

JPUN

MARCH
NEWSLETTER

A NON-PROFIT ORGANIZATION
SERVING OUR NEIGHBORHOOD

A Publication of Jefferson Park United Neighbors

JEFFERSON PARK NEWS

www.jpun.org



JPUN

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NEXT JPUN MEETING

JPUN General
Membership Meeting
Tues., March 15th
6:30 - 7:30pm
Riverside Baptist Church
2401 Alcott Street
Rear Chapel

UPCOMING MEETINGS

JPUN Land Use Committee
Contact Rafael @
303-815-0506
or espinr@gmail.com

HAPPY HOUR

Pasquinis Pizzeria
2400 W 32nd Ave | 32nd & Zuni
Thursday, March 29th
5pm-7pm

JPUN YAHOO GROUP

Get neighborhood
updates at
[http://groups.yahoo.com
/group/jpun/](http://groups.yahoo.com/group/jpun/)

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FRIEND
US

Jefferson Park United
Neighbors is on Facebook!

Neighborhood Activism Shines

by Michael Guiet

Planning Board members unanimously opposed the signs for a variety of subjective reasons but one objective reason was undeniable. Each individual sign on the rim of the stadium was at best estimate 800% greater than is allowed by the city in measuring glare. Glare is a visual sensation caused by excessive and uncontrolled brightness and can vary from disabling to simply uncomfortable to the eyes. While sensitivity to glare can vary widely lighting that bright would have dramatically changed life in surrounding neighborhoods. Resident's tranquil views would have been compromised along with a very good chance that development opportunities and property values would have diminished.

Many members of JPUN felt that burden throughout the process. We didn't want to let our neighbors down. This is why neighborhood organizations are so important. It is why they are so worthwhile to be a part of. As you can see throughout this newsletter we'd like to accomplish many great things for our city and our community that makes Denver and Jefferson Park a better place to call home. Please consider attending a general membership meeting, happy hour, visiting JPUN.org or emailing info@jpun.org and find out more about the community you live in and how even a couple hours of your time can make a big impact.

THANK YOU TO ALL!

JPUN would like to thank the following RNOs and Denver City Council People who provided their support. The incredible by-product of the movement was connections with longtime civic friends were strengthened and we found new friends where we might never have imagined. We are heartened by their embrace of this issue, and of us and look forward to working together to protect and enhance our neighborhoods.
We can make Denver a great place to live.

Councilpersons Shepherd, Montero, Robb and Kniech
Berkeley United Neighbors
Curtis Park Neighborhood
Capitol Hill United Neighbors
Downtown Denver Residents Organization
Federal Boulevard Partnership
Highland United Neighbors, Inc.
Inspiration Point
Jefferson Park United Neighbors

La Alma/Lincoln Park
Sloans Lake Citizen Group
Sloans Lake Neighborhood Association
Sun Valley Neighborhood Association
Villa Park Neighborhood
West Colfax Association of Neighbors
West Washington Park
University Park Community Council
Inner Neighborhood Cooperation -
"Governing Body" of Denver RNOs

Neighborhoods that organize around topics of importance are critical to the wellbeing of the city. Here are a couple of articles showing the value of JPUN.

North Denver Tribune February 28, 2012 – "Laura Goode, the No High Rises leader, pointed out the major difference between the Sports Authority decision and the Red Peak protest is the timing of plans. The Sports Authority protest happened before the plans were approved. The No High Rises protesters missed the opportunity to rezone the land when the city was engaged in this activity two years ago."

As Vincent Carroll, Denver Post columnist wrote in an editorial about the neighborhood activism: "Not only did they do the heavy lifting in derailing the outsized signs, they did almost all of the lift-ing," and "they were able to show how hard the original architects and planners worked to create a 'sculptural' landmark whose upper bowl was meant to highlight clean, unobstructed lines. They conducted the sort of research the [Metropolitan Football Stadium] district and city should have but didn't, and then made the case that the signs would sully an unusually attractive stadium, betray the vision of its designers, and constitute a visual annoyance to nearby residents."

Volunteers to Dig Statue Foundation at Brown Elementary

By Jerry Olson

Last fall JPUN donated a bronze statue of five children to the Brown International Academy. The bronze was originally gifted by Allied Realty's Lauren Brockman and slated to be installed in Jefferson Park. City rules slowed the project and to avoid orphaning the bronze kids, JPUN found them an excellent home at Brown Elementary.

