



JPUN.ORG MARCH 2017

JEFFERSON PARK NEWS

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

JPUN GENERAL MEMBERSHIP MEETING

Tuesday, March 14, 6:30-8 p.m.
Tuesday, April 11, 6:30-8 p.m.
Riverside Church
2401 Alcott St. | Rear Chapel
info@jpun.org
All are welcome

LAND-USE COMMITTEE MEETING

Thursday, March 2, 6:30-8 p.m.
Thursday, April 6, 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 and JPUN.org


Join Our Mailing List at 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 and type “E-NEWS PLEASE” in the subject line.

 Follow Jefferson Park United Neighbors on Facebook

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MARCH GENERAL MEMBERSHIP MEETING

JOIN US TUESDAY MARCH 14, 6:30PM AT RIVERSIDE CHURCH

\$30 MILLION GRANT FOR SUN VALLEY

Chris Parr, Senior Advisor for the Sun Valley EcoDistrict (SVED), will discuss upcoming changes to the Sun Valley area. The SVED is serving as the master developer entity structured to lead the districtwide implementation and sustainable redevelopment of the central part of Sun Valley, a neighborhood in West Denver. It is a nonprofit real estate development entity.

SVED evolved from DHA’s ongoing process to redevelop its existing public housing. That project, known as the Sun Valley Choice Neighborhood, recently received a \$30 million grant from the U.S. Department of Housing and Urban Development to help launch that redevelopment project. DHA will manage its HUD grant and work with SVED to successfully accomplish this redevelopment, with SVED providing master development oversight, additional funding,

community-serving commercial facilities, housing, infrastructure, district energy and catalytic programming.

JPUN BOARD ELECTIONS

JPUN will be electing board members at the upcoming JPUN general membership meeting. Whether you have thought about joining the board or just want to have a say on who is on the board, please come and let your voice be heard.

>>CONTINUED ON PAGE 3





WE'D LOVE TO HEAR FROM YOU

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

2017 JPUN BOARD MEMBERS

- | | | |
|--------------------------------------|------------------|---------------|
| Michael Guietz
<i>(President)</i> | Fred Blythe | Justin Potter |
| Nathan Adams | Nicole DeJarnatt | Matt Ruhland |
| Brian Aggeler | Kym Foster | Scott Shea |
| | Jill Folwell | |

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 for more information on advertising.

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

Rates subject to change.

COMMUNITY RESOURCES

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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.

Editor Wanted

Want to know more about what is going on in and around your neighborhood?

Would you like to play an integral role in helping build community?

JPUN Newsletter plays a vital role in providing residents information on topics that directly affect them.

Help develop monthly newsletter content, coordinate with columnists and advertisers, assign stories, as well as review the final copy.

Please contact info@jpun.org to learn more about how you or someone you know can help fill this important volunteer role. Our readers are depending on you.



>>MARCH GENERAL MEMBERSHIP MEETING CONTINUED FROM PAGE 1



FLICKR/DDOT DC

SMALL LOT PARKING EXEMPTION = MORE CARS PARKED ON STREETS

The Denver Zoning Code provides an exemption from off-street minimum parking requirements for lots 6,250 square feet or smaller in mixed-use commercial zoning districts. City Council recently adopted a moratorium on the use of this exemption that is set to expire on March 31, 2017. The moratorium is intended to allow time to study the issue and develop alternatives that ultimately lead to a text amendment to the Denver Zoning Code within the moratorium timeframe.

Jefferson Park has a number of these small lots. Consider attending the JPUN general membership meeting or emailing Councilman Espinoza at DistrictOne@denvergov.org and voice your opinion regarding more cars being parked on our streets.

