



# JEFFERSON PARK NEWS

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

### JPUN GENERAL MEMBERSHIP MEETING

Tuesday, November 12, 6:30–8:00pm  
December- No Meeting  
Riverside Church  
2401 Alcott St. | Rear Chapel  
All are welcome

### LAND-USE COMMITTEE MEETING

Thursday, December 5, 5:30–7:30pm  
Thursday, January 2, 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](http://www.jeffersonpark.nextdoor.com) and [JPUN.org](http://JPUN.org)

Join Our Mailing List at [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 [newsletter@jpun.org](mailto:newsletter@jpun.org) and type “E-NEWS PLEASE” in the subject line.

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## MEETING FOR 23RD AVE BIKE PROJECT & PEDESTRIAN IMPROVEMENTS ON FEDERAL

Denver Public Works and JPUN’s Land Use Committee will hold a joint open house on **Thursday, December 5 from 5:30pm-7:30pm at Riverside Church.** The open house encourages residents to provide input on the following projects:

- High Comfort Bikeway Project along 23rd Avenue and Water Street between Federal Blvd and Speer Blvd
- Pedestrian Improvement Project on Federal Blvd between 23rd Avenue and 27th Avenue

The projects will incorporate street designs that lower the stress of walking and riding and reduce potential conflicts between transportation modes. The goal is to provide better connection



to the places residents want to go, such as schools, parks, trails and transit. Representatives from DPW and JPUN LUC will answer questions and collect your input on these projects.

Additionally, JPUN LUC representatives will be there to discuss the La Loma project, Stadium



District Development and other development projects going on in and around Jefferson Park.

## STADIUM DEVELOPMENT COMMUNITY INFORMATIONAL MEETING

Nov 20, 5:30pm at Empower Field at Mile High, Gate 2

By now Jefferson Park residents should have received this postcard from Stadium Investment Corporation inviting them to a presentation of their development plan for the 55 acres of mixed-use development south of the football stadium. Stadium Investment Corporation is a nonprofit that will oversee the development and will

work directly with the Metropolitan Stadium District and the Denver Broncos. This plan is

bound to have a direct influence on development in Sun Valley and indirectly in West Colfax, Sloans Lake and Jefferson Park. Please consider attending, learning more about proposed developments and voicing your opinions.

**STADIUM DEVELOPMENT Community Information Meeting**

STADIUM DEVELOPMENT is a proposed 55 acre mixed use development plan for the area shown in the map (right). You are invited to a community information meeting where we will present our development plan and answer questions about the project. This meeting is required by the City and County of Denver as part of their Large Development Plan review process. We hope to see you there!

**Community Information Meeting**

Date: 11/20/20  
Time: 5:30 PM  
Location: Empower Field at Mile High, 1761 Brown Street, Gate 2 (Parking at Lot C)  
Applicant Name / Contact: Stadium Investment Corporation, Box 648, 961 284 1982

# TRICK-OR-TREATING ON RIVER DRIVE

## A NEW JEFFERSON PARK TRADITION

Despite being the fifth coldest Halloween in Denver’s history, hundreds of trick-or-treaters visited the “Haunting Of River Drive” in the historic district southeast of 23rd Avenue and Clay St.

This popular annual event offers a rare opportunity for families to visit multiple nearby homes handing out candy in a urban neighborhood. The somewhat secluded nature of River Drive also makes for an ideal street to walk along with strollers and young children with minimal traffic.

*continued on page 3 >>*

## 2019 JPUN BOARD MEMBERS

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

## WE’D LOVE TO HEAR FROM YOU

Email any stories, comments or ideas to our Editor at:  
[newsletter@jpun.org](mailto:newsletter@jpun.org)

## 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.

# UPDATE ON THE OLD LA LOMA SITE

The old La Loma Site at 26th and Alcott finally looks like it will begin construction this year! The developer, Tessler Developments, plans to break ground on the project before the end of the year and construction is expected to take a little over 2 years.

The project will be about 300,000 SF in total and will consist of three unique units/offerings. In all, there will be around 640 units. The east side of the site will be an "S" shaped tower that will be around 15 stories tall. The tower will house nearly 413 for sale condos and 119 apartments for rent. The west side of the site is reported to be five stories tall and will consist of around 93 short-term rentals, similar to an Airbnb. These short-term rentals will be operated by Sonder, a company who offers apartment-style hotel rentals of properties that they lease. They currently have 8,500 rentable spaces in over 20 cities.

