



JPUN.ORG MAY 2017

JEFFERSON PARK NEWS

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

JPUN GENERAL MEMBERSHIP MEETING

Tuesday, May 9, 6:30-8 p.m.
Tuesday, June 13, 6:30-8 p.m.
Riverside Church
2401 Alcott St. | Rear Chapel
info@jpun.org
All are welcome

LAND-USE COMMITTEE MEETING

Thursday, May 4, 6:30-8 p.m.
Thursday, June 1, 6:30-8 p.m.
Riverside Church
2401 Alcott St. | Rear Chapel
All are welcome

MAKE A TAX DEDUCTIBLE GIFT TO SUPPORT JPUN

As a non-profit 501(c)3 organization, your JPUN contribution is tax deductible. Send your contribution to: 2001 Eliot St. Denver, CO 80211

Get neighborhood updates at www.jeffersonpark.nextdoor.com 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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HIGHLAND RAMBLERS AND MAX MACKEY BAND HEADLINE JPUN'S MUSIC@JEFFERSONPARK FOR 2017!

Come celebrate our 6th year of providing free music for residents of Jefferson Park and North Denver.

This year we're pleased to bring back a very local favorite The Highland (as in the neighborhood to our North) Ramblers with their take on old-time and Americana Bluegrass music. Voted in the Top 5 Best Bluegrass Bands in Colorado by Westword Magazine, they kick off our 2017 concert series on Sunday, June 25, at 5:00 p.m.

We follow it up the very next month with The Max Mackey Band on Sunday, July 23. An Americana jam band with varied influences from Uncle Tupelo, The Grateful Dead and Lennon/McCartney.



JEFFERSON PARK DAY COMMUNITY CLEAN-UP AND PICNIC 2017!

Our 15th Anniversary of JPUN's annual Neighborhood Clean-Up and Community Picnic is scheduled for Saturday, May 13 from 9:00 a.m. to 2:00 p.m.

Join your neighbors at the park for a Saturday full of neighborhood cleaning and family friendly festivities like face painting and pinatas. Enjoy free burritos and local coffee in the morning, join a team to clean up around the neighborhood or help plant around the park, then come enjoy a free picnic lunch spread provided by The Pantry at Sarto's. This year we'll have some great raffle prizes including a prize for the strangest item you found while cleaning.

It's a great way to meet your neighbors -new and old - and share in a community minded activity that benefits your neighborhood.

SATURDAY MAY 13

9:00 a.m. Meet at the playground and fuel up with breakfast. Join a team to clean and help fill a 30 ton rolloff dumpster.

11:30 a.m.-12:30 p.m. Meet back at the park to celebrate your hard work. Lunch will be provided by The Pantry at Sarto's.

12:00-1:00 pm - Kids Activities

Our special 15th anniversary celebration wouldn't be possible without the long term sponsorship and community building vision of 2785 Speer Apartments.

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.



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>	Janette Alie	Jill Folwell
Brian Aggeler	Justin Archuletta	Justin Potter
Donn Aggeler	Kim Collie	Matt Ruhland
	Kym Foster	Scott Shea

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

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.

Relax. Gather. Connect.
MUSIC
at
JEFFERSON PARK

© MusicAtJeffersonPark

6TH ANNUAL

MUSIC AT JEFFERSON PARK

FREE CONCERTS
4TH SUNDAY of JUNE and JULY

NW DENVER BLUEGRASS	ROCK, FOLK AND BLUES
HIGHLAND RAMBLERS	MAX MACKEY BAND
SUNDAY, JUNE 25	SUNDAY, JULY 23
5 to 8 pm	5 to 8 pm

Great Music! Friends! Prizes!
Local Eateries! Food Trucks!

PROPERTY TAX TIME!

NEIGHBORHOODS AROUND JEFFERSON PARK HIT THE HARDEST.

By now you should have received your property valuation from the Denver county assessor's office. Record home prices across metro Denver have caused property taxes to increase significantly. Jefferson Park homeowners on average should expect a 21.2% increase compared to Denver's city wide median increase of 25.9%.

