



JPUN.ORG DECEMBER 2017

# JEFFERSON PARK NEWS

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

## JPUN GENERAL MEMBERSHIP MEETING

Tuesday, Dec. 12, 6:30-8:00 p.m.  
Tuesday, Jan. 9, 6:30-8:00 p.m.  
Riverside Church  
2401 Alcott St. | Rear Chapel  
[info@jpun.org](mailto:info@jpun.org)  
All are welcome

## LAND-USE COMMITTEE MEETING

Thursday, Jan. 4, 6:30-8 p.m.  
Thursday, Feb. 1, 6:30-8 p.m.  
Riverside Church  
2401 Alcott St. | Rear Chapel  
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](http://www.jeffersonpark.nextdoor.com) and [JPUN.org](http://JPUN.org)

Join Our Mailing List at [JPUN.org](http://JPUN.org)

## 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](mailto:newsletter@jpun.org) and type “E-NEWS PLEASE” in the subject line.

Follow Jefferson Park United Neighbors on Facebook

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Follow us on [@JeffParkNews](http://twitter.com)

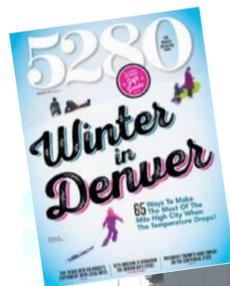
## WILL CITY PLAN FAIL TO CONNECT JEFFERSON PARK WITH DOWNTOWN?

Residents love the fact Jefferson Park is so close to downtown yet to many, it seems far away. Our neighborhood is an island surrounded by rivers of roadways with Speer to the North, Federal to the West and the mightiest of all, I-25 to the East. Crossing these barriers can seem like a treacherous journey for many an urban traveler. For years, JPUN has lent its voice to promote better connectivity to Denver’s Downtown not only for our residents but adjoining neighborhoods in Northwest Denver.

The development boom has prompted city officials to review zoning for the Central Platte Valley Area District more commonly known as Elitch Gardens. Since



*cont. on page 3 >>*



## JEFFERSON PARK NO SUCH THING AS BAD PUBLICITY?



credit 9NEWS.com

Our neighborhood has been in the news lately. On November 10, 9News aired a story about “Slot Homes” with scenes filmed in Jefferson Park. Additionally, an article in the November issue of 5280 magazine titled “The Beholder” featured a former JPUN Board member. In the article both he and Councilman Espinoza were critical of current architectural styles in Jefferson Park and throughout Denver. The JPUN Board has responded to that article with a letter on page 4.

<http://www.9news.com/money/personal-finance/personal-finance/real-estate/ugly-denver-architecture-slot-homes/490912391>

<http://www.5280.com/2017/10/the-beholder/>

*cont. on page 4 >>*

## WE'D LOVE TO HEAR FROM YOU

Email any stories, comments or ideas to our Editor at:  
[newsletter@jpun.org](mailto:newsletter@jpun.org)

## 2017 JPUN BOARD MEMBERS

Michael Guietz (President)	Jenette Alie	Jill Folwell
Brian Aggeler	Justin Archuletta	Justin Potter
Donn Aggeler	Kim Collie	Matt Ruhland
	Kym Foster	Scott Shea



## NEWSLETTER DELIVERERS WANTED

We're in need of people to help deliver this useful newsletter to residents in Jefferson Park.

Taking a walk just an hour a month is 100% effective in feeling great and helping your community!

Call or Email Brooke With Questions Or To Volunteer  
Brooke: 303.667.1710 or [kromer2036@yahoo.com](mailto:kromer2036@yahoo.com)

## COMMUNITY RESOURCES

Police, Fire or Medical - EMERGENCY.....	Dial 9-1-1
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.

## COMMUNITY

## DISCOVER DENVER'S COMPOST COLLECTION PROGRAM

### REDEFINING WHAT WAS ONCE WASTE



Denver Composts makes composting household organic material as easy as recycling, by providing a green cart that is collected weekly. Households separate out organic material like yard debris, food scraps and non-recyclable paper and place them in the green cart instead of the trash. The organic material collected is sent to a commercial facility

where it gets turned into a high quality soil amendment known as compost.

By signing up for compost collection you can reduce the amount of waste you throw away by as much as 50 to 75 percent!

Denver Composts is a fee-based service paid for by the resident at the rate of \$29.25 each quarter (every 3 months).

The number of participants in the program is limited, and households will be provided compost collection services on a first come, first served basis. Space in the program may also be limited within specific areas or collection days.

### Why Join?

- 1 IT'S SO EASY.** Simply put your organic material in the green cart and set it out for collection each week.
- 2 LESS WASTE SENT TO THE LANDFILL.** More than 50% of what the average Denver households put in the trash is organic material.
- 3 REDUCE GREENHOUSE GAS EMISSIONS.** Composting results in less methane emitted into the atmosphere.