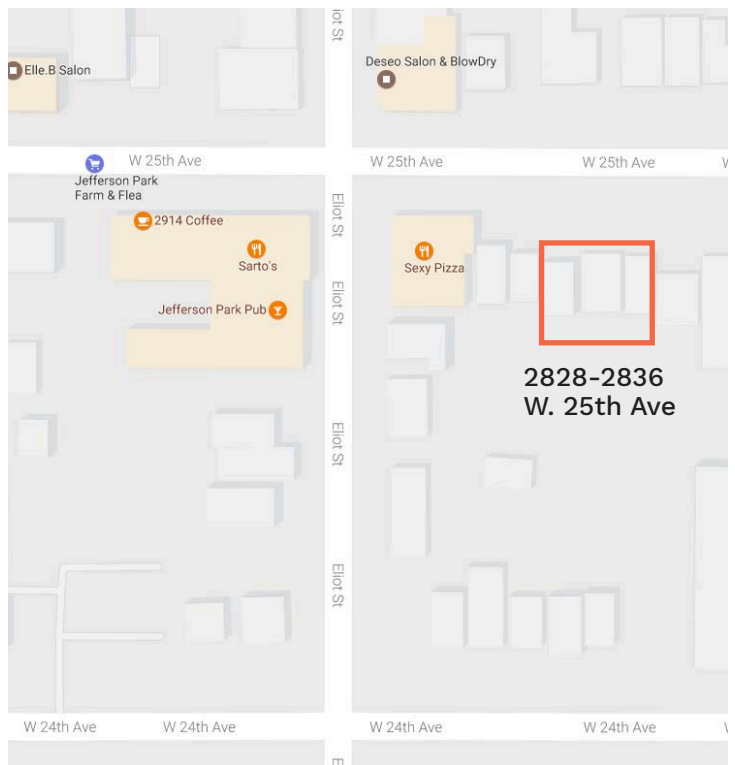
DUBLIN DEVELOPMENT IS LOOKING TO REZONE 2828-2836 W. 25TH AVE FROM RESIDENTIAL TO RESIDENTIAL/COMMERCIAL

The City of Denver’s Community Planning and Development (CDP) requires that Dublin Development, the owner of 2828-2836 West 25th Avenue, to submit a rezoning application to begin the process of changing the zoning from a strictly residential use to a residential/commercial use.

There are complexities with rezoning in this area and JPUN expects the process to emulate what recently occurred with properties on the North side of 25th.

JPUN, CPD, the developer and Councilman Espinoza all met to review how to make the application process go smoothly. JPUN’s Land Use Committee (LUC) has requested Dublin Development to provide information about the immediate adjacent neighbors opinions and enter into a memorandum of understanding with JPUN and a restrictive covenant with the Federal Boulevard Business Improvement District. Both of these agreements will help define the type of development the neighborhood would like in that area.

LUC voted to support Dublin Development’s rezoning effort and the item will be on the agenda for the JPUN general membership meeting to be held on Tuesday, March 14th. It is anticipated that Dublin Development will be in attendance at the meeting to answer questions regarding the anticipated redevelopment and rezoning process. In addition, a vote of JPUN membership will likely take place regarding JPUN’s possible support of Dublin Development’s rezoning effort. Please come to the JPUN general membership meeting and express your opinions.



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— SPROUTING UP AROUND THE CORNER —

FIVE-STORY APARTMENTS COMING TO 29TH AVENUE?

Reprinted from businessden.com,
photo and story by Burl Rolett



The property includes a small cluster of single-family homes surrounding a red brick apartment building just south of Viking Park.

A potential Jefferson Park apartment development site has a new owner after a recent seven-figure sale.

Nest Home Co. bought a nearly 1-acre site at 29th Avenue and Federal Boulevard for \$3.75 million, according to city records. The property is zoned for a five-story building, and marketing materials for the real estate call it a shovel-ready apartment site.

The property includes a small cluster of single-family homes surrounding a red brick apartment building just south of Viking Park. That building, on the corner of 29th and Federal, was not included in the sale.

Nest Home's site sits a block from another apartment development site on 29th Avenue that New Jersey-based Connell Real Estate bought last year. Those two sites combined could host more than 230 new apartments, according to construction plans.

Original story found here: www.businessden.com/2017/02/14/jefferson-park-development-site-bought-for-4m/



BRITTANY FROELICH

Occupation: Business Development Manager/ Account Manager

Rent or own? Rent

How long have you lived in Jeff Park? 2.5 years

What is one word to describe our neighborhood? Collaborative

Favorite business in Jeff Park: Jeff Park Pub - I feel like it's my 'Cheers' except no one really knows my name.

Favorite restaurant in Jeff Park: Sarto's - you can't beat their brunch and champagne saber.



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

Hobbies & interests:

Live Music, Skiing, Hiking, Volleyball, Traveling, Brunching, Mountains/Oceans, Scuba Diving, Cooking and Good Wine.

What is the best part about living in Jeff Park? Being so close that I can walk or bike to various events, activities and social spots. Not to mention some of my close friends live right in my backyard.