Principal, Susanne Loughran accepted the statue on behalf of the students at Brown and determined the best location for the statue would be near the front school entrance. The location is ideal since this is where children enter and leave school, plus there is already an elegant flagpole in the front yard.

To prepare for this move Barth Quenzer (Mr.Q) who is the art program instructor, took on the job of touching up the bronze, working with parents and the Denver School District to assure it would be installed professionally. To that end David Berton who owns RealArchitecture in Jefferson Park, designed the concrete base. Andrew Gibson offered his services from Squareroot Construction to lay the rebar and finish the concrete. Brown parent Josh Corbin generously volunteered his time and energy to donate the concrete. But the job is not done.

Volunteers are needed to help dig a base for the concrete foundation; then rebar will be laid, forms set and concrete poured and finished in a school project day. When the concrete is cured the bronze will be bolted to the base, and then introduced to the real kids at Brown.

Mr.Q has scheduled this community project day for Monday, March 26th. Breakfast burritos will be served starting at 9:00am and the shoveling will start shortly thereafter. So mark your calendars, bring your picks, shovels and gloves and join in a fun school project. Brown International Academy is located at 26th Avenue and Lowell Boulevard.





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Tom Blyth blythspirit@q.com

JPUN Board Meeting Notes

JPUN is hosting a celebration on Friday, April 6 from 5:30pm-8:30pm as a way to thank the 17 Neighborhood Organizations, City Council Representatives and members of this community for their support and efforts in opposition of the stadium signage plan.

The event will take place at the top floor of Hotel VQ with breathtaking panoramic views of the city skyline and the stadium. Light appetizers will be complimentary along with drink specials from a cash bar and full menu. We are suggesting a small donation at the door to assist with costs incurred during the sign opposition project. Please mark this on your calendar and stop by and say hello to your Denver neighbors.

Jefferson Park Summer Concert Series

JPUN is exploring the possibility of hosting a summer music series in Jefferson Park. Ideally concerts will be once a month on a Sunday afternoon in June, July and August. This has potential to be a great event for the neighborhood and create a lot of energy. There is a lot of structure in place for this to happen. We just need people to lend a hand in bringing this project to fruition.

Discussion on this topic will be held at JPUN's March General Membership meeting on Tuesday March 13, 6:30pm at the River Side Baptist Church.

Jefferson Park United Neighbors Board meeting will take place Sunday April 8, 2pm-5pm at Zocalo's conference room. **All are welcome to attend.**



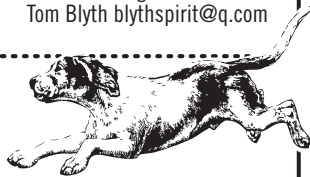
FREE Women's Self Defense Class

The Denver Police Academy is hosting another women's self-defense class on March 24th from 9:00am-2pm. It is for ages 10 and up and is free of charge. You do not need to be Denver resident in order to participate.

All participants need to wear comfortable, workout type clothing and athletic shoes (no slip-ons). The participants are encouraged to bring their own bottled water and a snack if they so desire. The class is part lecture and part hands-on so if someone wants to attend but has physical limitations, they are still welcome. All participants will be required to sign a waiver and those under 18 must have a waiver signed by a parent or guardian.

To sign up, contact: Cpl. Richard Stensgaard,
Denver Police Academy, 303-370-1517

Jefferson Park Pet of the Month



Be A Star! We are searching for submissions of your cat, dog, fish, ferret, bird and even goats if ya got them! Send your photos and a brief bio of your pet to Cristin or Jerry at: ckcouzens@gmail.com or jerryolson@comcast.net



HELP WANTED: Jefferson Park News

- Editor | Reporters
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- Volunteer Positions – Immediate Need

Contact: Jerry Olson – jerryolson@comcast.net
Cristin Couzens - ckcouzens@gmail.com

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Tips from Family Star Montessori School: Practical Life Activities for Children

By Lauren Ross, Mental Health Consultant

At Family Star, teachers are often asked by parents for tips on how they can include their children in day to day activities around the house. One of the easiest things to translate from classroom to home is the area of “Practical Life Activities.” Depending on their age, children at Family Star may be peeling, slicing and serving food items like eggs, bananas and apples, juicing oranges, sweeping/mopping the floor, wiping down the tables, setting the table, washing dishes, polishing wood and metal, and more. Many of these activities are adaptable for home. Not only will children continue their learning outside the classroom, but many of these activities can be done together as parent/child, setting a positive example of helping around the house.

