



JPUN.ORG DECEMBER 2016

JEFFERSON PARK NEWS

A PUBLICATION OF JEFFERSON PARK UNITED NEIGHBORS A NON-PROFIT ORGANIZATION SERVING OUR NEIGHBORHOOD

JPUN GENERAL MEMBERSHIP MEETING

Second Tuesday of every month
NO DECEMBER MEETING
Tuesday, January 10, 6:30-8 p.m.
Riverside Church
2401 Alcott St. | Rear Chapel
info@jpun.org
All are welcome

LAND-USE COMMITTEE MEETING

Thursday prior to General Membership Meeting, every month
Thursday, January 5, 6:30-8 p.m.
location TBD
check JPUN.org for location
LUC@jpun.org
All are welcome

MAKE A TAX DEDUCTIBLE GIFT TO SUPPORT JPUN

As a non-profit 501(c)3 organization, your JPUN contribution is tax deductible. Send your contribution to: 2001 Eliot St, Denver, CO 80211

Get neighborhood updates at www.jeffersonpark.nextdoor.com and JPUN.org

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E-NEWSLETTER DRIVE

If you want to “go-green,” or perhaps you live in a secure building where volunteers can’t distribute complimentary copies of the newsletter to every doorstep, please consider signing up for JPUN’s electronic color newsletter.

You may continue to receive a hard copy of the newsletter from time to time. Feel free to share this with a friend, a new neighbor or consider posting a copy in your building’s common area to keep everyone in your complex abreast of what’s happening in Jeff Park.

Send your e-news request to newsletter@jpun.org and type “E-NEWS PLEASE” in the subject line.

Follow Jefferson Park United Neighbors on Facebook

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STEAM ON THE PLATTE

FUTURE TECH AND CREATIVE BUSINESS HUB, BREAKS GROUND

Original story and photos by Margaret Jackson, Westword



By next summer, two abandoned buildings on the banks of the South Platte River will be converted into office space for tech companies, creative businesses and a restaurant.

A 65,000-square-foot warehouse — the largest brick-and-timber structure available for redevelopment in the city — will be transformed into the office space for tech companies and creative businesses, and a 6,000-square-foot former gas station with a

bowstring roof will be converted into restaurant space. NIMBL, a technology consulting firm, has signed on as the anchor tenant for the warehouse building.

“We prefer to spend our time preserving our past,” says Susan Powers, president of Urban Ventures, the company redeveloping the space. The other buildings on the 3.2-acre **Steam on the Platte** site, at 1401 Zuni Street, will be demolished to make way for more office space and residential buildings.

“Steam is going to be one of the crowning jewels of the Platte Valley redevelopment area,” Mayor Michael Hancock said at the groundbreaking. “It’s the gateway to Sun Valley.”

An avid cyclist, Powers discovered the site was for sale when a detour from the South Platte River Trail took her by it. Steam on the Platte is within walking distance of the Auraria campus and the Broncos’ stadium. It’s also at the intersection of the Lakewood Gulch and

cont. on page 2



WE'D LOVE TO HEAR FROM YOU

Email any stories, comments or ideas to our Editor at: newsletter@jpun.org

2016 JPUN BOARD MEMBERS

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We're always looking for volunteers, reach out to us if you're interested in joining our team!

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Advertising in the JPUN Newsletter generates business for you and keeps the newsletter thriving. Contact our designer at jeffparkads@gmail.com for more information on advertising.

- Full Page Ad\$210
- 1/2 Page Ad\$105
- 1/4 Page Ad\$70
- 1/8 Page Ad\$50

Rates subject to change.

COMMUNITY RESOURCES

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- Gas Leak or Electrical Emergency - Xcel.....800-895-4999
select #1
- City of Denver 3-1-1 Help Center.....3-1-1 or
720-913-1311
- Police - City Non-Emergency Information.....720-913-2000
- Police - District 1 Station Information only..... 720-913-0400
- Denver Public Library.....720-865-1111
- Regional Transportation District..... 303-299-6000

Cut this out and store it somewhere for quick reference!

All copy/photos/advertisements submitted to our Jefferson Park United Neighbors Newsletter will be edited and reviewed by our volunteer staff for style, grammar and content. JPUN reserves the right to refuse publication of any submitted material that does not meet our standards for a positive, educational community newsletter.

» STEAM ON THE PLATTE

(continued from page 1)



Platte River bike trails, and a short walk to two light-rail stations, at Decatur-Federal and West Auraria. Interstate 25 is easy to get to, and it's just two miles from the Interstate 70 interchange.

