



JPUN.ORG OCTOBER 2018

# JEFFERSON PARK NEWS

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

## JPUN GENERAL MEMBERSHIP MEETING

Tuesday, October 9, 6:30–8:00pm  
Jefferson Park  
Tuesday, November 13, 6:30–8:00pm  
Riverside Church  
2401 Alcott St. | Rear Chapel  
info@jpun.org  
All are welcome

## LAND-USE COMMITTEE MEETING

Thursday, October 4, 6:30–8:00pm  
Thursday, November 1, 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.

Follow Jefferson Park United Neighbors on Facebook

Follow us on instagram.com @jeffparknews

Follow us on twitter.com @JeffParkNews

## UPDATE ON RIVER MILE DEVELOPMENT, CURRENT SITE OF ELITCH GARDENS

Denver has rarely seen a project proposal as large as River Mile—and it will require a major new investment in basic infrastructure, starting as soon as 2019.

Revesco Properties wants to build a new section of downtown Denver on the banks of the South Platte river. It would start on the parking lots around Elitch Gardens, and eventually it would replace the amusement park itself.

The site one day could be home to 15,000 people, and Revesco envisions buildings up to 59 floors. Development could take decades, and that kind of change doesn’t come cheap.

Revesco estimates that it could spend \$665 million or more on infrastructure for the new district, including streets,

**PLEASE ATTEND THE JPUN GM MEETING**

**OCTOBER 9 | 6:30PM**

**FEATURED SPEAKER:  
RHYS DUGGAN FROM REVESCO PROPERTIES**



A conceptual rendering of River Mile. (Revesco Properties)

parks, eco-friendly systems and more.

### How will the money be spent?

Revesco expects that the infrastructure will be built in “approximately four” phases,

beginning as early as 2019 and ending in 2040, depending on how things go.

*cont. on page 2 >>*

**ANOTHER REASON TO ATTEND THE OCTOBER MEETING!**



## ZONING CHANGES TO JEFFERSON PARK—YOUR INPUT IS NEEDED

*You Will Be Affected by Blueprint Denver Proposed Zoning*

**PLANS BEING DISCUSSED NOW WILL HAVE A LASTING IMPACT FOR DECADES. NOW IS THE TIME TO VOICE YOUR OPINION.**

Saying something when someone is erecting a large development next to your home is too late.

Change is inevitable and all around us. The landscape to the East and South of Jefferson Park will be nearly unrecognizable in less than a decade. Additionally, the City of Denver is recommending changes to areas within our neighborhood.

Please come to JPUN’s General Membership Meeting on Tuesday, October 9th at 6:30pm

(Rear Chapel of Riverside Church) to hear about these proposed changes and provide your input on what you would like in and around Jefferson Park.

### Blueprint Denver

Blueprint Denver is a citywide land use and transportation plan first developed in 2002 by the City of Denver. On August 6, 2018, the city published a “draft” update to the plan which would have new ramifications for the Jefferson Park neighborhood. Blueprint Denver has the potential to impact future zoning/re-zoning requests, so it can/will influence what can be built next door to you.

*cont. on page 3 >>*

## WE'D LOVE TO HEAR FROM YOU

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

## 2018 JPUN BOARD MEMBERS

Michael Guietz <i>(President)</i>	Jenette Alie	Kym Foster
Brian Aggeler	Ashton Altieri	Justin Potter
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LOSE WEIGHT GUARANTEED!

## 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](mailto: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 POST 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



A conceptual rendering of River Mile. (Revesco Properties)

### RIVER MILE DEVELOPMENT

cont. from page 1 >>

A lot of the money would go to the basics: pipelines for water, new streets, public transportation. But the new plans also detail some noteworthy additions.

