



# JEFFERSON PARK NEWS

www.jpun.org

A PUBLICATION OF JEFFERSON PARK UNITED NEIGHBORS



## GROUPS

### JPUN General Membership Meeting

Second Tuesday of every month  
Tuesday, March 8,  
6:30-8 p.m.

Riverside Church  
2401 Alcott St. | Rear Chapel  
[info@jpun.org](mailto:info@jpun.org)  
*All are welcome*

### Land-Use Committee Meeting

Second Thursday of every month  
Thursday, March 10, 6:30  
6:30 p.m.

Zocalo office  
22nd Ave. & Decatur St.  
[potter.justin@gmail.com](mailto:potter.justin@gmail.com)  
*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 donations to:  
2001 Eliot St, D CO 80211

Get neighborhood updates at [www.jeffersonpark.nextdoor.com](http://www.jeffersonpark.nextdoor.com) and [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 [jeffparknews@gmail.com](mailto:jeffparknews@gmail.com) and type "E-NEWS PLEASE" in the subject line.

## La Loma to Be Replaced by 15-story, 713-Apartment Tower

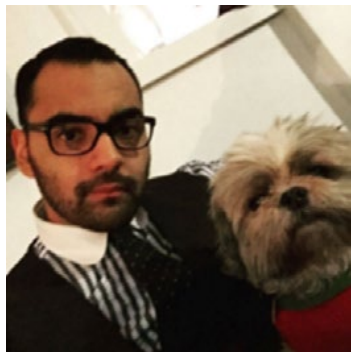
The days are numbered for La Loma, a Jefferson Park icon for more than four decades. A New York developer plans a 15-story, 713-apartment tower on the hillside site. The \$100 million-plus tower would have more than twice as many units as the current largest apartment community in Jefferson Park, a 325-unit development at 2785 Speer Boulevard.



L&L Development Inc, based in New York City, in late December with no fanfare filed a preliminary site plan with Denver's Community Planning and Development for the proposed tower on the La Loma site and surrounding parking lots.

City Councilman Rafael Espinoza who lives in and represents Jefferson Park, learned about the planned tower at West 26th Avenue and Alcott and Bryant streets several months ago....**CONTINUED ON PAGE 3**

## JPUN Welcomes New Editor Adrian Gonzalez



JPUN is excited to announce that local resident Adrian Gonzalez has been named the next editor of the JPUN newsletter. Former editor Holley Petrick volunteered for JPUN for a little more than a year and JPUN thanks her greatly for her service, dedication and efforts. Along with designer Sierra Schwartz, she helped the newsletter grow and transform into what it is today. Petrick and her husband are moving to Boulder.

Gonzalez is a Mexican-born entrepreneur and creative writer, most notably in the creative advertising industry, and currently managing operations at his commercial laundry company. He has lived in Colorado since 2000 and just recently moved into the Jefferson Park neighborhood. Auto racing and cars have been his primary passion from a very young age, as it shows in his work as a freelance automotive writer and photographer for automotive magazines and blogs over the last three years. While he has been accused of being verbose and a tad bit satirical in his writing, Gonzalez says that the best compliment he has ever received is that his work "reads as if one was two whiskeys deep on a rooftop bar, conversing into indecent hours."

His extensive experience in public relations has given him a great appreciation for working with people. "I am very excited to further explore the neighborhood and contribute to the community any way I can," Gonzalez said.

Petrick will officially hand the "newsletter torch" over to Gonzalez for the next newsletter, the April 2016 edition. "I have truly enjoyed helping my community in Jefferson Park. It's been amazing to make several city and neighborhood connections here – so many people truly care about our great city of Denver and our up-and-coming Jefferson Park neighborhood. I was grateful to have learned a great amount, sharpen my writing and editing skills, and to volunteer my time to JPUN," Petrick said.

Stories, comments and questions for JPUN are always welcome. Email new editor Gonzalez any time at [jeffparknews@gmail.com](mailto:jeffparknews@gmail.com).

**We'd Love to Hear from You**

Email any stories, comments or ideas to our Editor at:

jeffparknews@gmail.com

**Jefferson Park  
Pet of the Month***In memoriam: JESSICA***2016 JPUN Board Members**

Michael Guiietz ( <i>President</i> )	Kym Foster
Jeff Archambeau	Jill Folwell
Nathan Adams	Justin Potter
Brian Aggeler	Matt Ruhland
Fred Blythe	Scott Shea
Nicole DeJarnatt	David Solomon

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

**Looking For Writers and Deliverers****Advertise With Us!**

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

Full Page Ad: \$210.00

1/2 Page Ad: \$150.00

1/4 Page Ad: \$70.00

1/8 Page Ad: \$50.00

*Rates subject to change.***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

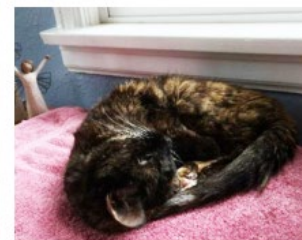
Police - District 1 Station Information only — 720-913-0400

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



This may seem a strange entry for Jefferson Park's Pet of the Month, but we are brand new members of this beautiful community and have

(unfortunately) suffered a deep loss in our short time here. Jessica, our 20-year-old Tortie, passed away unexpectedly on November 4, 2015.

