



JPUN.ORG NOVEMBER 2018

JEFFERSON PARK NEWS

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

JPUN GENERAL MEMBERSHIP MEETING

Tuesday, November 13, 6:30–8:00pm
Tuesday, December 11, 6:30–8:00pm
Riverside Church
2401 Alcott St. | Rear Chapel
All are welcome

LAND-USE COMMITTEE MEETING

Thursday, November 1, 6:30–8:00pm
Thursday, December 6, 6:30–8:00pm
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

Follow us on [@jeffparknews](https://www.instagram.com/jeffparknews)

Follow us on [twitter.com @JeffParkNews](https://twitter.com/JeffParkNews)

SHORT TERM RENTALS IN JEFFERSON PARK THE GOOD, THE BAD, AND THE UGLY

Do you have questions about applying for a short term rental (STR) or what can you do when the STR nearby is causing problems? Brian Snow, Denver’s STR Compliance Program Administrator, will be our Featured Speaker at our November JPUN Meeting. Bring your questions or concerns and learn firsthand about STRs.

THE GOOD

The short-term rental industry in the Denver region has swollen to be worth at least \$112 million in the last 12 months, according to an analysis of data from analytics firm, AirDNA. AirDNA defines the region as the city and select outlying communities, but the city accounts for the majority of listings.

That \$112 million figure is up 170 percent from the same period two years ago, when the industry pulled in \$41 million between August 2016 and July 2017. That’s a tempting pot of gold for landlords who can make far more with a short-term rental than from a traditional tenant on a year lease. And for dozens of properties in prime locations, like The Highlands, annual cash flow can top six figures, according to AirDNA.

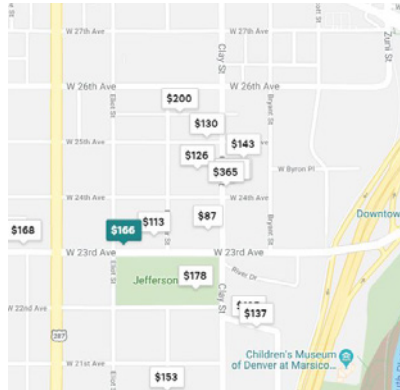
THE BAD

In 2016, Denver City Council passed an ordinance requiring a rental property to be the

primary residence of the owner. According to AirDNA, at least 39 percent of the city’s Airbnb properties are offered to guests full time, year-round. At least 17 percent of Airbnb hosts run more than one property, which would appear to be prohibited altogether under Denver law, given the primary-residence clause. Those multilisting hosts account for 40 percent of the city’s rentals on Airbnb — a total of nearly 2,000 listings.

THE UGLY

What do you do when short term renters have loud parties late at night, leave garbage or park on adjacent properties? If the owner does not live at the property, a quick resolution is difficult. It becomes frustrating dealing with these issues on an ongoing basis. There is concern of the rental unit falling into disrepair and lowering surrounding property values.



A snapshot of some STRs available in Jefferson Park

BLUEPRINT DENVER

Do you want a two or three story residence to be next to an 18-story building? How much traffic can this neighborhood handle? These and other questions will be discussed during our next JPUN meeting. JPUN would like your feedback during our Blueprint Denver conversation.

Blueprint Denver is The City of Denver’s vision for our neighborhood in 10 to 20 years. At both JPUN’s Land Use Committee Meeting

and JPUN’s General Membership Meeting last month, several concerns were brought up. The first was related to areas of extremely high density Residential streets like River Drive or 23rd Avenue between Clay and N Bryant Street, with one and two story single family homes, could someday be immediately surrounded by high density residential developments that tower over the existing homes.

YOUR VOICE MATTERS!

Blueprint Denver, Short-term Rentals and Neighborhood Watch Program (Page 8): Topics that will affect Jefferson Park now and into the future!

Please attend our next JPUN Meeting on Tuesday, November 13 at 6:30PM

The same could be said for our park. The draft plan has the “Urban Center” context immediately east of the park.