While that may seem like a significant increase it pales in comparison for homeowners in West Colfax at 46.6% and Sun Valley at 70.4%. Historically a distressed area, Sun Valley had the largest increase of any city neighborhood.

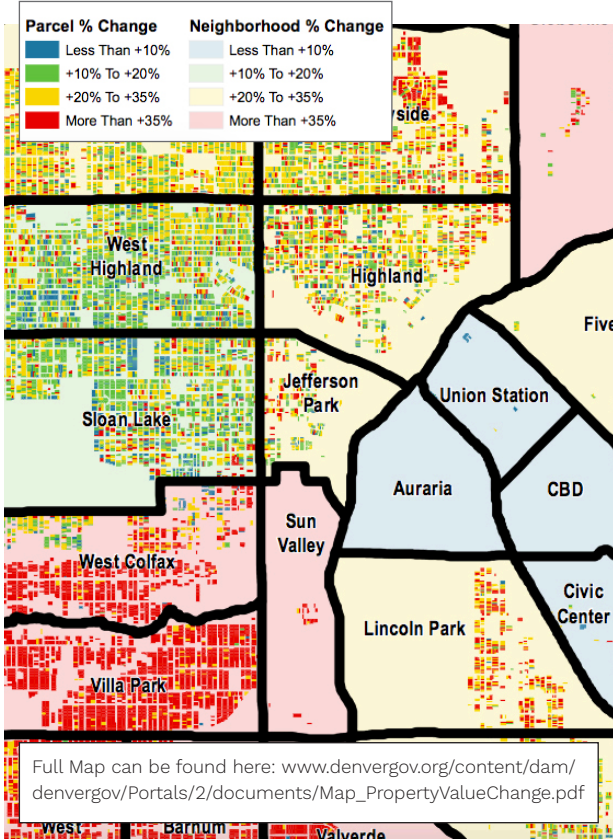
"Neighborhoods that had among the lower property values in 2014 are seeing the largest percentage increases in Denver, though each neighborhood has seen growth," Denver County Assessor

Keith Erffmeyer said at a recent news conference.

County assessors in Colorado appraise properties every two years. For the most recent round, they looked at comparable sales from between July 1, 2014, and June 30, 2016.

- Highland** 23.5%
- West Highland** 18.4%
- West Colfax** 46.6%
- Sloan Lake** 18.0%
- Jefferson Park** 21.2%
- Sun Valley** 70.4%

If you disagree with the valuation and/or classification of your property, you have the right to protest. The deadline to file is June 1, 2017. www.denvergov.org/content/denvergov/en/assessors-office/protesting-your-property-value.html



25TH JUNE

PICNIC IN THE PARK

23RD JULY

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THE DOWNTOWN DENVER PARTNERSHIP RELEASES ITS 2017 ANNUAL REPORT

SURROUNDING NEIGHBORHOODS PLAY A KEY ROLE IN GROWTH

While the report released in April shows companies relocating downtown (23) or money invested in development (\$2.8B) it also breaks out changes and trends in Downtown and nearby Center City Neighborhood Populations like Jefferson Park. As expected, growth in and around downtown has increased dramatically since 2000. Forty percent of residents have used transit and an increasing number of people are walking or biking to work. Given our neighborhoods proximity to downtown Jefferson Park

residents would play a role in this number.

Some of the more interesting statistics relating to neighborhoods are:

- Center City Neighborhood's Population (Neighborhoods surrounding Downtown Denver) has grown at of rate of 42% from 2000-2017 while the City of Denver Population has grown at only a rate of 27%.
- Center City Neighborhood's Population is around 80,000

living in 47,000 households. 78% of these households are non-family type averaging a 1.59 household size and over 20% do not own a car.

- The average price of the 553 homes sold in Downtown Denver in 2016 was \$497,000, and homes sold for an average of \$427/sf. In the Center City Neighborhoods, 1,528 homes sold in 2016 for an average sales price of \$425,000 at an average of \$380/sf.