The Jefferson Park Land Use Committee is reviewing the potential impact this type of business may pose to residents. If you have questions regarding this project, please consider attending the December LUC meeting on December 5, 5:30pm at Riverside Church.





# 3RD ANNUAL JPUN TAILGATE PARTY

The weather couldn't have been more ideal as Jefferson Park residents both young and old attended the 3rd annual JPUN tailgate party prior to the Jacksonville Jaguars vs Denver Broncos game on Sunday, September 29.

This year we welcomed the addition of SnarfBurger who wowed the crowd with hot off the grill Snarfburgers and Hot Dogs. Neighbors also shared some of their favorite recipes including mouth-watering pulled pork, chicken wings, pasta salads, and desserts. Of course you couldn't have a tailgate without beer and Briar Common came through with a great selection of Crowlers.

Photos from the event can be seen on Page 5.



## TRICK-OR-TREATING

*cont. from page 2>>*

Neighbors first organized the event in 2016 and encouraged all River Drive homes to participate after several years with few visitors on Halloween night. It was also common to hear complaints from Jefferson Park families that it was difficult to trick-or-treat in the neighborhood because of the discrete nature of homes offering candy.

Families from Sloan's Lake and Sun Valley to Berkeley and Sunnyside visited and many said they saw the event marketed on Nextdoor. The app includes a popular "Treat Map" that highlights large concentrations of homes planning to celebrate Halloween by passing out treats.

River Drive residents are already planning for the fifth anniversary in 2020 and have several spooky new ideas to continue celebrating the most neighborly holiday of the year.

Photos from the evening can be seen on Page 4.



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## THE HAUNTING OF RIVER DRIVE





# 3RD ANNUAL JPUN TAILGATE PARTY





## JEFFERSON PARK HOMES APPRECIATED NEARLY 5 TIMES NATIONAL AVERAGE

A recent Business Journal analysis tracked home values from the depths of the recession in August 2009 through August of this year, and applied a hypothetical scenario in which homebuyers entered the market with 10% downpayment. Under that scenario, the median return for thousands of ZIP codes across the U.S. equated to about 214% for buyers, with some 12,885 of those locations appreciating in value, with a median price change of 31%.

Neighborhoods in the Denver County far exceeded the national average. The best 10-year return on investment saw an ROI of 1,653%. Even the lowest return out of 26 ZIP codes in the county still saw an ROI of 385%.

Jefferson Park part of the “Highland – 80211” neighborhood in the study saw a 10- year change in home value of \$282,500 and a 10-year ROI of 945%.

Other top neighborhoods, in terms of return on investments, include Lincoln Park (1,598%), Athmar Park (1,519%), Mar Lee (1,512%) and Whittier (1,214%).

Denver’s top-performing ZIP code was 80239 — the Montbello neighborhood, which is adjacent to the Rocky Mountain Arsenal National Wildlife Refuge and just east of Stapleton. Of note, that neighborhood had the lowest median home value in 2009 of the 25 other ZIP codes in the county at \$116,100. A decade later, that median home value jumped to \$319,600.

Lowry Field had the highest median home value in 2009 at \$472,900, but experienced the lowest return on investment over the next 10 years at 385%, which is still significantly higher than the national average. The median home value in Lowry today is \$700,800.



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**Westword**

**BEST OF DENVER | FOOD & DRINK 2018**  
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Briar Common Brewery + Eatery

## PET OF THE MONTH MITTENS



**Breed:** Short haired brown and black Tabby

**Favorite Activities:** Scampering, Napping, Spider Guard Duty, Generally being adorable

**Least Favorite Activities?** Wearing my collar and doing anything anyone asks me to do

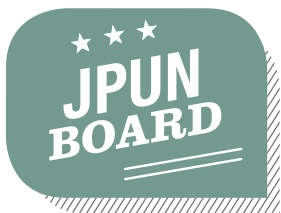
**Claim to Fame #1:** Just two toes away from matching the Guinness Book of World Record for the most toed Polydactyl Feline (7 in the front, 6 in the back)

**Claim to Fame #2:** Descendent of one of Hemingway's Cats of Key West? Perhaps.

**What is your favorite thing to play with?** Playing with Ping Pong balls in the bathtub

**Describe your most successful mischievousness.** Having opposable thumbs allows me to open a lot of doors and cabinets

## JPUN BOARD MEETING



Jefferson Park United Neighbors board meeting will be at Corky Gonzalez Library on November 10, from 1:00pm-4:30pm. All are welcome to attend.

