

PLATT PARK Post

The Official Newsletter of
Platt Park People's Association
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www.3pa.org

Shop Local, Eat Local: American Cheese to Celebrate the Holidays

by Nora Weiser

With the all-American holiday of Thanksgiving on its way, and endless other holiday parties on the horizon, there is no better time than autumn to learn a few tricks that can really turn your holiday spread into a masterpiece. American artisan cheeses come in an endless variety of styles, types, and price points – and it doesn't have to be difficult to build a beautiful, delicious platter to wow your guests. The tips below will help you create an edible masterpiece of cheeses and accompaniments, just in time for holiday noshing!

1. Plan on buying 3 ounces of each cheese per guest if the platter is an appetizer, and double that if the platter is the main food for your gathering. For example, if you are making an appetizer platter for 8, you'd have about 1.5 pounds of cheese. For that same group of 8, a platter serving as the main event for the evening would include around 3 pounds of cheese.
2. Variety is important, so try to include not only different styles of cheese (fresh, soft-ripened, semi-soft, hard/aged) but also cheeses from different milk sources (cow, goat, sheep) and from different parts of the country. 3–5 cheeses make for a great platter and ample choices for guests' various tastes.

Continued on page 4



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!

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Neighborhood Notes

The holiday season is in the air. Chestnuts are ready to be roasted, and Jack Frost has already done some nipping about. It's a great time to enjoy Platt Park with WinterFest around the corner and both Pearl Street and Broadway showing plenty of holiday cheer. With so many things to cover in this ever-changing part of town I thought we'd take a bit of a different direction in this Neighborhood Notes—looking forward towards significant changes in our near future.

Especially over the past few years, it has seemed to me that things in and around the neighborhood are getting, shall we say, a bit more crowded. More cars, more people, longer lines at Sweet Cow on Friday night. Unless you are not paying attention, you can see that Denver's population just keeps growing with no signs of letting up. Certainly, one outcome of such growth has been development in the fairly small area around Broadway and Mississippi, and that small area has big things on the horizon. Let's start with a brief look back before we jump forward.

For 100 years, Broadway and Mississippi had been dominated by the Gates Rubber Factory and the Ford Motor Company which produced Model Ts back around the turn of the previous century. Platt Park was something of a company town for nearly a century, with a sizable portion of residents working at the Gates factory. The factory was eventually shuttered in 1991, and the buildings languished for a decade before redevelopment plans in coordination with the City began to take shape. The area has been gradually transformed in what so far amounts to a small city of apartment buildings. Here is a quick rundown of what has happened in recent years.

2009: the Windsor Apartments on the southwest corner of Broadway/Mississippi were completed and opened bringing 419 housing units into our community. The property stays consistently rented at about 95% occupancy. The property has at least one parking space per unit, but those are rented separately from the units. There is some limited commercial property that fronts Broadway.

2014: The 1000 Broadway Apartments were opened on the northeast corner of the Broadway/Mississippi intersection. There are 260, one- and two-bedroom units and they run at over 90% occupancy consistently. There are over 400 parking spaces, but the listing office indicated that the garage is not even close to being fully leased—which means

some residents either do not have a car or choose to park their car elsewhere. No commercial spaces were created in this building.

2018: The Henry, on the corner of Mississippi and Logan opened its doors. The Henry is hard to miss with its sizeable scale dominating the intersection. The Henry has 403 "luxury" units that range from \$1,650 a month for a studio apartment to \$3,680 for their premium two-bedroom units. The Henry has 700 parking spaces, is currently 91% occupied, and does not incorporate any commercial space.

2018 also saw the opening of Hanover Platt Park on the east side of Broadway. The Hanover building has 303 units, most of which are one- and two-bedroom units. The building is 90% occupied with no commercial space.

To put all that in perspective that is almost 1,400 housing units that have been added in the past decade. All of Platt Park has about 3,000 homes, apartments and condos so simply put we've added "half-a-Platt Park" to that fairly tiny area. None of those projects have significant retail space for restaurants, coffee shops, or the like. Because all of those projects charge additional for parking, some residents save a few

bucks by parking on the surrounding streets. No wonder it's feeling a little more crowded around here of late.

You ain't seen nothing yet.

