

**From:** [Joseph Goodman](#)  
**To:** [Kaiser, Libby - CPD CE0429 City Planner Senior](#)  
**Subject:** [EXTERNAL] Fw: 1001 & 1003 S. Pearl Street Rezoning Application  
**Date:** Tuesday, March 22, 2022 3:08:39 PM

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Dear Ms. Kaiser -

Please see below letter we sent to the West Wash Park Neighborhood Association in advance of their upcoming zoning meeting and thank you in advance for taking our position into consideration.

Respectfully,

Joe & Lisa Goodman  
1000 S. Pennsylvania Street  
Denver, CO 80209

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**From:** Joseph Goodman <joseph\_a\_goodman@hotmail.com>  
**Sent:** Tuesday, March 22, 2022 3:04 PM  
**To:** zoning@wwpna.org <zoning@wwpna.org>  
**Cc:** vicepresident@wwpna.org <vicepresident@wwpna.org>; Lisa Goodman <lgoodman@washparkchiro.com>  
**Subject:** 1001 & 1003 S. Pearl Street Rezoning Application

Dear Ms. Michel -

My name is Joe Goodman and my wife Lisa and I have owned the property at 1000 S. Pennsylvania Street (@Tennessee) for over 16 years. We are unable to attend the Zoning Committee Meeting on the 29<sup>th</sup> but wanted to voice our position on the application for rezoning at the property directly across the alley from us to the east (formerly the Washington Park Chapel).

Let us begin by stating that we have read the application in its entirety and also spoken directly to Mr. Wall. To that end we are still unclear as to the "need" for rezoning this property and/or how the net result would improve the surrounding neighborhood. Although much time and effort has gone into narrowing down the final categories of intended use within the application, we feel the adaptive reuse list on the application to be arbitrary and vague at best.

That said, we are wary that the random and ambiguous nature of the application was created in the spirit of trying to appeal to the most expansive base of prospective buyers for the property, rather than a genuine concern for the surrounding residents and community. It

seems like it should be incumbent on the prospective buyer and long-term owner of the property (not the seller) to apply for any required zoning changes relevant to their specific needs during the vetting or purchasing process.

Since 2006, we have lived in this neighborhood, raised our children and grown our locally owned business. We are highly vested in the growth and maturity of the neighborhood and do not feel that rezoning the property at 1001 & 1003 S. Pearl Street is the right type of development for our area. It is our sincere hope that the WWPNA will NOT endorse this rezoning application (or remain neutral) and that the City of Denver will ultimately deny this application.

Thank you for the opportunity to share our position.

Respectfully,

Joe & Lisa Goodman  
1000 S. Pennsylvania Street  
Denver, CO 80209

**Zoning Application #2020i-00141**  
**1001 and 1003 S Pearl St**

My name is Kathryn Fontaine. I live at 1025 S. Pearl Street. I have owned and resided at this property for over 23 years. To add some context, I have lived here through the planning and construction of the light rail system, the bulk plane ordinance revision, the development boom where single family homes were scraped and replaced with duplexes because (before it was changed) zoning to the west of South Emerson allowed this, and the development of slot homes in the neighborhood.

**Overview:**

The 1000 block of S Pearl is unique, because it is at the very edge of the West Wash Park residential neighborhood, adjacent to and sharing the block with substantial commercial development.

Within one block (or 2 East/West short blocks) of the proposed rezoning, there are:

- A Whole Foods grocery store
- A liquor store
- A coffee shop
- 2 bars
- 4 gyms
- 2 barber shops
- 2 hair salons
- A nail salon
- A chiropractor
- A day spa
- An auto mechanic
- Multiple office spaces
- A marijuana dispensary
- A dentist
- An industrial space, and
- Multiple vacant spaces, at least one of which has been vacant for nearly the entire 23 years we've lived here

I'd also like to note that not everyone impacted by this building views it from the street. This is the view from my backyard where you can get a sense of the looming presence of the 2<sup>nd</sup> floor addition.