## DENVER'S TRAFFIC IS BAD AND A NEW REPORT SAYS IT'S ONLY GETTING WORSE

*Average Person Stuck in Traffic for 33 Hours*

As residents fast approach sitting in traffic for an entire work week each year, there appears to be no solution in sight.

On an average day in 2018, vehicles in the Denver metro traveled 84.3 million miles. That's up 15 percent from just five years ago, according to a new report from the Denver Regional Council of Governments. That amounts to about 33 hours on major roads and freeways for the average person. While the region's population increased between 2017 and 2018 the vehicle miles traveled per capita has actually decreased. The study states telecommuting, e-scooters and bike sharing have all played a factor in this decline. Unfortunately, so has trip avoidance. People have decided that traffic has become so bad that they have started to avoid trips.

The study does not project the future to get much better. By 2040, vehicle miles traveled on freeways and other major roads is forecasted to grow by more than 40 percent from 65.1 million to 93.4 million. That could add up to 56 hours of travel delay per resident over the course of a year by then. State and local leaders want to spend more money on transportation, and often point out that the state hasn't raised the gas tax since 1991. Multiple statewide ballot measures to fund new projects have failed in recent years, and DRCOG officials are now exploring the viability of a regional funding model.

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



**BRECKENRIDGE BREWERY  
OPENING DAY PARTY** | November 9 | 6-9:30pm | Punch Bowl Social Parking Lot | 65 Broadway | 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.

**TEDXMILEHIGH: IMAGINE** | November 16 | Bellco Theatre | Colorado Convention Center | Features 14 speakers on the stage + 25 immersive exhibits and experiences. Join us at the Bellco Theatre in the Colorado Convention Center for a day full of inspiration and connection.



**NATIONAL & INTERNATIONAL DESIGNERS FALL '19** | November 16 | 7-11pm | McNichols Building | 144 West Colfax Avenue | The National & International Designers runway show is our most popular night — and with good reason. These designers have traveled from across the country and around the world to bring their custom designs that have walked numerous other runways, to



walk our DFW runway.

**L'ESPRIT DE NOËL HOLIDAY HOME TOUR**  
November 22 & 23 | 10am- 4pm | University Park Neighborhood | 2160 S Cook St | The 2019 L'Esprit de Noël Holiday Home Tour will be the 43rd edition of this popular fundraising event. Considered Denver's signature holiday event, the two-day walking tour will feature six magnificent homes in Denver's University Park neighborhood, beautifully decorated for the holidays by the metro area's most accomplished florists and table designers. Over 2,200 people visited the home tour in 2018.

**THE BROWN PALACE HOTEL & SPA'S 32ND ANNUAL CHAMPAGNE CASCADE**



November 24 | 10-1pm | The Brown Palace | 321 17th Street | Beckoning the start of the holiday season, the spectacular multi-leveled atrium transforms into a picture-perfect backdrop for the ensuing festivities. The annual event features swordsman using sabers to sever the bottlenecks of champagne bottles and then pouring into the uppermost glass of an incredible two-story-high, 6,000+

glass pyramid. To top off the festivities, guests can enjoy a holiday-themed Afternoon Tea, featuring a twist on the cherished long-standing tradition.s.

**9NEWS PARADE OF LIGHTS**  
December 6 & 7 | Downtown Denver  
The 9News FREE parade features marching bands, ornate floats, and of course a special appearance by Major Waddles and Santa! Grab your hot chocolate and ear-muffs, this year

is going to be better than ever! Friday, December 6, 2019 at 8 p.m. Saturday, December 7, 2019 at 6 p.m.



ACE BUILDING HARDWARE STORE IN LODO



It's often tough to keep up with all of the new bars and restaurants in Downtown Denver. One business that seems to be lacking will be no more come 2020. Ace Hardware will operate a full service hardware store at 1060 15th St. The store appears to be in the construction phase and is scheduled to open sometime early next year.

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