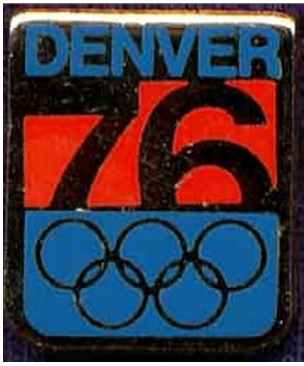
The building's bricks have been cleaned using a process called soda blasting, a much milder process than sandblasting, as have the 100-year-old wooden beams. The project recently received a building permit and broke ground on November 4.

"It's the best starting point we've ever had," says Mike Moore, founding principal of tres birds workshop, which is designing the building.

Originally settled by Russian Jewish immigrants in the 1880s, the site once had 25 homes and several businesses on it. It boasted the Johnson and Bremer Soap Factory and a rag-bailing facility operated by Rabbi Manny Feder, who was the uncle of Denver real-estate developer Evan Makovsky. Dorit Makovsky Fischer, Makovsky's daughter, and Hayden Hirschfeld are handling leasing for the property.

Urban Ventures and White Construction Group formed a partnership to acquire the property in 2014 from the estate of the late Englewood-based real-estate agent Arvin Weiss, who in 2008 was sentenced to seven years in federal prison after being convicted of fraud and witness tampering in a scheme to cheat mortgage companies that funded federally insured home loans. After being diagnosed with cancer, Weiss was released from prison in 2013. When he died, Urban Ventures and White Construction bought the property from his estate. When they purchased the site, there were two illegal marijuana grows operating, and the Evil Souls motorcycle gang had taken over one of the buildings as its clubhouse.

Original Story: www.westword.com/news/steam-on-the-platte-future-tech-and-creative-business-hub-breaks-ground-8474121



DENVER TURNS DOWN THE OLYMPICS

While hosting the Olympics is a rare honor most cities have to spend millions to acquire, Denverites voted against it in the 1970's. After being awarded the 1976 Winter Olympics, Denver residents, led by politician Dick Lamm, voted to relinquish the games. The high costs to its infrastructure and community led to 63% of residents voting against hosting, making Denver the one and only city to turn down hosting after being awarded the gig.

Source & Photo: Mental Floss

VIEWS FROM JEFF PARK



You should see these pictures in color! Sign up for our enewsletter by emailing **Newsletter@JPUN.org** with "E-NEWS PLEASE" in the subject.

Welcome to the new hub for all those picturesque views from Jefferson Park. Perched up on a hill, our neighborhood is a place with some marvelous views and we want to see them all!

Share your best views on Twitter and Instagram with the hashtag **#ViewsFromJP** for a chance to be featured. You can also send us your photos at **Newsletter@JPUN.org**.

Photo by Adrian Gonzalez



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NORTH DENVER DESIGN / BUILD SINCE 1995

INSIDE THE MIND OF A HOME BURGLAR

BY ADRIAN GONZALEZ



Flickr/mandee Sears

Do you ever wonder whether your home security system or “Beware of Dog” sign actually keep burglars away? That’s the question Kyle Iboshi of KGW News in Portland, Oregon poses in a revealing story regarding home break-ins. KGW’s investigative team interviewed 86 inmates currently serving time in Oregon’s Department of Corrections, asking them for details on their break-ins.

The anonymous 17-question survey provides useful insight on precautions a homeowner can take to prevent burglaries. The survey found that burglars are likely to break into a home early morning or afternoon, always knocking on the door to check if anybody was home before attempting to break in. Once successfully inside a home, burglars will often look for valuables like jewelry, electronics, cash, credit cards, and collectibles, among other things. “NRA bumper sticker = lots of guns to steal,” said one burglar.

When asked about deterrents, burglars had mixed responses, stating that big dogs would usually keep them away, but surprisingly, home security signs were not entirely effective. Many said they knew how to disable these security systems or avoid setting them off. Video cameras, despite being a big deterrent for most, were said to be a sign of valuables inside the home.

According to the FBI’s annual crime report for 2013, a home is burglarized about every 18 seconds in the United States, resulting in an average loss of \$2,230 per break in. While these statistics are staggering, the loss of sense of security and stress that can be caused by a break in is nearly immeasurable.