#### The river

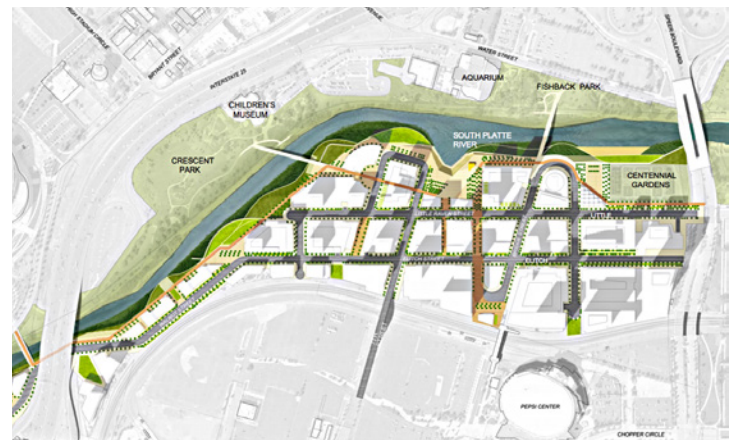
First, the developer expects to contribute money for flood-control and other projects on the river itself. The plans anticipate dredging of the river, plus a rehabilitation project and the construction of a kayak park near Speer Boulevard. (That area already features chutes for kayakers.)

#### Parks and open space

The new document includes two plazas—one “transit-oriented” area near Pepsi Center, and another “river-centric” plaza.

#### Bridges and tunnels

The area is separated from the rest of the city by railroad tracks, Interstate 25 and the river, so, this new plan is big on



A map of the potential layout of River Mile. (Revesco Properties)





bridges. Come hear about bridges from RTD to Mile High, Crescent Park and Fishback Park.

**Green stuff**

Sustainability is a central part of Revesco’s message on River Mile. The new tax districts could pay for some of that infrastructure, including:

- A heat recovery system
- A distribution system for recycled water
- Rain gardens
- Rainwater harvesting systems

**What’s next?**

Revesco needs some

approvals from the city’s elected officials. The Denver City Council would have to approve the new financing systems, and the developer also will have to request a rezoning for the property.

Duggan has said that he wants River Mile to be a neighborhood for everyone, with a focus on affordable housing and amenities for families, including a school, daycare and recreation center.

The goal is to create a “high-rise, multi-use urban design community that is walkable, transit-oriented, diversely populated, and designed to capitalize on the recreational and aesthetic opportunities associated with the Platte River, with a strong focus on energy efficiency, water conservation, and sustainability,” according to project documents.

Come hear and see what this new neighborhood will be like.

Excerpts from Denverite.com—Andrew Kenney

**BLUEPRINT DENVER PROPOSED ZONING**

cont. from page 1 >>

**Urban Center Context**  
*at a glance*

This context contains high intensity residential and significant employment areas. Development typically contains a substantial mix of uses, with good street activation and connectivity. Residents living in this context are well served by high-capacity transit and have access to ample amenities and entertainment options.



Urban Center



Minimal reliance on cars, with high levels of people walking and riding bicycles. Excellent access to transit, including high-capacity transit. Parking is generally structured with on-street availability.

**Land Use and Built Form**

A high mix of uses throughout the urban center context. Even the residential areas are highly mixed-use, often with high-intensity multi-unit residential in mixed-use buildings. Block patterns are generally a regular grid with consistent alley access. Buildings are usually multi-story with a high degree of lot coverage.



Smaller scale public parks and privately owned, publicly accessible outdoor spaces and plazas. Trees are within planters, planting areas or structural cells. Ultra-urban green infrastructure is common.

The urban center context is described in the plan as “containing high intensity residential and significant employment areas.” The draft illustration above shows building heights up to 18 stories.

The draft plans are considered under “public review” through October 31, 2018. The JPUN Land Use Committee has identified several areas around the neighborhood (in the “Land Use & Transportation” section of the update) where **Jefferson Park residents should take special notice** about what is described.

As an example, The Urban Center context includes land currently occupied by Diamond Hill, Riverside Church, Element 47 Apartments, RiverClay Condos, Guerrilla Gravity, and more. This context is described in the plan as “containing high intensity residential and significant employment areas” and shows building heights up to 18 stories. This potentially means single family homes and town-homes could someday be surrounded by high density residential developments that tower over the existing homes.