RANKINGS

Denver Top Five:

- 1st** "Best Place for Business and Careers"
- 2nd** "Best Place to Live"
- 3rd** "Happiest Homeowners"
- 4th** "Best City for Millennials"
- 5th** "Best City for First-Time Home Buyers"



RANKINGS

- | | | |
|--|---|---|
| 1ST Best place for business and careers - Forbes | 2ND Best place to live - U.S. News and World Report | 2ND Best city for job seekers in 2017 - NerdWallet |
| 2ND Best city to start a career - WallaHub | 3RD Best city to start a tech career - Computer Training Schools.com | 3RD Hottest food city - Zagat |
| 4TH Largest increase in workers - LinkedIn | 4TH Best city for millennials - SmartAsset | 4TH Fastest growing large city - WallaHub |
| 4th Most popular relocation city for Bay Area talent - LinkedIn | 3rd Happiest homeowners - HomeAdvisor | |
| 5th Best city for first-time homebuyers - WallaHub | 9th Best U.S. destination 2017 - Lonely Planet | |
| 6th Most increased millennial job interest - WallaHub | 3rd Most appealing city to hipsters - InfoGroup | |
| 4th Best airport-to-city rail connection - WallaHub | 4th Most bike-friendly downtown - Forbes | |

& **1TH** Best market in the Americas for commercial real estate investment - CBRE • **3RD** Best market for real estate agents - Walla Hub • **5TH** Best city to live - Timeout • **1ST** Best place for pets to live - Trulia • **3RD** Best place to live - Outside Magazine • **4TH** Best city to celebrate Oktoberfest - WallaHub • **7TH** Best place for development and construction of green buildings - CBRE Inc. • **7ND** Best city for beer lovers - InfoGroup • **3RD** Most millennials moving from another city - Mayflower • **5TH** Best place for business travel - On Call International • **7TH** Best metro area for retirees - ValuePenguin.com • **1ST** Best place for New Year's Eve celebrations - WallaHub • **7TH** Fastest apartment inventory growth - MPF Research • **8TH** Best holiday destination - Allianz Global Assistance



The full Downtown Denver Partnership Annual 2017 Report can be found here: www.downtowndenver.com/wp-content/uploads/2017/04/State-of-Downtown-Denver-2017_SPREADS_email.pdf

NEIGHBOR OF THE MONTH JOCELYN ELMORE



Occupation: Host at Tacos Tequila Whiskey (Highlands)

Rent or Own: Rent

How long have you lived in Jefferson Park: 1.5 years

What is one word to describe our neighborhood: Quiet

Favorite Business in Jefferson Park: 2914 Coffee

Favorite restaurant in Jefferson Park: Federal Bar and Grill

Hobbies and interests: I enjoy reading true crime novels, spending time with my girlfriend and friends, and binge watching superhero

shows. I am interested in learning Swedish and yoga.

What is the best part of living in Jefferson Park: Being close to Elitch Gardens, downtown, and of course being able to go to the park!

What is your opinion on all of the development in our neighborhood: My opinion is that we need more areas that are commercial instead of residential. I would like to see more cute shops and restaurants.

What is something about you that most people do not know: I eat pizza and tacos with a fork!



Howdy Neighbor!

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



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BIZ ON THE BOULEVARD



BY DOUG YETMAN
www.bizontheblvd.com

The 2017 Jefferson Park Farm & Flea will kick off its third season on Saturday, May 20th! Just as in prior years, the streets will be closed near the corner of 25th and Eliot to make room for more than 70 artisans, crafters, food vendors, collectors, Colorado-grown produce and LIVE music! Each market will also feature education and activities around Urban Homesteading (gardening, composting, bees, rainwater collecting, chickens, goats and more!).

The Federal Boulevard Business Improvement District will distribute FREE VEGETABLE SEEDLINGS to attendees while supplies last.

Future 2017 market dates are July 15th and September 16th. Each market runs from 10-3.

If you'd like more information about possibly participating or sponsoring the event, contact Doug Yetman at 720-301-4293.