One issue some have found with practical life activities is frequently, children take longer to perform the activities than an adult, or they may lose interest halfway through. Rather than getting frustrated at slowness or half-completed jobs, celebrate the fact that your child is gaining independence for the future and important skills. Breathe and be patient, even though it might take twice as long to finish chores.

Ideas:

- Helping prepare meals (washing lettuce/greens, grating cheese, cutting soft fruit/veggies/bread with non-sharp knives, stirring the soup, setting the table, etc)
- Cleaning up (dusting, sweeping, watering the plants, wiping the table, drying/putting away dishes, putting items away, folding clothes, etc)
- Helping in other ways (using a child size screw driver, helping pour water where needed, assisting in the garden, shoveling with a small child size shovel, feeding pets, etc)



Consejos de la Escuela Family Star Montessori: Actividades de la vida práctica para los niños

En Family Star, a menudo los padres les piden a los maestros consejos para incluir a sus niños en las actividades diarias que practican en la casa. Una de las cosas más fáciles de practicar tanto en el salón como en casa son las “actividades de la vida práctica”. Dependiendo de sus edades, los niños en Family Star practican pelar, rebanar o servir comidas como huevos, plátanos y manzanas, sacarle jugo a las naranjas, barrer/trapear el piso, limpiar o poner la mesa, lavar platos, pulir madera o metal, y mucho más. Muchas de estas actividades son adaptables en casa. Los niños no solo continuarán aprendiendo fuera del salón de clases, pero muchas de estas actividades pueden ser practicadas juntos, padres con hijos, estableciendo un buen ejemplo de ayudar en la casa.

Uno de los problemas que algunos enfrentan cuando practican estas actividades es que, con frecuencia, a los niños les lleva más tiempo hacerlas que a un adulto, o pierden interés a mitad de la actividad. En lugar de frustrarse con un trabajo a medio terminar o lento, celebre el hecho de que su niño está ganando independencia para el futuro y habilidades importantes. Respire y sea paciente, aunque pueda que le lleve el doble de tiempo terminar las tareas domésticas.

Ideas:

- Ayudar a preparar la comida (lavar lechuga, rallar queso, cortar frutas/verduras suaves o pan con cuchillos sin filo, revolver la sopa, poner la mesa, etc.)
- Ayudar a limpiar (desempolvar con un plumero, barrer, regar las plantas, limpiar la mesa con un trapo húmedo, secar/guardar platos u otros utensilios, doblar la ropa, etc.)
- Ayudar en otras formas (usando un desatornillador pequeño, ayudar a servir agua cuando sea necesario, trabajar en el jardín, usar una pala para niños, darle de comer a las mascotas, etc.)

Better Block Jefferson Park - On Its Way!



With what effort can you make a difference in drastically improving a block where you'd like to spend time; shop, eat and meet friends? With a Better Block Project! And Jefferson Park is excited to hold Denver's first on June 23rd!

For this day only, young and old alike are invited to come enjoy our little town center with one-day shops installed, a more pedestrian and bike-friendly street configuration, café seating, landscaping, street art, street vendors, musicians & more. The event won't be a festival but rather a realistic display of what's “possible” for our little town center's future.

After gaining support of the business & property owners, volunteers from WalkDenver, Federal Boulevard Partnership, JPUN, Groundwork Denver & Councilwoman Susan Shepard's office are diligently working to put the project together. A logo has been designed, applications for grants are being made and a website is being built. Yet there's a lot more work to be done. If you are interested in volunteering, donating or getting more information, please contact **Gosia Kung** at gkung@kungarch.com or Brooke Bailey at 303-667-1710. **And Like their Facebook page, Better Block Jefferson Park.**

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Climbing Lane for Cyclists Being Considered W 23rd Avenue



Last week, District 1 Mayor's Bicycle Advisory Committee member, Matt Couzens, performed the site visit evaluation for the Water St./ 23rd Avenue bike route between Fishback Landing park trailhead and Clay Street.

This site visit is part of the bicycle infrastructure assessment for the Denver Public Works Strategic Transportation Plan. Denver Public works is considering the addition of a westbound climbing lane along Water St. / W. 23rd.

Other possible improvements might include additional signage to alert motorists to the presence of cyclists and pedestrians at 1-25 on and off ramps.

