

PLATT PARK *Post*

The Official Newsletter of
Platt Park People's Association
July/August 2022
www.3pa.org



Our future in Platt Park

3PA board seeks insights from neighborhood residents

by Jennifer Larson Beason, Platt Park People's Association President

We are often inundated with bad news — headlines that make you shake your head in sorrow or disappointment. That is fortunately not the case for the Platt Park Post. Here, we look for the helpers and we are proud to tell their stories, just like Mr. Rogers told us to. The good news? Beyond this publication and across our beautiful neighborhood, we do not have to look far to find examples of hope, inspiration, and people living up to Fred Rogers' classic phrase, "Won't you be my neighbor?"

This May, there was a call for action across Platt Park to join the Platt Park People's Association (3PA) Board of Directors. Rest assured — your neighbors answered the call to help. Leaders of all backgrounds from across the community joined hands with your existing leadership team to form 3PA's newest Board. Our first course of action? To listen. Please use the QR code to access the "Our Future in Platt Park" Google survey.



<https://forms.gle/Mz6YGGZxkZY82Es2z8>
Please respond by Wednesday, Aug. 31

We want to learn more about you. What matters most to you and your household? Do you have opportunities or concerns you would like to share? 3PA does not have a bottomless budget, but we do have diversity of thought and background, collective excitement, and an unwavering commitment to bring out the best in our neighborhood.

We invite you to respond to our brief survey by Wednesday, Aug, 31. If you missed the prior call to lead and you would like to engage more directly with the 3PA Board, please provide your email in the survey and we will connect regarding engagement opportunities.

As for me, my story is not that exciting, but it is sincere. Since moving to the neighborhood in 2018 with my husband John and my golden retriever Kinzie, there is no place I would rather be. I tell everyone I am incredibly fortunate to live in the best neighborhood in Denver with neighbors who have become like family. My goal as

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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

For all 3PA and Platt Park Post communications email: Board@3PA.org

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Neighborhood Notes

Summer is rolling along rather quickly it seems as I write this edition. Hope you've gotten out and done whatever it is you love to do in the summer months, but if not there are yet plenty of beautiful days to come. I know COVID is not vanquished but compared to the past two summers it has sort of felt like it with concerts and public gatherings happening all over, restaurants once again buzzing with life, and the simple pleasure of being able to exchange a smile between neighbors (sans mask) as you pass by — a welcome relief.

Nice to be back in print for this issue. The finances for the Post got knocked off-kilter during the pandemic and we are still sorting that out but hopefully we'll see more print issues in the coming months.

Lots going on, as always, so let's get you caught up on things around the 'hood.

In case you missed the last issue, which is only available online, I highlighted the opening of **Jacks on Pearl** that opened in the spring. Short summary, it's great — not cheap — but excellent food, service, and atmosphere. They have a fun happy hour upstairs each night from 3-5:30 p.m. We've been there a few times and usually bump into one of you so word must be getting out. Go to 3PA.org to read the full article.

Just across the street from Jacks has been the home of **Etc. Eatery**, which permanently closed in June. Co-owner Tim Chaladek said the unfortunate timing of opening at the beginning of the pandemic proved too much. Tim said: "The hardest challenge was the inconsistency from every angle, whether that's product availability, labor pool, pricing, or sales, it made it financially difficult to plan for." The property is back on the market for lease. We'll keep you updated as we hear about developments.

Keeping the conversation to the 1400 block of South Pearl Street, you might have noticed that **Second Star to the Right**, a children's book and toy store moved into 1455 S. Pearl St. The owners originally purchased and moved into the building at 1545 S. Pearl St. back in 2014. The original plan for that space was to expand it but ultimately that task proved more than owners Marc and Dea Lavoie wanted to take on. When the little retail home became available up the block, they decided it would be a better fit and they could focus on running a bookstore and not being developers. Despite the move Marc and Dea report business has done well

with sales up 20 percent from 2019.

