

**From:** [Nathan Jenkins](#)  
**To:** [dencc - City Council](#)  
**Subject:** [EXTERNAL] Letter of Support for Rezoning and Historic Designation Case Numbers 22-1673 and 22-1674  
**Date:** Monday, February 13, 2023 11:50:15 AM

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To Whom It May Concern,

I'm writing to give a written support for the rezoning being applied for the proposal located at 1618 E 38<sup>th</sup> as well as the historic designation for the existing church found on the same block. As a resident of the Whittier neighborhood since 2012 (2811 York/2955 York) and having been able to witness what the owner, Nathan Beal, has been able to do within proximity of the proposed rezone, I believe that his vision and ability to execute upon it, is second to none. As an Architect who gets exposure to a variety of different owners, developers, and projects found throughout metro Denver and specifically in and around Cole, Nathan, and his interest in preserving the urban landscape and adding to it, are almost without parallel. His project which revitalized the 2959 Franklin building, while adding much needed attainable and attractive housing option has been quite revitalizing. Additionally, what he was able to do in the preservation of the old Ben's Market (and the adjacent side-building) found at 28<sup>th</sup>& York, has been nothing short of exceptional example of an owner going out of their way to bring a building back to its original physical state, and curate a set of tenants that have been entirely additive to the neighborhood.

I am 100% confident that Nathan Beal and St. Bernard will do something much more interesting and vital to the neighborhood than what the PUD currently permits. It's also incredibly exciting to see his commitment to the church being brought back to its original character and livable state. Current zoning found at two of the three opposing corners of the intersection, and the other being U-RH-2.5 at 38<sup>th</sup> & Franklin, would suggest that the proposed U-MX-2x is appropriate.

If it's not too much to ask for how to get access to the meeting virtually, it would be much appreciated.

Thank you so much,



**Nate Jenkins, LEED AP**  
**OZ Architecture | Principal**

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**From:** [Stevens, Elle H. - CC Legislative Assistant](#)  
**To:** [Stevens, Elle H. - CC Legislative Assistant](#)  
**Subject:** FW: [EXTERNAL] Rezoning at 1618 E. 38th - Feb. 13, 2023  
**Date:** Monday, February 13, 2023 2:37:13 PM

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**From:** Michael Wenk <[mwenk314@gmail.com](mailto:mwenk314@gmail.com)>  
**Sent:** Friday, January 27, 2023 12:13 PM  
**To:** dencc - City Council <[dencc@denvergov.org](mailto:dencc@denvergov.org)>  
**Subject:** [EXTERNAL] Rezoning at 1618 E. 38th - Feb. 13, 2023

I support the rezoning at 1618 E. 38th Ave in Cole for the following reasons:

- I am a Denver resident who walks, rides, and runs past this parcel frequently and I see that this parcel is suitable for the kind of infill housing that our city needs.
- I would like to see the beautiful old church restored, and believe the historic designation - in conjunction with Historic Denver - will ultimately yield a useful and meaningful asset for the Cole neighborhood.
- St. Bernard Properties has a record of adding high quality commercial and residential development to Whittier, Cole, and Five Points neighborhoods.

Thank you,

**Mike Wenk**