Like any great cat, she was an avid adventurer and expert napper. As a loving parent, we made sure she knew the world revolved around her. She loved her cat food and her daily bathroom faucet drinks, but most especially, she enjoyed fresh, cooked chicken made just for her. In addition to being the world's most intelligent cat, she regularly asked for her food, advised on best sleeping patterns (which coincidentally mirrored her hunger pains), regulated air quality in the home (requesting doors to be opened), maintained furniture quality (sleeping in the same spot for as long as possible to ensure the home furniture could withstand long bouts of incessant napping), coached her humans on best work practices (definitively sitting on-or walking across-laptop keyboards when required), cleaned bathtubs (as long as there was a small aluminum foil ball involved), provided foot massages for her humans, and elevated feline vocal communication to a new standard (her vocalizations were regularly mistaken for the cries of a small child).

She had thoughtful eyes, a healing, melodic purr, and a strong affinity for her mom, who rescued her from a dumpster when she was just two-days-old. Rest in Peace, Jessica. Your life made ours better. We will always love you.

**Would you like to see your pet featured? Please send a photo and a few tidbits about your favorite pet to [jeffparknews@gmail.com](mailto:jeffparknews@gmail.com).**

*JPUN reserves the right to edit all submissions.*

# BUSINESS BANTER

## 5 Minutes With:

### Ryan Zeman, Owner Mile High Pet Care LLC

2601 W Frontview Crescent | 815-531-7266

Website is in the works and should be up soon

**How long have you been in business?** Just over one year.

**How long have you been in Jefferson Park?** We started our business in Jefferson Park in December 2014.

**Number of employees?**

We currently have two employees but are looking to expand that shortly.

**Why did you choose your Jeff Park location?** We started our business in Jeff Park for a few reasons. One reason is that it is our home. We love to be able to develop relationships with our clients and there's no easier way to do that than by being their neighbors. We also saw the need for a reliable dog walker/pet sitter that is familiar with the area.

**How can your business benefit the residents of Jefferson Park?** We can assure pet owners that their little ones are being taken care of while they are out enjoying life or when they are working. We offer a wide variety of services for all animals. Cats, dogs, birds and reptiles are all welcome clients.

**Are there any unusual or unique things about your business that you'd like readers to know about?** We are one of the only dog-walking companies that have no commitment or long-term contracts. We are extremely flexible and cater to our customers' needs. We also do not walk in "packs," but maintain a one client per walk rule.

**What do you like most about conducting business in Jefferson Park?** We enjoy seeing our neighbors and friends while doing what we love. The neighborhood has a wonderful sense of community that makes it truly feel like home.

**What is the most challenging part about running your business in Jeff Park?** One of the biggest challenges is the influx of people moving in and out of Jeff Park. We have developed great relationships with some of our clients that have unfortunately had to move out of our service area.

**What do you think about all the changes going on in Jefferson Park?** I have mixed feelings on the changes going on in the Jefferson Park neighborhood. I love seeing new families move into the area, but I hate to see some of the beautiful older homes being torn down. I would love to see more businesses move into the area.

**What's next for your business?** There are going to be a lot of great changes in the coming year. Clients will be able to schedule their visits online through our website and we will accept credit cards within the next few weeks. We are also working on expanding our service area to the surrounding parts of Denver.



# REAL ESTATE DENVER TEAM

## Why list or buy with us?

- We understand Jefferson Park Real Estate
- Proven expertise in Pricing and Negotiating
- Getting you the best value whether buying or selling
- Offering an extraordinary Customer Service Experience
- Providing continuous communication throughout the process
- Effective High Profile, Custom Marketing Campaigns



Angela Steiner



Linda Kukulski Miller

# 303.997.4001

[www.redThomes.com](http://www.redThomes.com)

2899 N. Speer Blvd #101 Denver, CO 80211



**JONAS MARKEL**  
REALTOR



720-939-4635 (mobile)  
Jonas@JonasMarkel.com

Buy | Sell | Invest | Consult



3870 Tennyson St. Denver 80212



Jefferson Park  
Homeowner  
Since 2004

Specializing in Northwest  
Denver real estate for  
the past 10 years

To learn more about me  
and my business visit:

[www.JonasMarkel.com](http://www.JonasMarkel.com)

Search for homes and  
instantly determine the  
value of your home visit:

[www.5280PropertySearch.com](http://www.5280PropertySearch.com)

- Map Search
- Accurate Data
- Daily Property Alerts
- Instant Online Home Valuation

Tell Your Business Story!  
Tell the story of your  
Jefferson Park business with  
a Business Banter feature in the  
JPUN newsletter. To learn more,  
email [jeffparknews@gmail.com](mailto:jeffparknews@gmail.com)



## My First EPIC Winter

Dana Slagle

dmslagle@gmail.com

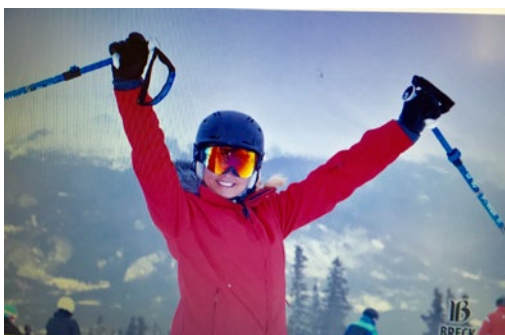


I don't think my reasons for moving to Colorado were unique; I wanted to live in a place where I could enjoy outdoor adventure year round. And I have not been disappointed. This is my first full winter in this state with an endless list of activities. I knew I wanted to spend as much time as possible skiing, but I wasn't sure which ski pass to purchase. I decided on the EPIC pass. It has pros and cons that I wanted to share in case you are trying to decide on a pass for next season. Note: There are several EPIC pass choices too. I bought the full EPIC, which has unlimited access to all Vail Resorts with no blackout dates.