That building at 1545 S. Pearl St was purchased by local resident Nora Baldwin who stated she wants to preserve the building for future retail use. As reported in BusinessDen.com, Nora said: "I live in the neighborhood and I love South Pearl. I'm really concerned that there's going to be a lack of retail (and) then it will go the way of Tennyson Street where they're building multifamily properties on Main Street where the zoning is for retail."

She is certainly putting her money where her convictions lie. Nora does not yet have a tenant but wants to bring in someone who will add value to South Pearl Street. "Pearl Street's only growing bigger and better," she said. "The neighborhood is highly desirable because of Pearl Street so I think that any business there would have a base clientele that are never leaving." Amen sister!

Speaking of Nora, it seems the aforementioned building is not the only project she has had her hands on lately. In April of this year Nora purchased the building at 628 E. Evans Ave., formerly known as **The Garden Patch**. The Garden Patch has been around as a nursery since 1964, making it one of the longest continuously operating businesses in the area. Unfortunately like many businesses COVID caused the owners to shut down and put the property up for sale. True to Nora's passion for preserving the character of the neighborhood she said she is looking for someone to lease the property who wants to use the space in a way that will benefit the neighborhood and create another place of gathering and community involvement like the Patch had been for so many years.

And lastly it seems Nora is not yet done (call this "The Nora Baldwin Issue") as she also purchased 1804 S. Pearl St. across from Steam Espresso and Grant Beacon Middle School, formerly the Mayu Sanctuary. Nora has leased the space to Bill Taibe, a chef and restaurant developer who recently relocated to Denver from Connecticut. Taibe plans to open the restaurant, Don Memo, billed as a creative take on Mexican food. The original Don Memo, which still operates in Westport, Conn., (www.donmemowestport.com), opened in 2020. Look for a later 2023 opening.

Nora said she purchased the property largely because she did not want to see it developed into another apartment building with no retail space. Nora plans for the garden meditation space to serve as a patio for Don Memo. Behind

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Neighborhood Notes, *cont. from page 2*

the patio will be three townhomes which will be zoned such that residents can operate a business out of the ground level. An additional structure is planned for where the current parking lot now sits on the north side but no details are available at this time.

We certainly appreciate owners like Nora who are actively working to preserve the charm of South Pearl Street, which truly is the heart of our neighborhood. Hope the projects go well and we look forward to seeing what the next steps bring and whatever Nora has up her sleeve.

One other noteworthy purchase happened this spring. The building that housed Yao Clinic, the Chinese herbal medicine clinic and spa at 1301 S. Washington S., was purchased by the [Junior League of Denver](#). The Junior League was founded in 1901 with the Denver charter starting in 1918. They presently have 295 chapters in four countries. The Junior League is a women's volunteer organization that focuses on literacy, early childhood education, and poverty. They recently sold their previous Denver headquarters at 1140 N. Delaware St. and the Washington property fit the bill for what they were looking for. The Junior League plans to move into the space in early 2023.

Being that we are in print format I can't ramble on indefinitely but suffice it to say those are just some of the recent happenings around here. Our little neighborhood is as popular as ever and will continue to see new activity and development — some perhaps will not be widely popular but hopefully the majority contributing to make this an ever-greater area to live.

Enjoy the rest of your summer. I look forward to seeing your smiling faces out and about.

See you around the neighborhood,

Tom Snyder



PLATT PARK POST

For a PDF with active internet links of this issue and for an archive of back issues: 3pa.org/newsletter

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Denver has an unhealthy air problem

Try these 3 easy hacks to help clean up our air starting today!

by Jen Grauer

The American Lung Association's "[State of the Air 2022](#)" (lung.org/media/press-releases/sota-co-fy22) ranked Denver as the seventh most-polluted city for ozone pollution.

"The levels of ozone and particle pollution seen in many areas of Colorado can harm the health of all of our residents, but particularly at risk are children, older adults, pregnant people and those living with chronic disease. Both ozone and particle pollution can cause premature death and other serious health effects such as asthma attacks, cardiovascular damage, and developmental and reproductive harm. Particle pollution can also cause lung cancer," said Nick Torres, advocacy director for the Lung Association.