The burglars surveyed did provide some advice to help prevent break ins, proposing homeowners keep their property visible, well lit, and surrounding foliage well trimmed. Others mentioned house alarms and leaving a TV or radio on inside the home as good preventative measures to keep your home safe.

For more information about the survey and letters written by the interviewed inmates follow the link. www.9news.com/news/investigations/we-asked-86-burglars-how-they-broke-into-homes/344385966

DRINKIN' GOOD IN THE NEIGHBORHOOD

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Sunday 11am-2am
(We Have The NFL Ticket)

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- expires 12/1/2017

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MEET ME THERE

SUNNY'S



WITH KELLY DROZ
Our Denver Insider

MEET ME AT SUNNY'S for delicious breakfast, hot coffee, and a divine atmosphere. Not surprisingly, Sunny's is located in the Sunnyside Neighborhood. It's nestled between the Sub Rosa Mercantile

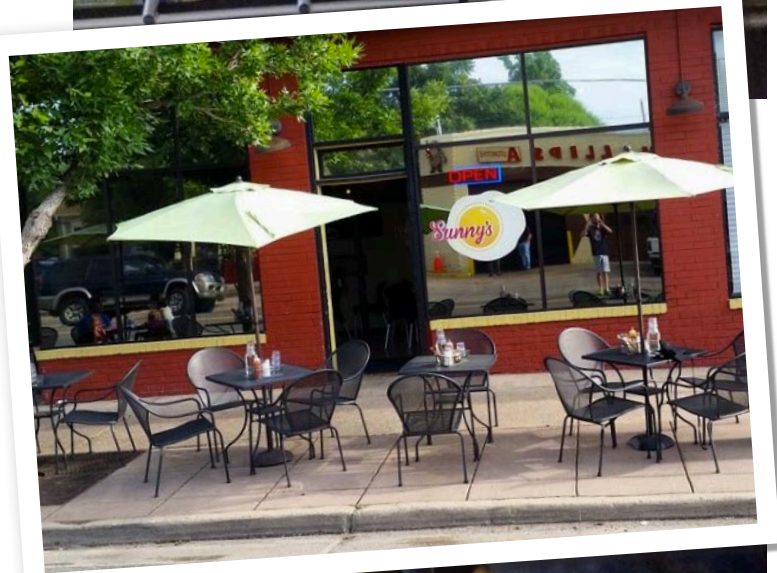
and Denver Fashion Truck brick and mortar store (perfect ways to pass the time waiting for your table).

Sunny's has a delicious menu full of waffles, classics, specialties, and Sunny's (their take on the Eggs Benedict). Everything on the menu sounded amazing, and it took me a good 10 minutes just to narrow it down to two things I wanted. They are also home to the Good Night, which has eggs, homemade chorizo, tomatoes, avocados, and boursin cheese lodged between two grilled cheese sandwiches. While this was a tempting choice I went with the OG Sunny/Eggs Benedict which was mouthwateringly delicious. Since this might be my new breakfast spot I will probably try the Good Night and will be sure to tell you all how undoubtedly delicious it is. Not only is the food good but it is homemade and made mostly with organic ingredients.

On top of the food being delicious and handmade, the servers were wonderful as well. Our server made us laugh and kept our coffee mugs full. While the space is pretty small it doesn't feel cramped or tight. The music and big windows contributed to a fun atmosphere that could be enjoyed by yourself, with friends, or with family.

Not only can you enjoy a great breakfast but you can browse two great local artisan shops nearby, Sub Rosa Mercantile and the Denver Fashion Truck store. Both are fun to poke around in and support local designers and artisans like Mountain vs. Plains and Canned Goods Co., plus other small designers and artisans from all over the country.

So meet me at Sunny's on 44th and Zuni for homemade breakfast, hot coffee, and good conversations. And after breakfast, lets wander next door to Sub Rosa Mercantile and the Denver Fashion Truck store!



DENVER COUNCIL REJECTS PRESERVATION BID FOR JEFFERSON PARK HOUSE, SIDING WITH OWNER

COUNCILMAN RAFAEL ESPINOZA FILED APPLICATION TO GRANT LANDMARK STATUS TO QUEEN ANNE-STYLE HOME

Original story by Jon Murray, Denver Post

The Denver City Council late Monday rejected landmark status for a Queen Anne-style home with a hilltop perch over Jefferson Park.

Under the specter of potential redevelopment, Councilman Rafael Espinoza fought to ensure the preservation of the house by initiating a landmark application. Built around 1890, the home is among the last surviving Victorian-era structures in the neighborhood.