Another potential area of concern is the “community corridor” indicated along Federal Boulevard. This would likely result in rezoning of property in the Jefferson Park neighborhood east of Federal to allow for much higher density compared to what is currently permitted.

A link to the entire plan is available at [jpun.org/blueprint](http://jpun.org/blueprint).

**Please plan to attend to our October meeting to give your input.**

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)

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## IS FEDERAL BOULEVARD NEGLECTED AGAIN IN CITY BUDGET?

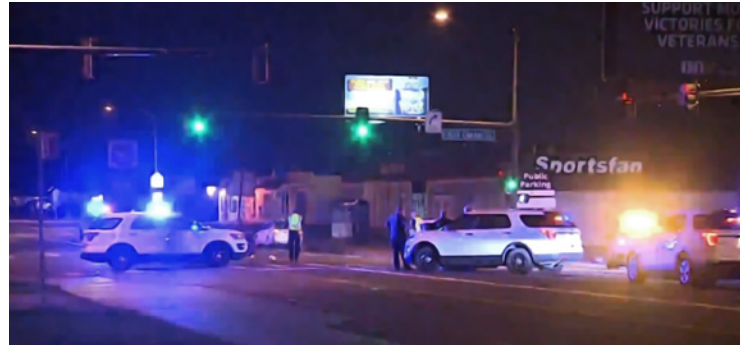
WalkDenver feels Mayor Hancock’s proposed budget is a step in the right direction, but still falls short. The pedestrian advocacy group claims only about \$12 million of the \$22 million that advocates recommended is in the yet-to-be-approved city budget.

The biggest miss in the Mayor’s budget is no new funding for safety improvements on Federal Boulevard. Federal is not only Denver’s deadliest street—with a traffic fatality rate 20 times the average for urban streets in Colorado—it’s also an essential transit route and “Main Street” for the 26% of Denver residents who live in neighborhoods along the corridor, many of whom are low-income and people of color. In excusing this lack of investment,

the City points to previous commitments from CDOT and other sources for projects such as the widening of Federal between 7th and Holden—a project with questionable safety benefits.

Forty percent of Denver’s streets have missing or substandard sidewalks, and the recently released Denver Moves Pedestrians and Trails Plan estimates it will cost more than \$1 billion to build out the complete network. The proposed 2019 budget allocates only \$3 million which, at that pace, would take about 350 years before every neighborhood has the most basic infrastructure that residents need to safely walk to daily destinations.

WalkDenver is asking you to lend your voice in pushing for an



*Pedestrian dies at intersection of 17th and Federal. The fatal crash happened at about 9:40 p.m on August 29 at the intersection of West 17th Avenue and Federal Boulevard, police said. The driver remained on scene.*

additional \$5 million for investments in sidewalks on Denver’s most dangerous streets and \$5 million for safety improvements specifically on Federal.

You can send a message directly from this link <http://www.walkdenver.org/action-center/> or you

can email each of these Council members.

**Councilman Rafael Espinoza**  
[districtone@denvergov.org](mailto:districtone@denvergov.org)

**Councilwoman Robin Kniech**  
[kniechatlarge@denvergov.org](mailto:kniechatlarge@denvergov.org)

**Councilwoman Debbie Ortega**  
[ortegaatlarge@denvergov.org](mailto:ortegaatlarge@denvergov.org)

### EL CAZO COCINA Y CANTINA

Introducing the Grand Opening of  
 El Cazo Cocina y Cantina  
 in Jefferson Park!



Visit the website to see the menu.  
 Call the number below to make your  
 reservation!

