

PLATT PARK *Post*

The Official Newsletter of
Platt Park People's Association
Sept. / Oct. 2019
www.3pa.org



We're Back!

If you've had the strange nagging feeling that some lousy porch pirate must have stolen your last few issues of the Platt Park Post then you are not alone. No, we can't blame the thieving pirates, the wind, roaming gangs of hooligans, malicious squirrels or any other evil force; there simply have been no issues of the Post since March.

No doubt you've been loosing sleep over this so let me clear up what's been going on. As you probably know the Platt Park Post is the newspaper of the Platt Park Peoples Association (3PA), your neighborhood association. Production of this newsletter is done by an all-volunteer staff of writers and editors. The volunteer force can tend to run thread-bare at times so when someone can no longer fulfill their specific duty the entire affair can kind of grind to a quick halt. Such has been the case this year when a perfect storm of casualties occurred as we lost, for various reasons our advertising coordinator, the design/layout person and the managing editor all in the space of a few months. It's sort of like all four tires blew in your car, the engine caught fire and the sunroof was stuck open during a rainstorm—we're talking bad.

Unfortunately, as a volunteer organization we can't just post a couple job opening on monster.com because these vaulted positions pay exactly zero. But Platt Park is a great neighborhood filled with excellent people (you!) and eventually somehow new people bubble up to the surface. I'm happy to announce that as of this writing we have the positions all filled and starting with this issue we should be back on our every-other-month publication schedule. I know, I know, cause for great celebration and champagne toasts!!

So thanks for your patience, you our faithful reader and our advertisers who foot the bill for all this. We pledge to continue; best we can, to keep you up on all that is happening around here. We are always looking for help at 3PA and with the newsletter. If you are interested in helping out or just want to find out what opportunities exist to serve the community please contact us at Board@3PA.org or drop by our monthly meetings. From all of us at 3PA and the Platt Park Post, Thanks!

Tom Snyder
(The very temporary) Managing Editor

The Platt Park People's Association, a city of Denver Registered Neighborhood Organization, serves more than 3,000 homes and businesses in the neighborhood bounded by Broadway on the West, Downing on the East, I-25 on the North and Evans on the South. 3PA membership is open to all neighbors and business owners who live and own property within these boundaries. Have a voice in your neighborhood and with the city: Join 3PA.

Check out our website. Stay informed, learn about upcoming events, and more!

www.3pa.org.

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This Month's Contributors:

Tom Snyder
Nora Weiser



Neighborhood Notes: *An Opinion*

Good to once again have my favorite outlet up and going for all the stuff that rattles around in my brain. I've missed writing Neighborhood notes these past months and I hope my faithful reader base—all fifteen of you—is still out there ready to soak up the pent-up information ready to spill from my pen. Too much to catch up on but let's begin anyway...

It was a great summer around here with fun events happening in The Park and along Pearl Street. Hope you got out and soaked up the sun, some great music, cool beverages and overall had a blast. Lots still going on over on Pearl Street with the Farmers market continuing each Sunday through till November 17th. Winterfest is on the horizon for December 6 & 7th. First Friday Art Walk will be continuing for one more Friday, October 4th.

School's back in session and likely you've noticed the expansion over at **McKinley Thatcher Elementary**. Here from the pen of our neighbor Ingrid Hoff is a little update: "Platt Park is growing and so is McKinley-Thatcher Elementary! To meet our neighborhood's needs, the new six-room addition opened in August. The new addition is now home to the fourth and fifth grade classrooms, a new art studio, an enclosed courtyard workspace, and a brand-new SmartLab learning space. The grant-funded SmartLab is a fully integrated learning environment where everything from top technology to innovative curriculum and assessment work together to support hands-on, minds-on learning. Our SmartLab is a place where students problem-solve, collaborate, communicate, and build STEM skills necessary for college and career success!"

We have so many wonderful volunteers working at all our Platt Park schools. Probably not said enough, but if I may speak for everyone we appreciate your and the faculties service to make our local schools an ever more wonderful environment for the kids, which just makes Platt Park and even more special place to live. Bravo!

