

From: [Christina Wayman](#)
To: [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC XA1405 President Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [District 9; Hinds, Chris - CC Member District 10 Denver City Council](#); [Gillmore, Stacie M. - CC XA1404 Member Denver City Council](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#); [Ortega, Deborah L. - CC Member At Large Denver City Council](#)
Cc: [Kaiser, Libby - CPD CE0429 City Planner Senior](#); [Webb, Andrew - CPD CE2159 City Planner Principal](#)
Subject: [EXTERNAL] 1001 & 1003 S Pearl – Support This Rezoning
Date: Sunday, August 14, 2022 7:02:07 PM

Dear Denver City Council members –

Thanks for your time and consideration. I'm reaching out to encourage you to vote YES on the proposed rezoning for 1001 and 1003 S. Pearl St.

The City's Comprehensive Plan and Blueprint Denver provide very clear support for the adaptive reuse of older institutional and religious buildings. The proposed rezoning is a creative solution to save the existing structure while providing the neighborhood with predictability through a very limited use list.

I could understand opposition if the applicant was proposing to rezone to a main street district with a large use list. Instead, they spent years negotiating with the neighborhood on a whopping three additional, neighborhood serving uses. Simply put, this rezone will be a benefit and not a detriment to the neighborhood.

Enough with the NIMBYISM. Vote yes on this rezoning please!

Sincerely,
Christina Wayman
288 S. Ogden

From: [Keri Duffy](#)
To: [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC XA1405 President Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1404 Member Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#); [planningboard@denvergov.org](#)
Cc: [Kaiser, Libby - CPD CE0429 City Planner Senior](#)
Subject: [EXTERNAL] 1001 S Pearl Support Letter
Date: Sunday, August 14, 2022 6:56:32 PM
Attachments: [Outlook-3ieo2p0k.png](#)

First, thank you for all that you do for our City. Please know that your service does not go unnoticed and is greatly appreciated.

I wanted to send a quick note and encourage you to support the rezoning application for 1001 S. Pearl. This rezoning application is the culmination of thoughtful negotiations with the property owner and neighborhood. The rezoning will promote walkability and adaptive reuse while limiting impacts such as traffic and parking concerns. This is a positive outcome that I believe raises the bar in terms of creativity and community outreach.



Keri Duffy

Broker Associate

Kentwood Real Estate

215 Saint Paul Street #200 – Denver, CO 80206

d: 720.308-1585 **o:** 303.331.1400

[HireKeri.com](#)

Security Warning ~ We will never send wiring instructions via email

From: [Darrin Revious](#)
To: [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC XA1405 President Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gillmore, Stacie M. - CC XA1404 Member Denver City Council](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#); [Ortega, Deborah L. - CC Member At Large Denver City Council](#)
Cc: [Kaiser, Libby - CPD CE0429 City Planner Senior](#); [Webb, Andrew - CPD CE2159 City Planner Principal](#)
Subject: [EXTERNAL] 1001 South Pearl Street
Date: Friday, August 12, 2022 10:34:21 AM

Denver City Council Members:

I'm writing as a 29 year Wash Park resident to encourage you to support the rezoning request for 1001 S. Pearl St.

Over the last two years, the applicant and his representatives have worked closely with CPD and the community to craft a thoughtful PUD that will bring attractive, neighborhood serving uses to the area. As you're probably aware, the PUD would allow just three additional uses beyond what's allowed under the current zoning. Having a doctor's office or art gallery that you can walk to would be a benefit to the area.

The PUD also incentivizes the adaptive reuse of the existing building as those commercial uses go away if the structure is ever voluntarily demolished. By keeping the building standing, the applicant is actually proposing to LIMIT impacts to adjacent neighbors vs. the alternative which would likely be demo and years of construction for two large homes. By keeping the residential unit above the church, the applicant is also providing a unique and cheaper living option in this neighborhood. This is exactly the type of creative live/work scenario the city should be support and I hope you'll do just that with a yes vote on this rezoning request.

Thank you for your time and thoughtful consideration.

