



October - December, 2010

wwpna.org

BYERS SCHOOL MEETING!
Nov. 11th, 2010

CHECK WEB SITE FOR TIME & PLACE

CONTACTING WWPNA

Meetings are held at 6:30 p.m. the first Tuesday of each month at the Washington Street Community Center, 809 South Washington Street

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The Future of Byers Jr. High, High Performance School or Condos?

Vote to keep Byers as a school for our current and future children

Residents of West Washington Park have been working for several years to assure that the Byers Jr. High school, located at 150 S Pearl St., remains a school. DPS currently has the property listed for disposition. The current budget problems of DPS have been well publicized and while selling this school would be a short term solution for the DPS budget, WWPNA believes it would create a long term shortage of school resources in our neighborhood and south Denver. In order for WWP and surrounding neighborhoods to continue to attract and retain families with children, we need to keep our school resources as schools.

Therefore, in conjunction with Councilman Chris Nevitt and residents from neighborhoods surrounding West Washington Park, WWPNA is starting a campaign to turn the Byers school into the next school for the Denver School of Science and Technology (DSST).

DSST is a top-ranked, free, open-enrollment public school serving middle and high school students. DSST is the only "Distinguished" rated high school in Denver and 100% of its graduates have been accepted into four year colleges. Recently, the DSST program was recognized for excellence with a gift of \$1 million from the Oprah Angel Network. The DSST website: <http://www.scienceandtech.org/>.

In a 2009 report, DPS projected school-age population growth over the next 10+ years and compared that with their existing facility inventory. DPS determined that Byers is excess space and is not needed in the near future. DPS staff believes that others schools adjacent to WWP will be able to absorb the demand for seats.

Continued on Page 3

A Great Home Tour- Thanks to our business partners and volunteers!

This newsletter may seem heavy on the advertising. This is due to the wonderful response and support that we have had from our neighborhood businesses in supporting the 2010 Home Tour.

Please take some time to read the ads and businesses mentioned in this issue. The proceeds from the Home Tour finances the work and charitable donations of WWPNA. Our business partners are a large part of our success and our ability to support Lincoln Elementary and the WSSC.

Space prevents us from listing all of our wonderful volunteers by name, it takes over 100 volunteers to make the day go smoothly. If you recognized your neighbor, tell them thank you, and consider volunteering yourself next year. It's only 3 hours to support your neighborhood!

New Zoning Code Adopted

After nearly five years of work by numerous City employees and community volunteers, the Denver City Council adopted a new zoning code for Denver, effective as of June 25, 2010. WWPNA participated in this process from start to finish. Our participation included attendance at a voluminous number of meetings, and reviewing and commenting on multiple iterations of the zoning code and corresponding zoning map.

by Sherri Way

With assistance from Councilman Nevitt's office, representatives from the City's Community Planning Department, and a number of residents, WWPNA surveyed the existing land patterns for the entirety of West Washington Park. Through this process, and via our extensive outreach efforts to residents of West Washington Park, we collected viewpoints from residents and shared information regarding the existing land patterns in our neighborhood, the existing zoning code and proposed changes to the code.

While unanimity is never possible, residents throughout West Washington Park expressed an overwhelming desire to see single-family only zoning south of Alameda, from Broadway through Downing. Residents in the northern part of our neighborhood, on the other hand, preferred zoning that would allow not only for single family homes, but also for duplexes and other forms of multi-family homes.

While no code is perfect, and there will no doubt be some fine-tuning to be done after the code is in place, we believe that WWPNA's comments and input were well-received by the Community Planning Department. And, while we didn't receive all of the accommodations sought, we believe the new code addresses in a favorable manner a number of issues that residents of West Washington Park have communicated to us over the past several years. For example:

1. The new code will preserve single-family home zoning for the portion of West Washington Park from approximately Alameda to I-25, from Downing through Clarkson. For the area from Logan through Sherman, accessory dwelling units (sometimes known as carriage houses) will be permitted only on corner lots on streets identified as arterials. This is consistent with the recent downzoning initiative, and with the existing land-use pattern throughout the southern part of our neighborhood.
2. The new code also will preserve the existing land use pattern in the northern part of our neighborhood, which is currently zoned R-3. There, residents expressed support for accessory dwelling units. Subject to certain protections, the new code will allow such units in the northern part of West Washington Park.
3. The new code will contain certain protections when businesses are located near residential areas. WWPNA understands that West Washington Park residents are supportive of our local businesses, but that you also are concerned that adequate protections exist to buffer you from the impact of certain business uses. WWPNA worked hard to establish protections such as limited hours of operations for businesses that have outdoor eating and patio areas, when these areas are near residential areas.

This article is intended to provide general information only. For specific information about the new zoning code, you should log in to the City's website and consult your own advisors.