View from backyard of 1025 S Pearl St

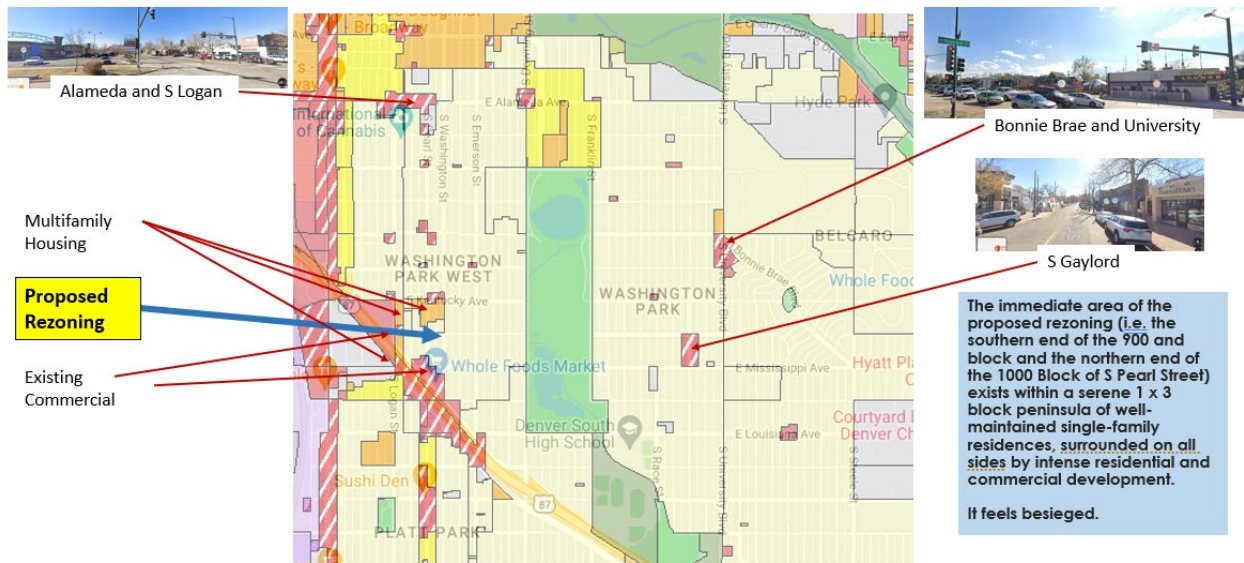
## Zoning Application #2020i-00141 1001 and 1003 S Pearl St

This is in stark contrast to our view to the south, where all neighbors have a back yard and detached garage facing the alley.



As noted above, this block of S Pearl St. already has extensive commercial properties within the block and nearby. For context, compare the amount of commercial development on this block to other areas of west and east wash park.

## Neighborhood Comparison



## 1001 and 1003 S Pearl St History

According to the developer's application, the church on this property was originally constructed around 1964. Sometime in the 2000s, the owner expanded the building by adding a second floor containing a residence (3 bedrooms and an office) above the community space of the church.

**Zoning Application #2020i-00141**  
**1001 and 1003 S Pearl St**

I'm puzzled as to how this second-floor addition was allowed since it created a mixed use within a single structure which seems inconsistent with the underlying zoning district or institutional use. Regardless, this is where we are today. The current owner is unable to find a church willing to lease the property, and the residence is no longer serving as a parsonage. The City of Denver and the community are faced with this Frankenstein of a building that was inexplicably permitted with no viable off-ramp to its combined residential and institutional use.

**Current Zoning Analysis: U-SU-B**

According to the Denver Zoning Code the intent of the Residential district is to promote and protect residential neighborhoods within the character of the Urban Neighborhood Context (Section 5.2.2.1.A).

Due to its location at this edge of the neighborhood, several multifamily and mixed-use developments have been permitted and constructed within a few hundred feet of the proposed rezoning. While allowed by the zoning code, these developments chip away at the viewscales and the residential look and feel of the neighborhood:

- 990 S Logan St. (Mixed use development)
- 999 S Logan St. (Mixed use development, under construction)
- 930, 936, 942 and 948 S Pearl St (4-story slot homes)

That is why rezoning of this single-family parcel to allow even more commercial development within the neighborhood (despite the fact that this and the adjacent 1100 block already host more commercial space than any other area in East or West Wash Park) is not consistent with the intent of "protecting the residential neighborhood" as required by the zoning ordinance.

