

# PLATT PARK *Post*

The Official Newsletter of  
Platt Park People's Association  
November / December 2021  
[www.3pa.org](http://www.3pa.org)



## Platt Park neighborhood trash pickup event a big success

by Greg Pulliam

The first-ever organized trash pickup event in the Platt Park Neighborhood — a collaborative effort between the Platt Park People's Association, neighbors, and local merchants — was a huge success!

About 40 neighbors gathered at 10 a.m. on Saturday, Nov. 6 in Platt Park to start the event. Participants were rewarded at the beginning with coffee and mini Duffeyrolls provided by Duffeyroll Café. Lemonade and water were provided by 3PA. Nearly all participants received a gift certificate for a small ice cream, 30 of which were donated by The Sweet Spot at Devour The 303. Several adult participants sacrificed their ice cream certificates for younger neighbors who were participating.

Sheri Munteer, who was featured in the October Platt Park Post, helped spearhead the event with 3PA. She obtained safety vests, gloves, and trash bags from the City of Denver.

"I'm very pleased with how the event turned out. I wasn't expecting that many people the first year, but it just goes to show what an amazing neighborhood we live in, Sheri said. "It was a beautiful day, everyone had fun, we gave away a lot of cool prizes, and most importantly, we picked up A LOT of trash!"

Platt Park neighbor and District 7 Councilperson Jolon Clark and his family participated in the trash pickup. Greg Pulliam, a 3PA board member, also attended.

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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](http://www.3pa.org)

For all 3PA and Platt Park Post communications email: [Board@3PA.org](mailto:Board@3PA.org)

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# South Pearl Street Historic District merchants offering holiday fun

by Aden Holt, South Pearl Street Association

Hello from the South Pearl Street Association! We represent the merchants from the 1200 to the 1800 blocks of South Pearl Street in Denver's Platt Park neighborhood.

## Winterfest is here on South Pearl!

It's the most Magical time of the year on South Pearl Street! Join us Friday, Dec. 3, 5-9 p.m. and Saturday, Dec. 4, 11 a.m.-5 p.m. for Box Elder Horse and Carriage rides, a Saturday holiday market with 42 gift and food vendors, local merchant open houses, Olde World Santa, kids storytime, live holiday music performances, outdoor bar, and tons of family fun! For more information and timing of events, please visit [www.southpearlstreet.com](http://www.southpearlstreet.com).

## South Pearl Holiday Passport!

With the gift-buying season in full effect, we have launched a program where shoppers on South Pearl can SHOP LOCAL and WIN BIG! The South Pearl Holiday Passport is now available at 30 participating South Pearl businesses. Stop in and grab one to play along and win one of 12 cash prizes! (South Pearl Cash that is!) Each passport contains shopping specials at all participating businesses. Stop in at least 10 of those businesses and be entered into a drawing for up to \$300 in South Pearl Bucks (vouchers that can be spent at any participating merchant). There is no purchase necessary to participate. Simply grab a passport and start browsing our merchants to get your passport stamped. Ten stamps equals your chance to win! For more details on the program, visit our website. We are hoping that all of you remember to shop and dine-out locally to support our merchants that keep the South Pearl Street Historic Shopping district vibrant and entertaining for all who visit.



Join the South Pearl Street Merchants Association for Winterfest Dec. 3-4. The annual event runs Friday from 5-9 p.m. and Saturday from 11 a.m.-5 p.m. Box Elder Horse and Carriage is expected to offer rides.

## The Snowmen are Here!

Last year we started a program to give neighborhood kids 12 and under the opportunity to showcase their inner-Picasso and submit drawings of snowmen to be featured on the light posts along South Pearl Street. It was such a success that we are doing it again this year. We had 42 original drawings submitted and the banners will have been hung by the time you are reading this article! Come on out to the 1400-1500 blocks and browse all of the local young talent on display.

