

Jefferson Park Post

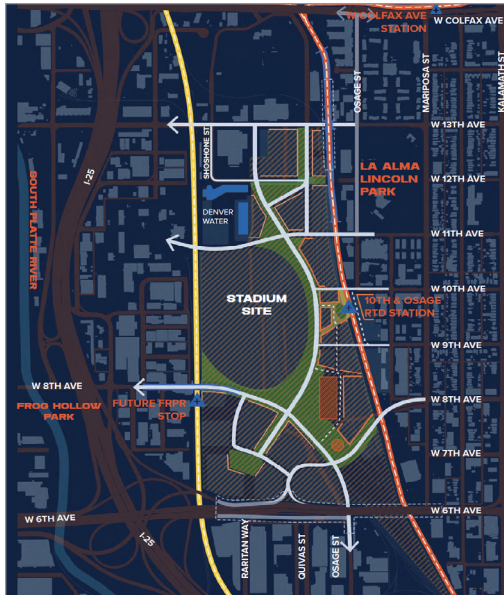
jeffersonpark.org

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Pet Spotlight

Denver Launches Planning for Burnham Yard Stadium District

Hundreds of Denverites packed the La Alma Recreation Center on November 19th for the first public open house on the future of Burnham Yard—the former railyard that the Denver Broncos hope to transform into a new retractable-roof stadium and mixed-use district. City planners and Broncos representatives



invited residents to share early



feedback as they begin drafting a **Small Area Plan**, a year-long community

process that runs through late 2026. Mayor Mike Johnston and Broncos President Damani Leech spoke to the large gathering.

The event marked the start of several overlapping efforts: a **Large Development Review (LDR)**, a **Community Benefits Agreement (CBA)**, and an **Urban Renewal Study**.

Earlier in November, the Broncos submitted an LDR pre-application outlining a conceptual layout for the district. The draft—expected to evolve over the next year—places the stadium on the western edge of the site, farther from nearby homes, and proposes surrounding it with new housing, restaurants, green space, and pedestrian connections.



Team leadership emphasized a “listen-first” approach and said the development will be shaped by neighborhood priorities, including affordability, local hiring, parks, small-business support, and preserving the historic character of Burnham Yard. Key milestones ahead include additional public workshops in **February and May 2026**, followed by adoption of the Small Area Plan

later that year. If the project advances, building permits could be issued in early 2027, with a target stadium opening in the **2031 NFL season**, aligning with the expiration of the team’s current lease at Mile High in 2030.

Residents can expect multiple opportunities in 2026 to weigh in as planning continues for this once-in-a-generation redevelopment.

Neighborhood Group’s Official Status at Risk

Record-low attendance at Jefferson Park United Neighbors’ (JPUN) 2025 Annual Meeting has put the group’s status as a Registered Neighborhood Organization in jeopardy. Only nine residents attended the meeting on November 11th—an all-time low. No agenda was provided in advance and the evening concluded yet again without a vote. City rules require RNOs to hold at least one annual meeting with an opportunity for members to vote, along with regular meetings throughout the year. JPUN held only three General Member meetings in 2025, far short of its monthly commitment. Elections promised in 2024 and 2025 never occurred. With most Board seats

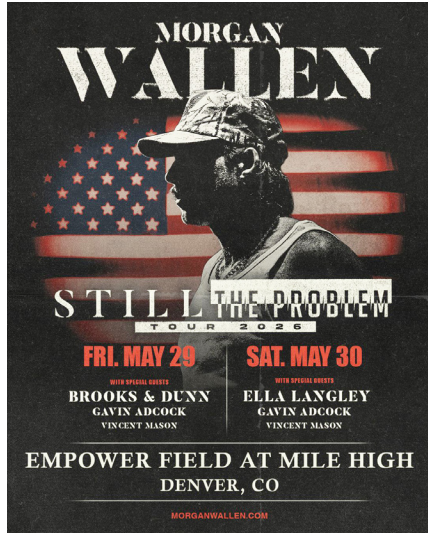


vacant and leadership unchanged since 2011, residents worry about their representation with Denver, as a possible Broncos relocation in 2031 triggers redevelopment planning in 2027.

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JEFFERSONPARK.ORG AND SIGN UP

Morgan Wallen Returns to Empower Field on May 29th and 30th 2026

Country star Morgan Wallen will return to Empower Field at Mile High for two nights with tickets already on sale and moving quickly. After his record-setting Denver shows in 2023, the stadium is preparing for another pair of high-demand, full-venue concerts. The announcement



comes as discussions continue about the Broncos' long-term future. The team still has five years remaining at their current site, ensuring large events like this will remain part of the neighborhood's landscape for the near term.

Tickets at www.ticketmaster.com

AC/DC Makes First Appearance at Empower Field on July 28th



Rock legends AC/DC will thunder into Empower Field at Mile High on July 28, 2026, marking their first-ever performance at the stadium. Although the band has played Denver venues many times over the decades, they've never taken the stage at Empower Field—making this stop on their Power Up Tour

a milestone for local fans. The show is expected to draw a massive crowd eager for AC/DC's high-voltage production and classic hits. With major concerts continuing to roll in, Empower Field remains a regional entertainment hub. And with five years left at the current site, the neighborhood can expect large events and busy summer nights through 2030 before the Broncos' eventual move. Tickets at www.ticketmaster.com

Drinkin' good in the neighborhood

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Denver Votes!