**720-512-4772**  
**ElCazoDenver.com**  
**2901 W. 25th Ave. Denver, CO 80211**

2915 W 25TH AVE

### JEFFERSON PARK

OPEN DAILY

## PARKSIDE

LIQUORS

FRIDAY & SATURDAY

### FREE TASTINGS

3 - 7

follow us on instagram @parksideliquors



# BIZ ON THE BOULEVARD



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



**FUN ON FEDERAL OCTOBER 4**  
 Join us on Thursday evening, October 4th, for our annual Fun on Federal event! This year's restaurant and bar crawl kicks off at our newest restaurant, El Cazo. From

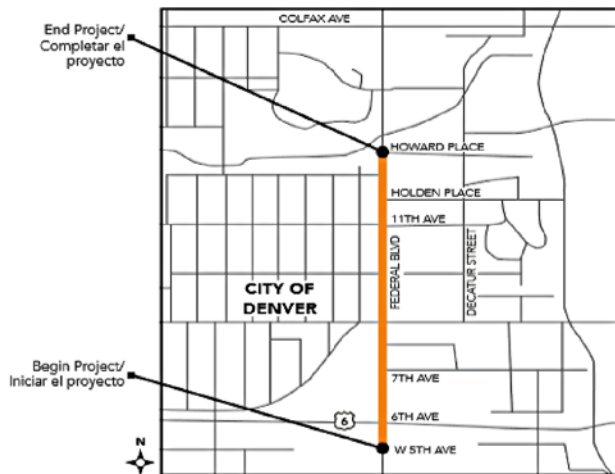
there, walk the neighborhood and enjoy food, drinks, and a comedy show at the Adams Mystery Theater. Tickets are only \$10 and can be purchased in advance through Eventbrite or at the door.

## RECONSTRUCTING FEDERAL

The City of Denver is about to start the second phase of reconstruction on Federal Boulevard from W. 7th Avenue to W. Holden Place. There will be a new traffic configuration with cars shifting to the west side of Federal Blvd. with two lanes remaining open for both northbound and southbound traffic. Since July, crews have been working on concrete removal and pavement operations, as well as on storm sewer,

water line, and gas line improvements. The second phase of construction is anticipated to last through Spring 2019. The entire project is estimated to be complete in early 2020.

**STAY INFORMED!** For additional information, questions, and updates about this project, call the project information line at 303.482.1071 or email the team at [FederalBlvdReconstruction@gmail.com](mailto:FederalBlvdReconstruction@gmail.com).



## HOMES IN JEFFERSON PARK!

**BACK ON THE MARKET!!**

**JPOVERLOOK.com**



Buyer financing fell through. Call Today!  
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[SALESTEAM@REDTTHOMES.COM](mailto:SALESTEAM@REDTTHOMES.COM)

# DENVER'S LEAFDROP PROGRAM

The leaves are changing color and will soon fall, but make sure they don't fall on Denver's streets or in the trash! The leaves collected through this program will be turned into high-quality compost, which will be made available for Denver residents to purchase in May.

Please note, all leaves must be in secured bags (paper bags are preferred) and dropped-off during hours of operation, otherwise it is considered illegal dumping. Another way to be environmentally friendly, break the plastic

bag habit and use paper bags when raking fallen leaves instead—paper bags can also be composted!

Denver Recycles and Ace Hardware are teaming up to give away over 25,000 paper leaf bags this year! Denver residents can print a coupon for a **free 5-pack of paper leaf bags** at [www.denvergov.org/leafdrop](http://www.denvergov.org/leafdrop). The coupon can be redeemed at participating Denver area Ace Hardware stores and at the Cherry Creek Transfer Station.

Help us manage the LeafDrop program by following these guidelines:

- Bring your leaves in paper leaf bags, if possible.
- Drop-off sites and free Ace Hardware paper bag offer is for Denver residents only.
- Jack-O-Lanterns and pumpkins will be accepted for composting at drop-off sites.
- Make sure leaves do not contain branches or other materials.
- Never rake or blow leaves into the street, as this clogs storm sewers and street sweepers.

## WEEKDAY DROP-OFF SITE

**Monday–Friday**

**Oct. 1–Dec. 7 | 8 am to 2 pm**

**CHERRY CREEK TRANSFER STATION** 7301 E. Jewell Ave. (Quebec St. and E. Jewell Ave.)

**HAVANA NURSERY** 10450 Smith Rd. (Smith Rd. and Havana St.)

**SOUTH PLATTE** 678 S. Jason St. (Enter on W. Exposition Ave.) (All leaves brought to Havana and South Platte during the week must be in bags.)