Sign Up For Compost Program  
<https://www.denvergov.org/compostsignup>

## NO JPUN NEWSLETTER IN JANUARY

We will be back in February BUT will be without the talent of our Graphic Designer Kelly Ruhland. We hope you have enjoyed the easy to read layout and graphic enhancements Kelly has added to the newsletter. She has dedicated a lot of time and effort helping our neighborhood.



On behalf of residents in Jefferson Park, we say thank you for all you have done in making this one of the best neighborhood newsletters in all of Denver.

**CONNECT JEFFERSON PARK WITH DOWNTOWN**

cont. from page 1 >>

April, a committee has met to create The Downtown Area Plan Amendment (DAPA) which is a blueprint for future development in that area. The importance of this plan cannot be understated as it will guide state and local project funding and development in that area for generations. The latest iteration of DAPA was presented at a public meeting in early November. While the plan did contain some connectivity points, representatives from neighborhoods west of I-25 felt it did not adequately address their needs.

They felt the plan does not address a timely and cost-effective solution for connecting Northwest Denver residents with Downtown at the 23rd Ave bridge interchange.

23rd Ave is the spine of both the Sloan's Lake and Jefferson Park neighborhoods. Density in these neighborhoods has resulted in more

car and pedestrian traffic. Recent bike lane enhancements have increased the number of riders. The combination of all of these factors have created a transportation bottleneck at the 23rd Ave bridge interchange.

Pedestrians do not feel safe walking on inadequate sidewalks. The problem is even worse for people with strollers or pedestrians with special needs. Cyclists contend with missing bike lanes or merging highway onramp and offramp traffic. Traffic backups occur daily and especially during Museum, Aquarium, Stadium and REI events.

If these problems are not adequately documented in DAPA, significant change will not happen anytime soon, if at all. Funding will be focused on other areas in the plan or development will prohibit the expansion of 23rd Ave to accommodate a solution.

**HOW YOU CAN HELP**

Attend a Town Hall Meeting with DAPA management team – Site TBD - Date (Either Jan 9 or 10)

JPUN along with surrounding neighborhood organizations and business districts will be hosting this town hall meeting. Your voice matters. We have been told public opinion carries a lot of weight in determining the final plan.

For more information please email [info@jpun.org](mailto:info@jpun.org) or check the JPUN Facebook and website. JPUN will not publish a January newsletter.

JPUN will also discuss this topic at their General Membership Meeting on Tues., Dec. 12.



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NORTH DENVER DESIGN / BUILD SINCE 1995

**BAD PUBLICITY?** *cont. from page 1 >>*

# IT'S NOT TOO LATE

The recent media debate about slot homes, housing prices, whether Denver, and Jefferson Park in particular, is “fugly,” begs the question: Is it too late for Jefferson Park? Is our neighborhood “a lost cause” as quoted from a recent 5280 article? The pace of development in our neighborhood over the last several years, the removal of older, traditional architecture, and its replacement with townhomes sporting “developer modern” (with varying degrees of success) has most definitely changed the look and feel of our neighborhood. Depending on your perspective, this change may be welcomed or it may be regrettable.

But it is not too late for Jefferson Park to work, and sometimes fight, for a better neighborhood for all. In fact, we believe Jefferson Park is working and is on a path to be one of Denver’s exceptional neighborhoods. Without doing an exhaustive survey, a resident need only take a walk around the neighborhood to see that there are many older homes that could still be remodeled or redeveloped. The current city zoning allows this. There are examples around the neighborhood where this was done, and done in a way that enhanced, rather than hurt, Jefferson Park.

It is critical for residents to be involved in their neighborhood, to make their voices heard, and take action to guide the future of Jefferson Park. Jefferson Park United Neighbors (“JPUN”) volunteers work tirelessly to improve the quality of life not only for Jefferson Park residents, but Northwest Denver neighborhoods as a whole. JPUN recently worked with Councilman Espinoza and private developers on a two-year long process to innovatively re-zone the north and south blocks on 25th Avenue between Eliot and Decatur. The resulting development will be mixed use commercial-residential development that sets the stage for businesses selling much needed goods and services to our neighborhood for generations to come. The commercial first floors will activate the street along 25th, extending our own little commercial core. Without this work, more slot homes would likely have been built on these lots without the additional commercial activity that will benefit all of Jefferson Park and Northwest Denver.