## Farmers Market Finale!

Our Farmers Market season wrapped up this year on November 14. We had record-setting attendance and vendor sales even though we started the season with extreme COVID-related protocols, limited attendance, and lines...oh, the lines!!! That all seems like a lifetime ago now. Thanks to all of the shoppers that came out every Sunday to support our vendors and merchants on South Pearl.

A blue and white graphic for Winterfest. At the top, it says "SOUTH PEARL STREET" in a circular logo. Below that, "WINTER FEST" is written in large, stylized letters. The event dates are "FRIDAY EVENING, DEC. 3<sup>RD</sup> 5-9PM" and "SATURDAY, DEC. 4<sup>TH</sup> 11AM-5PM". The location is "1500 SOUTH PEARL ST. DENVER" and the website is "SOUTHPEARLSTREET.COM". A central illustration shows a person in a carriage pulled by two horses. Below the illustration, it says "BOX ELDER HORSE AND WAGON RIDES (FRI. 6-8PM/SAT. NOON-4PM)". At the bottom, it lists various activities: "ROASTED CHESTNUTS • OLDE WORLD SANTA • COCOA, CIDER & TODDIES" and "FARMERS & OPEN AIRE MARKET • HOLIDAY GREENERY & CHRISTMAS TREES" and "OLD FASHIONED PEARL STREET MAGIC".

# South High School update

## *Rocket Club breaks altitude, speed record*

by Melina Hodzic, Denver South High School

We can't believe we are winding down our first semester. We are very proud of our students and staff for the hard work they put in and the commitment they make each day to make South the best for our students.

It's an exciting time here at South, not only inside the classroom, but also outside. Our Ravens have been excelling in activities and athletics.

On November 6, the Denver South Rocket Club broke the current high school record of 18,000 feet by launching a rocket to 26,000 feet or about 8.1 kilometers into the air. The rocket also broke a speed record with a top recorded speed of mach 2 or over 1,500 mph. This achievement prompted NASA to reach out to South and the students' accomplishments are being presented to NASA's Ames Research Director Dr. Eugene L. Tu and other top leadership.

Here is a news clip about the launch with a video!  
<https://denver.cbslocal.com/2021/11/07/denver-students-south-high-rocket/>

*Continued on page 7*



*The Denver South High School Rocket Club group before the launch of its record-breaking rocket. The club's rocket broke the current high school record by launching a rocket to 26,000 feet. The rocket also broke a speed record with a top recorded speed of over 1,500 mph. Photo by Rachel Goss*

# McKinley-Thatcher Elementary School

by Ingrid Hoff

McKinley-Thatcher Elementary celebrated its 2021 National Blue Ribbon School award with a neighborhood festival November 13.

Students, families, staff, and community members gathered on the school playground to recognize the award and the hard work that went into making it possible. Kids enjoyed a bounce obstacle course, special performances, and Blue Bell ice cream. There was also a special ceremony to honor long-serving staff members, including Mrs. Lynn Blackledge, who recently marked her 29th year at the school.

McKinley-Thatcher students prepared their community garden for the winter and celebrated the fun they had with it this year. Students grew tomatoes, tomatillos, carrots, herbs, and flowers, and are saving their seeds for next season.

Throughout the summer, the school donated garden produce to [Metro Caring](#), a local hunger relief organization, and collaborated with the [Rebel Bread](#) bakery to sell garden veggie focaccia at local farmer's markets. The funds raised at the markets are helping to pay for more garden beds to give every child an opportunity to plant and care for seedlings next spring.

The school is hosting a winter food drive to support families in our community who are experiencing food scarcity. The two-week break from school can be a challenging time to keep all family members fed without the benefit of free breakfast and lunch. If community members would like to contribute, they can donate non-perishable food items at the school (1230 S. Grant St.) between 8 a.m. and 2 p.m. any weekday through Dec. 13, 2021.

The [Denver Public Schools SchoolChoice](#) application process for next school year opens Jan. 14, 2022, and McKinley-Thatcher is getting ready for school tours for prospective families. The school is closely following the district's guidance on health and safety precautions and will be offering virtual "Meet-and-Greets" with Principal Sonia Gerdes in November and December.