Just like the Victory Gardens, we can make a difference by each doing our part! Here are three:

1. CHOOSE UNSCENTED LAUNDRY PRODUCTS.

All those delicious fragrances coming out of your dryer and wafting off your clothes are VOCs (volatile organic compounds) that contribute to our ground-level ozone (and aren't good for your health either). Fragrances were found to be 42% of the manufactured VOC above Boulder. Read more [here](http://coloradosun.com/2021/08/12/colorado-air-pollution-includes-fumes-from-sunscreen-bug-spray-and-hand-lotion) (coloradosun.com/2021/08/12/colorado-air-pollution-includes-fumes-from-sunscreen-bug-spray-and-hand-lotion) in the Colorado Sun, a local, independent newspaper, about fragrance and air pollution.

2. STOP USING GAS-POWERED LAWN EQUIPMENT.

Gas-powered lawn mowers and trimmers aren't regulated like cars and contribute [10% of the VOCs](https://raqc.org/our_programs/mow-down-pollution/) (https://raqc.org/our_programs/mow-down-pollution/) that make Denver's ground-level ozone.

"Spending an hour behind a roaring lawn mower can spew nearly the same amount of oily pollution into the air as a 100-mile car trip, according to a Swedish study," reported by [ABC News](https://abcnews.go.com/Technology/story?id=98532&page=1) (<https://abcnews.go.com/Technology/story?id=98532&page=1>.)

Here are four healthy air options instead of a gas mower:

- **Buy an electric mower and trimmer** for a steep discount when you recycle your gas-guzzling, air, and noise-polluting machines through mowdownpollution.org/ Electric mowers are trending in Platt Park.
- **Buy a modern version of a retro reel mower.** I've seen three homeowners in Platt Park using [these](https://amazon.com/Joe-MJ500M-16-Inch-Manual-Catcher/dp/B0072CTQYU) (amazon.com/Joe-MJ500M-16-Inch-Manual-

Catcher/dp/B0072CTQYU) cool and quiet mowers. Nice!

- **Hire a local Denver service that uses electric lawn machines**, like [Green Clipper](http://greenclippers.com) (greenclippers.com) and [Clean Air Lawn Care](http://cleanairlawncaredenver.com) (cleanairlawncaredenver.com). Your neighbors will appreciate the quiet mornings and fresh smell of grass instead of gasoline.
- **Borrow** your neighbor's electric or reel lawn mower.

3. TURN OFF YOUR CAR INSTEAD OF IDLING.

Do you leave your car running when you are dropping off/picking up kids, stopped at a long light, waiting for someone, early to an appointment, at a drive-through? According to the [U.S. Department of Energy](https://afdc.energy.gov/files/u/publication/idling_personal_vehicles.pdf) (afdc.energy.gov/files/u/publication/idling_personal_vehicles.pdf), "idling reduces your vehicle's fuel economy, costs you money and creates pollution. Idling for more than 10 seconds uses more fuel and produces more emissions that contribute to smog and climate change than stopping and restarting your engine does." The agency also reports that "personal-vehicle idling wastes about 3 billion gallons of fuel — generating around 30 million tons of [green house, temperature increasing] CO2 annually in the U.S." Plus, the department writes: "For saving fuel and reducing emissions, eliminating the unnecessary idling of personal vehicles would be the same as taking 5 million vehicles off the roads."

Jen Grauer has been a Platt Park resident since 2015, a Colorado resident since 1988, and an advocate for the environmentalist since 1990. Learn more about making healthy changes at home at JenGrauer.com and TheDenverLonghouse.com.

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Help make Platt Park even more awesome

by Mark Newton

So, we've already established — many times! — that Platt Park is a wonderful place to live and work. 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](http://denvergov.org/website): denvergov.org/Home)

Register to Vote

If you have a Colorado State driver's license or ID card issued by the Department of Revenue, you may register to vote, change your address, or check the status of your registration at the [Denver Elections Division website](http://denvergov.org/Government/Agencies-Departments-Offices/Agencies-Departments-Offices-Directories/Community-Planning-and-Development/Neighborhood-Inspections): denvergov.org/Government/Agencies-Departments-Offices/Agencies-Departments-Offices-Directories/Office-of-the-Clerk-and-Recorder/Elections-Division/voter-registration.