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WE'D LOVE TO HEAR FROM YOU

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

2018 JPUN BOARD MEMBERS

Michael Guietz <i>(President)</i>	Jenette Alie	Ashton Altieri
Brian Aggeler	Justin Archuletta	Justin Potter
Donn Aggeler	Kim Collie	Matt Ruhland
	Kym Foster	Scott Shea



NEWSLETTER DELIVERERS WANTED

We're in need of people to help deliver this useful newsletter to residents in Jefferson Park.

Taking a walk just an hour a month is 100% effective in feeling great and helping your community!

Call or Email Brooke With Questions Or To Volunteer
Brooke: 303.667.1710 or kromer2036@yahoo.com

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.

COMMUNITY

WHY MEOW WOLF DENVER CHOSE SUN VALLEY OVER RINO

An emphasis on social responsibility and community impact led Meow Wolf to Sun Valley for its biggest-ever interactive arts space, which is set to open in 2020.



When Meow Wolf selected Denver for its most ambitious project to date, the Santa Fe-based arts collective was considering several locations across the city to build a new immersive arts space. According to Vince Kadlubek, Meow Wolf CEO and co-founder, the company narrowed its options down to three locations, two of which were in RiNo. But Kadlubek says as he spent time in RiNo, he wondered, "Is this really where we want to be bringing 1.5 million people each year?"

RiNo was already flush with growth and a burgeoning art scene, and Kadlubek wasn't convinced Meow Wolf would have the right influence there. The third location, and the one that Kadlubek and his team ultimately selected, sits just south of Elitch Gardens at the intersection of Colfax Avenue and I-25 in Sun Valley, one of Denver's oldest and historically poor neighborhoods. "The overall impact [in Sun Valley]," Kadlubek says, "Was just going to be a bit more responsible, to be honest."

While Kadlubek believed the popular arts collective might have

continued on page 3>>

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MEOW WOLF

cont. from page 2 >>

a bigger impact outside RiNo, it was the Sun Valley community members who stepped up and held him to his word. He recalls, shortly after announcing the Denver location, he received a firm Facebook message asking precisely what Meow Wolf was going to do to help the people in Sun Valley. That Facebook message came from Zoe Williams, a community activist who has worked with Meow Wolf over the past four months to form a 15-person community advisory committee and ultimately to develop a corporate social responsibility (CSR) document, which was unveiled at a private event Sunday afternoon.

The community advisory committee, in conjunction with Meow Wolf’s eight-person Denver team, created a plan for social responsibility that focuses on four tenets: Respect for artists, respect for the environment, respect for an inclusive economy, and respect for the community. In addition to paying artists living wages for their work, Meow Wolf is dedicating 40 percent of the Denver exhibit space to the work of artists from Colorado. And in building their 90,000-square-foot space, the arts collective will endeavor to minimize its environmental footprint by using 100 percent biodegradable materials for all produced events, striving for 30 percent energy generation from renewable sources, as well as implementing several other carbon-reducing measures.

Regarding an inclusive economy, Meow Wolf Denver will prioritize hiring women and people of color to work throughout the company and has committed to having 30 percent of subcontracts come from women- and minority-owned businesses. Meow Wolf will also design hiring practices to ensure residents in Sun Valley and neighboring zip codes have an opportunity to work in the new space.

As for the “respect for community” aspect, the plans are ambitious, if a bit vague. According to the CSR document, Meow Wolf’s focus is to “direct donations to and from strategic partnerships with organizations and nonprofits [which] have existing programs that focus on underserved and marginalized youth.” In 2018, according to the CSR document, Meow Wolf has donated \$250,000 to Denver events, nonprofit organizations, and projects, and plans to donate an equivalent amount in 2019, with a focus on the Sun Valley neighborhood. Among the community goals, the CSR document says Meow Wolf Denver will invest “a percentage” of profits directly back into the community. When asked what specific profit percentage the company plans to invest, Director of Community Development Danika Padilla said Meow Wolf is not yet disclosing that number.

