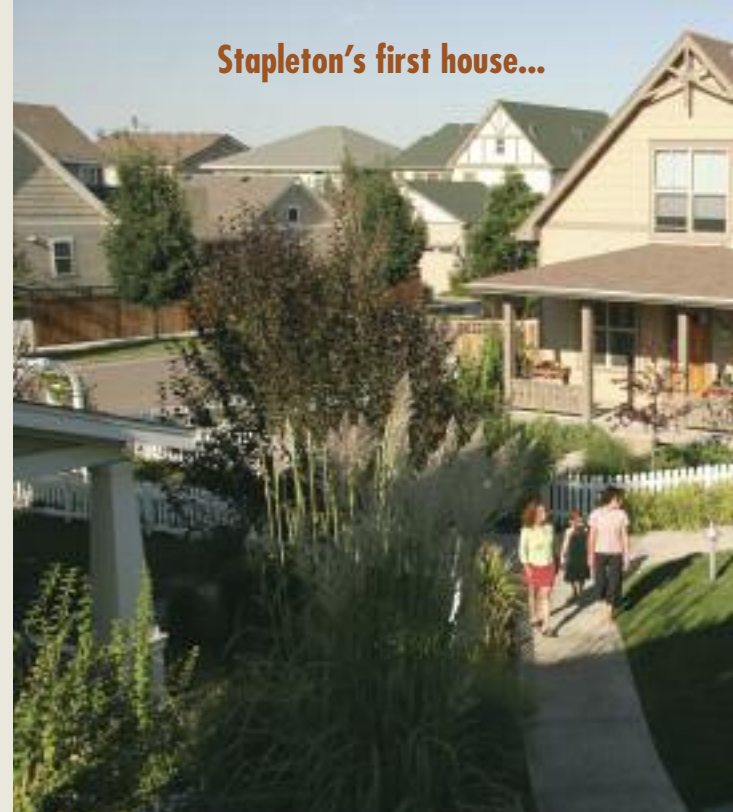


Gregory Diggs, author of the poem on page 1.

Residents Reflect on S

For the five-year anniversary of Stapleton, we encouraged some of the very first residents of the community to take a trip down memory lane and share

Stapleton's first house...



The current owner of the first home, Francine Paston, walks in the Wonderland courtyard with her neighbor Tana Levine and her daughter.

Sandy and Chris Roper

What I remember the most about being among the first families to move into Stapleton was driving out after work and on weekends to check out the progress of our home. This is also when we met our neighbors — they too were out inspecting their lots. When we looked to the east, all we saw were many paved streets and a few holes dug for basements.

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n Stapleton's Early Days

with readers what the neighborhood was like in its infancy. They enjoyed reminiscing a bit, and one of our “old timers,” Gregory Diggs, even wrote the original poem on page one.



...five years later

Ann Norton

I was the first to put a deposit down on a house in Stapleton and the third to move in, based on the lot I selected. As a native that had just returned from 10 years in Naples, Florida, I was stunned at the real estate prices in Denver and when I saw the plans that Forest City had envisioned for Stapleton, I knew it would be a fabulous community — and it is.

Five years ago there was nothing more than one row of houses, and when people visited me, they just parked in the dirt behind my house and hoped they didn't get a flat tire! I don't miss the construction noise and dust as houses sprung up all around me!

Now, our trees and gardens are well established and I especially enjoy sitting on my front porch reading, watching the birds and listening to my next door neighbor and his son playing the fiddle. It's like going back in time! I also love walking the trails throughout the neighborhood and ending up at Udi's or Starbucks to meet friends. Stapleton has evolved into a terrific, diverse community that I'm proud to call home.



Ann Norton sits on her front porch where she “lives” during warm months.



Ethan, Carma, Larry and Sheridan Snapp in 2005.



Brent and Lucy Yanagida

Brent and Lucy Yanagida

It's been great in Stapleton for almost 5 years now. So much growth. A neat experience seeing our house go up. Not much to look at in the beginning though. Only neighbors we had were a bunch of crows — pretty different from our mama robin with 4 babies in our backyard tree this spring - our 3 year old loved that. I also remember thinking the first few years what a bunch of pathetic looking trees the landscapers planted for us, but we had to start trimming them this year, people were ducking on our sidewalk in front of our house. We love it here!

Larry and Carma Snapp

Our best early experiences at Stapleton were often activated by our daughter Sheridan's social personality. Two days after we moved to Stapleton, Denver was brought to a standstill by the three foot snow-fall of March of '03. Since Moving Chaos Disorder doesn't strike four year olds we quickly found ourselves meeting and interacting with our neighbors in our pocket park. This great fun taught Sheridan to frequently watch out of our front windows to see what human and canine entertainment had established itself in the park. Once the social alarm was sounded the family would inevitably be taking a pilgrimage across the street for relationship building. All of this provided an immediate sense of community and provided us with the confidence to know that we had chosen well in our decision to make Stapleton our home.

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