### Pros to the EPIC Pass:

- The pass pays for itself in just under five days.

- I love the App and cool technology that comes with the pass (see below for features).



- Unlimited access to all Vail Resorts Mountains with no blackout dates.

- Vail Resorts Ski areas are among the most beautiful in the world. The areas include: Vail, Beaver Creek, Breckenridge, Keystone, Park City, Heavenly, Northstar, Kirkwood, Perisher, Afton Alps, Mt. Brighton and Arapahoe Basin.

- If you are a traveler, you now have access to Perisher Resort in Australia too. Also, Park City is a short flight away and is now the largest ski resort in the U.S. You receive up to five consecutive days when staying at in-resort lodging at Verbier, Switzerland as well.

- The pass includes six ski-with-a-friend passes.

- EpicMix App - Compare lift line times from your phone whenever you link with GPS functionality allowing you to see your location on the trail map.

- EpicMix Guide - customized, step-by-step navigational guide to experience the resorts like a local.

- EpicMix Photographers help you capture your memories. Photos are free to take plus, it's quick and easy, and you can share them on social media right away. Unlimited downloads.

- EpicMix Racing - Race and compete against yourself or your friends. You can view your times within the EpicMix App and be eligible to compete at the annual EpicMix Race Series

Event when you race 10 or more times while earning medals.

- EpicMix Academy - Track your progress in Ski and Snowboard School. Track lifetime achievements, earn certified pins, link family members to your account and share your accomplishments with friends and family on social media.

### Cons to the EPIC Pass:

- It is pricey. I purchased my pass at end of 2015 season and it was about \$750.


- I have found that many Denver locals prefer to ski at the less busy resorts or ones that are closer like Winter Park. The Vail Resorts do tend to be very crowded.

- I do not like that the pass does not include parking. When I go to Vail or Breckenridge, I have to spend even more money to park.

- The pass does not include summer activities. I was under the impression that I could go up the gondolas year-round. That is not the case. I had to pay to go up the gondola in the summer for mountain biking.

- Before you buy one, make sure a friend or family member has one too. I assumed more people would have the EPIC pass. I now find that many people do not, so it has been difficult to find people to ski with (being new to Colorado). It is not as much fun to go alone and it's definitely no fun to have to buy a pass to a different resort after you've already spent a lot of money on the EPIC.





ALLISON DEYOUNG,  
FINANCIAL ADVISOR, CFP®, CPA

A JEFFERSON PARK  
HOME OWNER  
SINCE 2007



**HIGGINS & DEYOUNG**  
WEALTH STRATEGIES  
AN INDEPENDENT FIRM

HIGGINS & DEYOUNG WEALTH STRATEGIES IS AN INDEPENDENT PRIVATELY OWNED FIRM PROVIDING COMPREHENSIVE, CREATIVE, AND EFFECTIVE FINANCIAL STRATEGIES AND WEALTH SOLUTIONS.

CALL TODAY - 720.287.0918  
WWW.HIGGINSDEYOUNG.COM

SECURITIES OFFERED THROUGH RAYMOND JAMES FINANCIAL SERVICES, INC., MEMBER FINRA/SIPC

## HEALTH & WELLNESS

### Balancing Bits

### Deep Breathing Benefits

Full Circle Acupuncture

By Rachael Rose

Rachael@fullcircleacupuncture.com



As an acupuncturist I see clients for a wide variety of illnesses that are aggravated and typically caused by the body's long-term exposure and reaction to stress: digestive complaints, insomnia, Temporomandibular Joint Disorders (TMJ), and more. I recommend meditation to most of my clients, and for many people, this is a new concept. The common comment is, "I don't know how to do it though."

In today's article, I will outline a simple way to start to meditate. Stress is a natural part of life, and we do not have control of many stressors. For example, if traffic keeps you from getting to an appointment, how many times can you watch the light change when you are attempting to turn left from Federal without "losing it"? Or think about the stress you experience when you are in line at a pharmacy and they only have one register working. Plus, you are sick already and then the pharmacist says you are in something called the "donut hole" and your prescription is going to cost five times as much as last month.

Reading about these instances has even sent some folks' heart rate higher (sorry about that). However, there are ways to retrain your body's physiological response to stress. You have probably heard about the "fight or flight" response, also known as our central nervous system's sympathetic/parasympathetic response. Over millions of years of evolution, animals (and humans are one of them) have developed a response to stress to stay alive. If you are a caveman and a tiger jumps out of the bushes to attack, you either

run away (fast!) or fight the tiger off. In order to do this, our body needs to go through a rapid change. Blood shunts away from internal organs to large muscle groups in our limbs so we can run or fight. The muscles in our body become really tense, our breathing speeds up and our heart rate rises. These are just a fraction of the changes that occur, but you get the idea.

Now consider yourself sitting at your desk receiving a stressful email. You may start clenching your jaw, breathing rapidly, your face may turn red and your stomach may form into a knot. These are your body's attempt to keep you safe. Your central nervous system does not realize that a rude email will not kill you. What happens over time is that a constant bombardment of stressors will weaken your immune system and make you more prone to illness. There are ways to help modulate your body's response to daily, non-lethal stressors. Regular exercise, meditation, spending time with supportive friends and family, regular self-care like massage, acupuncture or chiropractic practices will all help keep you in balance. Today I am going to outline a very simple meditative technique that you can do twice a day to calm your central nervous system.