Construction on the Sun Valley location was originally slated to begin during the third quarter of 2018, but Padilla says there is still no ground-breaking date set. The projected opening is late 2020

JAY BOUCHARD – 5280 Magazine

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BEFORE OUR BID

A LOOK BACK AT 25TH & ELIOT



The Business Improvement District (BID) at 25th and Eliot is evolving. Thanks to a JPUN-led rezoning change, the area is destined to have more commercial businesses along 25th between Eliot and Decatur. With the recent opening of El Cazo and the start of construction on the north side of 25th just east of Eliot, we thought it would be beneficial to take look back at what the area once was. Long before 2914 Coffee, Jefferson Park Pub, Sartos and Sexy Pizza, there were half empty storefronts in desperate need of attention and customers.

Jefferson Park's 'Better Block' has the distinction of being just the second Better Block Event for this 8-year International Program. Better Block uses pop-up businesses in empty storefronts to show residents, developers and city officials the business potential of an economically depressed area. Longtime resident, Brooke Bailey, was an instrumental force in bringing this to life. We all are indebted to her vision. The story that follows is from our July 2012 JPUN Newsletter.

"On June 23, the 25th West Avenue block has been transformed into a vibrant neighborhood commercial district. The vacant storefronts filled up with fun and corky businesses and the street became complete with trees, benches, flowers and outdoor cafes. Around

1,500 people strolled through the Better Block despite record breaking 104 degree heat!

How did it all start? Let's go back to the beginning... Jefferson Park was originally part of the town of Highlands, titled by historian Ruth Wiberg as Denver's first "Elite Suburb". Up the hill and removed from Denver, Highlands residents were proud of their homes and location, an Eden away from the city down the hill with its pollution and sinful ways. As Denver's first streetcar suburb, Highlands population growth began slowly with horse drawn trolley service begun in 1873 along West 25th Avenue and Federal Boulevard through Jefferson Park. Population took off in the early 1890's when electrified trolley service was introduced. We can thank this era for wonderful historical architecture on the block Granada Theater and beautiful brick buildings with large windows and tall ceilings that once housed neighborhood businesses. But in the 50's, the streetcar was dismantled and, as many similar places, this precious urban gem lost its splendor and became forgotten.

But times are changing again and with it comes re-discovery of urban neighborhoods like Jefferson Park. New entrepreneurial spirits are moving into the area, restoring old buildings and opening new businesses. Younger folks are moving in and our community is on the verge of a transformation once again. But what will this transformation look like? Can we, as a community, take an active role in visioning and shaping the future of Jefferson Park?

Then and Now



The corner of Eliot & 25th Street, looking west, 2007



The corner of Eliot & 25th Street, looking west, 2017

DRINKIN' GOOD IN THE NEIGHBORHOOD

JEFFERSON PARK PUB

2445 Eliot St
Denver, CO 80211
Open Daily 3pm-2am
Sat-Sunday 12pm-2am

Happy Hour
3-6pm

(Open Early For Hawkeye & Bronco Morning Games)



Join us at the intersection of 25th Ave and Eliot Street for some fantastic holiday festivities! The Jefferson Square Holiday Affair will be on Saturday, November 17th from 1-6pm. This year's street festival will include some great local vendors for holiday shopping, tasty food trucks, festive drinks and live music. Follow us on our Facebook page (@JeffersonSquareHolidayAffair) for featured vendors and event details!

BID BETTER BLOCK

cont. from page 4 >>

A group of neighbors started meeting in November of 2011. We had an idea based on a concept developed in Dallas to create a "Better Block". We wanted to create a vision to demonstrate the potential of Jefferson Park commercial district. During winter months, we met after dark in Eliot Collective space to brainstorm ideas, solicit feedback and generate concepts for the street improvements and the businesses that we would like to see come to our neighborhood.

By January, we had a concept, a logo and a strong coalition of non-profits who joined forces to organize the event that we called Better Block Jefferson Park. WalkDenver, JPUN, Federal Boulevard Partnership and Groundwork Denver were soon joined by LiveWell Colorado and we introduced our concept to the City. With support of CW Susan Shepherd and Denver Small Grant Program we kicked into a full planning mode in February. We were thrilled with excitement in March because we gained the support of Create Denver. And we panicked in April- so much to do, so little time! But only for a little while because people stepped up, assumed responsibilities and our contact list grew to over 100 names! Now, we had a TEAM! And it truly took this amazing team of people to put this event together. From flowers to paint, from bicycle chain chandelier to chimney flue planters, from bike valet parking to public art and music, from trees and benches to new paint, from food trucks to art galleries, from landscaping to interactive workshops, from doggy boutique to nursery.