But the owner of nearly 10 years, Judith Battista, objected to Espinoza's landmark status application as infringing on her property rights as she prepares to sell the house.

After a 90 minute public hearing full of sharp comments from both sides and more than an hour of council debate, its members sided with Battista 7-4 in a vote taken just before midnight.

Several said her opposition set a higher standard that the preservation case – which relied in part on the home's connection to the Hoyt brothers, who became distinctive Denver architects – failed to meet.

When council members began voicing their views after the public hearing, Espinoza went first. He addressed the council chambers and said he wanted to correct several misstatements made in recent weeks by opponents of the designation. "I feel very sorry for Ms. Battista, but I don't feel any more sorry for you than I do for the community, because it has taken some big-time hits" as redevelopment has made its mark, Paul Kashmann said. He voted against preservation, citing a need to fix the ordinance and help out owners of historic homes that are in need of repairs.



photos by John Leyba, The Denver Post

“No one wants to be here in this situation, least of all me,” Espinoza said. “Hopefully you guys can get that. But our community deserves better than to have the destruction of a truly significant historic structure be just another check-box on the path to creating ever more overpriced townhomes that erode the character of a neighborhood and disregard that community’s history.”

“I just want to reiterate ... that this was one little (historic) fragment that could have remained,” he said. “And I’m sorry to let my community down.” Just before the vote, Espinoza said he wasn’t surprised it appeared it would fail, given his colleagues’ past views on preservation. In two votes late last year, the council rejected other attempts – including another by Espinoza – to declare homes landmarks over the owners’ wishes.

Within minutes of the vote, Espinoza’s office issued a blistering news release that lamented the end result of “yet another lobbying and media campaign by developers to make a quick buck on destroying the history and character of District 1.” The house potentially will be razed for “yet more condos in Jefferson Park,” it said.

But there was strong emotion on Battista’s side as well.

She broke down in tears when she addressed the council at the start of the public hearing.

“This hostile designation has been anything but kind to me,” she said. “I cannot afford the repairs or the upkeep. My house is my only investment, and my only nest egg for retirement.”

She added. “This hostile designation process is stacked against the homeowner.”

Joining Espinoza in favor of landmark designation, based on architectural, geographic and historic criteria, were members Wayne New, Debbie Ortega and Paul López. Besides Kashmann, the no votes came from Mary Beth Susman, Kevin Flynn, Kendra Black, Stacie Gilmore, Jolon Clark and Albus Brooks. Absent Monday were Chris Herndon and Robin Kniech.

Angst over the toll of redevelopment in Jefferson Park was a heavy current.

Battista’s attorney said she had an offer that was contingent on obtaining a city-issued “certificate of non-historic status,” but Battista revealed no further details. That document would allow for possible demolition and redevelopment on a property that’s zoned for multiple units up to three stories.

Battista already helped the owners of the house next door obtain a certificate allowing demolition for their house. Members of the Salgado family testified Monday that they were depending on the sale of that house to pay for retirement.

But Battista’s certificate had been on hold because of Espinoza’s landmark application.

The city now is likely to issue her the document.

During the public hearing, West Highland resident Marilyn Quinn urged the council to support landmark designation.

“Properly maintained, this home could last another century,” she said. “Please remember that a city is more than just a cluster of properties. I strongly encourage you to follow the unanimous recommendation of the Denver landmark commission and designate this a historic landmark.”

The council heard about 90 minutes of testimony from more than 30 speakers. Two dozen or more supporters of Battista wore small signs bearing the statement, “It’s Judith’s House,” while others were on hand to speak in favor of granting landmark status.

The Denver Post explored the dispute, which pits Battista’s property rights against community preservation concerns, in an extensive story Sunday.

Before the vote, Susman said she empathized with the barrage of questions Battista had faced in what normally would be a personal financial matter. When a historic preservation

application targets a home whose owner opposes the move, she said, “It does need a higher bar.”

And that bar wasn’t met, in Susman’s view.

She is the chairwoman of a committee that deals with land-use issues. With support from other council members, she said it was time to look closer at the rules for owner-opposed designations. “Maybe see if it doesn’t need some tweaking,” she said, “and maybe a higher bar for hostile designation,” in terms of the requirements to meet.

Espinoza’s case to preserve Battista’s home was based on qualifying criteria in three areas: its distinctive architecture, a prominent location facing the park and the history of the home’s connection to the sons of its first owners.