**Blueprint Denver Analysis: Residential "Low"**

Blueprint Denver identifies vacant institutional uses as an opportunity to repurpose these buildings to provide more neighborhood services or additional housing options. However, in this case, there is already a plethora of commercial spaces and housing options of varying densities at the other end of the block and even more within one or two blocks. Additional commercial space is not wanted or needed at this location. What is desperately wanted and needed is additional single-family housing, as evidenced by the recent sale of the home across the street at 1000 S Pearl St for \$2,000,000.

**Offramp**


The developer has proposed to allow only a handful of uses at this property. What if this experiment fails and the property owner is unable to find a tenant? Is the neighborhood to be stuck with this vacant property in perpetuity? Will the neighbors to be bombarded with rezoning applications every year or two requesting slightly more objectionable uses each time? To prevent either of these undesirable scenarios, the property owner should be obligated to ensure the property does not remain vacant for prolonged periods, e.g. for over 18 months as a condition of the rezoning. This condition should require the owner to demolish the structure in this event in order to promote redevelopment with single family housing consistent with the underlying zoning district. The owner should be required to post a bond or other form of financial commitment to cover the cost of demolition.

**Zoning Application #2020i-00141**  
**1001 and 1003 S Pearl St**

**Conclusion**

In conclusion, the best way to promote and protect this vulnerable residential neighborhood within the character of the Urban Neighborhood Context is by encouraging developers to replace the former church/residence with single-family homes in conformance with the applicable zoning regulations. If the PUD zoning is approved, it should include an off-ramp trigger in the event the property remains vacant for a prolonged period, to include demolition and removal of the structure or posting financial security to cover the demolition.





**1001 and 1003 S Pearl St**  
**Rezoning application 2020i-00141**  
**Current Zoning: U-SU-B (Urban-Single Unit-B)**  
**Proposed Zoning: PUD-G#29 (Planned Unit Development)**

**303-534-4822**

[www.FullerRE.com](http://www.FullerRE.com)

**FANELLO / BAKER**

**Kathryn Fontaine**  
**Resident, 1025 S Pearl St**  
**kfontaine2014@gmail.com**  
**303.775.8624**



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# NEIGHBORHOOD OVERVIEW

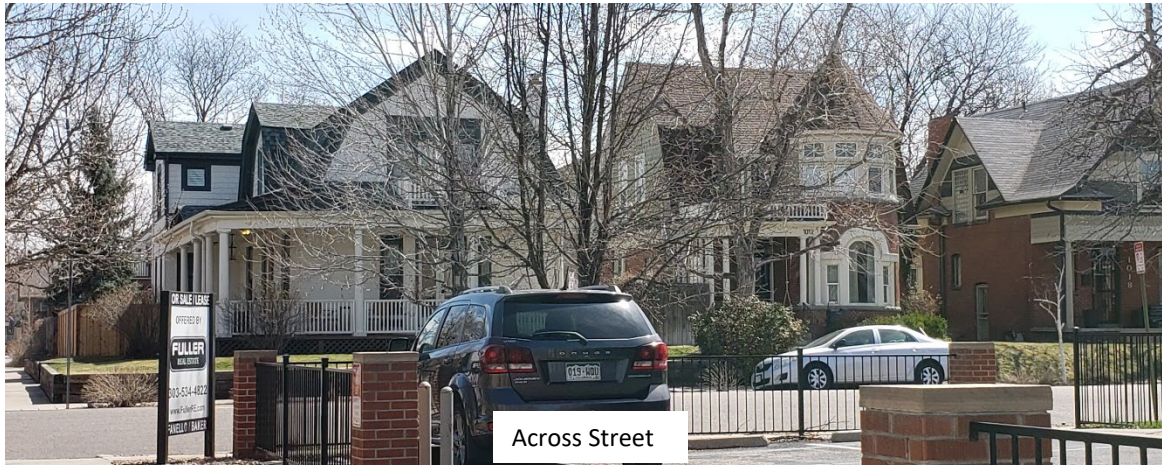
# Neighborhood Overview: 1000 Block of S Pearl St