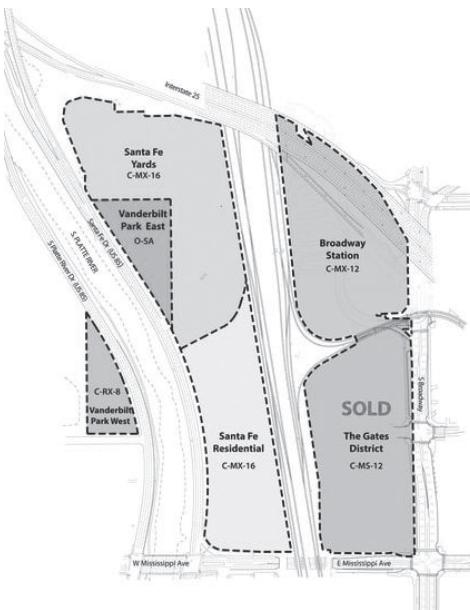
If all that wasn't significant enough, let's take a look at what is coming to the area now labeled Broadway Station, on the northwest corner of that intersection, the prime site of the former factory.

By urban infill standards the area is huge, 41 acres in total. It is the largest urban infill site in Denver and one of the largest in the country. The area has been zoned by the City of Denver into four development areas (see map) bordered by Broadway to the east, Santa Fe to the west, and with railroad and light rail lines running through the middle.

The northeast corner is owned by RTD and will continue to be a primary light rail hub with parking for riders. There are no current redevelopment plans for this corner.

The southeast corner is where we will soon start to see redevelopment taking hold, as early as next year. The area was purchased by Texas-based Endeavor Real Estate Group.

Continued on page 5



Own Your Strengths

by Nora Weiser

Knowing ourselves means being honest about who we are and what makes us tick. Too often, we focus on the areas in which we are weak, and where we wish we shined. If you have ever taken part in assessments like Myers-Briggs or DISC, you may have been left feeling dejected – as the results point you in the direction of improving upon areas of weakness. I would instead encourage you to spend \$15 and set aside 20 minutes to take the Gallup organizations CliftonStrengths assessment (you can find the “StrengthsFinder 2.0” book with a unique access code on Amazon).

Much as the cruel, mocking judges of American Idol can be juxtaposed with the encouraging, positive judges of The Voice, CliftonStrengths (formerly StrengthsFinder 2.0) takes the approach, albeit a bit euphemistic, that we should identify and focus on our strengths rather than our weaknesses. The thinking is that you can only improve your weaknesses so much; but you can truly be the best in areas of natural strength. The good news is that all of the 34 traits defined by Gallup are strengths. The bad news is that, as is our human nature, many of us will still find fault in our “strengths.” Seeing what your top five strengths are, and aligning those with your related leadership style, can be enlightening. And, unlike other assessments that change as you change over time, your strengths are largely your strengths as they reflect your natural way of being, working, and leading. I first took the assessment 20 years ago, then took it again recently, and my strengths remained unchanged.

The assessment is not only of value in assessing your own true strengths but can be valuable when groups take the assessment to identify their individual strengths. The results can allow higher functioning teams that make the most of each member’s contributions. With 2019 winding down, consider assessing your strengths so you can better understand yourself as you head into the upcoming new year.

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Our goal for the Platt Park neighborhood: \$5,000.

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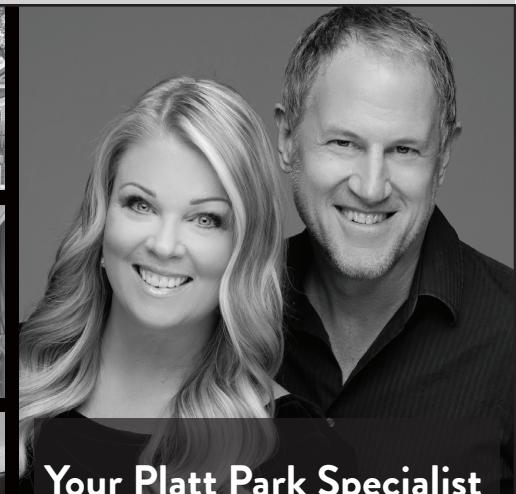
Donations benefit students at Grant Beacon.

“This (Challenge Day) meant so much to me. I learned not to keep holding all my emotions in and talk about everything that’s hurting me so I don’t have to be alone.” – Grant Beacon Challenge Day participant.

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Local Cheese to Celebrate the Holidays

Continued from page 1

3. Abundance makes for drama. Load the cheeses on a wood board, tray, slate, or other large surface and surround with accompaniments like dried or fresh fruits, nuts, pickled vegetables, small bowls of jam and honey, crackers, breads, breadsticks – let your imagination rule!
4. Place accompaniments near the cheeses with which they pair. Fill in the gaps with fresh herbs, candied nuts, grapes, even edible flowers!



Not sure where to start? Follow this cheat sheet for an All-American Cheese Board that will impress your guests. Amounts below serve a party of 16 as an appetizer or 8 if the cheese board is the main attraction.