Become an Election Judge

Election judges serve an important role in ensuring Denver's elections are safe, secure and accurate. They perform a wide variety of tasks that include assisting voters, verifying information and processing ballots. Contact the [Denver Elections Division](http://denvergov.org/Government/Agencies-Departments-Offices/Agencies-Departments-Offices-Directories/Office-of-the-Clerk-and-Recorder/Elections-Division/become-an-election-judge): denvergov.org/Government/Agencies-Departments-Offices/Agencies-Departments-Offices-Directories/Office-of-the-Clerk-and-Recorder/Elections-Division/become-an-election-judge for more information.

Elevating Denver

Want to keep up with news and information from the City and County of Denver? Sign up at denvergov.org/Sign-Up-for-City-Updates to receive email updates about city news, events, service updates, and more.

Adopt a Pet

Denver Animal Shelter denvergov.org/Government/Agencies-Departments-Offices/Agencies-Departments-Offices-Directories/Animal-Shelter has many wonderful animals available for adoption! Interested?: View an online database of adoptable pets or stop by to see our animals in person.

Pet Licensing

Get your new and improved pet license with smart technology! Now, your pet license tag has a scannable QR code that links to all your pet's most important information (like medical records, owner contact information, microchip, dietary needs, and much more). Pet licenses denvergov.org/Government/Agencies-Departments-Offices/Agencies-Departments-Offices-Directories/Animal-Shelter/Services/Pet-Licensing are required by law in Denver. You can purchase online at PetData.com or in person at Denver Animal Shelter, 1241 W. Bayaud Ave.

Neighborhood Inspections

In order to protect the safety, health, and welfare of all residents, city regulations require that property owners keep their properties safe and well-maintained. To accomplish this, the Denver's Community Planning and Development [Officedenvergov.org/Government/Agencies-Departments-Offices/Agencies-Departments-Offices-Directories/Community-Planning-and-Development/Neighborhood-Inspections](http://officedenvergov.org/Government/Agencies-Departments-Offices/Agencies-Departments-Offices-Directories/Community-Planning-and-Development/Neighborhood-Inspections) has roughly two dozen "zoning and neighborhood inspectors" (Z/NIS), who handle public education and code enforcement throughout the city's 155 square miles.

Speed Trailers

A speed trailer can be requested to help reduce speeding and motor vehicle crashes in your community. For more information, call the Neighborhood Enforcement Team: denvergov.org/Government/Agencies-Departments-Offices/Agencies-Departments-Offices-Directories/Police-Department/Traffic-Enforcement-and-Safety of the Traffic Operations unit of the Denver Police Department at 720-337-1030.

"Future in Platt Park" continued from page 1

your new 3PA President is simple. I want to do something every day that makes Platt Park an even better place to live, work, and play — and I'm going to have a great time doing it.

None of us know the uncertainty that lies ahead, but I am confident we can all count on the "helpers" of Platt Park to step up when we need them most. For that, I am grateful to call you, my neighbor.

On behalf of the 3PA Board of Directors, we would like to thank Benda Holder, our outgoing president, for her tireless commitment to our community. To Greg Pulliam, Joe Beierl, and Ashley Arroyo, we are delighted to join you in service of this incredible community we call home.

Editor's Note: Jennifer Beason penned this on behalf of the Platt Park People's Association Board of Directors:

- Ashley Arroyo
- Nora Baldwin
- Joe Beierl
- Nick Bottinelli
- Stase Bottinelli
- Terry Eschner
- Dave Eyvazzadeh
- Chris Klein
- Charles Knight
- Listy Lehman
- Greg Pulliam

Summer tree care: what you need to know

by Denver Office of the City Forester

If water is life, then mulch is a lifesaver! When we talk about [tree care](#) in the summertime, we are mostly talking about the one-two punch of watering and mulching. Below you'll find a round-up of some simple tips for summertime tree care.

BE WATER-WISE

Before you start watering, make a plan based on the trees you have. Answering these questions can help you make a watering plan that works:

- How old are your trees?
- How much water will they need?
- How do you tell if you've watered enough?
- When should you water?
- When should you not?