Sincerely,
Darrin Revious
155 S Franklin Street
Denver, CO
80209

From: [Harrison Archer](#)
To: [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [Ortega, Deborah L. - CC Member At Large Denver City Council](#); [Torres, Jamie C. - CC XA1405 President Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Webb, Andrew - CPD CE2159 City Planner Principal](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [District 9](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Kaiser, Libby - CPD CE0429 City Planner Senior](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#); [Gilmore, Stacie M. - CC XA1404 Member Denver City Council](#)
Subject: [EXTERNAL] Fwd: SUPPORT for 1001 S. Pearl Rezoning
Date: Friday, August 12, 2022 1:50:43 PM

Hello Councilman Clark – Please support 1001 S. Pearl rezoning and encourage your colleagues to do the same.

I’m writing as a constituent with the hope that you’ll see how thoughtful and beneficial this rezoning will be to the West Wash Park community. I understand change is hard, but adding three additional neighborhood serving uses on top of the existing zoning for this property will not negatively impact OUR neighborhood. Rather, it will promote greater walkability, provide opportunity for small business owners and give us greater access to healthcare and the arts. Those are uses that benefit communities, not harm them.

Thanks for your time and please SUPPORT this rezoning.

Best,
Harrison Archer
250 S Pearl St.

From: [Megan Siebert](#)
To: [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC XA1405 President Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1404 Member Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#); [planningboard@denvergov.org](#); [Kaiser, Libby - CPD CE0429 City Planner Senior](#)
Subject: [EXTERNAL] Please Support 1001 S Pearl Rezoning
Date: Sunday, August 14, 2022 5:41:26 PM

Hello Councilman Clark and Denver City Council Members:

I'm writing as a constituent with the hope you'll support the proposed rezoning at 1001 S. Pearl. If our city is serious about reducing our environmental impact and promoting more walkable neighborhoods, then this is exactly the kind of proposal you need to support. Having limited commercial uses within residential neighborhoods promotes walkability and provides people with the flexibility to get out of their cars. I hope this request serves as a model for future rezonings of church properties where adaptive reuse is a great outcome.

Thanks for your time and please support this rezoning request.

Megan Siebert

1 N. Pennsylvania St

megan**siebert** | BROKER ASSOCIATE | 303 570 5514 | [milehimodern.com](#)
lohi 2015 West 32nd Avenue | **cherry creek** 44 Cook Street



From: [Sarah Gist](#)
To: [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [Ortega, Deborah L. - CC Member At Large Denver City Council](#); [Torres, Jamie C. - CC XA1405 President Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Webb, Andrew - CPD CE2159 City Planner Principal](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [District 9](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Kaiser, Libby - CPD CE0429 City Planner Senior](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#); [Gilmore, Stacie M. - CC XA1404 Member Denver City Council](#)
Subject: [EXTERNAL] Rezoning 1001 S. Pearl St.
Date: Sunday, August 14, 2022 10:23:50 AM

Dear Councilman Clark

I'm writing to you as a constituent and a nearby resident to encourage you to support the rezoning request for [1001 South Pearl St.](#)

[West Washington Park](#) is one of the most desirable neighborhoods in Denver because of its walkability. Having a mix of uses within neighborhoods invites residents to walk, bike and roll to their destination. With our growing climate crisis, we need complete, 10-minute neighborhoods now more than ever.

Furthermore, it's my understanding that the proposed rezoning promotes the adaptive reuse of the existing church building. It's extremely important to our environment and the character of Denver that we look at more creative ways of preserving structures. This proposal does just that by allowing a very limited and negotiated list of additional uses on top of the existing zoning. Those uses are only allowed if the property owner preserves the building. This is exactly the type of creative thinking we need as more and more churches are closing their doors.

Simply put, this proposal is better for the environment, the walkability of our neighborhood and our general welfare. I hope you and your colleagues will strongly support it.

Best,

Sarah Gist

382 S. Logan street

Denver, 8020

From: [Sarajane Goodfellow](#)
To: [Clark, Jolon M. - CC Member District 7 Denver City Council](#)
Cc: [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC XA1405 President Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1404 Member Denver City Council](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#); [Ortega, Deborah L. - CC Member At Large Denver City Council](#); [Kaiser, Libby - CPD CE0429 City Planner Senior](#); [Webb, Andrew - CPD CE2159 City Planner Principal](#)
Subject: [EXTERNAL] Support for 1001 S. Pearl Rezone
Date: Sunday, August 14, 2022 7:11:23 PM

Hello Councilman Clark – Before delving into my support for the 1001 S. Pearl rezoning, I wanted to take the opportunity to thank you for your service over the past seven years. We’ve sincerely appreciated your thoughtful representation which will certainly be missed.

