

# ABOVE THE FOLD



*The voice of Jefferson Park*



## Opportunity to give feedback on new development

Brian Ray, of Ray Design Development, plans to present a project he hopes to see a zoning change approved by Jefferson Park United Neighbors. Jefferson Heights is intended to be an 8 unit, 3 story small condo project that affronts Jefferson Park on W. 22nd Ave.

Ray says that his project would provide an attractive and sustainable option for new home buyers looking for an affordable residence in a welcoming neighborhood.

Some neighbors have expressed concerns that the project does not fall under current zoning codes and feel that the project is not in character with the surrounding developments. However, others feel the project is a good fit.

“It is my hope to design and develop quality projects in Jefferson Park and to build the confidence of the residents and neighborhood organization,” Ray said in a letter to Jefferson Park residents. “I believe Jefferson Heights would be a great addition to Jefferson Park and as such invite you to attend the General Membership meeting to learn more of the project.”

Ray will be presenting the project to garner feedback from the community though no vote will be taken.

Building features include:

Building materials similar to those found on existing nearby projects including Jefferson Park Townhomes, Zocalo, and Riverclay.

At only 3 stories, the views from newly constructed 4 story Jefferson Park Townhomes would be preserved.

Building is designed to have appearance of 3 small buildings in lieu of 1 larger building as a means to provide visual interest and creating view corridors.

-Generous building separation created by the expanded alley to the East and the existing alley to the West.

-Building height for the project will be restricted to a maximum of 34’ to be respectful of adjacent residents.

- Current design is 3rd attempt with each revision reducing the size and height of the building to better conform with the existing neighborhood.

## September JPHUN Celebrates Mexico’s True Independence

“In the early hours of September 16, 1810, father Hidalgo, accompanied by several conspirators –Ignacio Allende, Doña Josefa Ortiz de Domínguez- rang the bell of his little church, calling everyone to fight for liberty. This was the beginning of the Independence War, which lasted 10 years.” – May Herz, [www.inside-mexico.com](http://www.inside-mexico.com)

Generous Keller Williams Downtown Realtors, Sofia Williamson & Sandy Colohan, will be hosting this month’s JPUN Happy Hour on Thursday, September 16th, at The Bryant 25 Townhomes at 2511 Bryant Street. The 5-8pm happy hour will be a fun-filled fiesta for adults and children alike! Come celebrate Mexico’s Independence from Spain with food, drink & festivities while touring the beautiful new townhome development & mingling with fellow Jefferson Park neighbors & friends.

### **JPUN NEWSLETTER ADVERTISING RATES:**

Full page .... \$100 1/2 page ....\$50

1/4 page ..... \$25 1/8 page ....\$15

All ads must be provided by advertiser unless prior arrangements have been made. For further info, or to submit your advertisement, contact Joseph Boven. email: [jboven@twenty3magazine.com](mailto:jboven@twenty3magazine.com) for more information.



# BOARD NEWS

Jefferson Park United Neighbors  
General Membership Meeting  
Sept. 7, 2010

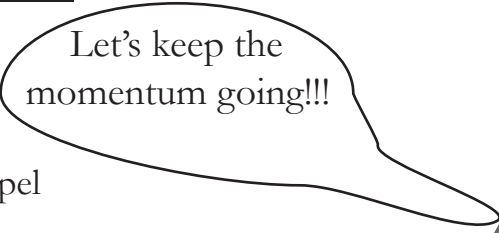
6:30 pm, Riverside Baptist Church - Rear Chapel  
24th Ave. and Bryant St.

Meeting Call to Order and Announcements

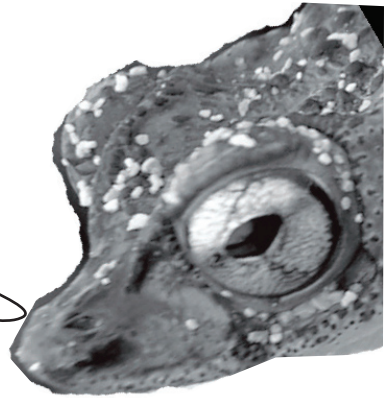
- o Check out the new JPUN.org site
- o Members can stay informed via email by joining the JPUN Yahoo Group or sending an email to [jpun-subscribe@yahoo.com](mailto:jpun-subscribe@yahoo.com)
- District One Police Report - Officer Jason Valdez & Officer Aaron Bloom

- New Business: Presentation from Brian Ray on new development
- Committee Reports
  - o Communications Chair — Joe Boven
  - o Land Use Chair — Fred Lai
  - o Neighborhood Liaison — Cristen Couzens
  - o Safety Chair — Katherine Meldrum
  - o Central Valley Improvement Chair — Jerry Olson
  - o Special Projects Committee — Michael Guietz,
- Meeting Adjourned

Come bring your concerns and ideas to the meeting and get ready to help make this neighborhood continue you it meteoric rise to the top.



Let's keep the momentum going!!!