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# Neighborhood Overview Cont'd – Proposed Rezoning Location

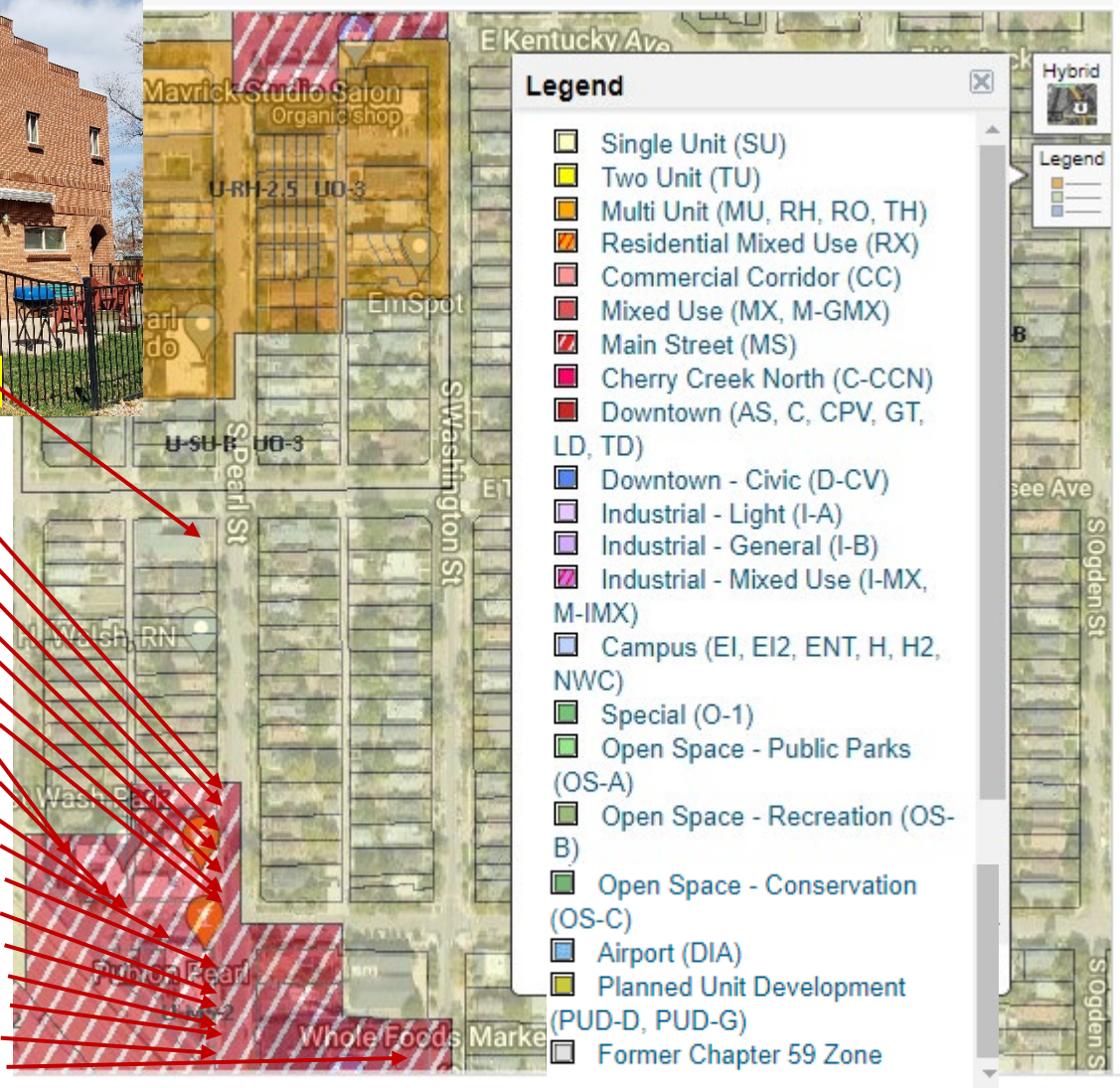




# Neighborhood Overview Cont'd – Existing Commercial



Commercial development on the opposite end of the 1000 S Pearl St block