I hope you’ll support the rezoning of the church at 1001 S. Pearl St and encourage your colleagues to do the same. The property owner (not a developer) has spent over two years working closely with our community on a list of negotiated uses that will benefit West Wash Park. These uses include a medical/dental office, art studio and office space. Having these kinds of low intensity uses in our neighborhood only serves to benefit our community. If we want a walkable city where we are less reliant on our vehicles, then we need more low intensity commercial uses dispersed in residential neighborhoods.

I think it’s really exciting that the property owner wants to save the existing church and I was even more pleased to learn that the commercial uses in the PUD are a “carrot” for him to do so. It’s my understanding that the limited commercial uses are not allowed if the building goes away. This is a creative way to save a building that’s been in the neighborhood longer than most of the residents living around it.

Again, thank you for your consideration and all you do for lucky District 7. Please support this rezone.

Sarajane Goodfellow

Resident of 1197 S. Downing Street

From: [Karl Hasselbach](#)
To: [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC XA1405 President Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1404 Member Denver City Council](#); [Ortega, Deborah L. - CC Member At Large Denver City Council](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#)
Cc: [Webb, Andrew - CPD CE2159 City Planner Principal](#); [Kaiser, Libby - CPD CE0429 City Planner Senior](#)
Subject: [EXTERNAL] Support for Pearl Rezoning
Date: Sunday, August 14, 2022 4:38:05 PM

Denver City Councilmembers:

I'm writing as a West Wash Park resident to encourage you to vote yes on the rezoning of 1001 and 1003 S. Pearl St.

The applicant and his team spent a considerable amount of time working with our neighborhood on a very predictable proposal that will hopefully add neighborhood serving to our community. As COVID showed us, it's extremely important to provide ample access to health care and particularly services that residents can walk to. Whether it's a doctor, an art gallery or creative office, this proposal represents an extremely thoughtful compromise that should be used as a model for future church rezonings in this city.

Thank you for all that you do and for your consideration. Support this proposal please!

Sincerely,

Karl Hasselbach

West Wash Park resident

431 E Bayaud Ave

Denver CO 80209

From: [Stephen Hinterkopf](#)
To: [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC XA1405 President Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1404 Member Denver City Council](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#); [Ortega, Deborah L. - CC Member At Large Denver City Council](#); [Kaiser, Libby - CPD CE0429 City Planner Senior](#); [Webb, Andrew - CPD CE2159 City Planner Principal](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#)
Subject: [EXTERNAL] Vote Yes on 1001 Pearl Rezoning
Date: Sunday, August 14, 2022 6:52:35 PM

Councilman Clark – First off, I’d like to thank you for your service and leadership over the past few years. We appreciate all that you do for our community.

I wanted to send you a quick note and encourage you and your colleagues to support the rezoning request for 1001 S. Pearl. Our neighborhood is one of the most desirable in Denver because of its walkability and access to shops, restaurants and neighborhood services. Adding limited, low-intensity uses will not harm our neighborhood, but rather bolster the community. No one loves going to the dentist or the doctor, but it wouldn’t hurt to have additional health care options in the neighborhood or a cool office space/art gallery! Walkable destinations are important for our city and environmental goals.

Please vote yes on this smart rezoning proposal!

Sincerely,

Stephen Hinterkopf

288 S. Ogden

From: [Jake Keyes](#)
To: [Clark, Jolon M. - CC Member District 7 Denver City Council](#)
Cc: [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC XA1405 President Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gillmore, Stacie M. - CC XA1404 Member Denver City Council](#); [Ortega, Deborah L. - CC Member At Large Denver City Council](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#); [Webb, Andrew - CPD CE2159 City Planner Principal](#); [Kaiser, Libby - CPD CE0429 City Planner Senior](#)
Subject: [EXTERNAL] Support for Pearl Rezoning
Date: Sunday, August 14, 2022 8:48:18 PM

Hello Councilman Clark – I’m writing as a constituent and a resident that lives one block away to express my support for the 1001 S. Pearl rezoning. The proposal before you should serve as a model on how to promote adaptive reuse of old church buildings. I appreciate the applicant’s willingness to work with our neighborhood to craft a small list of beneficial, neighborhood-serving uses. My fiancé and I moved to this neighborhood because we enjoy its walkability and access to restaurants, shops, and other amenities. This request will only strengthen our neighborhood and I hope you and your colleagues will support it.