1. Put your hands on your lower ribs on the side of your body.
2. Take a deep breath and notice if you feel your hands move. If not, then take a few more deep breaths until you feel your lungs, under your ribs fill with air.
3. Notice what your shoulders are doing when you are taking a deep breath. Are they lifting up to your ears? If so, take your next few breaths without moving your shoulders.
4. Once you are able to take a deep breath and feel movement under your hands while the upper chest is as still as possible, close your eyes and remove your tongue from pressing on the top of your mouth.
5. Now take 10 deep breaths.

This is a simple meditative/neurological technique to "trick" your brain into thinking it is "safe." When the cells in the lower part of your lungs receive oxygen they send a signal to the brain that you are indeed safe. When your upper body is relaxed, the same relaxed signal is sent. When you tongue is not pressing on the roof of your mouth, it causes the large facial muscles associated with clenching to relax. This last part is often the most difficult for people. It may seem like keeping your tongue in the bottom part of your mouth takes more effort than having it slammed up to the roof of your mouth. I promise you that this is not the case. Practicing this technique twice a day, over time, can help you feel less "triggered" by everyday stressors and improve your overall health and wellbeing.

*Rachael Rose is a licensed acupuncturist practicing in the Highlands since 2004. For more information she can be contacted at [rachael@FullCircleAcupuncture.com](mailto:rachael@FullCircleAcupuncture.com) or 303-480-0080. Her website is [FullCircleAcupuncture.com](http://FullCircleAcupuncture.com).*



Image: "breathe" by Mae Chevrette, Flickr Creative Commons

# BUSINESS

## BIZ on the BOULEVARD By Leslie Twarogowski

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



It's been a mild, festive winter, and we're happy that many of our restaurants' patios are still open and getting plenty of use. We were happy to welcome so many of our neighbors for Valentine's Day dinners and sunny Superbowl celebrations. Thank you to all of you who chose to celebrate with us.

We are happy to extend a warm welcome to our district's newest business, Bonsai D+B [Design and Build]. This architecture firm is located at 2931 W. 25th Avenue (above Elle b. Salon) and specializes in custom residential design and construction. Owner Josh Oqueli explains that his passion and focus is on collaborative, client-centered sustainable design. Bonsai utilizes natural and local building materials to provide unique and environmentally sensitive homes. For more information, visit Bonsai's website, [www.bonsai-db.com](http://www.bonsai-db.com). Welcome to the neighborhood, Josh and the Bonsai crew!

This spring, the BID will help the Career Education Center Early College of Denver (CEC School) celebrate "A Day Without Hate," an effort focused on increasing familiarity, tolerance and understanding among members of our community. If you are interested in volunteering during the daylong event, please contact Lorraine Smith at CEC at 720-423-6648.

The City of Denver is conducting a study of the Federal Boulevard Corridor. The Denver Public Works Department plans to hold three public meetings in the coming months to discuss results of the Federal survey conducted last summer (some surveys were distributed at our Jefferson Park Farm and Flea market). We look forward to hearing what the Denver Public Works Department has planned, and we look forward to helping Federal Boulevard reach its full potential. Dates of future meetings will be posted on [denvergov.org](http://denvergov.org).

WalkDenver, a local nonprofit, has started a petition asking the city for help in building sidewalks where none currently exist and in maintenance for existing sidewalks. If you would like to support their efforts, please visit [walkdenver.org](http://walkdenver.org).

Mark your calendars for May 14, our first Jefferson Park Farm and Flea Market of 2016. Vendor applications are now being accepted on the market's website, [jpfleamarket.com](http://jpfleamarket.com). We are happy to host local craftspeople, home gardeners and vintage collectors to our street market, which will take place once a month from May to October. We look forward to seeing you then!

# COMMUNITY

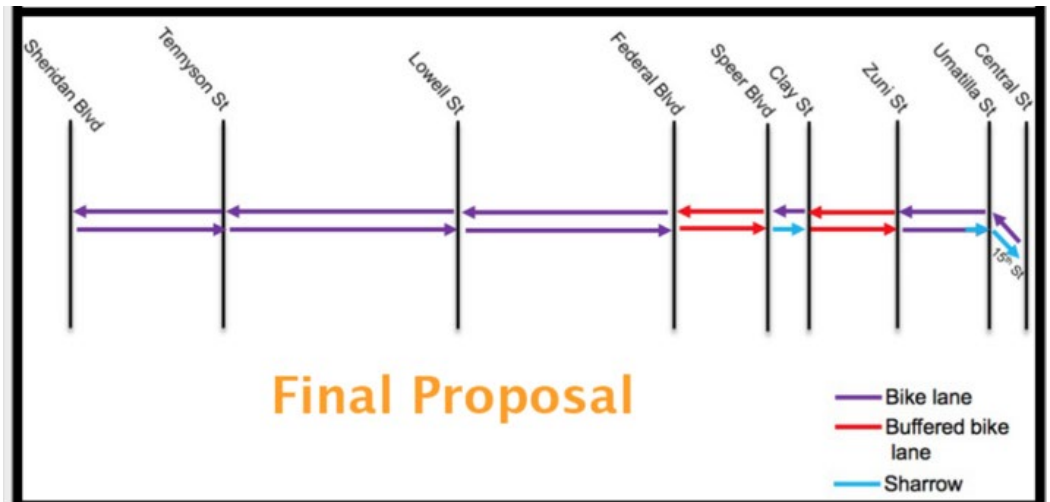
## Public Works to Install 29th Ave. Bike Lane

The West 29th Avenue bike lane that will run from Platte Street all the way to Sheridan Boulevard, has concluded the design and review process. Denver Public Works will install the bike lane this spring or summer.