An in-person open house for interested families on Wednesday, Jan. 26, 2022 from 3:30-5:30 p.m. (This event may change, so check the school's website for the most updated information). Families may visit [mckinleythatcher.dpsk12.org](https://mckinleythatcher.dpsk12.org) for more details.

## Grant Beacon Middle School

For information: <https://www.bnsk12.org/gbms/>

# Greener December holidays: simple, natural, beautiful

by Jen Grauer

Strolling by homes decorated for the holidays can bring surprises and joy. They change the ordinary to something special. In the name of bringing cheer, we often get caught up in over using our precious resources: time, money, and fossil fuels (for energy, plastics, synthetic materials). This year, let's make the holidays extra green by creating a beautiful holiday that is simple and natural!

## OUTDOOR DECOR

- [Wreaths made of plants](#) hung on doors, railings.
- Ornaments hung from outdoor trees using [pine cones wrapped in wool](#) or [DIY birdfeeders](#).
- [LED lights](#), just a few, to reduce energy consumption/climate change.
- [Yard gnomes](#) made of compostable evergreens branches instead of blow-up figures (dress them for the holiday you celebrate or make them winter gnomes).

## INDOOR DECOR

- Reduce the amount of decor displayed for a simpler and less stressful holiday season.
- Garland made from stringing popcorn, cranberries, crumpled paper balls from junk mail.
- Paper snowflakes from recycled paper: [2D](#) or [3D](#) versions.
- [Window stars](#) with colored kite paper.
- Unscented candles made of [beeswax](#) or [soy](#) (scented products and paraffin wax create unhealthy indoor air and pollute outdoor air).
- Pine cones set in a bowl or wrapped with wool and displayed.

## TREES

Most pre-cut Christmas trees are heavily sprayed with chemical pesticides. Buying these trees means bringing these chemicals into our homes and supporting farms that pollute air and water with chemicals. Learn more [here](#). What are a few greener holiday tree alternatives?

- Reuse the fake tree(s) you already have.
- Second-hand fake tree(s) from a thrift store, Nextdoor, or Craigslist.
- House plants decorated with lights and ornaments, instead of buying a tree.
- Cut your own tree [in nature](#) and help thin out the tree herds.
- [Living trees](#) that can later be planted.
- Pre-cut trees grown without chemical pesticides. [Creekside Nursery](#) in Boulder/Niwot does not use chemical pesticides. (I called them to confirm this, as they do not advertise this on their website.)
- DIY or alternative tree. Ideas [here](#), [here](#) and [here](#). Use natural, reusable, and recyclable materials.

## GIFT GIVING

Gift giving is a lovely way to show appreciation and create connection with others. It seems it has gotten a bit out of hand these days and often contributes to plastics in waterways and oceans, use of fossil fuels to ship from foreign countries, and clutter in our homes that both stresses us out and takes time away from the very relationships we are trying to strengthen with all the gifts. This year, let's think outside the plastic clamshell contained gifts.

- Reduce — the number of gifts given. One thoughtful gift will be remembered. Will ten?
- Natural — choose items made of glass, metal, wood, plants instead of plastics and synthetics.
- Reuse — buy used or hunt your house for items to regift (kids love old digital cameras).
- Local — shop craft fairs and local boutiques for unique, useful gifts (kitchen towels, socks, mugs).
- Experiences — vacations, ice skating, sleigh rides, ski lessons, massages, high tea, phone calls.
- Consumables — organic liquor, soaps, local honey, meals/desserts in a jar, flowers/plants.
- Donations — to [oceans](#), schools, [social justice](#), [animal rescues](#), [pollinators](#), [urban farming](#).

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## Connect with 3PA!