At the end of last year we saw the closing of Makan Malaysian food after a 6-1/2 year run. The chef/owner Karen Wee Lin had a connection to a local couple who ran a successful food truck often seen at the Farmers Market and who were conveniently looking to open a brick and mortar location. Igor and Beckie Panasewicz took over the lease and following a fairly brief remodel, open in April **Quiero Arepas** at 1859 S Pearl Street.

First question I had was what is an Arepas? Fortunately for the culturally uninformed like me the restaurant has a big sign to answer exactly that question. Arepa is the daily bread of Venezuelans that traces its origin to a specific local tribe. The cornmeal-based dough is baked then split open and stuffed with a wide variety of delicious fillings. The fillings range from Smoked salmon and avocado to all sorts of spiced beef, pork, ham and chicken. There are also vegetarian versions of the Arepas. Beer, wine and spirits are offered along with an assortment of Venezuelan soft drinks. The décor is simple but pleasant with numerous tables to dine-in although Arepas are perfect for an on-the-go meal. Prices are around \$10 for each Arepa and one looks to be a fairly solid meal. Quiero Arepas is open daily from 11:00 am till 9:00 pm.

If you haven't been by recently, the Platt Park Brewing Company acquired the old photography business that was next door at 1871 S Pearl and have transformed it into **Gates Deli and Grog**. One thing

I've missed along Pearl Street for many years (since the Crushery closed) was a place to get a great deli sandwich. Gates Deli fills that void along with the added bonus of craft beer along with your meal! Gates Deli is a "walk-up" deli meaning you can walk up to the window on Pearl to place your order and then continue on your merry way—but why would you when there are outdoor tables on the sidewalk or you can also walk-up inside the brewery and just grab a table there. The name "Gates" intentionally pays homage to the Gates family who a century ago had so much to do with the creation of Platt Park, as we know it today.

Owners Colby Rankin and his family put their unique twist on sandwiches with clever names such as Sexy Tractor, One Love, French Connection and my favorite THICC. The latter is served on a French Baguette and is stuffed with turkey, bacon, avocados and a bunch of other yumminess (sorry no THC) It is excellent! Gates also offers what they call "Not Sandwiches" (aka salads and soup) and various sides. Prices are reasonable. Open daily from 11:00.

Quick update on the happenings over at Iowa and Broadway, the new condominium development at **1616 S Broadway** is now open. Not sure how you feel about another big project but it did replace the old dilapidated Broadway Motel so I'm calling it a win. No word yet on who or what will occupy the retail space on the ground level.

Coming in 2020 will be a major reworking of the **Iowa Bicycle and Pedestrian underpass**. The project is fully funded and is currently in the design phase with construction to start next year. The project will rework the pathway removing the existing stairs thus making it bike and pedestrian friendly. The project will also include improved crossing at Santa Fe with a new sidewalk offset on Santa Fe spanning Jewell Ave to Florida Ave. Now fellow bikers you won't have to play roulette with cars anymore to get to the trails. Thank you!

Lastly, not to be lost in the Iowa and Broadway blur of development is a new ice cream parlor that quietly slipped in this year. **Besties Ice Cream** opened in April at 1559 S Broadway. Besties is the creation of two best friends (Besties) Jesse Esquibel and Nando Mondragon who grew up together in the neighborhood and graduated from South High in 2000. Jesse and Nando also are the owners of Certified Tattoo Studio, which is next door. The décor is fun and inviting. Nando and Jesse describe the place, as "Denver's newest and friendliest premium ice cream experience" Can't argue with that!

Before we leave Broadway for this issue I've been curious about the new business called **Soona** that just opened at 1235 S Broadway. What's a Soona? Some new breakfast pastry shop perhaps? Day spa? Turns out it is professional studio for the production of same-day professional video and photo content. It is geared to marketing on social platforms (Instagram, Facebook, YouTube). Have a product you want to promote and need visual content for a reasonable price then this is your place. Visit them also at Soona.co.

