



JPUN.ORG FEBRUARY 2020

JEFFERSON PARK NEWS

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

JPUN GENERAL MEMBERSHIP MEETING

Tuesday, February 11, 6:30-8:00pm
Tuesday, March 10, 6:30- 8:00pm
Riverside Church
2401 Alcott St. | Rear Chapel
All are welcome

LAND-USE COMMITTEE MEETING

Thursday, March 5, 6:30-8:00pm
Thursday, April 2, 6:30-8:00pm
Riverside Church
2401 Alcott St. | Rear Chapel
All are welcome

COUNCILWOMAN SANDOVAL COMMUNITY OFFICE HOURS

Friday, February 21st 10:00 - 1:00
Aztlán Recreation Center
4435 Navajo St.
Friday, March 6th 10:00 - 1:00
Common Grounds
2139 W 44th Ave



REGISTER TO VOTE BEFORE FEBRUARY 24!

Voting in the 2020 Colorado Primaries? Register by February 24, 2020 to vote by mail. <https://www.sos.state.co.us/voter/pages/pub/home.xhtml>

If you miss the above deadline, you may register in-person at a voter service and polling center in your county through Election Day.

WE'D LOVE TO HEAR FROM YOU

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

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.

Proposed Development Plans near Bronco Stadium Submitted to City



New plans filed with the city of Denver propose six phases of development for the 55 acres directly south of Empower Field at Mile High, providing a better idea of how the massive project announced in 2018 could take shape in the coming years.

The plans are the latest step in a relatively new review process for sites over 5 acres, which intends to give projects clear direction at their earliest stages and ensure they comply with other City Council-adopted plans such as Blueprint Denver, a citywide land-use plan created in 2002.

Formally known as a Large Development Framework, the plans were submitted to the city on behalf of Stadium Investment Corp., the nonprofit entity created to oversee the development by the Denver Broncos and the land-owning Metropolitan Football Stadium District. The framework has not

yet been approved by the city and could change significantly.

The development of the 55 acres in West Denver's Sun Valley neighborhood will transform an area that mostly consists of stadium surface parking into a mixed-use neighborhood with "market-rate and affordable housing, office, entertainment, hospitality and other stadium-related land uses," according to the framework submitted to the city.

In June 2019, City Council voted to adopt the Stadium District Master Plan, which outlines the broad vision for the development but does not include breakdowns of what exactly will be built in each area.

The framework submitted lists six phases of development, divided up geographically, with details of the types of projects proposed for each phase.

Matt Sugar, director of stadium affairs for Metropolitan Football Stadium District, told Denver Business Journal the phases are in no particular order and serve as placeholders for a potential development program as they move forward in the process.

"Once we bring a developer on board and drill down into more detail we will then establish phasing sequences appropriate to accommodate development, continued stadium operations and neighborhood access," Sugar said in an email.

Here are the phases included in the framework:

- **Stadium West District** - Currently home to parking and open space, this 13.6-acre area at the southeast corner of the stadium could be home to an anticipated 697,500 square feet of office and residential development.

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LITTLE MAN HOSTS FIRST WEDDING EXPO AT THE FACTORY



Getting Hitched? Come Experience the Magic Beyond Cake

On February 10, from 6-9PM, the Little Man Ice Cream Factory at 4411 West Colfax Avenue will host its first Wedding Expo to celebrate the month of love and show brides-and-grooms-to-be, wedding planners, and anyone with curiosity how the brand can create a fun, easy and non-traditional wedding like no other.

Samples of the full catering menu, pricing and specialty packages like the ICE CREAM "SAMMIE" BAR (super deluxe ice cream sandwiches) or the ICE CREAM SUNDAE BAR will be on display. PLUS, Family Jones Spirit House and Dimestore Delibar will provide FREE drinks and eats. All guests will receive a special gift at the Wedding Expo, as well as a discount if they book their event by February 29.

WINTER WATERING

This winter has been especially dry, so residents are encouraged to water trees on their property when temperatures exceed 40 degrees. Without consistent moisture, trees become stressed and will not have enough energy to ward off pests, disease, root death and crown dieback.

Water using the flood-irrigation technique: leave a hose on low-flow for at least 15-20 minutes, moving it around the base of the tree every few minutes until the entire root area is moist. It's important to note that tree root systems are wide, so water under the entire canopy.

The goal is to water enough so that it can seep at least 12" deep into the soil to reach the root system. Because the ground is cold, this may take a couple days of watering to accomplish. Let the soil dry out before watering again.