Prior to installation, extensive improvements will be made to the paving surfaces on 29th Avenue for both bike riders and drivers.

The bicycle facility between Central to Federal will be a mix of treatments (bike lane, buffered bike lane, sharrow) and between Federal and Sheridan, there will be a dedicated bike lane. A more accurate time-line for installation will be provided once the contracts are drafted and approved.

To view the final plan, which also documents the public outreach process and feedback, visit: [http://denvergov.org/content/dam/denvergov/Portals/708/documents/Update\\_W29th-Ave-Presentation-Nov2015.pdf](http://denvergov.org/content/dam/denvergov/Portals/708/documents/Update_W29th-Ave-Presentation-Nov2015.pdf).



## COMMUNITY



**Foodies of Jefferson Park: Join your neighbors in preparing a delicious new recipe each month!**

### Kale & Sweet Potato Hash

This month's recipe is an adaptable and delicious hash that packs in great nutrition. Full of Vitamins A and C, along with protein and potassium, this dish will both fill you up and give you the boost you need to start (or end) your day. It makes a wonderful breakfast when served with eggs, or it can be adapted to a great side dish along side chicken or pork for dinner.

Serves 2 as a main dish, or 4 as a side

#### INGREDIENTS:

- 2 TBSP Virgin Olive Oil
- 1 Sweet potato, peeled and cut into 1/4" cubes
- Kale - 1 bunch, stems removed and chopped
- Yellow pepper - 1 medium, cut into 1/2" pieces
- Baby Portobello mushrooms - 8oz. sliced
- Salt and pepper to taste
- Green onions, chopped small, to garnish
- Sriracha to taste
- *Optional: Eggs, cooked as desired, or meat of choice*

In a large pan, heat up olive oil over medium heat. Once heated, add peeled and chopped sweet potato. Let sauté for 10-12 minutes, until pieces are cooked through, but not overly brown.

Add kale and let sauté for another 5 minutes, or until slightly wilted. Add mushrooms and peppers as well as salt and pepper to taste. Sauté for another 5 minutes.

Let cool slightly. Sprinkle green onions on top. For a little extra spice, add Sriracha. Serve as a side dish, or with eggs cooked as you desire (Pictured with eggs cooked over-hard).

This recipe was inspired by recipes at: [www.pccnaturalmarkets.com](http://www.pccnaturalmarkets.com) and [sharedappetite.com](http://sharedappetite.com)



Do you have a recipe you think others would enjoy?

Submit it to [jeffparkads@gmail.com](mailto:jeffparkads@gmail.com) for a chance to be selected.

*Include pictures if possible!*

## COMMUNITY

### Historic Preservation Forum at Edison Elementary March 19

Due to the number of historic preservation decisions by Denver City Council District 1 last year, Councilman Rafael Espinoza, along with active neighborhood leaders, are working to host a district-wide historic preservation forum. Historic designation maintains the character and story of a community and city, allowing new generations of residents to learn from its past. In addition, this status promotes the use of thoughtful community planning that in turn, helps protect the fabric of a neighborhood, while looking toward the future. The purpose of the forum is to inform owners of potential landmark-worthy properties about the resources, tools and flexibility inherent in landmark status. The date for the forum is March 19 at Edison Elementary School. The time is still being determined. Attend and bring your questions and comments about the program; suggestions are also welcome.

*the River* NOW AT  
POWER VINYASA YOGA



#### Power Vinyasa Yoga Classes

6:15pm on Mondays | Wednesdays | Fridays

4pm on Tuesdays | Thursdays

8am on Saturdays & Sundays

New Student  
Special!  
\$39/One Month  
UNLIMITED  
YOGA

The River @ 1212 Delaware Street  
[www.weseektheriver.com](http://www.weseektheriver.com)  
(720) 381-6070

CrossFit Jefferson Park @ 2441 Eliot Street  
[www.crossfitjeffersonpark.com](http://www.crossfitjeffersonpark.com)  
(720) 515-5723

# PICTURE THIS - THEN AND NOW

## THEN:



Although not technically in the Jefferson Park neighborhood boundaries, the Woodbury Library Branch is pretty close, located at Federal Boulevard and West Highland Park

Place. The picture above was taken in 1918 (notice the gravel Federal Blvd.) The library originally opened on July 9, 1913 and was named after General Roger Williams Woodbury, one of the founders of the Denver Public Library and first library board president. Designed in the Italian “Florentine” Renaissance-style, the Woodbury Branch Library was honored as a member of the National Register for Historic Places (1986) and designated a historic landmark by Denver Landmark Preservation (1989). In 2009, the Branch was renovated as part of the Better Denver Bond program.

Source: <https://history.denverlibrary.org>; Photo source: Denver Public Library Digital Image

## NOW:



**98 Years Later:** Not much has changed on the outside! Today, the Woodbury Branch Library serves the diverse neighborhood of the Highlands and offers a variety of programs and story-times in both English and Spanish. In 2012, the branch welcomed 176,043 customers and circulated 383,234 materials. Photo source: [www.city-data.com](http://www.city-data.com)

**Do you have an old photo of a location in Jefferson Park or the Highlands that you would like to offer for “Picture This”? We would love to see it! Email us at [jeffparknews@gmail.com](mailto:jeffparknews@gmail.com).**



## Summit 6 Legal

Real Estate Law | Business Law

## Jefferson Park's Neighborhood Law Firm

Corporate Formations • LLC Operating Agreements  
Business Contract Analysis • Real Estate Purchase Agreements  
Leasing Law • Real Estate Finance • Evictions\*

Let us know how we can help!