## WEEKEND DROP SITES

**Saturdays And Sundays**

**Nov. 3–18 | 11 am to 3 pm**

**BRUCE RANDOLPH HIGH SCHOOL** E. 40th Ave. and Steele St.

**CHERRY CREEK TRANSFER STATION** 7301 E. Jewell Ave. (Quebec St. and E. Jewell Ave.)

**HAVANA NURSERY** 10450 Smith Rd. (Smith Road and Havana St.)

**SABIN ELEMENTARY SCHOOL** S. Vrain St. and W. Dartmouth Ave.

**SLOAN'S LAKE PARK** 17th Ave. and Sheridan Blvd.

**VETERANS PARK** S. Vine St. and E. Iowa Ave.

## ADVENTURE FOREST TAKES SHAPE

The Children's Museum of Denver at Marsico Campus is in the midst of adding some very interesting structures to its outdoor area in Joy Park. Once completed the 500 ft. long aerial adventure course will have rope swings, bridges, see-through slides, and various perches to explore. They are hoping for completion sometime late Fall.



The 6th Annual  
**ST. DOMINIC'S**  
**OKTOBERFEST 2018**  
 Annual Beer Festival for the Highlands

SATURDAY OCTOBER 13th  
 2 - 8pm  
 29th & Federal



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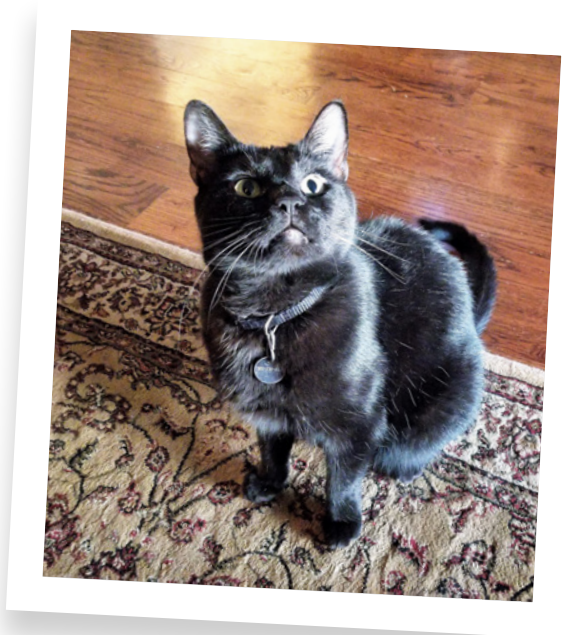
**303.997.4001**

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





# PET OF THE MONTH TOOTHLESS



**Breed:** House Cat or “Night Fury”—movie reference

**Age:** 3

**Favorite food:** Chicken, Cantaloupe, and Red Twizzlers

**How did you meet your owner:** I was an adoptable kitten in the Acro-Cats traveling circus. I learned how to jump through a hoop and play drums while performing throughout Colorado.

**How long have you lived in Jeff Park:** 2½ years

**Celebrity Doppelgänger:** The star from “How to Train Your Dragon”

**What is your favorite game:** Chasing ping pong balls down the stairs . . . they look like sheep—another movie reference.

**Describe your most successful mischievousness:** Opening the door on my Mom while she is in the shower, or sitting in the window chirping at squirrels.



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



## ZOMBIE CRAWL



October 6, 2018, 11:00 AM to 4:00 PM  
| 16th Street Mall—Pedestrian Mall  
| <https://denverzombiecrawl.com/>  
| For over a decade, Denver has celebrated tradition in which citizens share excitement in the fun and scary holiday season by dressing up as the undead, sharing local Deals,

and zombie parties. Planned by those who know the season the best, the Denver Zombie Crawl is a legendary, must-attend October event!