Do you have input on the W. 23rd Avenue bike corridor through Jeff Park? Matt will attend the JPUN General Membership Meeting and give a short presentation on 3/13. Or send your comments directly to Matt at matthew.s.couzens@gmail.com



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JEFFERSON PARK BUSINESS SPOTLIGHT *by Cristin Couzens*

W.J. Bradley Mortgage Capital, LLC

The retail space at RiverClay Condominiums, formerly occupied by the pilates studio, was purchased by W.J. Bradley Mortgage Capital. After refurbishing the space, the Denver branch of W.J. Bradley opened their doors earlier this year. Jefferson Park News sat down with Branch Sales Manager, Greg Halsall – to learn about their business, and why they selected Jefferson Park.

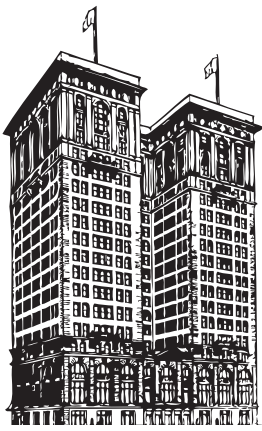
W.J. Bradley Mortgage Capital, LLC is a privately held independent mortgage lending firm, founded in 2003, with corporate offices located in Centennial and local branches located throughout the country. W.J. Bradley offers standard mortgage products, but prides themselves on a few key products and characteristics that set them apart from other mortgage service companies.

Existing homes in need of a little “TLC” can be purchased with a FHA 203(k) “Renovation” Loan, in which the cost of renovation is added into the mortgage at the time of purchase. Renovation loans have been historically underutilized due to complex requirements that were not well understood. Through a unique partnership with Renovation Ready, W.J. Bradley has streamlined the FHA 203(k) process. Renovation Ready can prescreen the home for necessary repairs and deficiencies, identify contractors, and assist with project management of the remodel. Based on the renovation assessment conducted by Renovation Ready, W.J. Bradley can create a loan package that meets the buyer's needs. And, according to Greg, with their expert staff and on-site loan-processor, W.J. Bradley has turn-around times that beat their competition. With the current housing stock impacted by foreclosures which can lead to neglect of maintenance, W.J. Bradley believes there will be as strong demand for these types of loans. Homeowners looking to prove their current home can also take advantage of similar programs for making renovations.

When considering where to locate the Denver branch of W.J. Bradley, Greg and his team looked at a fifteen mile radius around central Denver. He saw Jefferson Park as an up and coming area, and wanted to be part of the vitality. “Jefferson Park is a central location for meeting customers, it's right off the highway and easy for customers to find, and there are no parking meter-maid issues to deal with!” Greg wasn't interested in a typical big office building. He wanted the office to be visible and easily accessed. Most everyone in the office lives in a downtown Denver neighborhood and enjoys the proximity of the new office. Greg himself lives in the Whittier neighborhood and has a growing interest in getting involved in his local neighborhood group both at home and at work. Here at Jefferson Park News, we're excited that W.J. Bradley selected Jefferson Park to locate their business and look forward to a great partnership between JPUN and W.J. Bradley.

W.J. Bradley is located at 2240 Clay Street, Suite 102 You can contact Branch Sales Manager, Greg Halsall at 720-253-0061.





DEVELOPERS CORNER

by Rafael Espinoza

The Spanos Corp. project, slated for the former Baby Doe's restaurant site, is 5 to 11 months away from being ready to get permits. The site plan matches what was last shown, with significant landscaping improvements, and copious amounts of repetitive "contemporary" architecture that is de rigueur for urban apartment design. Improvement? Yes. Great? Far from it, but will wow the layperson and should age well enough for about 15 years before going downhill. Spanos will present to General Membership and LUC soon. 2600 Front View Crescent residents will soon be competing for parking and some will be losing their views.



Allied (above) - Abatement and demolition will begin at Speer and Alcott on or around April 26. Lauren Brockman from Allied Realty will attend the JPUN general membership on Tuesday 3/13 to discuss the project.

22nd & Clay - The bungalow between the alleys just east of the Jefferson Park Townhomes will be torn down any day now to make way for a healthy sized for-sale duplex.



25th & Elliot - Three simultaneous developments: The Coffee Shop is proceeding along for an opening mid-March. Large support beams were spotted going into the Theater over the last couple of weeks. The vacant lot is going to be a mixed use development with retail on the ground floor, and for-sale residential on the upper floors. No designs have been shared, but possibly at March LUC.