Sincerely,

Jacob Keyes



July 20, 2022
Denver City Council
1437 Bannock St. Rm 451
Denver, CO 80202

Dear Denver City Council Members,

I am writing in favor of the rezoning application for the property at 1001 S. Pearl St. which will change the zoning to a Planned Unit Development (PUD) from U-SU-B. The PUD will have a base zoning of U-SU-B, its previous zone district, but will add the option of three commercial uses which are office, medical/dental, and arts/recreation.

Adding these commercial uses greatly increases the chance that the existing property will be adaptively re-used and not scraped. It's important for historic buildings to have flexibility in use, as it provides a greater range of options for rehabilitation and ensures they can adapt to meet the needs of an ever-changing city. We are also confident that the rezoning does not create any threats to the structures because the PUD incentivizes retaining the existing structure. The limited commercial uses will only apply to the existing structure on the property. If the church is ever torn down then the commercial uses will no longer be applicable to the property, and it will function as the standard U-SU-B zone district.

The church was built in 1960 for the South Denver United Pentecostal congregation and later served the Christian Assembly and Front Range Bible Church. It has been a fixture at the corner of S. Pearl and S. Tennessee St. for over sixty years. Churches often function as community spaces and are recognizable buildings in the neighborhoods they serve. The building, though no longer functioning as a church, still helps to tell the neighborhood's history and adds to its architectural character.

Historic Denver is pleased to support this effort as the additional commercial uses will increase the likelihood the structure is adaptively reused and retained. Please feel free to contact me with any questions.

Sincerely,

Michael Flowers
Director of Preservation Action

Historic Denver, Inc.

1420 Ogden St.	303.534.5288
Suite 202	303.534.5296 fax
Denver, CO 80218	www.historicdenver.org

From: [Miranda Norfleet](#)
To: [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC XA1405 President Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gillmore, Stacie M. - CC XA1404 Member Denver City Council](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#); [Ortega, Deborah L. - CC Member At Large Denver City Council](#)
Cc: [Kaiser, Libby - CPD CE0429 City Planner Senior](#); [Webb, Andrew - CPD CE2159 City Planner Principal](#)
Subject: [EXTERNAL] Yes on 1001 S. Pearl Rezoning
Date: Monday, August 15, 2022 9:37:58 AM

Dear City Council Members:

I'm writing as a constituent and Wash Park resident with the hope that you'll support the 1001 S. Pearl rezoning request.

From an environmental standpoint, we need to do everything we can to promote the adaptive reuse of existing buildings. I know this a topic that council discussed at a recent committee meeting and I hope you'll put your support for protecting our environment/meeting our laudable climate goals into action by voting yes on this smart rezoning proposal.

Thanks very much for your consideration and all that you do for our city.

Sincerely,

Miranda Norfleet

307 S Gilpin Street

Denver, CO 80209

[EXTERNAL] Support for Pearl Rezoning

Scott Peterson <sappeterson@gmail.com>

Mon 8/15/2022 10:59 AM

To: Clark, Jolon M. - CC Member District 7 Denver City Council <Jolon.Clark@denvergov.org>