Interested in getting connected with 3PA? "LIKE" us on Facebook: [www.facebook.com/plattpark3pa](http://www.facebook.com/plattpark3pa) or sign up for email notifications on [www.3pa.org](http://www.3pa.org)

# District 7 update

## COVID-19 vaccinations readily available; Council seeks citizen input on redistricting

by Jolon Clark, Councilmember

While it may seem like things are getting back to normal, we can't let up on our fight against COVID-19. In fact, Colorado hospitals are on track for some of the highest levels of hospitalizations ever for COVID-19.

The best way to protect yourself and others is to get the COVID-19 vaccine. Many people who have already been fully vaccinated against COVID-19 should now receive another dose to stay protected. Getting a booster dose can help protect you, your family, and your community from COVID-19.

The CDC recommends booster shots for those who received the Pfizer or Moderna COVID-19 vaccine and it has been six months or more after their final shot.

The Pfizer vaccine is now available for 5-11 year olds. Although children are at a lower risk of becoming severely ill compared with adults, children can get very sick, have both short and long-term health complications from COVID-19, and spread COVID-19 to others.

All three authorized vaccines are safe, effective and free. You don't need an ID, insurance, or an appointment. Find a COVID-19 vaccine near you at [vaccines.gov](https://www.vaccines.gov) or [covid19.colorado.gov](https://www.covid19.colorado.gov).

Thank you to the many neighbors that worked with my office on Bill 1266 — Hours of Operation for Hookah Lounges. Because of your advocacy including showing up to meetings, writing letters, and being persistent, we were able to get council support to pass legislation that closes hookah lounges at midnight. Multiple neighborhoods have been impacted by the outcrowd issues and we are hopeful that the new regulations will prevent future problems that typically occur after the bars let out.

City Council is in the process of redrawing the council districts and we need your input! Visit [representable.org](https://representable.org) to map out what you consider your community of interest to be. City Council will use the information to help determine where district boundary lines should be drawn. Learn more at [denvergov.org/redistricting](https://denvergov.org/redistricting).

As always, please continue to reach out to my office with any questions, concerns, or ideas.



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# Help make Platt Park even more awesome

by Mark Newton

We've already established that Platt Park is a wonderful place to live and work. So, once again and with that in mind, your neighborhood newsletter is packed full of tips to make the neighborhood — our neighborhood — all the better. (All information is provided via the City of Denver [website](#).)

## LEAF-DROP

The [seasonal program](#) offered by Denver Recycles that turns leaves into compost. Weekday drop sites are open until Dec. 3.

## STORM DRAINS

Homeowners can do a lot to help the functionality and maintenance of the storm drains:

- Sweeping gutters in front of their homes of trash and debris
- Bagging lawn clippings
- Not blowing leaves or other loose debris onto the right-of-way
- Clearing debris from inlets after storms
- Securing trash bins in areas where they won't float away
- Not setting out trash bins for morning pickup the evening before in summer months
- For more details, go to the [Wastewater Management website](#).

## DRAINAGE COMPLAINTS

The best course of action to report a drainage problem is to call 3-1-1 and report the specific type of problem (i.e., ponding, flooding, icing, illicit discharge, broken inlet, blown manhole cover, etc.) and the location to the 3-1-1 operator who can best facilitate the request to the appropriate department for response.

## BROKEN BRANCHES OR FALLEN TREES

Property owners are responsible for cleanup of debris from trees on private property and from trees within the public right of way adjacent to their property. [CLICK HERE](#) for more information.

## SNOWSTORMS

Snow removal — including shoveling, ice buildup, and more — information is [HERE](#).

## RIDING YOUR BIKE IN THE SNOW

Bicycling in snow conditions can be challenging, so having yourself and your bicycle prepared for the weather is critical. After checking the local weather, decide if your bicycling skill set matches the daily weather forecast. [CLICK HERE](#) for more tips.

## APPLIANCE COLLECTION

Denver residents serviced by Solid Waste Management may [schedule a free appliance collection](#) by appointment. Appliance collections are done by the City to ensure that metals are recycled and Freon gases from refrigerated appliances are handled in an environmentally safe manner.