28th & Clay
21-unit for sale residential project is days away from construction permit. Renderings will be made available for March newsletter.

Some large parcels have changed hands, so improvements on existing multifamily are anticipated in the coming months. And some activity has the future of the HotelVQ in question. Based on the underground utility locates that were ordered in the middle of a snow storm, is a good indicator that someone is doing their due diligence.

Lastly, the LUC supported the efforts made by the Board of Directors and General Membership with respect to the opposition to the proposed ginormous Sports Authority signs (13 times bigger than HotelVQ signs, 2.4 times bigger than the Qwest sign) beaming red light into the neighborhood, thanks, but no thanks.

There will be a lot of new construction in Jefferson Park this spring, more to come.

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Botanic Gardens
March 27
April 22 (Earth Day)

Denver Art Museum
March 3
April 7
April 29 (Día de los Niños)



Planning for Development at Decatur/Federal Light Rail Station Begins

by *Cristin Couzens*

The first public meeting about Decatur-Federal Light Rail Station Area planning took place on February 29th at Fairview Elementary School. An afternoon and evening session were held.

The City and County of Denver in partnership with the Denver Housing Authority is sponsoring a strategic transit-oriented development planning process for the Decatur-Federal station area. The federal agencies of Housing and Urban Development (HUD) and Department of Transportation (DOT) are jointly funding this planning effort through 2010 HUD Community Challenge and DOT TIGER II Planning grants. The Plan process will focus on the one-half mile radius around the Decatur-Federal LRT Station located on RTD's West Corridor in Denver's Sun Valley neighborhood.

Due to the proximity of Jefferson Park to the new light rail station, Jefferson Park United Neighbors has been named as a stakeholder in the planning process. According to a Denver Housing Authority representative, "this is a time to get excited about what can be in the Sun Valley neighborhood." With the opening of the new light rail station, residents will have access by train to Golden, Downtown, and eventually to the airport. With \$30 Million dollars in public improvements planned for the area around the station, private investment will follow.

The end result of this process will be a plan to guide city and private investors about what is appropriate development in the area. City Councilwoman Susan Shepherd attended as a representative of District 1 as did Gosia Kung from the Federal Boulevard Partnership. An exciting prospect for Federal Boulevard is the opportunity for re-examining the intersection of Colfax and Federal—a re-design that could free up space for infill in this area. Susan commented that to walk to the new light rail station, she would cross Federal at 17th avenue to connect with Mile High Stadium Circle. 17th avenue has been identified by city bicycle planners as an area needing improvement.

DECATUR-FEDERAL STATION AREA PLANNING



During the breakout session, this JPUN'er reminded planners about the neighborhood to the north of Mile High Stadium. Planning maps used in our group gave no indication of the 2,552 Jefferson Park residents living just outside of the 1/2 mile radius, who will surely want easy access to the new light rail station. Consideration should be given to extending the Eliot Street bike corridor through to Mile High Stadium Circle. This would connect the new station with Jefferson Park and our budding commercial area at W. 25th and Eliot.

Do you have other ideas?

The next planning meeting will be held on Tuesday, April 17th.

You can view the 2009 Draft Station Area Plan Report at:

www.denvergov.org/tod/TransitOrientedDevelopment/TransitCorridors/WestCorridor/DecaturStation/tabid/395243/Default.aspx

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Damn, We are Good !

Now help JPUN do fun stuff

The Denver Planning Board's February 15th decision to restrict Sports Authority signs from the top banner of Mile High Stadium was a victory for community action. Those of us in Jefferson Park and city-wide had a variety of reasons for opposing the proposed sign amendment. For some, the reasons were based on architecture; the banner top was never designed to be a commercial billboard. For others, the bright red signs would have branded mountain views from downtown hotels and condos while others, like me in particular, were opposed to giving away nearly 10,000 square feet of new advertising space to a national retailer, free of charge.

JPUN in partnership with 17 Residential Neighborhood Organizations and four City Council members was able to quash the sign amendment proposal through Teamwork. By Teamwork I mean dedication and coalescing of skills ranging from research, to planning and architectural expertise, to management strategy and to networking. This was community participation at its best.