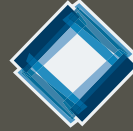
What is your opinion on all of the development in our neighborhood? I am not a big fan of all the similarly looking buildings/concepts that are popping up; I feel like the neighborhood may be losing its aesthetic charm.

What is something about you that most people do not know? I have an odd talent of being really good at bubble letters.



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Learn more at: www.Twin9s.com



West Jeff Park

Spacious and welcoming, these beautiful units boast panoramic views and the ideal location! Contact our office today to learn more about our remaining and future units.

Learn more at: www.WestJeffPark.com



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Learn more at: www.Clay14Homes.com



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MEET ME THERE
LITTLE MACHINE BREWERY



BY KELLY DROZ

Our Denver Insider

If you like beer, food trucks, robots, any or all of the aforementioned, then you should meet me at Little Machine Brewery. Located at 2924 West 20th Avenue, Little Machine is proud to be Colorado made - even their 10-barrel brewing system is made here!

There are currently 15 beers on tap, ranging from IPAs, coffee stouts, and even a sour. I've been here a couple different times, have tried something different each time, and have loved every beer I've tried. My current favorite is the one I tried most recently, Tractor Beam, with Coffee Oatmeal Stout. It's delicious, easy to drink, and is a great cold weather beer. If you can't decide between the 15 brews on tap just ask the bartender for assistance. They'll offer advice, tell you all about their favorite beer, and offer recommendations based on your favorite style of beer. If you still can't decide, you can always get a flight of 4 oz. pours.

The atmosphere at Little Machine is a big part of what makes it so great. The

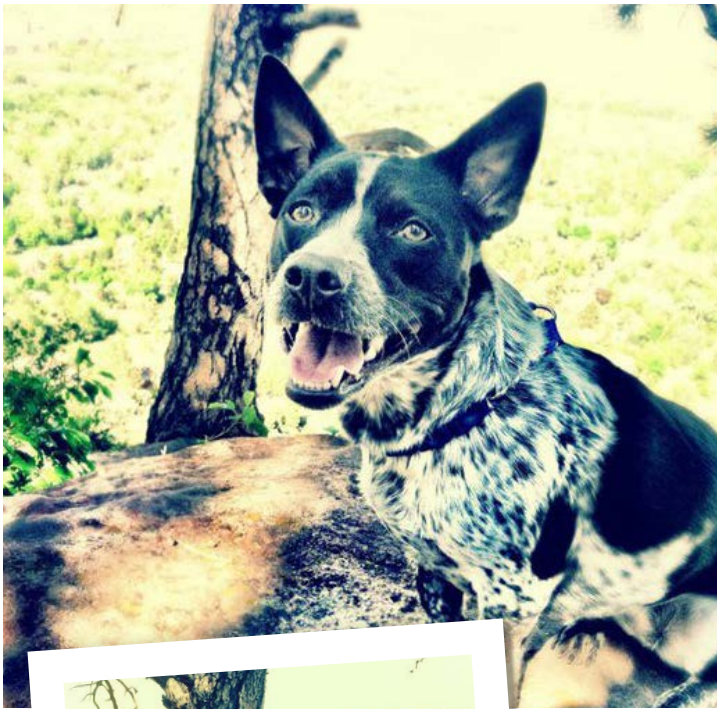
industrial space is unique, with a circular bar in the center, there to promote chatting with your fellow beer drinkers and bartender. There are plenty of tables, both large and small, and a few comfy couches. There are also loads of games to play to keep you and your friends entertained.

If a snack is what you're craving, don't worry about not being able to satisfy your beer munchies; each day hosts a different food truck. Parked right outside, the delicious smells waft in and make your mouth water. Keep up with the food trucks via Little Machine's Instagram account @drinkrobotbeer.

In all honesty, Little Machine Brewery has all the makings for a perfect brewery. It has delicious beer, knowledgeable bartenders, fun games, and food trucks. It will be the place you go to hang out with your friends and try some new beer. So Meet Me at Little Machine Brewery and find your new favorite beer.



PET OF THE MONTH **JACKIE**



You should see these pictures in color! Sign up for our newsletter by emailing **jeffparknews@gmail.com** with "E-NEWS PLEASE" in the subject.

Hello, fellow neighbors, four-legged and otherwise! My name is Jackie, I am an adventurous 7-year-old Australian Cattle Dog with a deep love of hiking and a great sense of style. When I'm not strolling through the mountains with my human you can probably find me making friends at the park.