SAVE the DATE

Come Meet and Talk directly to City Department Leaders along with the Mayor!

Please join us for Mayor Michael B. Hancock's

CABINET IN THE COMMUNITY

When

Saturday, May 20, 2017, 9am-11am

Where

Denver Botanic Gardens,
1007 York Street, Denver, CO 80206



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Learn more at: www.Twin9s.com



Jefferson Park Overlook

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

Learn more at: www.JPOverlook.com



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Want to live in the heart of Jefferson Park? Decatur 12 offers modern townhomes just a block from Jefferson Park Town Center. Contact our sales team to schedule a hard hat tour today!

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LOCAL BUSINESSES IN THE NEWS



(top) Owners, from left: Kristy Anderson, Matt Giaraffa and Will Montague; (right) Guerilla expanded into another 1,000 square feet next to its shop at 2031 Bryant St. Photo credits: Guerrilla Gravity



NEIGHBORHOOD BIKE MAKER EXPANDS PRODUCT LINE AND WORKSPACE AMID SALES BOOM

reprinted from Businessden.com, by Kate Tracy

After five years fighting for a toehold in the mountain bike industry, a Denver brand is expanding its local presence with more production space and a new line of bikes.

In January, Guerrilla Gravity, located near the Broncos stadium at 2031 Bryant St., took over another 1,000 square feet next door.

“We’ve pretty much doubled production from this year versus last year,” co-owner Kristy Anderson said. “We are definitely seeing an increasing demand for production.”

Anderson said she boosted output from 20 to 40 bikes per month.

She said the company will lease another 2,000 square feet from the same location in a year.

And Guerrilla Gravity keeps tweaking its product lineup. It introduced two bike models last spring and summer, followed by a new model this February, bringing the company’s total to five. The newest, the Megatrail SS, has a climb switch to adjust it for climbing or descending.

“Here on the Front Range there is a lot of climbing, but when you get to the top of a partial trail, the Megatrail has that function of being able to go back and forth between two different modes,” Anderson said.

To fund the expansions, Guerrilla received a \$100,000 grant from Chase Bank and a \$30,000 grant from the City of Denver 18 months ago, which allowed it to buy new tooling and increase sales. Anderson said Guerrilla has funded the new bike model and lease through revenue.

Anderson started Guerrilla Gravity in 2011 with Matt Giaraffa and Will Montague, who all used to ride downhill mountain bikes together.

“Mountain bikes are increasingly expensive and it’s hard for a lot of people to be able to afford a good-quality bike,” Anderson said.

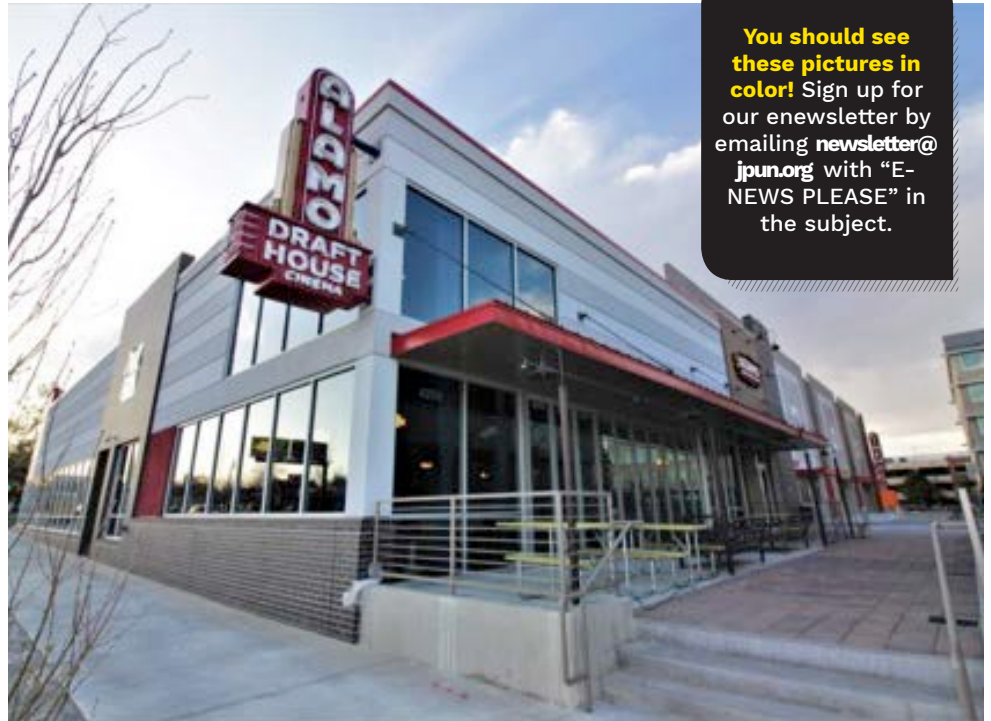
Guerrilla’s Denver-made frames range from \$900 to \$2,100, and Guerrilla riders can request different shock, brake and other components to build their bikes out from there. The firm sells directly to riders.