As was alluded to in the 5280 article, in the past a number of developers held high ranking positions within JPUN and influenced many of development decisions. In concert with amendments to JPUN’s bylaws, more residents have become involved with JPUN, giving residents an increasing role in the future of Jefferson Park. JPUN’s Board strives to represent both resident and business interests and work towards amicable solutions between the various parties and with City and State agencies. JPUN continues to seek out opportunities to work with business members/developers with a vested interest in the neighborhood and who look to improve the quality of life for the residents, as well as pursuing their business goals. That partnership is another way we can continue to improve the neighborhood.

There is more work to do. While Jefferson Park may be on the downside side of the development cycle, there remains a number of potential development opportunities in our neighborhood. JPUN will be here to help inform the City and developers of the neighborhood’s desires and to work to form a neighborhood that continues to evolve in a way that we can all be proud to call home. JPUN has an opportunity to comment on and help shape the next Blueprint Denver city plan which guides how Jefferson Park fits into the City as a whole. The idea of an overlay zoning that might restrict or improve the quality of higher density development has been, and will continue to be, discussed in upcoming Land Use and General Membership meetings.

JPUN will not discriminate against any style of architecture, or anyone who lives, rents, or buys in this community. But as we near the end of this development cycle, residents need to make their voices heard about how they would like the neighborhood to continue to grow and change. A discussion of Jefferson Park zoning within the Blueprint Denver City Plan will be voted on at our next General Membership meeting on December 12. That will not be the end of the process, but it will be an important beginning.

Jefferson Park United Neighbors Board of Directors



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3-6PM & 11-2AM

# BIZ ON THE BOULEVARD



**BY LESLIE TWAROGOWSKI**  
 Co-executive director of the Federal Business Improvement District  
[www.bizontheblvd.com](http://www.bizontheblvd.com)



## VESSEL

Vessel is a plant centric modern essentials gift store which opened its doors in September here in the heart of Jefferson Park at 2849 West 25th Ave. Where plants and containers are a large focus, the store also lends itself to homewares, candles, cards, jewelry, and bar accessories.

Owner Nan Davey saw the need of this kind of store in this fast-developing neighborhood which craves walkable unique boutiques, great bars and restaurants, salons, and other services that creates the backbone of the ever-changing Jeff Park.

Nan says the community has really embraced the store and she is planning winter terrarium classes and pop up collaborations with other like-minded entrepreneurs to spur creativity, learning, and fun.

Holidays are approaching so this might just be the place to find that little something special.

Hours: Tuesday through Saturday from 10 a.m. to 6 p.m. and Sundays from 11 a.m. to 4 p.m. Vessel is generally closed on Mondays, but will be open every day through the Holidays.

## 2525 ELIOT NOW LEASING!

The 72-unit apartment building at 2525 Eliot is complete, and tenants have begun to move in. Located in the heart of Jefferson Park, the building has attracted a clientele looking for the best of Denver living – easy access to the city, Mountain and Downtown views, modern finishes and appliances, and great common spaces (like a huge roof deck!) Tenants also get to enjoy a first in the neighborhood: Ultra-high-speed internet included in every apartment!

Denver-based Dish has partnered with Eliot Street Apartments to launch its new gigabit-speed fiber internet service. Using their tested formula of providing great customer service and great value, Dish plans to rapidly expand this new business. This blazing-fast internet service is included as an amenity for all residents at Eliot and available immediately upon move-in.



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# ROCKIES NEW DEVELOPMENT WILL PROVIDE YEAR-ROUND ENTERTAINMENT

COULD THE BRONCO STADIUM BE NEXT?



renderings by Stantec



A major new mixed-use development has been proposed by the Colorado Rockies baseball club at 19th and Wazee in Lower Downtown Denver.

The site is expected to include restaurants, offices, Rockies Hall of Fame facility, a hotel and residences along with an outdoor content plaza. The plaza is designed as a pre- and post-game gathering place for Rockies fans and will have state-of-the-

art audio and visual systems. Beyond baseball, the plaza will serve as Denver's 'outdoor room,' a year-round space that can accommodate neighborhood concerts, festivals and other activities.

This project is significant for not only the Rockies and the Stadium District, but for LoDo and all of Downtown Denver. This block is the largest development site remaining in Lower Downtown and, for the 22 years since Coors Field opened in 1995, has been a major gap in the urban fabric separating the vitality of the historic district from the stadium. This project will close that gap and significantly energize the connection between Coors Field and Lower Downtown.

Could a project like this be in the future on the underdeveloped south side of the football stadium right next to the up and coming Sun Valley neighborhood?



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## VISION ZERO

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### DENVER'S VISION ZERO PLAN

Denver recently unveiled its Vision Zero Action Plan, the five-year plan to achieve zero fatalities and serious injuries on our roads by 2030. To develop the plan, city departments and agencies, public advocacy groups, and private stakeholders collaborated to develop a framework. To find out more about Vision Zero, download the Denver Vision Zero Action Plan. To read reports and analysis, contact the team, and find out what the city is doing.