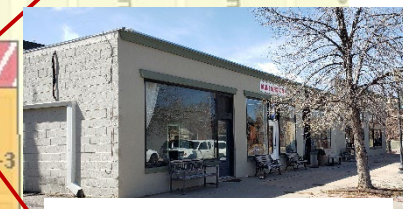
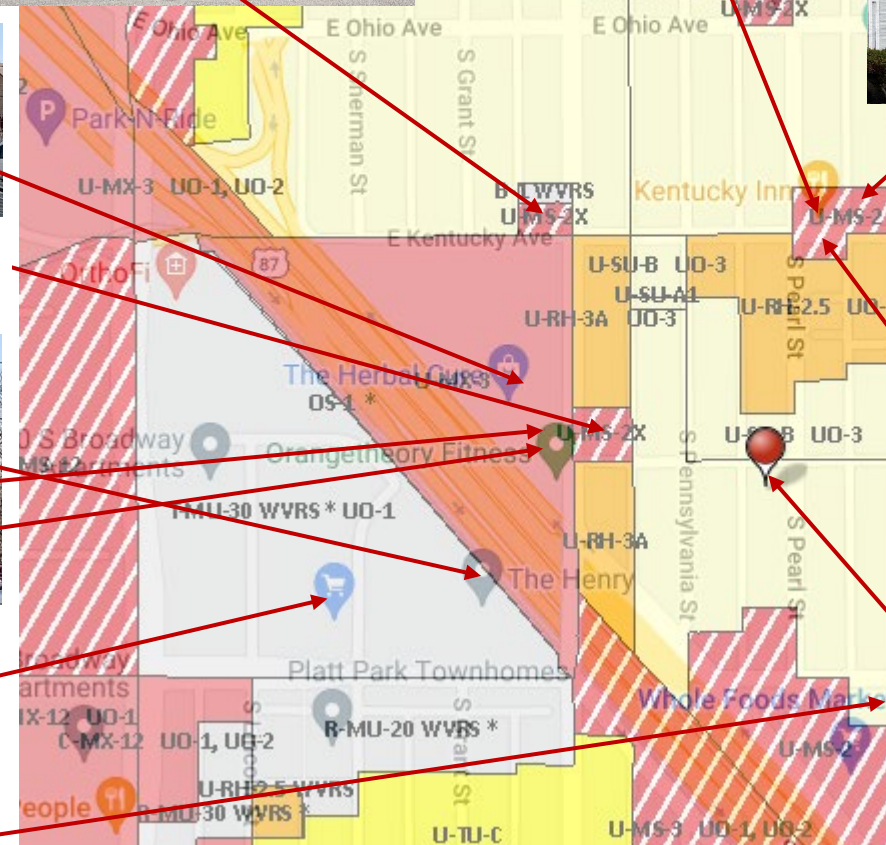
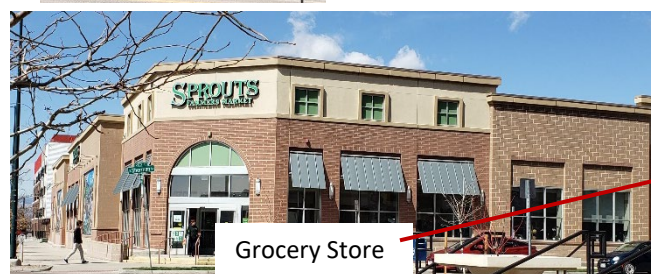
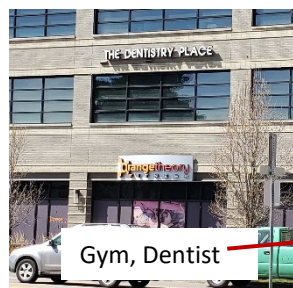
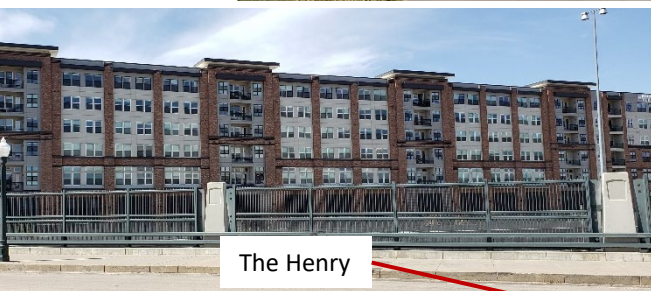
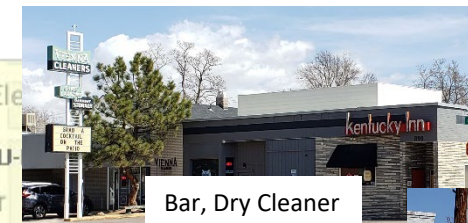
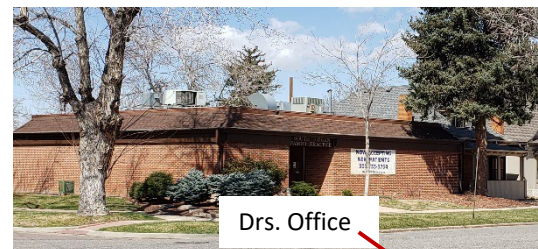