Denver Elections Division

Denver Says 'Yes': Bonds Pass, 2G Reshapes Council Seats, 310 Fails

Denver voters turned out in record numbers for an odd-year election, with 35% of registered voters casting ballots. And this year, the city delivered a resounding “yes.”

Mayor Mike Johnston’s Vibrant Denver Bond sailed to victory, with all five measures earning around 60% approval. The package authorizes up to \$950 million in General Obligation bonds for long-term infrastructure, mobility, parks, health, and housing improvements—

without raising taxes. Major projects include funding for the 6th and 8th Avenue viaducts near the proposed Broncos stadium site, multimodal upgrades along West 38th Avenue, \$15 million for Aztlan Pool, \$5 million for Sloan’s Lake, and \$1 million for Hirshorn Park.



Voters also embraced structural political reform. Question 2G, which separates Denver’s two at-large City Council seats into distinct contests requiring majority support, passed with about 57%. The change is designed to make each seat more accountable to citywide voters.

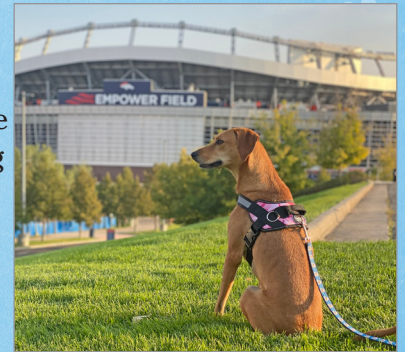
In one of the election’s most hard-fought battles, Referendum 310—which sought to reverse Denver’s flavored tobacco ban—was rejected decisively. Nearly 73% of voters chose to keep the ban in place.

Jefferson Park Pet Spotlight: Cindy

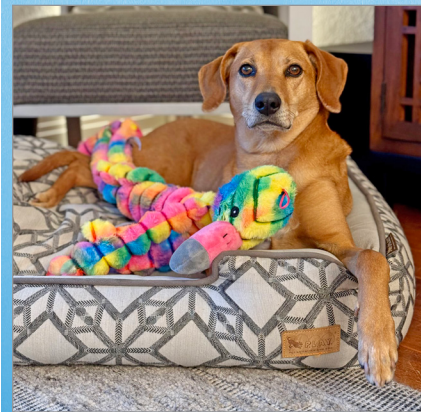


Named after one of the singers in the B-52’s, Cindy Wilson, she came to us through Rocky Mountain Puppy Rescue. She was born in Gallup, New Mexico—right on Route 66. Half Treeing Walker Coonhound, she even sports a tiny blue tattoo from her spay, something we only learned about later. Her usual weekend routine involves a walk

through Jefferson Park to Little Machine or Jefferson Park Pub, where everyone knows her. At home she’s our “Sunshine Girl,” greeting each morning by sitting perfectly still on the deck, eyes closed, soaking in the first rays. She’s also “Pasta Girl” for her love of noodles and “Shaky Girl” when storms roll in. She adores fluffy dogs, paper products and bubble wrap.



Want to see your pet featured next month?



Send us a couple photos and a brief description to newsletter@jeffersonpark.org. If your pet is featured in an upcoming issue, they’ll receive a complimentary free exam at Urban Vet Care (\$95 value)!

- *Urban Vet Care is accepting new clients! Show this ad for \$25 off your first visit (excludes retail, food & specialty services). Offer expires 1/31/26.*

urbanvet

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Get off the couch and do something!

HERE ARE SOME IDEAS!

Bites & Brews in the Neighborhood



Featuring Zoe, Manager from
My Thai Cafe

My Thai Cafe

When did you open? March 2021.

Why Jeff Park? At the time we opened, Jefferson Park really needed a good Thai restaurant.

What are you known for? Fresh ingredients, high quality food and all home-made, run by a small family with love and passion of the food.

Best Dish? Khoa Soy, Pad Thai and Garlic Delight.

Drinks? Weekday Happy Hours from 4pm – 6pm we offer \$1 off all wine, \$1 off hot sake and \$2 off cold sake bottles. Ask about our specials during the Broncos home games. (Dine-in only)

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**EMPOWER
FIELD** AT MILE HIGH

Denver Broncos Home Game Schedule

SUNDAY, DECEMBER 14: *Green Bay Packers*
at 2:25 PM on CBS

SUNDAY, DECEMBER 21: *Jacksonville Jaguars*
at 2:05 PM on FOX

SATURDAY/SUNDAY, JANUARY 3–4: *Los Angeles Chargers*
(TIME TBD)

Summer Event Schedule

SATURDAY, MARCH 28: Denver Summit FC's Inaugural
Home Match at 12 PM

SATURDAY, MAY 2: Monster Energy AMA Supercross
at 4:30 PM

FRIDAY, MAY 29: MORGAN WALLEN: Still the Problem
Tour at 5:30 PM

SATURDAY, MAY 30: MORGAN WALLEN: Still the Problem
Tour at 5:30 PM

SATURDAY, JULY 4: ED SHEERAN: LOOP Tour at 5:30 PM

TUESDAY, JULY 28: AC/DC: Power Up Tour at 7:00 PM

THURSDAY, AUGUST 13: Zach Bryan at 7:00 PM

FRIDAY, AUGUST 14: Zach Bryan at 7:00 PM

SNOW DAYS

December 6 – February 16



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