I would like to support the Jefferson Park United Neighbors (JPUN) with my tax deductible donation!

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone #: \_\_\_\_\_

Email: \_\_\_\_\_

Enclosed, please find my donation in the following amount:

\$10.00     \$20.00     \$50.00     Other Amount \$ \_\_\_\_\_

Please mail donations to: JPUN  
2827 W. 23rd Avenue  
Denver, CO 80211

Please email [weaks4@yahoo.com](mailto:weaks4@yahoo.com) if you have an in-kind donation that you would like to gift to JPUN.

\*\*Please be certain to include your mailing address or email address so that we can send you a tax receipt and acknowledgement letter.

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Eliot Street Café at CEC/Middle College to Feature Produce from Jefferson Park Community Garden on September 10th.: Come Celebrate the Garden Harvest!

Jefferson Park community gardeners are thrilled to be providing squash for the culinary students at the CEC/Middle College. On Friday September 10th, calabacitas featuring uber-local papaya pear squash



will be part of the Mexican Fiesta Lunch Buffet for the Eliot Street Café Pre-Grand Opening. Jefferson Park neighbors are welcome!

With the help of Groundwork Denver, Denver Urban Gardens, Jefferson Park United Neighbors and students and staff at CEC/Middle College, the new garden got off the ground this summer, and is producing, tomatoes, jalapenos, bell peppers, tomatillos, radishes, herbs, pumpkins, corn, and lots of squash!

One of the goals of the new garden is to provide learning opportunities for the students at CEC. With the bounty of squash, Trish Wilson, the new Culinary Arts Instructor, can help her students follow food from the garden to the stove. Eliot Street Café is a student run restaurant serving both breakfast and lunch. From the back of the house to the front, students perform all of the café's duties, giving them a solid foundation for employment upon graduation. Students are creating all new menus this year, which will incorporate local, fresh and healthy foods.

The September 10th Mexican Fiesta Buffet will be served from 11:00am to 1:30pm. Walk-in, or make a reservation by calling 720 - 423 - 6645. The menu will include tamales, sopa with chicken, posole, calabacitas, fry bread, refried beans, tres leches cake and much more! Cost is \$8.50.

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**MARIA T. DEMENDOZA**  
**INSURANCE AGENT**  
**PUBLIC NOTARY**

**OFRECEMOS LOS SIGUIENTES TIPOS DE SEGURO:**

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**¡Aceptamos Licencia mexicana y de cualquier País!**  
**¡Los mejores precios!**

The Eliot Street Café will be officially open beginning September 14th for breakfast and lunch. For more information call 720 - 423 - 6645.



The Eliot Street Café is located at 2650 Eliot Street inside the CEC/Middle College.

## Pool party a splash!!!

If you didn't go to the Ramada pool party last Thursday, you missed out! Jefferson Park neighbors and State congressman showed up to enjoy the pool and enjoy free pizza, subs, and fellowship..and of course a few drinks. Make sure to come on out to events that help you meet new friends, network, and get more in touch with the community you call home.



# JPUN elections right around the corner and we are voting on you!!!



It is that time a year again, when many of the neighbors in the neighborhood are beginning to think about how they can take part in our future as leaders in the community.. We've seen huge increases this year in Jefferson Park United Neighbors participation and we hope to continue it into the next year.

With Jefferson Park Day a great success, participation with other North West Denver and downtown groups growing, and new opportunities to keep our coffers full with beer sales at local festivals, and even a community garden bringing people together, now is the time for you to start thinking about changes you would like to see happen and what you can do to make them happen.

Jefferson Park United Neighbors will be asking the community for nominations to leadership and board positions in the coming months. For those of you who like what you see, don't like what the board has been doing, or don't know but would like to participate. Please feel free to call 303-332-8614 or e-mail me at [joe\\_boven@hotmail.com](mailto:joe_boven@hotmail.com) for more information on how you can get on the ballot for our upcoming elections.

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## Neighborhood Calendar September 1, 2010 – November 30, 2010

### Booking Date

| Event Name          |                         | Event Start | Event End |
|---------------------|-------------------------|-------------|-----------|
| September 7-9, 2010 | Ride and Drive          | 8:00 AM     | 5:00 PM   |
| September 19, 2010  | Broncos vs. Seattle     | 2:00 PM     | 5:00 PM   |
| October 3-4, 2010   | Ride and Drive          | 8:00 AM     | 5:00 PM   |
| October 10, 2010    | Fans on the Field       | 8:00 AM     | 1:00 PM   |
| October 10, 2010    | Bridal Festival         | 12:00 PM    | 4:00 PM   |
| October 17, 2010    | Broncos vs. NY Jets     | 2:00 PM     | 5:00 PM   |
| October 24, 2010    | Broncos vs. Oakland     | 2:00 PM     | 5:00 PM   |
| November 14, 2010   | Broncos vs. Kansas City | 2:00 PM     | 5:00 PM   |
| November 28, 2010   | Broncos vs. St. Louis   | 2:00 PM     | 5:00 PM   |