\*We only act as Landlord's counsel for eviction matters

Summit6Legal.com • 720.386.9976

JPUN



## WHAT'S YOUR RETIREMENT NUMBER?

How much money will you need in retirement? For most of us, the answer is not at all clear. Retirement doesn't have to be a mystery. A five-minute calculation can help you determine the amount you may need to enjoy the lifestyle you want.

Contact us today to learn the answer to one of the most important questions for your retirement.



## DWM

DELOIA WEALTH MANAGEMENT

Kimber DeLoia, CRPC®

2419 Bryant St  
Denver, CO 80211-4815  
303.870.8332  
kimber.deloya@lpl.com  
New to Jefferson Park!

Independence Powered By LPL Financial.

## LPL Financial

Securities offered through LPL Financial, member FINRA/SIPC. Investment advice offered through Independent Financial Partners, a registered investment advisor, Independent Financial Partners and DeLoia Wealth Management, Inc. are separate entities from LPL Financial.

MKT-06070-0410 Tracking #639543





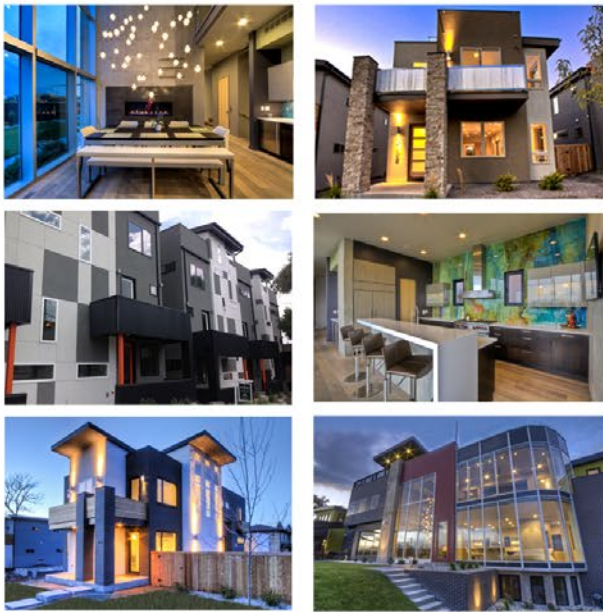
REALARCHITECTURE  
UNREALCONSTRUCTION

2899 N. SPEER BLVD. STE 102  
DENVER, CO 80211  
WWW.REALARCHITECTURE.COM

URBAN



MODERN



COMING SOON



NORTH DENVER DESIGN / BUILD SINCE 1995

NEIGHBOR OF THE MONTH

Jenn DeWall

**Occupation:** Life & Career Coach for Young Professional Women; Motivational Speaker.

**Rent or own?** Rent.

**How long have you lived in Jeff Park?** Almost two years.

**What is one word to describe our neighborhood?** Peaceful.

**Favorite business in Jeff Park:** LK Designs- it's a small business graphic designer.

**Favorite restaurant in Jeff Park:** Federal Bar & Grill.

**Hobbies & interests:** Hiking, snowboarding, camping, concerts and DIY projects.

**What is the best part about living in Jeff Park?** It's convenient to everything, has great restaurants and easy access to the highway, and basically anything in Denver that you want to do, you can get to easily from Jeff Park.

**What is your opinion on all of the development in our neighborhood?** I hate how high the prices are going!

WE WANT TO  
SPOTLIGHT  
YOU!



Would you like to be neighbor of the month or know someone to spotlight?

Email us at [jeffparknews@gmail.com](mailto:jeffparknews@gmail.com)

**What is something about you that most people do not know?**

I do music-singing videos to promote my business. I have an awful voice, but I know a great way to take hits and make them relevant to learning career success tools.



**Drinkin' Good in the Neighborhood**

Jefferson Park's newest neighborhood pub  
Stop by for a pint, a chat or a snack.

JEFFERSON PARK PUB

2445 Elliot St  
Denver, CO 80211  
[JeffersonParkPub.com](http://JeffersonParkPub.com)  
Open Daily 3pm-2am

## CONTINUED FROM THE COVER... **La Loma to Be Replaced by 15-story, 713-Apartment Tower**

Although the R-MU-30 zoning for the La Loma site was approved by the city about a half dozen years ago, Espinoza is frustrated by the size and density of the proposed tower, even though it is allowed under the zoning. "We're supposed to have balance", Espinoza said. "Instead, we have more density than we wanted, especially in our core."

In 2009, the Brinkerhoff family, which apparently still owns the land, provided what they labeled as two "schemes" for the redevelopment of the site. The schemes called for up to 13 townhomes and 219



Above: the proposed development.

apartments and almost 28,000 square feet of restaurant and retail space.

JPUN's Land Use Committee (LUC) has been in communication with the project's developer and expressed concerns regarding traffic flow and the lack of retail space. Since a detailed traffic study is not required by the city, the developer will conduct its own informal traffic study. Additionally, the developer reviewed the feasibility of commercial space with ownership and its current direction is to proceed with the residential function only. There will be no retail/commercial spaces within the project.

"Those 2009 plans were completely different from what is currently being proposed," Espinoza said. "Personally, I would have liked to have seen massing more on par with St. Anthony's Block 1 proposal. The La Loma redevelopment is dismissive of the neighborhood to the west."