We did it! We build it and they came. Friends and neighbors, Mayor Hancock, Office of Economic Development, Councilwoman Shepherd, City Planners and State Representatives. They all saw our vision for our community. And we saw it too! We saw the potential of what our neighborhood can become and this block will never be the same. Because now we know what COULD be. So all that is left to do is implement it and make this vision become reality. Good things are coming to Jefferson Park. Stay tuned. To be continued..."



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**THE PASSING OF DENNIS WEST,
FOUNDER OF 23RD AVE SCULPTURE**



Dennis was a longtime Sloan's Lake resident whose local business helped make Northwest Denver unique. His studio at 23rd and King housed a cornucopia of sculptures and hosted events for neighborhood nonprofits and schools.

You're as likely to find one of his metal work pieces in the area as you are to find someone who was touched by his generosity. He will be missed. Dennis' daughter Amoreena and her husband will continue the business and carry on her father's work. Below is an excerpt from his memorial:

"After many years of being a starving artist, he enlarged his world to embrace the North Denver community including local artists, neighbors, school children, and anyone who needed a helping hand. The open-door policy that he always had for his space created something so special; there are not enough words to describe it.

He won numerous local and regional awards for his creativity, design and community involvement. His work can be found throughout the metro area, Colorado and around the world.

As talented as he was, his greatest gift was his open heart, his kindness, his humor, and his undeniable willingness to offer a helping hand in any situation for anyone - from fixing neighborhood bikes, to feeding neighborhood kitties to adopting stray turtles. His kindness has touched and formed so many friendships over the years."

2915 W 25TH AVE

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PET OF THE MONTH STELLA



Pet's name: Stella

Breed: Black Lab and possibly Greyhound

Age: 2.5

Favorite food: Apples and almonds

How did you meet your owner? I was rescued and fostered by a neighbor and then met my new owners.

How long have you lived in Jeff Park? 2 years

Celebrity Doppelgänger: Santa's Little Helper (from the Simpsons)

What is your favorite thing to play with? Tennis ball

Describe your most successful mischievousness. Sleeping on my Mom's pillow when she's away

BLUEPRINT DENVER

cont. from page 1 >>

Another area of concern is the proposed higher density along Federal Boulevard. In the past, the Federal Boulevard Partnership (a group of residents and local business owners) worked with the city to develop building heights that made sense adjacent to residential neighborhoods. There are better ways to incorporate higher density buildings along Federal than what the city is proposing. Hear what those solutions are and join in the conversation.

A link to the entire plan is available at jpun.org/blueprint Help create a neighborhood you are proud to call home.

BRONCOS STADIUM AT MILE HIGH UPCOMING EVENTS

		
NOVEMBER 4	NOVEMBER 25	DECEMBER 1
BRONCOS VS TEXANS*	BRONCOS VS STEELERS	CHSAA FOOTBALL*
2:05 PM	2:25 PM	2:25 PM

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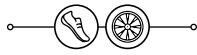


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THINGS YOU CAN WALK, BIKE, OR TAKE A HIKE TO



DENVER ARTS WEEK



November 2-10, 2018 | A nine day celebration of all things art in the Mile High City, featuring more than 300 events at a wide variety of art galleries, museums, theatres and concert halls, many of which are deeply discounted. On Saturday, Nov. 3, Denver's best museums are open late and admission is FREE between 5 and 10pm. <http://denverartsweek.com>

URBAN HOLIDAY MARKET



November 3-4, 2018, 11am-6pm | Skyline Park 1100 16th Street Mall | One of-a-kind seasonal items, high quality handcrafted goods, holiday gifts, specialty foods, and more, made from local artists and crafters. Free to the public. www.giftfestivals.com

BRECKENRIDGE BREWERY OPENING DAY PARTY



November 10, 2018 | Punch Bowl Social parking lot | 65 Broadway | 6-9:30pm Celebrate the start of the winter sports season with Breckenridge Brewery at our Opening Day party! Join us for games, giveaways, good music and of course, beer! Free.