## ELECTRONICS RECYCLING

Denver Recycles offers Denver residents an “E-cycle Coupon” for recycling televisions, monitors, and other electronic items. The E-cycle coupon will allow Denver residents to drop off their televisions, monitors, and other electronic items at a significantly discounted rate. Denver residents may request an E-cycle coupon [HERE](#).

## HOLIDAY WASTE REDUCTION

American households generate 25% more waste between Thanksgiving and New Year's Day, adding one million tons of waste to landfills each week. But together we can change that. Denver Recycles encourages you to keep waste prevention, recycling and composting in mind as you move into this festive (and often wasteful) time of year. [CLICK HERE](#) to learn more.

## RECYCLE HOLIDAY LIGHTS

If you have broken, burned-out or impossibly tangled sets of holiday lights, don't throw them out — recycle them for free instead. [CLICK HERE](#) for the details.

## TREecycle

Offered by Denver Recycles, this seasonal program turns discarded Christmas trees into mulch after the holiday season. Please note, Treecycle is for Denver residents only and remember, Extra Trash Collection will be suspended for two weeks so that Solid Waste Management crews can collect Christmas trees. [CLICK HERE](#) for this year's program, which runs Jan. 4-15.

## CURRENT TRANSPORTATION AND INFRASTRUCTURE PROJECTS

Click [HERE](#) for updates on the Iowa Underpass Bicycle/Pedestrian project and the South Downing Street Pedestrian Crossings and Speed studies and others throughout Denver.

## NEED HOUSING HELP?

Looking to buy a home? Need help with rent or utilities? Check out these [housing resources](#), including [assistance for individuals who are homeless](#).

## “Trash Pickup Event” continued from page 1

“It was fantastic to see so many neighbors from Platt Park willing to spend their morning making the neighborhood a better place,” Clark said. “A huge thank you to Sheri and everyone who helped make this happen!”

Sheri was relentless in obtaining gift certificates to be freely raffled to participants at the end of the event. Merchants generously contributing gift certificates were:

- Chook Charcoal Chicken
- Etc. Eatery
- Hazel Bar
- Massage Therapy by Sue
- Nixon’s Coffee House
- Que Bueno Suerte!
- Sexy Pizza
- Uno Más

The trash pickup covered all 3PA streets — east and west from Downing to Broadway, and north and south from Mississippi and Buchtel to Evans. Each team of volunteers came back with bags filled with trash. Thank you to all who participated!

Sheri is planning to work with 3PA to organize another neighborhood trash pickup event in spring 2022.

“I encourage everyone to try to keep the neighborhood clean by doing their part, Sheri said. “We are planning to make this a yearly spring event, so I hope to see you all in the spring!”

Until then, please remain vigilant to trash in Platt Park and our streets. We encourage you to follow Sheri’s example and take a small bag for trash with you on your walks.

## “South High School Update” continued from page 3

This has also been an unprecedented fall season for Ravens athletics that has created historical moments. We are proud of our Raven athletes for all their hard work!

We kicked off winter sports November 15 and we look forward to another great season. Tickets to indoor events can be purchased online at our website. We hope to see you in the stands cheering for our Ravens.

Last but not least, Denver Health School-Based Clinic is proud to offer the Pfizer COVID-19 vaccine at the South campus. The FDA recently approved the two-dose Pfizer vaccine for children ages 5-11. Getting your child vaccinated will protect them from COVID-19 and also help slow the spread of this virus in our community.

DPS is partnering with Denver Health to host free after-school vaccine clinics for any person age 5 and older, including booster doses for parents and community members or first/ second doses for anyone needing Pfizer.

There are two ways to make an appointment:

- Click this [link](#) and follow instructions for scheduling an appointment. If you do not have a MyChart account, you will need to create one. Please use your personal email to create your MyChart account. Once in MyChart you will be able to schedule a vaccine appointment.
- Or call 303-602-8958. Please listen to all options. Wait times on the phone may be long, but we want to help get your vaccine appointment scheduled as soon as possible.