- Chiropractor
- Vacant
- Vacant for most of 20+ years
- Office
- Vacant
- Coffee shop
- Liquor Store
- Industrial
- Gym
- Office
- Vacant
- Pub
- Gym
- Barbershop
- Nail Salon
- Office
- Hair Salon
- Whole Foods Grocery Store



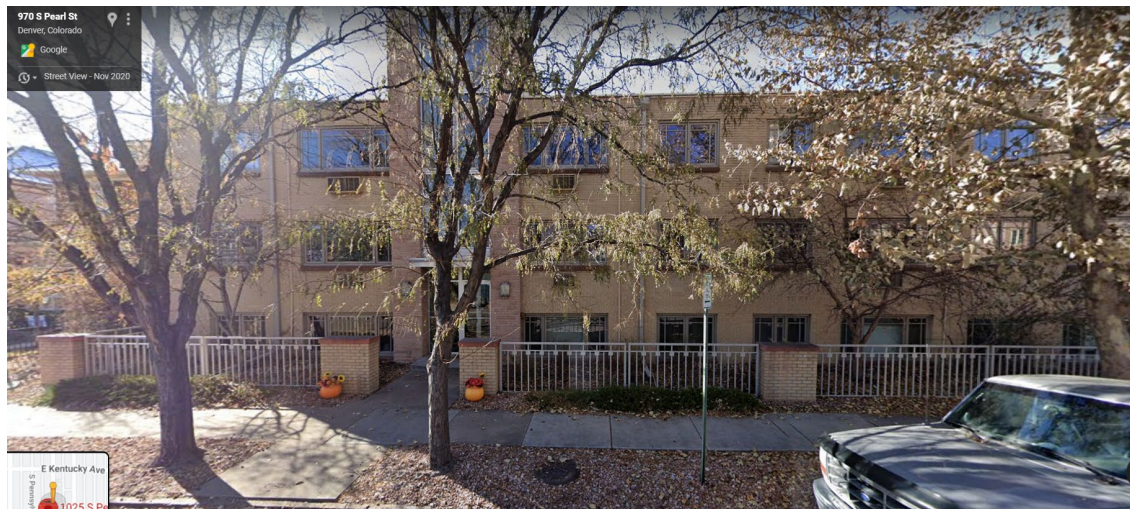
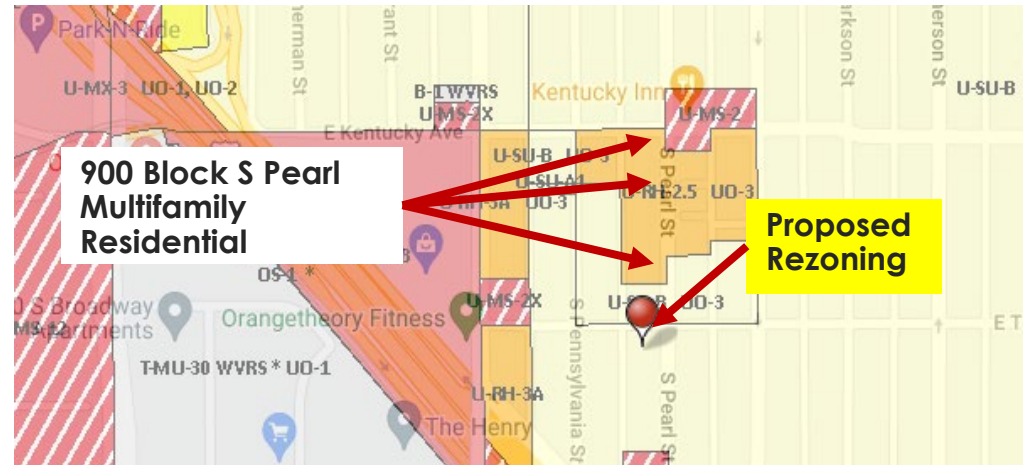