How can I check if my tree needs to be watered?

- Easy! Feel it with your hand. Dig down into the soil a few inches and squeeze with your hand to feel if it is wet, dry or somewhere in-between.

How much water do I use?

- If your tree is young and still establishing, it will need a little more TLC, so shoot for 15-20 gallons, every 2-3 days.
- After your tree becomes established (it usually takes a two-inch caliper tree 2-3 years to establish), you can reduce the watering frequency. However, we still recommend following the 10 gallons of water per inch caliper of the tree, watering when we experience long periods without precipitation and throughout the winter.
- Allow soil to dry between waterings and continue to monitor your soil moisture to determine when your tree needs to be watered.

How can I make sure water reaches deeper into the soil?

- A simple hose is the most basic tool needed to water your tree, but soaker hoses, soft spray nozzles and soil needles can help break through the soil surface. Most absorbing tree roots are found in the first 12-inches of soil depth; apply water slowly so it has time to absorb into the soil and reach these vital roots.

How can I tell how much water my tree is getting through my hose or irrigation system?

- You can determine your hose's output by taking a container of known quantity, like a gallon jug or five-gallon bucket, and setting a timer for how long it takes the hose to fill up the container at a trickle. Then you can calculate how long you should trickle your hose to achieve a certain quantity of watering. Irrigation systems themselves generally do not provide enough water for young trees during their establishment phase, so plan on giving supplemental water as well and checking the soil moisture regularly.

What else?

- As travel begins to pick back up and Denver residents start hitting the road, don't forget to make a tree care plan while you're gone. When possible, ask a neighbor, family member or friend if they'll water for you and you can offer to do the same for them. And remember to check with your utility department for preferred times, right-day usage and other potential temporary changes.

MULCH-MUSTS

- Mulch does so much! Keeping a mulch ring around young trees keeps them safe from mower and string trimmer damage, which can be an easy point of entry for pests and disease. It also holds moisture in and protects against temperature extremes. It decomposes and adds nutrients to the soil, too!

Here's how it's done:

- Apply wood chips, bark, or other organic mulch 2-4 inches deep in a ring around the base of the tree, but at least 3 inches away from its trunk. Mulch reduces soil evaporation, improves water absorption, insulates against temperature extremes and can break down over time, adding necessary nutrients to the soil. Make sure to replenish your mulch as necessary, at least a few times a year.

We said MULCH, not rocks or grass.

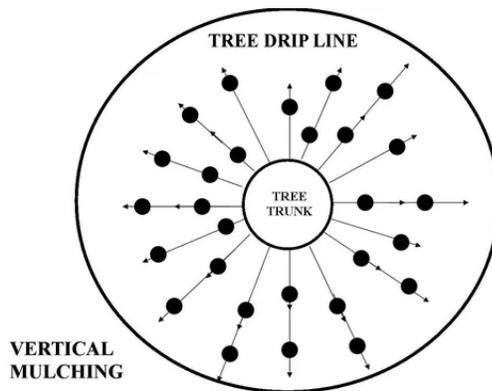
- Rocks as "mulch" are bad for trees. They retain heat, causing the soil temperature to rise and that increases evaporation. Plus, rocks don't provide essential nutrients and can actually change the soil chemistry, which can be unfavorable for many trees. They're not all bad, though – rocks and xeriscape lawns can be a way to conserve

water in other areas of your garden, but it is essential that the area with your tree roots is covered with mulch or other organic material.

- For different reasons, grass around the base of the trunk is also not recommended. Why? Because grass is greedy. It competes with young trees for moisture and nutrients in an already water-scarce climate. Plus, having grass close to your tree increases the risk of mechanical damage to the trunk from lawn mowers or string trimmers.

What is vertical mulching?

For those of you ready to graduate from Mulch 101 and really dig into the topic, we present vertical mulching. Vertical mulching can alleviate soil compaction, which jeopardizes tree health and is commonly found in Denver in areas with clay soil or recent construction. Vertical mulching improves soil conditions and allows for deeper



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District 7 update

by Jolon Clark, Councilmember

Greetings neighbors!