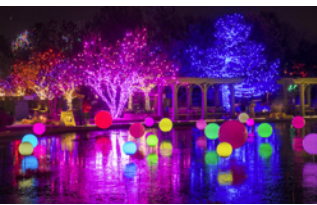
<https://www.breckbrew.com/opening-day-2018>

CHRISTKINDL MARKET



November 16-December 23, 2018 | 1515 Arapahoe St | Starting at 11am Sip, shop, savor the season! Artisan marketplace, live entertainment, European confections, beer, Gluhwein, Schnapps, and authentic German cuisine. <https://www.christkindlmarketdenver.com>

BLOSSOMS OF LIGHT



November 23, 2018- January 1, 2019 | 5-9pm | Botanic Gardens | 1007 York St. | The York Street location's annual holiday lights extravaganza returns for its 30th year! The Gardens is transformed into a twinkling winter wonderland.

Most dates sell out in advance, so take advantage of the discounted advance ticket price! <https://www.botanicgardens.org/special-events/blossoms-light>

9NEWS PARADE OF LIGHTS



November 30, 2018 8pm; December 1, 2018 6pm | 16th Street Mall | The 9NEWS Parade of Lights is a magical nighttime event, which features more than 40 units including extravagantly illuminated floats, giant helium-filled character balloons, marching bands,

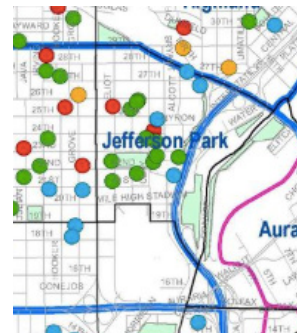
traditional equestrian units and vibrant cultural entries. Free. <http://www.denverparadeoflights.com/>

JOIN DPD'S NEIGHBORHOOD WATCH PROGRAM!

Have you seen these posts on NextDoor? "Stolen Package", "Attempted Break In", "Car Stolen"?

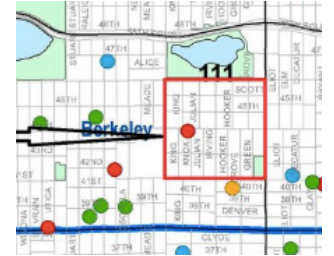
62% of all residential burglaries involve 'No Force' (unlocked or open) and 76% of all garage burglaries involve 'No Force'.

Sloan's Lake and Jefferson Park neighborhoods have the highest concentration of 'No Force' garage burglaries.



Prevent this trend by locking-up windows, doors, cars etc or by joining a Neighborhood Watch program.

Harkness Heights neighborhood in Berkeley has nearly a 100% participation in Neighborhood Watch, and their crime map for Q1 says it all!



Help Eliminate Crime in Jefferson Park!

Police Officers will be on hand to explain the Neighborhood Watch Program at JPUN's Nov 13 Meeting.

DENVER VETERANS DAY ACTIVITIES NOVEMBER 10, 2018



THE DENVER VETERANS DAY PARADE- 10AM- 12PM
Parade Starts at 14th St & W Colfax Ave



The Denver Veterans Day Parade is comprised of local Veterans organizations and supporters. Thousands of spectators line Civic Center Park and nearby streets to show respect and honor for our local Veterans. Please join the community in the appreciation of our Veterans and support this important cause.

DENVER VETERANS DAY FESTIVAL- 12-3PM
Hosted by Colorado Veterans Project
Civic Center Park

Immediately following the Parade, participants and spectators are encouraged to join us in Civic Center Park for the Denver Veterans Day Festival. This family-friendly event offers FREE admission, a music stage, kids & family activities, military displays, tons of vendors, and a wide variety of food. The festival serves as a celebratory "Thank You" to our Veterans who have fought to ensure our freedoms.

Static displays of both vintage and modern military vehicles will be featured for spectators to engage and take photos with. Uniformed men and women will be in attendance and encouraged to interact with children and adults.