More info at <https://extension.colostate.edu/docs/pubs/garden/07211.pdf>



JPUN WILL BE ELECTING BOARD MEMBERS AT THE FEBRUARY 11, 2019 JPUN GENERAL MEMBERSHIP MEETING



PLATTE STREET'S NEW CASHLESS CONVENIENCE STORE

A Software Company's Testing Ground

Platte Street's new cashless convenience store The recently opened store at 1620 Platte St. near the Highlands pedestrian bridge intersection is a grab-and-go convenience store that provides packaged meals, beverages, snacks and limited grocery. Self-pay kiosks automate purchases and provide a quick checkout process. The store is owned by Impulsify (a software company headquartered next door) and serves as a learning lab for Impulsify employees, retail strategies and technology. The company specializes in helping non-retailers (hotels, apartment buildings, gyms) do well at retail.

Excerpts from Denverite - Cassidy Ritter



An idea from The Park People to limit new cell towers from your neighborhood. Plant trees as cell towers must be placed 15 feet away from existing trees!

The Park People's Denver Digs Trees is offering free and reduced cost trees. Deadline for application is February 15th! Here's a link to Denver Digs Trees with all your neighbors need to know: <http://theparkpeople.org/What-We-Do/Denver-Digs-Trees/Apply-for-Trees>

NEWSLETTER DESIGNER NEEDED



Know more about what is going on in and around your neighborhood and play an integral role in helping build community! JPUN Newsletter plays a vital role in providing residents information on topics that directly affect them.

We are looking for a volunteer to split duties in helping design our monthly newsletter.

Contact info@jpun.org to learn more about how you or someone you know can help fill this important role!

JPUN CO-SPONSORS US SENATE DEMOCRATIC CANDIDATE FORUM

Possibly your last best chance to meet the Democratic U.S. Senate candidates before the March 7 caucuses!

Join us at Regis University's Mountain View Center on Tuesday, February 11, 6:30 – 8 p.m. for this North Denver community forum. Candidates will discuss the issues you care about so that you can make an informed choice. The forum will be moderated by 9News Political Expert James Mejia.

Presented by Regis University and University of Colorado Denver School of Public Affairs.

To learn more about community sponsors and the candidates, check out the Facebook event page.

We look forward to seeing you there!



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BRONCO STADIUM DEVELOPMENT PLANS

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- **Stadium Entry District** - Another 13.6-acre parcel, this area encircles the south end of the stadium. The framework designates this area for mostly open space and stadium-related improvements.
- **District Garage and Project Entrance** - The framework designates this 6.5-acre parcel as the future home of a parking structure with 1,200 spaces, as well as 283,000 square feet of office, entertainment and commercial development.
- **Central District** - The 10.3 acres south of the Stadium Entry District would serve as the "heart of the neighborhood," according to the framework. MFSD and Stadium Investment Corp. are proposing 1.7 million square feet of office, residential, hospitality and commercial development.
- **Decatur Federal District** - This 7.2-acre parcel is centered around the Decatur-Federal RTD Light Rail Station. MFSD and Stadium Investment Corp. plan to preserve the existing parking area west of Elliott Street while adding roughly 465,000 square feet of office, residential and commercial space.
- **Old Colfax District** - This 8.5-acre parcel includes the area below and to the south of the West Colfax viaduct. MFSD and Stadium Investment Corp. are proposing mostly open space and stadium-related improvements here, although there's also an anticipated 540,000 square feet of office, residential, hospitality and commercial development.



Roughly 33% of the net development area is planned as open space, according to the framework.

MFSD plans to lease the land to developers and then reinvest the revenue into the publicly owned football stadium. The District is currently working on compiling a request for proposal but does not yet have an estimate of when that will be ready, Sugar said.

Denver Business Journal - James Rodriguez

PARKSIDE LIQUORS

FREE TASTINGS EVERY WEEKEND!

FRIDAYS + SATURDAYS 3-7PM

CHECK OUT GREAT DEALS ON OUR FEBRUARY BREWERY OF THE MONTH:

NEW IMAGE BREWING

**2915 W 25TH AVE
720 . 282 . 3588**



follow us for events and deals
[@parksideliqors](https://www.instagram.com/parksideliqors)

REDEEM THIS AD AND SAVE **5%** OFF YOUR NEXT PURCHASE EXP 3/15/19



BE A GREAT NEIGHBOR

Shovel all sidewalks, wheelchair ramps, and bus stops around your home as soon as it's practical and safe. Businesses have 4 hours after the snow stops to shovel, and residents have 24 hours.

Show kindness and offer to help your neighbors if they aren't able to shovel!

You can volunteer to be an official "snow angel" at denvergov.org/snowangels or just do a #NeighborCheck.

Learn more at www.denvergov.org/Snow.