Well that's all I have room for and only got to about a third of my backlog--many more exciting things happening around here that we'll eventually get to. Have a great fall and...



We'll see you around the neighborhood.

Tom Snyder

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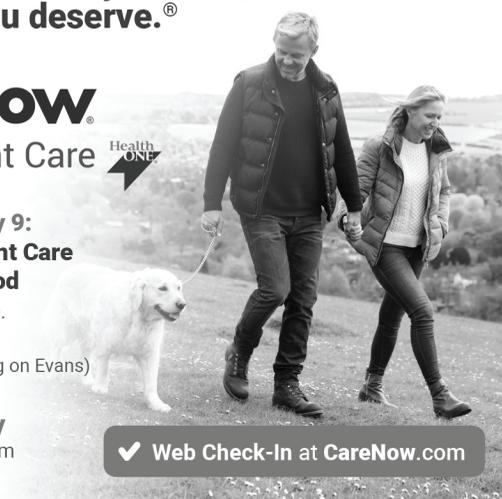


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- Want to meet your neighbors through fun events and neighborhood forums?
- Are you concerned about changes happening in Platt Park?
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The Platt Park People's Association is a Registered Neighborhood Organization with the City and County of Denver. The Platt Park People's Association is notified directly by the city of various activities in the neighborhood.

Be involved. Be Informed.

Annual Membership is \$20 per household.

- There are two ways to become a member.
Recommended: go to www.3pa.org and click the "Buy Now" button on our homepage and sign up via PayPal
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FROM THE 3PA BOARD: Potential Design Overlay on Pearl

This is the first of a new regular column in the Post where we will provide you news and updates from the Platt Park Peoples Association (3PA) board and general member meetings.

The 3PA board has been hard at work for the past few months meeting with key players in our community to look at moving South Pearl Street to a design overlay concept that has been gaining popularity and traction throughout the city of Denver. We recently met with Jamie Giellis, the founder and president of Centro Inc., who has been spearheading this project, and we asked her to give us a sense of what a design overlay is and how it will impact our residents in a positive way. Below are her thoughts:

South Pearl Street is the commercial and cultural spine of the Platt Park neighborhood. Developed as a traditional main street corridor along an historic streetcar line, the area has served as a community hub for the neighborhood for over 100 years. With increasing development pressure on the corridor, neighbors, business owners and other stakeholders have become concerned that existing zoning does not do enough to protect South Pearl Street's character and architectural traditions.

This concern led 3PA – and a subcommittee of concerned community members – to explore options to protect the mixed-use character of South Pearl Street while acknowledging that a new era in Denver calls for flexibility. In the fall of 2017, 3PA received a grant from Historic Denver to explore tools to address these issues.

Informed by significant community discussion around these topics with property owners, business owners, and residents, the identified tool to help is called a Design Overlay. A Design Overlay modifies existing zoning to achieve a desired design outcome in a specified area – in this case, to properties currently zoned as Main Street (MS) on South Pearl Street between Evans and Buchtel. To be approved, the Overlay must pass through both Planning Board and City Council and go through public hearings. 3PA plans to advance the Overlay this fall with hopes of having it in place by 2020.

Some key elements of the proposed overlay would:

- Require all buildings have commercial active uses, such as shops or offices abutting Pearl Street (current zoning allows residential housing; think condos and apartments to abut Pearl)
- Set maximum distance between commercial properties (current zoning allows a large building to have only one entry)
- Allow flexibility on how close a building has to sit relative to the street (current zoning requires all buildings to be five feet from the lot line which prevents patios and other creative designs)
- Promote compatible building materials such as brick, stone or other masonry materials (current zoning has no restrictions)

These are just a few of the key provisions being explored, and this is just the beginning stage of the process. Stay tuned to future announcements and meetings regarding this. If you have questions about this process or are interested in getting involved, please email board@3pa.org.