For more information, on the COVID-19 vaccine for Colorado kids, [CLICK HERE](#).

We are Denver South! Go Ravens!



About 40 Platt Park residents gathered Nov. 6 in Platt Park for the first-ever organized trash pickup event, a collaborative effort between the Platt Park People’s Association, neighbors, and local merchants. Platt Park resident Sheri Munteer organized the event. Photo by Sheri Munteer

# 3PA General Meeting summary

## *Several important neighborhood issues addressed*

by Greg Pulliam

After a nearly two-year COVID-induced hiatus, 3PA had its first in-person, indoor General Meeting November 16. Thank you to the approximately 20 neighbors who participated, and to our presenters. And, thank you greatly to Highlands Church for offering the use of its facilities for the meeting. The meeting was chaired by 3PA board member and treasurer Joe Beierl.

### **District 3 Community Resource Officers**

Officers Kate Young and Antonio Pacheco, who serve the Platt Park area of District 3, noted that a primary source of thefts is from open or unlocked garages, and that most bicycles are stolen when they are not locked or when they are secured with an easily-cut cable lock. The officers urged residents to always shut and lock garage doors, and to always secure bikes with a hardened chain or lock.

When reporting crimes, the officers pointed out the distinction between theft and burglary. Burglary occurs when a perpetrator physically enters a structure (house, garage, shed) to steal something. Theft occurs when an item is left out in the open and is stolen.

Other useful information from our CROs was the following:

- If you encounter someone attempting to steal your car's catalytic converter, do not confront them. Call 911.
- Theft-deterrent license plate screws are available at no charge at the District 3 Station.
- Never leave valuables in your car. Make sure that you haven't left a valet key in your car's owner manual.
- Don't leave portable garage door openers in your car. Don't leave car keys in your car — even in your garage.
- Owners of older cars or high-theft cars (covers a wide range of vehicles) may qualify to receive a free anti-theft The Club devices at District 3 Station.

### **Councilmember Jolon Clark**

In case you are wondering, and as noted on the [Lucky District 7 webpage](#), Jolon is pronounced Joe-Lun as in "Rollin' with Jolon."

Jolon introduced Council Bill 21-1266 to restrict the opening hours of hookah lounges to between 7 a.m. and

midnight. The bill passed November 15 and is expected to be signed soon by Denver Mayor Hancock. (See Jolon's article on page 5.)

Jolon strongly suggested registering your bikes. Most recovered bikes are not registered in the system that Denver presently uses. Therefore, they cannot be reunited with their owners. A new registration system that works across jurisdictions is expected to be implemented in 2022. This system will allow information sharing between other participating Colorado cities, as well as out-of-state systems.

Jolon related the challenges in enforcing the City's regulations for parking in one location for more than 72 hours, particularly as related to RVs. He noted the steps in the process are the following:

- Property owner notifies 311 or traffic enforcement of a vehicle parked in one spot for more than 72 hours.
- Traffic enforcement marks the vehicle, and if unremoved after 72 hours, tickets the vehicle.
- If a vehicle is moved at least 100 feet after being ticketed, then the process restarts if it stays in its new location for more than 72 hours.
- If the vehicle is still not moved, Denver's understaffed Sheriff's Department is notified to tow the vehicle — when it can get around to doing so with the two, existing, overworked towing contractors.

(Editor's Note: A Nov. 18 Denverite [article](#) provides more information.)

Finally, Jolon encouraged all Platt Park neighbors to provide inputs on the redrawing of Council Districts that are required following the results of the 2020 census. (See Jolon's article on page 5 for more information.)

### **3PA Treasurer's Report**

3PA Treasurer Joe Beierl handed out hard copies of the 2021 3PA Financial Summary, which included the projected 2022 budget. Also included with the 2021 summary and 2022 budget was an annual comparison of receipts and disbursements from 2013 to 2021.