Cc: Sandoval, Amanda P. - CC Member District 1 Denver City Council

<Amanda.Sandoval@denvergov.org>; Sawyer, Amanda - CC Member District 5 Denver City Council
<Amanda.Sawyer@denvergov.org>; Herndon, Christopher J. - CC Member District 8 Denver City
Council <Christopher.Herndon@denvergov.org>; Ortega, Deborah L. - CC Member At Large Denver
City Council <Deborah.Ortega@denvergov.org>; Torres, Jamie C. - CC XA1405 President Denver City
Council <Jamie.Torres@denvergov.org>; Black, Kendra A. - CC Member District 4 Denver City Council
<Kendra.Black@denvergov.org>; Webb, Andrew - CPD CE2159 City Planner Principal
<Andrew.Webb@denvergov.org>; CdeBaca, Candi - CC Member District 9 Denver City Council
<Candi.CdeBaca@denvergov.org>; Hinds, Chris - CC Member District 10 Denver City Council
<Chris.Hinds@denvergov.org>; Flynn, Kevin J. - CC Member District 2 Denver City Council
<Kevin.Flynn@denvergov.org>; Kaiser, Libby - CPD CE0429 City Planner Senior
<Libby.Kaiser@denvergov.org>; Kashmann, Paul J. - CC Member District 6 Denver City Council
<Paul.Kashmann@denvergov.org>; Kniech, Robin L. - CC Member At Large Denver City Council
<Robin.Kniech@denvergov.org>; Gilmore, Stacie M. - CC XA1404 Member Denver City Council
<Stacie.Gilmore@denvergov.org>

Councilman Clark:

I wanted to send you a quick email and convey my support for the rezoning request at 1001 S. Pearl Street.

As you and your colleagues know all too well, rezoning cases are never easy... particularly with these church properties. I think the proposal before you should serve as a model on how to treat these properties until planning staff undertakes a city-wide overhaul. Instead of going with your basic main street zone district (which has an extremely long list of allowable uses), the applicant worked with the neighborhood to provide predictability by allowing just three, low-intensity uses. Furthermore, incentivizing adaptive reuse of the existing building limits impacts such as construction and also puts less strain on the environment.

Compromise is never easy and pleasing everyone is impossible. With that said, I believe this is a thoughtful proposal that you and your colleagues should support.

Sincerely,

Scott Peterson

(303)809-3324 cell

sappeterson@gmail.com

1166 South York Street

Denver, CO 80210

--

Scott Peterson

sappeterson@gmail.com

(303) 809-3324 cell

[EXTERNAL] Please Support 1001 S. Pearl Rezoning

Kaitlyn Minich <kaitlynminich@gmail.com>

Mon 8/15/2022 11:29 AM

To: Clark, Jolon M. - CC Member District 7 Denver City Council <Jolon.Clark@denvergov.org>; Sandoval, Amanda P. - CC Member District 1 Denver City Council <Amanda.Sandoval@denvergov.org>; Flynn, Kevin J. - CC Member District 2 Denver City Council <Kevin.Flynn@denvergov.org>; Torres, Jamie C. - CC XA1405 President Denver City Council <Jamie.Torres@denvergov.org>; Black, Kendra A. - CC Member District 4 Denver City Council <Kendra.Black@denvergov.org>; Sawyer, Amanda - CC Member District 5 Denver City Council <Amanda.Sawyer@denvergov.org>; Kashmann, Paul J. - CC Member District 6 Denver City Council <Paul.Kashmann@denvergov.org>; Herndon, Christopher J. - CC Member District 8 Denver City Council <Christopher.Herndon@denvergov.org>; CdeBaca, Candi - CC Member District 9 Denver City Council <Candi.CdeBaca@denvergov.org>; District 9 <District9@denvergov.org>; Hinds, Chris - CC Member District 10 Denver City Council <Chris.Hinds@denvergov.org>; Gilmore, Stacie M. - CC XA1404 Member Denver City Council <Stacie.Gilmore@denvergov.org>; Kniech, Robin L. - CC Member At Large Denver City Council <Robin.Kniech@denvergov.org>; Ortega, Deborah L. - CC Member At Large Denver City Council <Deborah.Ortega@denvergov.org>

Cc: Kaiser, Libby - CPD CE0429 City Planner Senior <Libby.Kaiser@denvergov.org>; Webb, Andrew - CPD CE2159 City Planner Principal <Andrew.Webb@denvergov.org>

Dear Denver City Council Members – I'm writing to encourage you to support the thoughtful rezoning of 1001 and 1003 S. Pearl St in the West Wash Park neighborhood.

My husband and I chose to live in this neighborhood because of it's charm and walkability. We are fortunate enough to have the ability to leave the car at home and can patron restaurants, shops and other services that are close by. The proposed rezoning seeks to promote adaptive reuse of a church building that's been in the neighborhood for over 50 years by allowing a very limited list of low intensity commercial uses and certainly ones that are less intense than a church with weekly events/services. Having a doctor, dentist or art gallery in our neighborhood would only improve our public health and welfare.