## PUMPKIN PATCH &amp; PAINTING PARTY

October 13, 2018, 11:00 am and October 14, 2018, 5:00 pm | Denver Beer Company | 5768 Olde Wadsworth Boulevard, Arvada, CO 80002 | <http://denverbeerco.com/event/pumpkin-patch-painting-party-2/>  
| DBCO will have pumpkins, hay bales, pumpkin painting supplies, spooky stencils . . . and of course, pumpkin beer to get your creative juices flowing. Fall fun for the whole family.

## I AIN'T AFRAID OF NO GHOSTS



October 18, 2018, 6:00 PM–09:00 PM  
| Denver Firefighters Museum  
| 1326 Tremont Pl., Denver, CO 80204  
| \$18 for members, \$20 for non-members | <https://denverfirefightersmuseum.org/upcoming-events>  
| The Young Professionals will transform

Station 1 into the headquarters for the famous ghostbusting quartet. Party with Louis (before he was the key master), investigate weird “occurrences” throughout the building, and help ward off Slimer with Venkman, Spengler, and the rest of the crew. Enjoy some 1984-themed treats and celebrate with libations from State 38.

## TAPS AND TAILS BIER HALL

October 18, 2018 and October 25, 2018 | 6:00 PM to 10:00 PM  
| Denver Zoo | <https://denverzoo.org/events/tapsandtails> | ADULTS-ONLY BIER HALL | As the season brings a radiant display of new colors we invite you to Fall in love again with natural beauty while sipping on local ambers and IPAs. Please join us for a drink in this pop-up bier hall inside Denver Zoo featuring Colorado's best breweries, sustainably-farmed culinary creations, and a dynamic entertainment lineup.

## SHARE YOUR VOICE!

## SECOND PUBLIC MEETING FOR STADIUM DISTRICT MASTER PLAN

Come explore options for a new neighborhood for the area south of Broncos Stadium at Mile High!

**WHEN:** Tuesday, October 30, 2018 from 5–7 PM

**WHERE:** Broncos Stadium, enter near gate 2

**PARKING ETC.:** Free parking in the J lot • Bike parking available  
• Closest light rail stations are Decatur-Federal or Mile High Station

**FOR MORE INFO:** [www.denvergov.org/stadiumdistrict](http://www.denvergov.org/stadiumdistrict)

## BRONCOS TRICK-OR-TREAT

October 27, 2018, 10:00 AM | Tickets \$5 | Sports Authority Field at Mile High | <https://www.facebook.com/events/206417650060862/>  
| Stop by the Broncos Stadium at Mile High for a day of Trick-or-Treat fun! **THREE SESSIONS: Session 1:** 10:00 AM–11:30 AM; **Session 2:** 11:45 AM–1:00 PM; **Session 3:** 1:15 PM–3:00 PM  
Participants will have an opportunity to trick-or-treat throughout the rooms of the stadium. Photograph opportunities with Miles the Mascot and Denver Broncos Cheerleaders.

## DENVER ARTS WEEK



November 2-10, 2018, 10:00 AM  
| In and Around Downtown Denver  
| [denverartsweek.com](http://denverartsweek.com) | Denver Arts Week is 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, theaters and

concert halls, many of which are deeply discounted.

## VELOSWAP



November 3, 2018, 9:00 AM–4:00 PM  
| National Western Complex  
| <https://www.veloswap.com/>  
| VeloSwap is an annual event with 10,000+ attendees and 600+ vendors at the National Western Complex

in Denver, Colorado. Every year attendees snap up deals from hundreds of vendors selling bikes, parts, clothing and accessories. Since 1989, this citizen marketplace continues to evolve—welcoming, connecting and inspiring members of the cycling community, old and new.

TRICK OR TREAT STREET III  
ZOMBIE'S REVENGE!

Jefferson Park neighbors will host a block trick-or-treat party on Halloween. Participating homes will be marked with balloons.

**WHEN:** Wednesday, October 31, 5:30–7:30 pm

**WHERE:** River Drive block, southeast of W. 23rd & Clay St.