*Continued on page 9*



Joe noted that the 2022 budget does include costs for publishing six issues of the Platt Park Post, 3PA’s bimonthly newsletter, including the printing and distribution costs for one hard copy issue. He related that 3PA had to go to all online distribution of the newsletter in 2020 due to insufficient advertising revenue to cover the costs for hard copy, door-to-door delivery. Greg Pulliam, who is the 3PA Board’s liaison with the Platt Park Post all-volunteer editorial staff, stated that the Post team has been considering ways to improve content and lower costs. Please reach out to staff if you have any ideas or would like to advertise.

It was moved and seconded that the 2022 budget be approved. By voice vote, there were all “yeas” with no “nays.”

### 1501 S. Acoma Street

Ben Bryan of Owl Properties, the development team for an apartment project at 1501 S. Acoma St., a vacant lot west of Broadway, described the project for the meeting participants.

It will be a four-story building with 118 rental units — seven two-bedroom units and the remainder one-bedroom units. The developers anticipate approximately 140 total residents. All units will have one-year leases. Apartments will be available to residents with children. Off-street parking will be provided for 18 vehicles — 50 percent more than Denver codes would require.

The building will be managed by a professional property management company. Additionally, the building will be staffed 24/7, including social workers who will be in the building working with formerly unhoused residents. The planned residents will be about half formerly unhoused persons with the remainder being Workforce residents.

Workforce is the term for affordable housing targeted for residents who are working, but who cannot afford market rate housing. Workforce residents are those making 60 percent of the Area Median Income (AMI). Some Workforce residents could include formerly incarcerated individuals who have served their time and/or met parole conditions.

The land is presently under contract to the development team. Ben said the developers had applied to the Colorado Housing and Finance Authority (CHFA) for tax credits for the apartment project. The application was not successful due to the oversubscribed nature of this round of tax credit awards. Ben added that the developers plan to apply again for the tax credits next year.

Ben said visits to similar developments in the Denver area — such as [St. Francis Apartments at Cathedral Square](#),

1450 N. Washington St. — could be arranged for interested neighbors. Ben is also open to entering a Good Neighbor Agreement (GNA) with 3PA, as well as the Overland Park Neighborhood Association, which is the association within whose boundaries the apartments would be located.

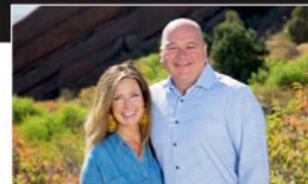
For more information, email Ben at [bbryan@owlproperties.com](mailto:bbryan@owlproperties.com).

### IN OTHER NEWS: 2022 Board Election

The board has yet to determine the date and process for the next board of directors election. Expect an email blast and Facebook post detailing the plan soon after it is finalized. The 3PA bylaws can be accessed on the website under the “[About 3PA](#)” tab.

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# Why is winter watering vital?

*Courtesy Be A Smart Ash and Denver Forestry*

In the fall and winter, trees drop their leaves and become dormant as they prepare for colder temperatures. However, newly planted trees experience the greatest growth in their root system during this time. Colorado often experiences dry periods during winter (two or more weeks without snow cover), which can leave roots susceptible to drying out, causing tree death or severe root damage.

Not watering throughout the winter is the largest contributing factor to the mortality of newly planted trees. It is best to slowly give any newly planted trees 10-15 gallons of water before putting the hose away for the winter and to supplement with 10-15 gallons of water during dry periods and when temperatures are above 40 degrees. Do not water when temperatures are near or below freezing.