ALAMO DRAFTHOUSE GRAND OPENING MAY 15

The long-anticipated Alamo Drafthouse near Sloan's Lake in Denver will celebrate its grand opening May 15.

Alamo Drafthouse Sloan's Lake, 4255 W. Colfax Ave., will have eight screens and a full-service bar, BarFly, which boasts 32 local beers on tap. (The bar was named in honor of a Charles Bukowski screenplay of the same name.)

The new theater sits right on West Colfax and anchors Sloans Denver, the seven-block redevelopment slowly rising from the former St. Anthony Hospital campus.



You should see these pictures in color! Sign up for our enewsletter by emailing newsletter@jpun.org with "E-NEWS PLEASE" in the subject.

photo credit Alamo Drafthouse

SASSAFRAS PICKS GOLDEN FOR THIRD OUTPOST

reprinted from Businessden.com, by Amy Dipierro



photo credit Sassafras

Southern comfort food is going west to Golden.

Breakfast and lunch spot Sassafras American Eatery, which got its start in Jefferson Park five years ago and expanded to Colfax Avenue in 2014, is preparing to open a third location in downtown Golden within a month.

Co-owner Julia Grother said she was looking for space in Golden for two years before coming across 1027 Washington Ave., a storefront overlooking Clear Creek and across the street from the Golden Hotel.

The new location will share a menu with the Sassafras restaurants in Denver, Grother said. She also hopes to reserve an 800-square-foot corner of the space, which has a separate entrance, as a retail store for jams, sauces and house-made bacon, as well as grab-and-go items like beignets and meat pies.

Grother opened the first Sassafras in 2012 at 2637 W. 26th Ave., the original location of La Loma. She co-owns the restaurants with Richard Stewart and chef Colin Mallet.



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COMMUNITY

PET OF THE MONTH LEELEE V



adopt a cat at all, but the rest is history. I've been with him for over seven great people years now.

How long have you lived in Jeff Park? Just seven months. My person arrived a couple of months earlier to get my litterbox and bed set up; I stayed with his mother during that time.

Who is your celebrity dopelganger? That's a tough one. I'm not sure there have been any celebrity torties until now. They say we are the redheads of the cat world, and I'm pretty tall, so on the people side I'll claim Angie Everhart. Prove me wrong!

Pet's name: Leelee V

Breed: Mixed, domestic shorthair

Age: Probably 12, maybe 13

Favorite food/treat:

Whatever has gravy. I lap up the gravy right away and save the solid bits of the canned food for later.

How did you meet your owner?

Did you mean my person? Lacking episodic memory, this is a tough one, but long story short: we met through a mutual friend who saw a photo of my name-sake, Leelee II, and said "I know a cat who looks like that and needs a new home!" He had not been looking to

What is your favorite thing to play with? I like the laser dot, but pens and erasers on the desk are my all-time favorite. Gotta love that little bounce when they hit the floor.

Describe your most successful mischievousness.