I for one did not think we would win this battle against big money and big names. Our arguments before the Denver Planning Board however were presented professionally and with high credibility. It was as Denver Post's Vincent Carroll said, "David beats Goliath on Broncos stadium lights". We did it with Teamwork starting in your Jefferson Park United Neighbors.

Now my Jefferson Park friends, I am asking you to join in with this amazing group of JPUN neighbors. We much prefer devoting our time and energy to positive community projects. Right now we need your help to spearhead a concert day in the park, promote a new playground, support Jefferson Park Day and publish this monthly newsletter. It's easy to join, just raise your hand at the next JPUN meeting on March 13th. We are all volunteers working to improve the neighborhood. **Please, join in.**

Eco-Bridal Partners with USAgain

Dear JPUN-

I am the owner of ECO-Bridal Gowns. Last year you wrote a very nice story about our business' new location in the neighborhood. I wanted to reach out to inform you about a new partnership with a company called USagain. They specialize in collecting unwanted clothes and shoes in an eco-friendly way. Today they delivered the bin which is located on the south wall of our building.



I think it might be a great time to let our neighbors know about this bin in time for spring cleaning! This way they can dispose of their old garments and shoes in the best way possible. If you would like to have more details please feel free to contact me.

Thanks, Andrea Silva-Molina (720) 232-2950

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- Aquarium** www.aquariumrestaurants.com/downtownaquariumdenver
- Children's Museum** www.mychildsmuseum.org
- Denver 365** Arts, sports, festivals and more www.denver.org/events
- Doors Open Denver** www.denverarchitecture.org/programs/doors-open-denver
April 14 and 15.

Doors Open Denver welcomes you into Denver's most notable buildings. This FREE annual event provides the public a free all-access pass to experience Denver's architecture and design at its best while exploring our most distinctive buildings. Our theme for 2012 is "Denver Landmarks" and will feature some of the greatest memories of Denver embedded in all of these sites. **Including:** North Denver History lecture at St. Elizabeth's Chapel by Phil Goodstein
- Eliot Street Studio** Music Train, Family Yoga
Kid Birthday Parties
- Jefferson Park** JPUN Neighborhood Meeting – 2nd Tuesday
6:30pm at Riverside Baptist Church
<http://jpun.org>
<http://groups.yahoo.com/group/jpun>
- North Denver Tribune** Weekly Entertainment and News
www.northdenvertribune.com
- Platte Valley Trolley** www.denvertrolley.org
- REI – Denver Store** www.rei.com/stores/18
Classes and Events
- SCFD Science & Culture District**
Free Days -
Check it Out at www.scfcd.org
- Highway Info and RTD Bus & Lightrail**
www.coloradodot.info/travel
www.rtd-denver.com

Denver City Council Representatives

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Robin Kniech, Council-at-Large
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The Safety Zone by Tom Blyth

Crime Statistics for Jefferson Park

At almost every monthly meeting of the United Neighbors of Jefferson Park and on the pages of this newsletter there is a report of crime statistics. You do not have to wait for this information. It is always at your fingertips at:

www.denvergov.org/police/PoliceDepartment/CrimeInformation/CrimeStatisticsMaps/tabid/441370/Default.aspx.

This website provides interactive report capabilities that include a map that will allow the user to view the crimes reported for specific locations and to compare those crime rates with other neighborhoods and the citywide crime rate. This information is helpful in the prevention of new crimes and in the awareness of how effective the police efforts are in ridding our community of criminal elements.

A quick look at that map reveals that since the first of the year there have been 20 non-traffic related crimes reported in the Jefferson Park neighborhood. The majority of those crimes were larceny (theft) (8), with criminal mischief (4) and burglary (3) close behind. The most serious crime reported was an aggravated assault in the 2700 block of North Eliot St.

Statistically, the area around 27th and Zuni has the highest number of crimes reported in the neighborhood for the first two months of 2012 and has had that distinction for the past two years. The 1900 block of N. Bryant Street is a close second in reported criminal activity.

Keeping our neighborhood safe is a collaborative effort between the citizens and police. If you see suspicious activity, report it to the police.

Call 720.913.2000 or 911.



Alejandra X. Castañeda

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"If we refuse to translate, we're not living as fully as human beings as we could be." *D. Bellos*

Mark Your Calendar!!

2012 JPUN Annual Cleanup
Saturday, May 12



JPUN

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Send your stories, comments or ideas to Cristin Couzens or Jerry Olson
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Regional Transportation District

Dial 9-1-1

800-895-4999 select # 1

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