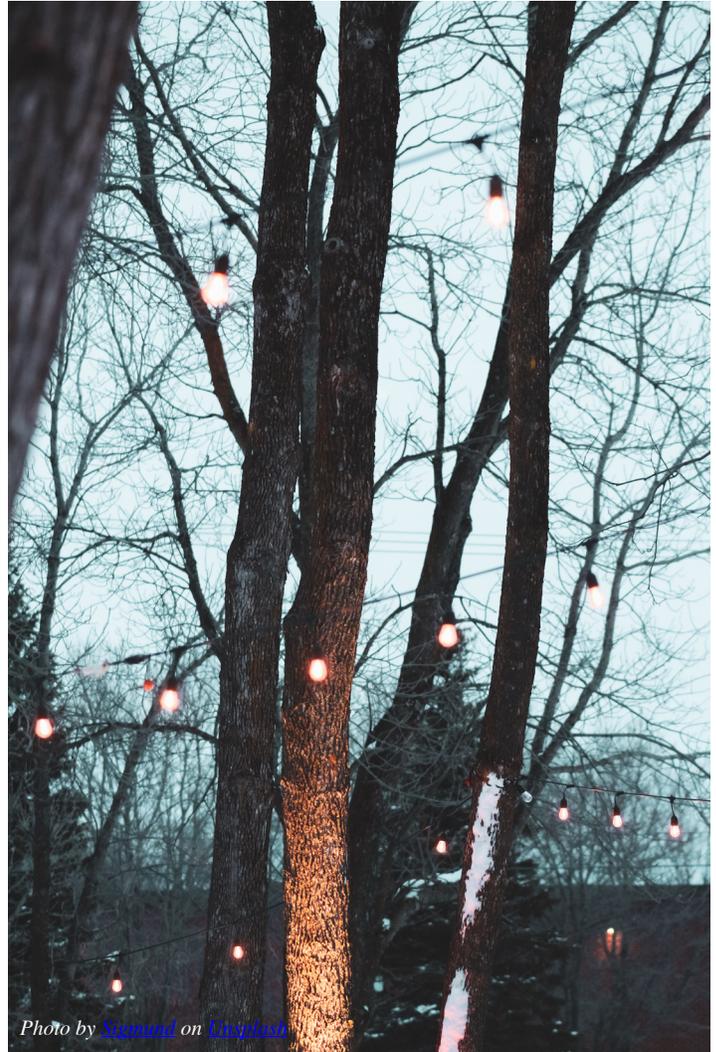
## Watering routine:

- Before winter: Continue to water your tree(s) until the ground freezes. Slowly (trickle over several hours) give your newly planted tree 10-15 gallons of water. Once complete, don't forget to disconnect your hose so that it doesn't freeze.
- During winter: Water your tree twice a month with 10-15 gallons of water if the ground isn't frozen. This is best done when the temperature is around 40 degrees and at midday to allow water to soak in before the ground freezes at night. Continue to check the moisture level of the root ball (the main mass of roots directly beneath the trunk), especially during long periods without snow cover.
- Following spring and summer: Continue to water the tree once a week with 10-15 gallons of water and more when the weather is dry, windy, or during prolonged periods of drought and sunshine.

## Additional tree care tips for the winter:

- Wrap the trunk: In Colorado, young trees, especially thin-barked trees like Honeylocust, Maple and Linden, are susceptible to sunscald and frost cracks because of drastic winter temperature fluctuations. To prevent bark damage, wrap the trunks of younger trees up to the first branches using commercial tree wrap. A general rule of thumb is to wrap trees around Thanksgiving and remove tree wrap around Easter.
- Mulch the base: Apply 2-4 inches of wood chips, bark or other organic mulch near the base of the tree, but not against it, to reduce soil evaporation, improve water absorption, and insulate against temperature extremes. Some community recycling programs like Denver Recycles provide wood chips free of charge.

Proper tree care during the winter months is crucial for tree health and survival. Following these watering and tree care tips can help your trees continue to grow and thrive. For additional information, read more about winter tree care from the Be A Smart Ash [website](#) and the Colorado State Forest Service [website](#).



*Photo by [Suzanne on Unsplash](#)*

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*Tom Snyder is taking off writing "Neighborhood Notes" this issue. Look for the popular column to reappear in the next issue.*

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