Producer: Vermont Creamery
Cheese: Cremont
Description: Mild aged cheese made from a mixture of goat's and cow's milk
Made in: Vermont
Quantity: One full piece (5 oz)
Serve with: Raincoast Crisps Cranberry Hazelnut crackers

Producer: Four Fat Fowl
Cheese: St. Stephen
Description: Rich and buttery triple cream cow's milk cheese reminiscent of Delice de Bourgogne
Made in: New York
Quantity: One full piece (8 oz)
Serve with: Sliced baguette

Producer:	Uplands Cheese Company
Cheese:	Pleasant Ridge Reserve
Description:	Alpine style aged raw cow's milk cheese
Made in:	Wisconsin
Quantity:	1/2 lb
Serve with:	Membrillo paste
Producer:	Rogue Creamery
Cheese:	Rogue River Blue
Description:	Seasonal, pungent blue cheese wrapped and aged in pear brandy-soaked Syrah grape leaves
Made in:	Oregon
Quantity:	1/2 lb
Serve with:	Honey
Producer:	Haystack Mountain Cheese
Cheese:	Queso de Mano
Description:	Earthy, Spanish-style cheese made with raw goat's milk
Made in:	Colorado
Quantity:	1/2 lb
Serve with:	Fresh or dried figs
Producer:	Point Reyes Farmstead Creamery
Cheese:	Toma
Description:	Easy to eat Italian-style cow's milk "table" cheese
Made in:	California
Quantity:	1/2 lb
Serve with:	Primo Blackberry Serrano preserves

Look for these or similar items in the Platt Park neighborhood at Whole Foods Market (1111 S. Washington St.), Sprouts Farmers Market (197 E. Mississippi Ave.), or the Culture Cheese + Meats section of Pearl Wine Company (1886 S. Pearl St.). Ask the staff at Pearl Wine or Divino (1240 S. Broadway) to help you pair your cheeses with ciders, wines, or beers.

Neighborhood Notes, cont.

Continued from page 2

The preliminary plans for the 7.5-acre parcel call for five or six structures. Two will be office buildings and will be up to eight stories high. The other three or four buildings will be apartments with those to top-out around five stories. All of the buildings will incorporate ground-floor retail space. That translates to about 100,000 square feet of retail, 400,000 square feet of office, and about 900 apartments. The retail will center around a pedestrian mall that will be extensions of Acoma Street and Tennessee Ave.

Crossing the railroad tracks to the west is the largest section which the City has designated into two zone districts; one for residential and one for commercial. The commercial area is being called Santa Fe Yards. The plan is to develop up to 1 million square feet of Class A (read, really nice) office space. Four separate office towers will be constructed each up to 12 stories tall. A 5.36-acre park called Vanderbilt Park East will be built with outdoor amenities for both office workers and residents (for comparison that is twice the size of Platt Park). The buildings will have 2,815 parking stalls but are being built to highlight connectivity with Broadway light rail station via two connecting pedestrian bridges over the rail lines.

The southwest quadrant is currently called the Santa Fe Residential District. Plans call for three separate multi-family buildings consisting of, in total, approximately 1,000 units. Parking for 1,100 vehicles will be provided. There is currently no timetable for the development of this area.

Whew that's a lot of information! Let's boil that down to a few relevant details:

- The project will likely take up to ten years to be fully developed and many details could change along the way.
- Once completed the overall plan will add close to:
 - 2,000 apartments
 - 1.4 million square feet of office space
 - over 100,000 square feet of retail (that's roughly the same as the shops and restaurants on Pearl St.)
 - and approximately 4,000 parking spaces.

Taken all together the Broadway and Mississippi area will have more residents than all of Platt Park. Add to that however many workers fit into 1.4 million square feet of office space and you begin to grasp the scale of what is coming.

I see three primary areas of long-term impact on Platt Park:

Congestion. I hate to start off on a negative but it is a reality. There are going to be more cars and more people in the area. Certainly, the project is on the edge of our neighborhood and not right in the middle, but undoubtedly there will be people and cars coming our way. There are a few

things that can help—like permit parking on streets—but ultimately little can be done to mitigate the effects.

Property values increasing. Unless you are a buyer wanting to move into the neighborhood, who doesn't want more equity in their homes? With thousands of people wandering in and around our neighborhood, many are going to conclude that this is a charming place to live and will want to become buyers. More buyers equals more demand and increasing prices. (Yes, I also know about property tax implications, but I'm trying to stay positive here.)

Potentially a fun area to visit. I love Pearl Street; Broadway has become a fun place to hang out; and hopefully cruising up to Acoma and Tennessee will be a great experience as well. The plan certainly promises an attractive pedestrian mall with many shops and restaurants plus a sizeable park. It could be...let's hope...great.

Okay, now you know what I know. It will certainly be interesting to watch this all develop.