Merrill and Burnham Hoyt became architects, the latter designing Red Rocks Amphitheater in the 1930s and Denver’s original central library building (now the north wing) in the 1950s, among other notable structures.

But Battista’s attorneys dispute the significance of the house’s connection to the Hoyts’ achievements and have portrayed it as “at best an example of a vernacular or everyday Queen Anne” and in need of expensive repairs. They argued the architecture was not special enough to merit landmark status.

The Landmark Preservation Commission previously recommended approval of Espinoza’s application 8-0.

The council last year rejected the last two landmark preservation applications for homes that were filed against the owners’ wishes. One was for a house around the corner from Battista’s, and Espinoza was among the applicants.

Espinoza participated in Monday’s debate and vote, contrasting with his recusal last year. He had not yet taken office when he applied for the previous designation, but for the current one, he exercised his power as a council member to initiate an application. An assistant city attorney has said that distinction would allow him to participate. Battista and her attorneys criticized his participation.

BIZ BANTER

SLOAN'S LAKE DENTAL



5 MINUTES WITH Dr. Sage Pollack of Sloan's Lake Dental
2750 W 29th Avenue | (303) 477-7776 | sloanslakedental.com

How long have you been in business? Since October 2015.

Number of employees? 8 at this location and about 25 total in all three locations.

Why did you choose your Jeff Park location? Because of its proximity to our other locations and convenient, visible location between neighborhoods.

How can your business benefit the residents of Jefferson Park? A great, healthy smile is essential to looking and feeling good. We are committed to providing the highest quality in family and cosmetic dentistry, leveraging the latest technology, all in a comfortable and friendly environment.

Are there any unusual or unique things about your business that you'd like readers to know about? We offer a lot of services in-house

so people don't have to hop around offices for different dental procedures. It makes the dentist experience much more painless and convenient.

What do you like most about doing business in Jefferson Park? We love the friendly people and close neighborhood feel of Jeff Park.

What is the most challenging part about running your business in Jeff Park? Definitely the parking. It has become a challenge for a lot of our clients.

Describe Jeff Park in three words: Fun. Amazing. Delicious.

What do you think about all the changes going on in Jefferson Park? Although it brings more businesses and attention to the neighborhood, it certainly exacerbates the parking and space issues.



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BIZ ON THE BOULEVARD



BY LESLIE TWAROGOWSKI
Co-executive director of the Federal Business Improvement District
www.bizontheblvd.com

The BID is very excited for all of the new businesses joining our community. The much-anticipated Briar Common Brewery has now been open for 2 months at the corner of 23rd and Clay in Jefferson Park. You can enjoy their specialty crafted beers, which include American and Belgian programs, paired with their globally inspired shared plates. Stop in for dinner, a drink, a growler fill or some chicken-n-waffles for brunch!



Construction in Your Neighborhood



Twin 9s

Stairs have been installed in this new townhome development. Call our office to schedule a tour and see the sweeping views offered from the roof deck of this 45 foot building with a unique mezzanine level!

Learn more at: www.Twin9s.com



West Jeff Park

Celebrate the New Year in your new home at West Jeff Park! With units scheduled for completion in December, this development is perfect if you are looking for a quick move in.


Learn more at: www.WestJeffPark.com



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FITBITS

6 WAYS TO IMPROVE YOUR MOOD NATURALLY



BY DR. MICHELLE WOZNIAK

LoHi Chiropractic

www.lohichiropractic.com

Ever feel like you've woken up on the wrong side of the bed, angry or displeased without much reason? You're not alone. But instead of reaching for stimulants like coffee and tea or continuing the day in a bad mood, consider what you can do to change how you feel, naturally.

The best part? You can do each of these things in just a few minutes—how's that for a positive return on your investment?

1 LAUGH

There's a lot of truth to the old saying "laughter is the best medicine"—it's a proven fact that laughter lowers stress hormones.

2 LISTEN TO MUSIC

Even if you're not in the mood for it, listening to upbeat music can help you feel better. But the key is to try to relax—let yourself enjoy the music instead of asking whether or not you're starting to feel better.

3 TAKE A PRE-WORK WALK

Getting your body up and moving helps release mood-enhancing endorphins. This also gives you a chance to take in some much-needed Vitamin D from the sun.

4 CLEAR YOUR DESK

Did you know that cluttered spaces could cause you to lose focus and productivity, be it in the office or at home? Keeping your desk space clean can help prevent that.