<https://www.denvergov.org/content/denvergov/en/vision-zero.html>

## DON'T MISS THESE NEW PUBLIC ART INSTALLATIONS

Don't miss these two incredible new public art installations in Downtown Denver.



Artist Shantell Martin created a sprawling and engaging 2,050-square-foot installation outside of Understudy — a new art space underneath the stairs of the Convention Center. As you walk along, explore the words, lines, and faces rendered in spray paint on an urban canvas beneath your feet.



Chinese artist Ai Weiwei's "Circle of Animals/Zodiac Heads," is installed around Civic Center's Sea Lion Fountain for one year. Find your zodiac sign among the 12 animals of the Chinese Zodiac depicted in realistic and remarkable, larger-than-life forms. 2017 is the Year of the Rooster and 2018 is the Year of the Dog.

## SMOKING BAN ON 16TH STREET MALL

Beginning December 1, smoking of any product (including cigarettes, cigars, e-cigarettes, vapes) will be prohibited along the 16th Street Mall in order to improve the quality of life of residents, all workers and visitors. Penalties will result in civil infractions (not criminal), and efforts will be dedicated to educate the public on this new ban prior to issuing citations. Data will also be collected to ensure that enforcement is administered in an equitable manner. Go here to learn more background information on the goals and research behind the 16th Street Mall smoking ban.

<https://www.denvergov.org/content/denvergov/en/denver-council-district-9/priorities/projects---plans/breathe-easy-ordinance-on-the-16th-street-mall.html>

## CONSTRUCTION IN JEFFERSON PARK!



TWIN 9S

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These beautiful units are spacious and feature large rooftop decks with panoramic views in an ideal location! Contact our office today to learn more about this development.

LEARN MORE AT: [WWW.JPOVERLOOK.COM](http://WWW.JPOVERLOOK.COM)



25TH ROW

Want to live in the heart of Jefferson Park? 25th Row offers modern townhomes just a block from Jefferson Park Town Center. Contact our sales team to schedule a hard hat tour today!

LEARN MORE AT: [WWW.25THROW.COM](http://WWW.25THROW.COM)

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[SALESTEAM@REDTTHOMES.COM](mailto:SALESTEAM@REDTTHOMES.COM)

# UPCOMING EVENTS

## MUSEUM OF CONTEMPORARY ARTS DENVER



1485 Delgany St, Denver | December 22, 5:00-9:00 pm | Join us for our special holiday edition of Black Sheep Friday: XXX-Mas Craft Fair. Craft X-rated things while listening to dirty holiday songs. Visitors are encouraged to drop by at

any time and participate. All events are first-come-first-served. Capacity can be limited. Free with \$5.00 museum admission (Members free) Happy Hour 5-7PM.

## THE NATIONAL WESTERN STOCK SHOW KICK-OFF PARADE



January 4, 12:00pm | Union Station | The sight of over a hundred Texas Longhorn cattle walking through the streets of downtown Denver can only mean one thing...it's Stock Show time. The National Western Stock Show Kick-Off Parade is a sight to see with marching bands, floats, horseback riders, cowboys,

cowgirls and yes...Longhorn cattle. The parade starts at Union Station and runs down 17th Street.

## NATIONAL WESTERN STOCK SHOW

January 6-21, 2018 | 4655 Humboldt St, Denver, CO 80216 | The National Western Stock Show, established in 1906, is the premier livestock, rodeo, and horse show in the nation, serving agricultural producers and consumers throughout the world. A nationally recognized western heritage and entertainment event, the stock show hosts one of the world's richest regular season professional rodeos, one of the country's largest horse shows and Colorado's largest western trade show, attracting attendance numbers over 650,000 visitors each year.

## INTERNATIONAL SPORTS EXPO (ISE) & DENVER BOAT SHOW



January 12-14, 2018 | Colorado Convention Center | Few states offer the range and quality of outdoor activities that Coloradans pursue. This is why ISE appeals to a diverse customer base, with hunting and fishing the core activities. Several generations of consumers from Colorado and the seven bordering states attend ISE's longest-running expo, bringing consumers face-to-face with local, western and international guides, lodges, resorts and tourism groups, plus vendors offering a huge selection of big- to small-ticket outdoor gear. The Convention Center will host the Denver Boat Show the same weekend.

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# JEFFERSON PARK'S ANNUAL HOLIDAY PARTY 2017

Wednesday, December 13 | 5:30pm to 8pm  
Mackinzie's Cocktails & Wine  
2240 Clay Street

Light Appetizers & Holiday Sweets Served  
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www.jpun.org



JEFFERSON PARK UNITED NEIGHBORS