The developer stated he is tracking the start of excavation in late May/early June with foundation work hopefully starting early September.

-----  
*Part of this article, from John Rebchook, was published in DenverRealEstateWatch.com and the North Denver Tribune, [www.northdenvertribune.com](http://www.northdenvertribune.com). DenverRealEstate Watch.com is sponsored by 8z Real Estate.*

*For the entire article please go to [www.denverrealestatewatch.com/2016/02/16/new-york-developer-to-start-15-story-tower-on-la-loma-site-in-fall](http://www.denverrealestatewatch.com/2016/02/16/new-york-developer-to-start-15-story-tower-on-la-loma-site-in-fall)*

## EDUCATION

### **Edison Elementary to Celebrate 125 Years with Special Event**

Celebrate a special neighborhood anniversary for Edison Elementary. Join guided school tours, enjoy family activities and view a special presentation in the auditorium. This event will highlight the elementary school, both past and present. In the front hall, see the unveiling of the refurbished Thomas Edison plaque and purchase new spirit wear. Light refreshments will be provided in the cafeteria. Admission is free.



Source: [www.lovelydenver.com](http://www.lovelydenver.com)

Edison plaque and purchase new spirit wear. Light refreshments will be provided in the cafeteria. Admission is free.

To make this event truly successful, the Edison Parent Teacher Association (PTA) is reaching out to the community and would love to hear stories or memories from Edison alumni, former and current staff members and others in the area that have been a part of Edison's long and rich history. Additionally, the PTA would appreciate the loan of any Edison memorabilia (pennants, school t-shirts, yearbooks and more), which would be displayed at the event.

To share your stories, photos, or items please contact PTA President, Alex Cisney, at [ptaedisondenver@gmail.com](mailto:ptaedisondenver@gmail.com) or PTA Secretary, Michelle Kettleborough, at [edisonptasecretary@gmail.com](mailto:edisonptasecretary@gmail.com).

Please mark your calendars and plan to attend this special event. It is a chance to walk through history and to experience the education, amusements and stories that have been born within Edison's walls.

*North Denver Tribune article: [www.northdenvertribune.com/2016/02/edison-elementary-hosts-open-house-on-125th-anniversary](http://www.northdenvertribune.com/2016/02/edison-elementary-hosts-open-house-on-125th-anniversary)*

**Event Details:**  
Edison Elementary  
125th Anniversary  
3350 Quitman Street,  
Denver, CO 80212  
Thursday, March 10,  
6 p.m. - 8 p.m.  
FREE

**Event Link:**  
<https://www.facebook.com/events/968858079872498/>



## BETCHA DIDN'T KNOW

### **Soap Company Owner to La Lomas**

While 2637 W. 26th Avenue was once home to the Denver-famous La Loma Restaurant, the building itself has been around for far longer. The building was originally built in 1889 as a house for William J. Dunwoody, a successful businessman who founded the Dunwoody Soap Company with his brother. The house remained in the family until 1960 and then became the location of La Loma in the mid-1970s. La Loma moved to their next location in the early 1980's.

The building itself was added to the National Register of Historic Places on April 11, 1979 under the name of its original owner. It was considered historically significant for its craftsmanship, as well as for its original owner.

*Information from: [www.historycolorado.org/oaahp/denver-city-county-d-e](http://www.historycolorado.org/oaahp/denver-city-county-d-e) and [www.lalomamexican.com](http://www.lalomamexican.com)*

# POLICE BEAT

## Denver Police Push for Neighborhood Watch Groups to Combat Home Burglaries

By Officer Robert Gibbs

With home burglaries increasing these past few months in Jefferson Park, the Denver Police Department in District 1 are encouraging Neighborhood Watch groups to form.



Neighborhood Watch is an organized group of neighbors devoted to crime prevention within a neighborhood or block. Neighborhood Watch is a crime prevention scheme under which neighbors agree together to keep an eye on one another's properties and report suspicious incidents to law enforcement.

However, Neighborhood Watch does not involve neighbors patrolling their block on foot or in their vehicles. As such, involvement is simple – instead of simply ignoring observed suspicious situations, vehicles, or people, the police department wants you to be nosy and report it to the Denver Police Department immediately. For your safety, there is no need on your part, to intervene or initiate contact with whatever suspicious activity may be occurring. All you need to do is pick up the phone and call the Denver Police Department.

The Neighborhood Watch program encourages communication between neighbors. For example, you can convey to your neighbors when you are most often at work, if you are out of town or gone for an extended length of time. If something suspicious is observed at or around your residence, your neighbor or neighbors will call the Denver Police.

No matter how insignificant it may seem, we want you to call Denver Police. Never consider yourself to be nuisance by calling. When someone feels what they are observing to be insignificant or minor, it is during those times when a crime is prevented or suspects are apprehended in the commission of a crime.

All that is required for Neighborhood Watch to begin is that those involved neighbors meet just once a year to stay informed, get to know each other and update any contact information. Meetings are suggested during the summer time when a block BBQ or potluck get-together can easily be scheduled. Once a Neighborhood Watch is established, the Denver Police will post signs on your block advertising that a Neighborhood Watch is in effect. Help make our community a safer place!