Thank you, *The 3PA Board*



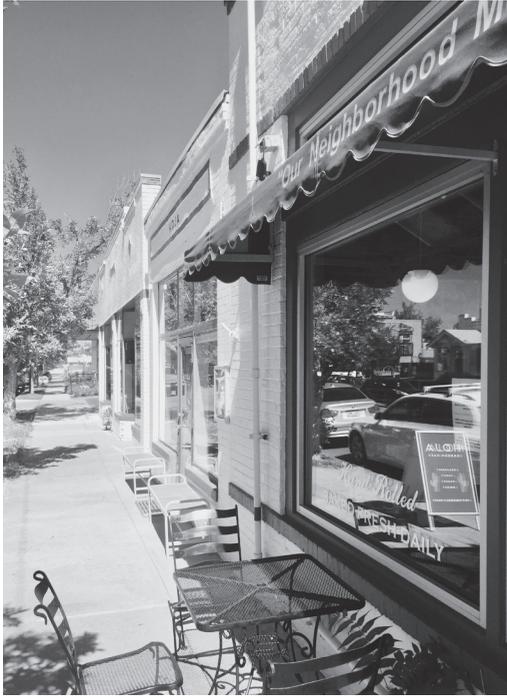
THIS: The design overlay would require all buildings to have active commercial uses that front Pearl



NOT THIS: Residential properties fronting Pearl (no commercial)

CONTINUED: Potential Design Overlay on Pearl

.....



THIS: Multiple doors and entrances



NOTTHIS: One door in a large building



THIS: Allow room for patios and design flexibility



NOTTHIS: Requiring all buildings must be built right up to the property line

I Want to Love you, PYT

by Nora Weiser

The Danes are consistently ranked among the happiest people in the world. There are many societal and financial structures that Denmark has set up to aid its population's happiness. But on an individual basis, there are also attitudes and practices that seem to aid Danes' contentment. Words are powerful, and words can offer insights into things beyond just their meaning. Words even have the power to change perspectives. While some might be dismissive of "political correctness", words around gender and race that come into common use do ultimately change how we view and value people. And just as words of negativity can breed hate, and words of positivity can breed hope, words that encompass a specific feeling or ethos can change the way we think.

This brings us back to the Danes and their short but meaningful word, "pyt". It seems there is no real parallel translation in English, but the word is used when an adverse or irritating daily occurrence happens and you react with an attitude of "ah well" and shake it off. As opposed to a burst of stress, shouting of obscenities, or an immediate reaction of blame for what has befallen you. Pyt is an acceptance of an inconvenience and an understanding that it simply happened, without anyone or anything to blame. A cable news outlet recently stated that at its core pyt "is about accepting and resetting. It's used as a reminder to step back and refocus rather than overreact. Instead of assigning blame, it's a way to let go and move on."

How many things in our daily lives are really important enough to get wound up over? A parking ticket? Being late for an appointment? Having to wait for a table at Uno Mas? Your kid's poor report card? Accepting these things and moving on, rather than fretting, rethinking, and blaming, may be the key to happiness and a longer life. So the next time you find yourself going down the rabbit hole of dismay over a perceived slight, minor inconvenience, or bureaucratic snafu - just say "pyt," and let it roll on by. And maybe grab a Danish at Tokyo Premium Bakery, since pastries definitely add happiness to life.

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First Friday Art Walks— A Little History

Celebrating art with First Friday Art Walks has become a trend across the country, and Denver is no exception. These events offer a chance to explore and appreciate art in a more casual and social way than a visit to the museum. The annual South Pearl Street Art Walks go beyond the display of art by putting the creative process itself on display. All artists selected to participate in the event agree to offer working presentations during the First Friday events, exhibiting not only their unique art, but also the work that goes into creating it. "There is a long tradition of plein air, or open air, painting going back to the 19th century - especially in France", says John Cunningham, owner of J.J. Cunningham's Gallery at 1523 S. Pearl St., "and it is exciting for the public to have a chance to see contemporary artists at work in this tradition."