Denver's recycling and composting rate is very low (26%) compared to the national average (34%), and the rate has only increased 1% or 2% annually for the last 20 years. Last month, Denver City Council took a bold step by approving an ordinance that will change how the city will manage and charge for waste collection services. Beginning in 2023, Denver will offer free residential recycling and compost services to reduce the amount of trash sent to the landfill and implement a fee based on the volume of waste discarded. The policy will reduce trash we send to the landfill, which reduces the production of methane, a powerful greenhouse gas that contributes to global warming and climate change.

I have been passionate about implementing bold changes for the environment and strongly feel that we as a city should be doing everything we can to combat climate change. Improving our diversion rate as a city is an important step in the overall plan to tackle climate change. This policy is a big shift for waste diversion in Denver but by incentivizing people to do the right thing (free weekly recycling and weekly compost collection) and charging based on the amount of trash thrown away, and implementing a robust education campaign — we will hit our waste diversion goal of 50% or more. This policy creates a direct economic incentive to recycle more and to generate less waste.

Solid Waste will begin directly billing customers based on trash cart size later this year. They will reach out to households prior to implementation (January 2023) to set up billing and allow people to select their preferred bin size. The smaller the trash cart, the lower the fee. Weekly recycling and weekly composting services are included at no extra charge.

The charges will be:

- \$9/month for small trash cart + recycling + compost
- \$13/month for medium trash cart + recycling + compost
- \$21/month for large trash cart + recycling + compost

One of the most important advantages of this program may be its fairness and equity. Residents who recycle and prevent waste subsidize their neighbors' wastefulness and under the new policy residents pay only for what they throw away. Denver will also offer an instant rebate program for low-income residents who may be disproportionately burdened by a fee. Denver is one of few cities in the country to offer a discount program.

To learn more, visit denvergov.org/expandedcollection. As always, reach out with questions, comments and concerns.

For more information: [Luckydistrict7.org](https://luckydistrict7.org)

To contact me: District7@denvergov.org

3PA board hopes to reschedule Movie Night in Platt Park to September

by Greg Pulliam

Movie Night in Platt Park may happen in September. Benda Holder, immediate past president of 3PA, is working hard to make Movie Night happen.

Check the 3PA website Events page (<https://www.3pa.org/events>) frequently for updates. Also, sign up to receive email notifications from 3PA to know when Movie Night will happen (<https://www.3pa.org/eblasts>).



"Tree Care" continued from page 6

water penetration. Yep – it's all related. It's accomplished by removing columns of poor-quality soil around the tree in a radial or grid pattern, and then filling those columns with compost. You can watch this video for more information.

<https://www.youtube.com/watch?v=PALLOQVTRKg>

We hope that all these tips help you determine how much water each of your trees need, what type of mulch to use and why it all matters. Because when done correctly, these steps can increase tree vitality, which can help your trees stay healthy year-round and keep our urban canopy in great shape for the future.

An advertisement for Ireland's Finest Painting Co. featuring a paint can and a brush. The text reads: "Ireland's Finest Painting Co. Bringing Color to Platt Park 10% OFF all interior jobs performed in December - March 2023". Below this, it says "Complete Interior & Exterior Painting Residential & Commercial (303) 512-8777 irelandsfinestinc.com". There are also logos for VISA, DISCOVER, and other services.

FOR EVENTS AND UP-TO-DATE NEWS, VISIT:

facebook.com/plattpark3pa



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CONTACT GREG PULLIAM AT BOARD@3PA.ORG

Advertising Rates

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Six issues (full year) -- single payment of \$426 per year
[\$71 per issue]

Single issue (if space available) -- \$79 per issue

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PLATT PARK PEOPLE'S ASSOCIATION MEMBERSHIP FORM

Do you enjoy the neighborhood you live in?
Want to help maintain our neighborhood character?
Want to meet your neighbors through fun events and neighborhood forums?

Join your neighborhood association!

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

Or: Send the membership form with annual dues of \$20 payable by check to "3PA" to:
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