ARE YOU INTERESTED IN FORMING A NEIGHBORHOOD WATCH? QUESTIONS? CONTACT DENVER POLICE OFFICER DENISE GOMEZ AT 720-708-0788 OR [DENISE.GOMEZ@DENVERGOV.ORG](mailto:DENISE.GOMEZ@DENVERGOV.ORG)

## Construction in Your Neighborhood



A development designed with location and privacy in mind. Two or three bedrooms, enhanced by two full and one or two half-baths, offer options from 1326 SF to 1657 SF. Hideaway ground level en-suite bedrooms, covered patios, and balconies are available. Rooftop decks crafted for relaxation and entertaining top it all off. Fabulous city, park, and mountain views complete these exceptional townhomes! From the Low \$500Ks

[www.WestJeffPark.com](http://www.WestJeffPark.com)



Coming soon! This beautiful 18 unit development is just half a block from Jefferson park, retail, and restaurants. Call now for more information!

COMING SOON TO YOUR NEIGHBORHOOD  
3 Amazing New Projects totaling 50 units. Projects slated for late 2016 or 2017 delivery.  
Wait list forming now!



Is Now



## Real Estate Denver Team

*Linda Kukulski Miller & Angela Steiner*

303.997.4001

[www.redThomes.com](http://www.redThomes.com)  
[info@redThomes.com](mailto:info@redThomes.com)



# WALK, BIKE OR BUS THERE FROM HERE

YOU SHOULD SEE THESE IMAGES IN COLOR! SIGN UP FOR  
OUR Free e-newsletter! SIMPLY EMAIL  
JEFFPARKNEWS@GMAIL.COM AND PUT "E-NEWS PLEASE"  
IN THE SUBJECT LINE.



## St. Patrick's Day Parade

Saturday, March 12,  
9:30 a.m.

LoDo

[www.denverstpatricksday-  
parade.com](http://www.denverstpatricksday-parade.com)

Cost: FREE

The largest Irish celebration west of the Mississippi kicks off Saturday, March 12 at 9:30 a.m., rain or shine. Presented by Bellco, the parade will wind through Lower Downtown Denver beginning at 19th and Wynkoop, head left on 17th Street to Blake Street, east on Blake and end at 27th and Blake at the Coors Field parking lot. See the web site for the route. Experience a parade that is rich in Irish culture with pipe bands, step dancers, floats, equestrians, and more. More than 350,000 people will line the streets so come out to enjoy.



## Denver Auto Show

March 16-20

Colorado Convention Center  
700 14th Street, Denver

[denverautoshow.com](http://denverautoshow.com)

Cost: Free-\$12

The Denver Auto Show is the premier showcase of the newest

model year import and domestic vehicles, including: cars, vans, crossovers, hybrids, light trucks, and sport utilities. You will not only see all the newest 2016 models, but you will also be treated to sneak peeks of selected 2017 intros, concepts and the latest in tricked-out cars. Children six and under are free; children six and up are \$6 for admission.

## Shakespeare Festival: Romeo and Juliet

Friday, March 18 &  
Saturday, March 19,  
7:30 p.m.;

Sunday, March 20, 1 p.m.  
Boettcher Concert  
Hall in the Denver

Performing Arts Complex  
1400 Curtis Street, Denver  
[www.coloradosymphony.org](http://www.coloradosymphony.org)

Cost: Varies



The definitive ode to star-crossed lovers, Romeo and Juliet caps the Colorado Symphony's Shakespeare Festival with a wide-ranging expedition into the music inspired by the timeless

drama. The concert covers not only the interpretations of masters like Prokofiev, Tchaikovsky, and Berlioz, but also the definitively American translation of the play in Leonard Bernstein's "West Side Story." A quartet of actors will perform scenes that dramatically stitch together the beauty of Shakespeare's words with that of the music inspired by them.

## Collaboration Fest

Saturday, March 19, 3:00-6:30 p.m.  
Sports Authority Field at Mile High  
1701 Bryant Street, Denver  
[www.collaborationfest.com](http://www.collaborationfest.com)  
Cost: \$50-75



Representing the most creative minds in the craft beer industry, the Third Annual Collaboration Fest will bring brewers from around the world together to brew one-time only beers. Collaboration Fest serves as the official kick-off to Colorado Craft Beer Week. This year's festival will feature more than 75 collaborative projects from across the world, where each beer is crafted by at least two, and at times more, breweries working together. The beers of Collaboration Fest are sure to be some of the most unique, delicious and limited offerings you've ever tasted!

## BUSINESS

### City of Denver to Review Short-Term Rentals at March Meeting

Currently in Denver, the rental of residential property for fewer than 30 days at a time is prohibited in most zone districts. As short-term property rentals become more popular here and across the country, however, Denver and many municipalities are exploring systems to allow and regulate them.

At the behest of a City Council committee led by Councilwoman Mary Beth Susman and in response to community interest, Denver's departments of Excise and Licenses and Community Planning & Development have proposed a new citywide licensing and enforcement system that would allow short-term rentals while limiting unwanted effects on Denver's residential neighborhoods.

The proposed short-term rental (STR) licensing ordinance will undergo a thorough public process that will include a public review draft and multiple public presentations and town hall meetings. The process will culminate in Denver City Council review and consideration of the proposal later this spring.

**The Proposed Ordinance:** Along with the STR licensing ordinance, a new process will be introduced to authorize the city to collect Lodger's Tax revenue from STR operations. A text amendment to the Denver Zoning Code will also be introduced to allow STRs as accessory to a primary residential use, with limitations, where residential uses are currently allowed. A zone use permit would not be required to obtain an STR license. For more information on the zoning code change, visit [www.DenverGov.org/textamendments](http://www.DenverGov.org/textamendments).

As proposed, applicants for STR licenses would apply online through Excise and Licenses to obtain an STR license number. The Denver Community Planning Board meeting will be held March 16. Check the web site for further details.