Would you like to see your pet featured?

Please send photos and a few tidbits about your favorite pet to newsletter@jpun.org. JPUN reserves the right to edit all submissions.

DRINKIN' GOOD IN THE NEIGHBORHOOD




JEFFERSON PARK PUB

2445 Eliot St
Denver, CO 80211
JeffersonParkPub.com
Open Daily 3pm-2am
Sunday 11am-2am
(We Have The NFL Ticket)

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UPCOMING EVENTS



ST. PATRICK'S DAY PARADE

The Denver St. Patrick's Day Parade is a festive and fun event for all ages that celebrates Irish culture and heralds the start of spring. It's one of the largest St. Patty's day parades

west of the Mississippi, and the largest annual parade in Denver, with more than 200,000 people lining the route to enjoy horses and stagecoaches, marching bands, dancers, floats and Irish-themed fun with a Western flair. To catch all the action, the best spectating spot is south of 20th Avenue on Blake Street (renamed Tooley Street for the parade). This area tends to be crowded, so the best place for families to watch the parade is near the end, on Blake Street from 23rd to 27th avenues. **Saturday, March 11; 9:30 am | Starts at 19th & Wynkoop, Ends at 27th & Blake | denverstpatricksdaysparade.com**
Cost: FREE



ST. PATRICK'S DAY PUB CRAWLS

This year, maybe you plan on making it out to the capital of Colorado. Where else can you party this high above sea level? The Mile High City is putting on an elevated extravaganza for St. Patrick's Day. Join in a celebration of a lifetime as Denver hosts its annual St. Paddy's Luck of the Irish Pub Crawl, featuring numerous breweries, pubs, and many more participating venues. **Friday, March 17; All Day | Denver eventbrite.com | Cost: 2-Day Passes Starting at \$9**



DENVER HOME SHOW

Get inspired, excited and ready to move forward with your home projects at the Denver Home Show Friday, March 17 through Sunday, March 19 at the National Western Complex. Three days only to shop, compare and save with nearly 400 experts under one roof. Get renovation ideas from Matt Blashaw of HGTV's Ellen's Design Challenge and Vacation House for Free. Plus, explore the Tiny Home Village for the latest trends in small space living. From kitchens and baths to landscaping and more, don't miss the Denver Home Show. **Friday, March 17 through Sunday, March 19; 10:00 am - 9:00 pm National Western Complex | 4655 Humboldt Street | homeshowdenver.com | Cost: \$9+; Children 12 & Under FREE**



XICANINDIE FILM FESTIVAL XIX

A festival celebrating the very best of Latino World Cinema. The festival will feature an array of

films, along with celebrity actors and filmmakers. **Thursday, March 30 through Sunday, April 2; 4:00 - 12:00 pm | Children's Museum of Denver at Marsico Campus | mychildrensmuseum.org | Cost: \$7+**



SAVE the DATE

JPUN Happy Hour

Thursday, March 16; 5:30 @ Jeff Park Pub

RIVERSIDE CHURCH UPCOMING EVENTS

LAMBUTH FAMILY CENTER COLLECTION

Sunday, March 12, 19 and 26; Wednesday, March 15, 22 and 29; 9:00 am - 12:30 pm

The last three weeks in March we will be collecting Easter toys and candy in the church or chapel foyer for the Lambuth Family Center located on 28th and Federal Blvd, about a mile from the church. The Lambuth Family Center is operated by the Salvation Army and provides transitional housing to 20 families. The collection will focus on items that are needed by the families. The young adults can help out by bringing supplies, setting up a booth in the foyer and collecting supplies and helping to get the word out to the Riverside church family about the collection.

THE LORD'S SUPPER

Sunday, April 9; 10:30 am - 12:00 pm

We will be observing The Lord's Supper on April 9 during the worship service at 10:30 am as well as at The Trailhead service on April 12 at 7:00 pm. Make sure to join us for these special services.

EASTER

Sunday, April 16; 9:00 am - 12:00 pm

The Easter service here at Riverside is always an amazing time to gather together as the body of believers to celebrate our Risen Savior! We will have a Pancake Breakfast free to all beginning at 9a in the FLC Gym on April 16 with the Celebration Service at 10:30a in the worship center. This is a great opportunity for you to invite friends to join you for both fantastic events on Easter Sunday.



2401 Alcott Street | www.riversidedenver.com