The applicant has bent over backwards to work with the West Wash Park neighborhood on a thoughtful compromise. I hope you recognize all that effort and how closely this rezoning proposal aligns with your review criteria which talks specifically about creative ways to promote the reuse of old church structures.

Thank you for your time and consideration and I hope you'll support this rezoning.

Kaitlyn Beekman

369 S Pennsylvania St

Denver, CO 80209

[EXTERNAL] RE: SUPPORT for 1001 S. Pearl Rezone

Will Steck <will@denveragency.com>

Mon 8/15/2022 11:59 AM

To: Clark, Jolon M. - CC Member District 7 Denver City Council <Jolon.Clark@denvergov.org>

Cc: Sandoval, Amanda P. - CC Member District 1 Denver City Council

<Amanda.Sandoval@denvergov.org>; Flynn, Kevin J. - CC Member District 2 Denver City Council

<Kevin.Flynn@denvergov.org>; Torres, Jamie C. - CC XA1405 President Denver City Council

<Jamie.Torres@denvergov.org>; Black, Kendra A. - CC Member District 4 Denver City Council

<Kendra.Black@denvergov.org>; Sawyer, Amanda - CC Member District 5 Denver City Council

<Amanda.Sawyer@denvergov.org>; District 9 <District9@denvergov.org>; Hinds, Chris - CC Member

District 10 Denver City Council <Chris.Hinds@denvergov.org>; Gilmore, Stacie M. - CC XA1404

Member Denver City Council <Stacie.Gilmore@denvergov.org>; kniechatlarge

<kniechatlarge@denvergov.org>; Deborah Ortega - Councilwoman At Large

<OrtegaAtLarge@Denvergov.org>; planningboard@denvergov.org

<planningboard@denvergov.org>; Kaiser, Libby - CPD CE0429 City Planner Senior

<Libby.Kaiser@denvergov.org>; Herndon, Christopher J. - CC Member District 8 Denver City Council

<Christopher.Herndon@denvergov.org>; Kashmann, Paul J. - CC Member District 6 Denver City

Council <Paul.Kashmann@denvergov.org>; Herndon, Christopher J. - CC Member District 8 Denver

City Council <Christopher.Herndon@denvergov.org>

Hello Councilman Clark,

First off, I want to thank you for being such a strong representative for our community. We sincerely appreciate it. I am following up on my last sentiments regarding my support for the rezoning at 1001 S. Pearl.

I wanted to send you a quick email and encourage you to support the 1001 S. Pearl rezoning. My wife and I moved to the neighborhood because of its strong walkability and a great mix of neighborhood serving commercial uses. It would be great to have the current church building preserved and it's my understand this rezoning would promote the adaptive reuse of the existing structure. With Denver changing rapidly, it's great to see a property owner who is willing to work closely with the neighborhood to illicit this type of creative outcome. Seems like a no brainer to me and I hope you feel the same way! Thanks again for taking the time to hear me out. It's appreciated!

Kind regards,

Will Steck

272 S Ogden Street
Denver, CO 80209

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[EXTERNAL] Support for proposed rezoning at 1001 and 1003 S. Pearl St.

Jill Christensen <jill.christen@gmail.com>

Mon 8/15/2022 12:32 PM

To: dencc - City Council <dencc@denvergov.org>

Cc: Kaiser, Libby - CPD CE0429 City Planner Senior <Libby.Kaiser@denvergov.org>

August 15, 2022

Members of Denver City Council

dencc@denvergov.org

Denver, CO

Members of Denver City Council,

I am writing in support of the proposed rezoning at 1001 and 1003 S. Pearl St. in Denver. The property owner's request to create a PUD to allow the church building to be repurposed is a great solution to maintain neighborhood character and provide additional office space.

The property owner has spent nearly two years working closely with our community and I support the list of additional uses for the property. They will add to the vitality and walkability of the neighborhood and stave off yet another opportunity for high rise apartment development with inadequate parking/infrastructure in an already over developed City.

Please vote in favor of the rezoning.

Respectfully,

Jill Christensen and Rachel Ledesma

969 S. Pearl St. #103

jill.christen@gmail.com and rachelmledesma@gmail.com