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Reasons to Support Bringing DSST to Byers *from page 1*

WWPNA disagrees with the DPS evaluation and sale of the school for the following reasons:

1) South Denver has the lowest “capture rate” in the City for middle- and high-school-age kids. By middle school, *nearly half* of our children either move out of the area or attend private schools. **That means we have a large population of neighborhood kids who could be added to the DPS rolls without emptying a chair at an existing DPS school. We’re not capturing them now; DSST may attract them back to DPS.**



2) DPS used general population growth patterns to calculate expected numbers of families. DPS conceded that they don't have accurate info at a neighborhood level and that neighborhood growth above this number is possible. Lincoln Elementary grew from 60% in 2003 to a current 111% capacity, including preschoolers, in recent years. Collectively, southeast Denver elementary schools are at 116% capacity. This growth rate suggests a robust increase in growth of junior and senior high school children in WWP and the surrounding neighborhoods in the not-very-distant future.

3) DPS stated that Jr. High School and High School utilization in Southern part of Denver are 50% and 82% respectively. But DPS included schools that are more than 5 miles from Washington Park in this assessment. Moreover, all the schools that DPS proposed as alternates to Byers are west of I-25. Students will have a very difficult time traveling to those schools on their own, but they could easily walk to DSST if it were located at Byers.

4) DPS is stating that the rehab of the Byers school is too expensive, in excess of 10 million. The newly built DSST campus was in excess of 40 million. Rehab is cheaper than newly built. It's also worth noting that in 2003, DPS advanced a bond proposal that was approved by voters, providing \$8.3 million of funding for the renovation of Byers. This strongly suggests that DPS itself knows that

renovation of Byers is economically feasible.

5) Competition is a concept central to the introduction of charter schools into the DPS system. Competition multiplies choices for parents and spurs innovation in all schools. Therefore, bringing the very best of charter schools to south Denver means that we will also increase the performance of the regular neighborhood schools as well, making it a win-win for all neighborhood children.

What can you do to help?

We need to show DPS strong community support for this plan and collect as many signatures as possible.

1. Sign and return the postcard inserted into this newsletter OR
2. Sign our online petition at: <http://www.surveymonkey.com/s/DSSTtoByers> or email us at BringDSSTtoByers@gmail.com so we can add your name to our paper petition.
3. Circulate the paper petition to those on your block – contact either Merce Lea at meredithzml@aol.com, Mike Rusconi at mike.rusconi@gmail.com or Charlie Busch at charlie_busch@yahoo.com for the petition or the info sheet/postcard.
4. Visit our Facebook Page at: <http://www.facebook.com/pages/Bring-DSST-to-Byers/141168185920857> for a list of upcoming School Board meetings and other events you can attend to show support.
5. Pick up additional info sheet/postcards from the Cop Shop at 1 Broadway.

Please note, the fall Membership meeting on **November 11th** will be solely dedicated to this topic. Please check the home page of WWPNA (wwpna.org) for an expanded article, FAQs and regular updates. Please continue to check there and the Facebook page for additional information and meeting times and locations.



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I Don't Wanna Cook Nites — Every third Thursday of the month from 4:30-6:30 p.m.

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NEIGHBORHOOD NOTES

WSSC No Cook Nights and Friday Breakfast!

Don't forget the regular No Cook Nights and Friday Breakfasts at WSSC, 809 S. Washington St. No cook night is always the third Thursday of each month and runs from 4:40-6:30PM. Cost is only \$5 per person. Most Fridays they serve all-you-can-eat breakfast from 8:30-10:00AM. Cost is \$5 for non-members and \$4 for members. Check the WSSC calendar at www.wssc-denver.org.

Rock'n'Roll Denver Marathon – Sunday, October 17

Denver is hosting the first Annual Rock'n'Roll Marathon & Half Marathon. For a complete course map and list of road closures visit <http://denver.competitor.com/>.

Walnut Enforcement Sweep – Check Your Trees!

As part of an on-going coordinated regional effort to save black walnut trees across the country, Denver Forestry will require the removal of walnuts infected with Thousand Canker Disease (TCD) this summer. TCD is an insect-fungus complex, where a mold fungus infects trees colonized by walnut twig beetles. Removing infected trees will help prevent TCD's spread and ensure the wood is destroyed before the twig beetle's peak. Over 100 trees in Denver have been removed in the last year and Forestry has identified over 250 with this disease. To contain the disease and eradicate it where possible, Denver Forestry is

conducting a targeted street-by-street survey and will continue to look for infected trees throughout the summer as they do routine inspections. You can help this effort by checking your trees and contacting forestry@denvergov.org if you see symptoms of disease.

8th Annual "Rake-Up Colorado" Event

Saturday, October 23rd, 2010 9:00 a.m. to 3:00 p.m.
The Volunteers of America "Safety of Seniors Handyman Program" is hosting its 8th annual leaf raking event, which helps low-income seniors with leaf raking and removal. Help is offered on a first-come, first-served basis. If you are over 60 and need assistance or want to help call Kristen at 303-297-0408 to sign up.

Washington Park TREE GUIDE

Washington Park Tree Guide Proceeds from the book sale will go towards the reprinting and purchase of additional trees for the park. For more information and business locations where the booklet is available visit the Friends and Neighbors of Washington Park website: www.FANSWashingtonPark.org FANS is a not for profit 501(c)3 organization formed in 2006. Contact: Cindy Johnstone, 303-733-6579, cindy.johnstone@comcast.net

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