Painters, jewelers, ceramicists - their final products are the output of a long process that begins with an idea which is materialized through their labor. "We want the South Pearl Street Art Walks to offer something different than other First Friday events," says local Gallery 1505 owner Katherine Spahr. "Platt Park is a neighborhood of families, and this type of active event engages attendees of all ages." Looking at a painting is different than watching that painting magically appear on canvas under the skilled hand of an artist, as any Bob Ross fan can attest.

Hazel Art Bar at 1581 S. Pearl St. understands this artistic process all too well. Created as a bar with an artistic side, Hazel's features local artists at work painting murals, rotating gallery installations, and neighbors just kicking back with a drink. "I remember attending the Art Walks on South Pearl Street when I was younger," says Hazel owner Tori Schumacher. "There has always been an element of whimsy and artistic energy in our community. When artists offer a working presentation, you witness what sets their hearts on fire and feel that magic. The creativity is motivating and contagious!"

South Pearl Street Art Walks will have one more event this year October 4th from 5:00 to 9:00 pm. Walks will resume again next spring. In addition to artists' demonstrations and work displayed for sale, the event includes kid friendly activities, musical entertainment, food and beverage tastings, and much more. Experienced and emerging artists who wish to participate may apply at: shorturl.at/aKNY7.

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Platt Park Events Calendar

South Pearl Street First Friday Art Walk

Final First Friday ArtWalk: October 4th

Annual Chili Cookoff

Sunday, October 20 at the Farmer's Market

Decker After Dark: The Haunting

Decker Library, 6:00 pm

Farmer's Market

Each Sunday through November 17th

Next 3PA General Meeting

November 19th at Decker Library, 6:00 pm

Winterfest

December 6 & 7

DECKER LIBRARY EVENTS

1501 S. Logan St. 720-865-0220, www.denverlibrary.org

Follow Decker Branch Library on Facebook

<https://www.facebook.com/decker.dpl>

Library Hours: Monday, Tuesday 12-8 p.m.; Wednesday, Thursday, Friday 10 a.m.-6 p.m., Saturday 9 a.m.-5 p.m., Sunday Closed

Toddler Storytime, Wednesdays, 10:15 a.m.

Stories, songs, rhymes and fun for toddlers ages 18-36 months and their parents or caregivers.

All Ages Storytime, Thursdays, 10:15 a.m.

Stories, songs, rhymes and fun for children of all ages and their parents or caregivers. Craft activity immediately follows the program.

Baby Storytime, Wed. and Thurs., 11:15 a.m.

Stories, songs, rhymes and fun for babies ages 0-18 months and their parents or caregivers. Play and social time immediately follow the program.

Imagination Station, Thurs. and Fri. 3:00-5:30 p.m.

Join us for a drop-in playtime on Wednesdays, Thursdays, and Fridays from 3-5:30 p.m. Children ages 6 months to 8 years are welcome. Caregivers must remain in the room with their children.

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Here is a rundown of our rates:

Small 3.66" w x 2" (Business card size): \$66.00, or

\$54.00 each for six issues (a full year)

Total: \$324.00

Medium 3.66" w x 3": \$92.00 or \$80.00 each for six issues

Total: \$480.00

Large 3.66" w x 4": \$132.00 or \$108.00 each for six issues

Total: \$648.00

Call for Contributions!

The Platt Park Post is always looking for new articles and neighborhood updates. If you are a Platt Park resident interested in writing an article, please email

Kara Duepre: Board@3PA.org

WANT TO STAY MORE FREQUENTLY INFORMED?

Check out our website at www.3pa.org. Stay informed, learn about upcoming events, and more! Join the 3PA eBlast by emailing our 3PA President at plattparkpres@yahoo.com

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Interested in getting connected with 3PA? You can "LIKE" us on Facebook: www.facebook.com/plattpark-3pa and get updates on events, meetings and news from around the neighborhood and city.