On behalf of myself and all the wonderful volunteers at the Platt Park Post and 3PA we hope you and those you hold close have a wonderful holiday season.



See you around the neighborhood,
Tom Snyder

Connect with 3PA!

Interested in getting connected with 3PA? "LIKE" us on Facebook: www.facebook.com/plattpark3pa or sign up for email notifications on www.3PA.org, to get updates on events, meetings and news from around the neighborhood and city.

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Updates from the 3PA Board

by Joe Beierl

You may recall at our September general meeting we had a presentation about the efforts to preserve the character of Old South Pearl Street by creating an overlay that would augment existing zoning. It was also a topic in our last newsletter. This overlay process would be specific to Pearl Street, but I'd like neighbors to be aware that this is an ongoing process, and there will be a future opportunity for residents to share their vision of what Platt Park is and may become. The City of Denver has undertaken what is called the Neighborhood Planning Initiative (NPI). Some of your board members attended a forum on the NPI and here are some takeaways:

While I was initially concerned that Platt Park was not scheduled for our plan for quite a while, I think we should be pleased that other neighborhoods are on the bleeding edge of the process; it seems there are still a few kinks that need to be worked out by the city.

Regardless of the ultimate timeline, I'm reasonably sure it will sneak up on us very quickly, so I would like to encourage people to start thinking now about what they like and don't like about our neighborhood.

Once the NPI process is underway for Platt Park, our collective input is what will inform our plan and what will ultimately guide city planners in decisions about our future. This NPI process will be your opportunity to help shape the future of Platt Park, so please start thinking about what defines our neighborhood character and what changes we do, or don't, want to see in our neighborhood.

I also would like neighbors to be aware that the 3PA board has been reviewing our bylaws, wanting to keep them current and up to date. We've already red-lined the latest draft and hope to have things polished up and ready for a vote by the membership at our November meeting. Stay tuned for more on this and info on when you will be able to review them on our website.

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NextDoor NIMBY

“Jerks with Snowblowers”

NextDoor is a valuable tool allowing neighbors to lodge valid complaints against one another, rather than say knocking on their door to discuss in person. Case in point, Platt Park neighbor Clark*, a poor soul who has suffered at the hands of an ill-willed neighbor. What egregious crime has been perpetrated against Clark, you ask? Well, it's bad. A rude neighbor takes advantage of heavy snowfall by clearing other neighbors' sidewalks using his snowblower. The nerve of some people! As you may have guessed, Clark is not among those getting his walkways cleared – though I can't imagine why. Neighbor Mary is on the same page, “Wow, I see why they may be skipping your sidewalk.” What is happening, per Clark's accusation, is that the “jerk with the snowblower” is tamping down the snow of Clark's sidewalk making shoveling more difficult for him.

Practical Adrian seems to think real solutions are sought, as opposed to idle venting, and tries to bring common sense into the discussion, “The best way to avoid packed ice is to shovel before it freezes overnight. Pedestrian footprints will do the same thing as snowblower tracks, it can't be avoided.” Kyle agrees, and obviously shares Clark's woes, “You think that's bad? People walked on our sidewalk WITH THEIR FEET before I had a chance to shovel!” Lucky Laura lives on a kinder, gentler block in Platt Park – she too suffers from a thoughtless neighbor who snowblows the whole block for everyone, but on her block, “No one ever complains, we give him cookies, gift cards, and everyone is grateful.”

Stewart enjoys a nice fire on a snowy day, and tosses on a log for extra heat, “Take pictures and turn them in to the city! That way whenever it snows, people...will get turned in for snowblowing AND for not snowblowing.” All summed up by Kaitlyn, “No good deed goes unpunished...lol.” Hard to LOL in the face of a compelling First World Problem as grave as Clark's. So, there you have it. NextDoor NIMBY declares the winner, and the winner is...KINDNESS. The snowblowing neighbors performing a kind deed in their community take the high road and they, and their neighbors with clean walks, are the winners. Clarks of the world, on the other hand, probably should be careful posting words like “jerk” in such close proximity to their names.

*Please note: all names have been changed since NextDoor NIMBY is all snark and no bite.



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Platt Park Events Calendar

Next 3PA General Meeting

March 24th at Fellowship Denver Church
1990 S. Broadway, 6:30-8:30 pm

The 3PA Board meets 2 times each quarter, if you are interested in attending a board meeting, please send an email to Board@3pa.org to request to attend and to get the date, time and location.

Winterfest

December 6 & 7, South Pearl Street.
Horse and Wagon Rides, Open Air Market, Hot Adult Beverages, Hot Chocolate and Cider for the kids, Outdoor Tree and Greenery Lot.

DECKER LIBRARY EVENTS

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

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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.

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

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