I try my best to be a total sweetie and no trouble at all, but nobody's perfect. I did once chew the ends off of my person's shoelaces.

barklocal

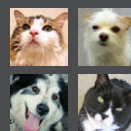


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THEN & NOW

The S.E. corner of 23rd and Clay across the street from Jefferson Park has seen many different iterations over its history. It was a neighborhood grocery store for many years, in the 1970's it was the 50 Yard Line Bar and Restaurant. A long time Jeff Park resident said it was a pretty good place to go, "but you'd better bring your knife." Things have definitely changed, no knife necessary today at what is now the Briar Common Brewery + Eatery.



PHOTOS: (top) Briar Common Brewery + Eatery; (lower two) 50 Yard Line Bar photos courtesy of Lewis Bussey



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 newsletter@jpun.org.



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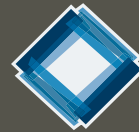
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UPCOMING EVENTS



COLFAX MARATHON

Sunday, May 21, runcolfax.org

Cheer runners on at the 12th annual Denver Colfax Marathon. Race routes stretch along Colfax from Lakewood to Aurora, around Sloan's Lake, through Mile High Stadium and downtown ending at City Park. Expect significant road closures at Colfax, Speer Boulevard as well as various other locations along the route. Visit www.runcolfax.org for detailed race information.



PEOPLE'S FAIR

Saturday, June 3, 10:00am-8:00pm and Sunday, June 4, 10:00am-7:00pm,
Civic Center Park, Cost: Free
peoplesfair.com

The People's Fair is one of the largest two-day festivals in the country with over 200,000 fairgoers, and is one of Colorado's longest-running outdoor urban festivals featuring handmade arts & crafts, food from local restaurants, kids' activities, live local entertainment, and more!

RIVERSIDE CHURCH UPCOMING EVENTS

HIKE

Friday, May 19, 6:00-9:00pm

Parents, we want to offer you a place for your kids to hang while you go "take a hike" and have a date night, run errands, or just enjoy some down time together. Kids will have fun playing and enjoying planned activities while being supervised by children's ministry volunteers. \$5.00 per child fee will be charged to cover snacks and activity supplies. If successful, we will offer this ministry once a quarter.

YOUNG ADULTS: CAMPING AND WHITewater RAFTING ON COLORADO RIVER

Friday, June 2, 12:00pm to Saturday, June 3, 6:00pm

Join us on Friday evening at Camp Riverside and then go whitewater rafting on the Upper Colorado River on Saturday afternoon. View www.riversidedenver.com for details.



2401 Alcott Street | www.riversidedenver.com



DENVER DAY OF ROCK

Saturday, May 27
2:30-9:30pm, Downtown
Denver - 16th Street
Mall, Cost: Free
denverdayofrock.com

Denver Day of Rock is a one-day music festival benefiting the work of Amp the Cause. This free event features five stages of live music along Denver's 16th Street Mall on Memorial Day weekend. Denver Day of Rock unites the community through music and family friendly entertainment while also raising funds to help Amp the Cause continue to support non-profits in our community.



DENVER CHALK ART FESTIVAL

Saturday, June 3, 10:00am-10:00pm and Sunday,
June 4 10:00am-7:00pm,
Larimer Square, Cost: Free
larimerarts.org

More than 200 artists will delight and amaze Denverites with their incredible talents in what has become one of the city's most treasured events. Over the course of two days, the artists will take to the street armed with vivid pastel chalks to recreate major masterpieces or sharing original works of art. Visitors will enjoy live music, food and beverages while also having the rare opportunity to interact with the artists as they work.

SPORTS AUTHORITY FIELD AT MILE HIGH UPCOMING EVENTS



Denver Outlaws vs. Charlotte Hounds

Sunday, May 7, 3:00 PM

Denver Outlaws vs. Rochester Rattlers

Saturday, May 27, 6:30 PM

Denver Outlaws vs. Boston Cannons

Saturday, June 17, 7:30 PM



BACON AND BEER CLASSIC

Saturday, May 13, afternoon session 1:00-4:00pm,
evening session 7:00-10:00pm, Cost: \$69-129
baconandbeerclassic.com