5 GET SOME SLEEP

When you're back home after a long day, make sure you get to bed at a reasonable hour and keep your nighttime ritual the same, aiming for 8 hours of slumber.

6 GET ADJUSTED

Chiropractic care can benefit things like poor sleep, achy joints and muscles and back pain among others. If you're not feeling your best, contact our practice today to schedule an appointment.

We look forward to helping you!



KRYSTAL ORTIZ

Occupation: Account Manager.

Rent or own? Own.

How long have you lived in Jeff Park? 5 years!

What is one word to describe our neighborhood? Connected.

Favorite business in Jeff Park: Riverside Baptist Church.

Favorite restaurant in Jeff Park: Sarto's.

Hobbies & interests: Design, yoga, wedding planning, spending time with my fiancée & family.

What is the best part about living in Jeff Park? Our neighborhood is like an oasis in the city. It's convenient but tranquil.

What is your opinion on all of the development in our neighborhood? Good with the bad. I'm not in favor of all the 'lego home' architecture. I would like to see more character in new builds.

What is something about you that most people do not know? I grew up not too far from here.



Would you like to be neighbor of the month or know someone to spotlight? Email us at newsletter@jpun.org



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UPCOMING EVENTS



80'S SKI PARTY
Grab your best neon ski gear! Alpine Dog Brewery is hosting a rad 80's Ski Party for the screening of Level 1's latest ski film, *Pleasure*. The night will

feature special beer releases, a food truck, giveaways and 80's music throughout the night. The screening will begin at 8:30 pm. **Saturday, December 10 | 7:00 pm - 12:00 am** Alpine Dog Brewery 1505 Ogden Street alpinedogbrewery.com | **Cost: FREE**



ZOO LIGHTS
The zoo's popular holiday tradition will include more than 150 lighted displays through 60 acres. This year's event will also incorporate the zoo's

current traveling exhibit *Washed Ashore: Art to Save the Sea*, which features several marine life sculptures made almost entirely from trash collected from the ocean. **Friday, December 2 through Sunday, January 1, 2017 | 5:30 - 9:00 pm** Denver Zoo | 2300 Steele Street denverzoo.org | **Cost: \$10+**



DENVER NUGGETS JUNIOR NIGHT
The Nuggets' Junior Night is the perfect night to bring your little one to the game. Get one free kids ticket for each full priced

adult ticket you purchase. Come see the Nuggets take on the Dallas Mavericks! **Monday, December 14; 7:00 pm** Pepsi Center | 10000 Chopper Circle nba.com/nuggets **Cost: Varies**



DENVER'S GRANDEST NEW YEAR'S EVE PARTY
The Grand Hyatt Denver is teaming up with MIX 100.3 FM for the grandest of New Year's

Eve parties! Grab a drink at the open bar and make your way through three ballrooms full of entertainment like karaoke, a dance party, and Nacho Men rocking the 50's, 60's, Disco and beyond. Feast on the premium dinner buffet and grab a glass of champagne for a toast at midnight. **Saturday, December 31; 8:00 pm - 1:00 am** Grand Hyatt Denver | 1750 Welton Street denver.grand.hyatt.com/nye | **Cost: \$159 per party ticket; Overnight packages start at \$439 per room**



DENVER BRONCOS SCHEDULE

Broncos @ Jacksonville Jaguars

Sunday, December 4; 11:00 am on CBS

Broncos @ Tennessee Titans

Sunday, December 11; 11:00 am on CBS

New England Patriots @ Broncos

Sunday, December 18; 2:25 pm on CBS

Broncos @ Kansas City Chiefs

Sunday, December 25; 6:30 pm on NBC

Oakland Raiders @ Broncos

Sunday, January 1; 2:25 pm on CBS

» During all events over 20,000 attendees, Zoning Enforcement and Right of Way Enforcement will be scheduled and parking restrictions will apply. Vehicles that are illegally parked in the neighborhoods surrounding Sports Authority Field at Mile High may be ticketed and towed.

RIVERSIDE CHURCH UPCOMING EVENTS

CHRISTMAS EVE SERVICE

Saturday, December 24; 5:00 - 6:00 pm

We will focus on the traditional meaning of Christmas and conclude with a candle lighting celebration as we sing together.

CHRISTMAS DAY CELEBRATION

Sunday, December 25; 10:30 am

Join us for our Christmas service as we celebrate the birth of Jesus.



2401 Alcott Street | www.riversidedenver.com