## Neighborhood Overview Cont'd – Existing Commercial





# Neighborhood Overview Cont'd – Established Multifamily Residential Buildings: 900 Block of S Pearl St



900 Block of S Pearl St. Multifamily Housing



900 Block of S Pearl St. Multifamily Housing

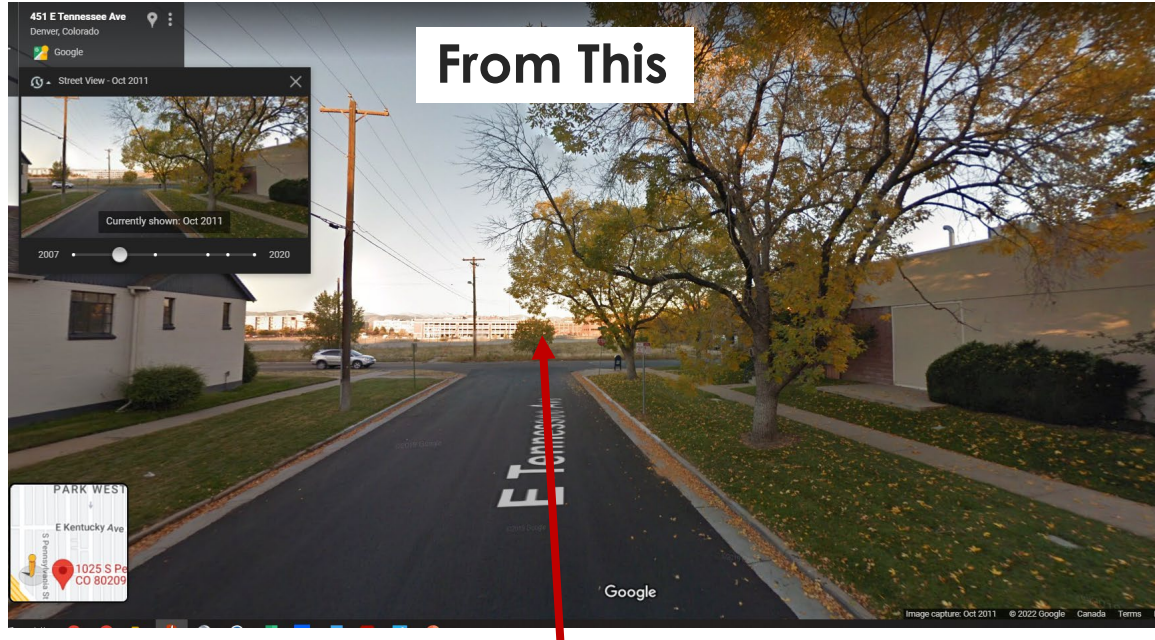
# **RECENT MULTIFAMILY DEVELOPMENT**

# Recent Multifamily Residential Development



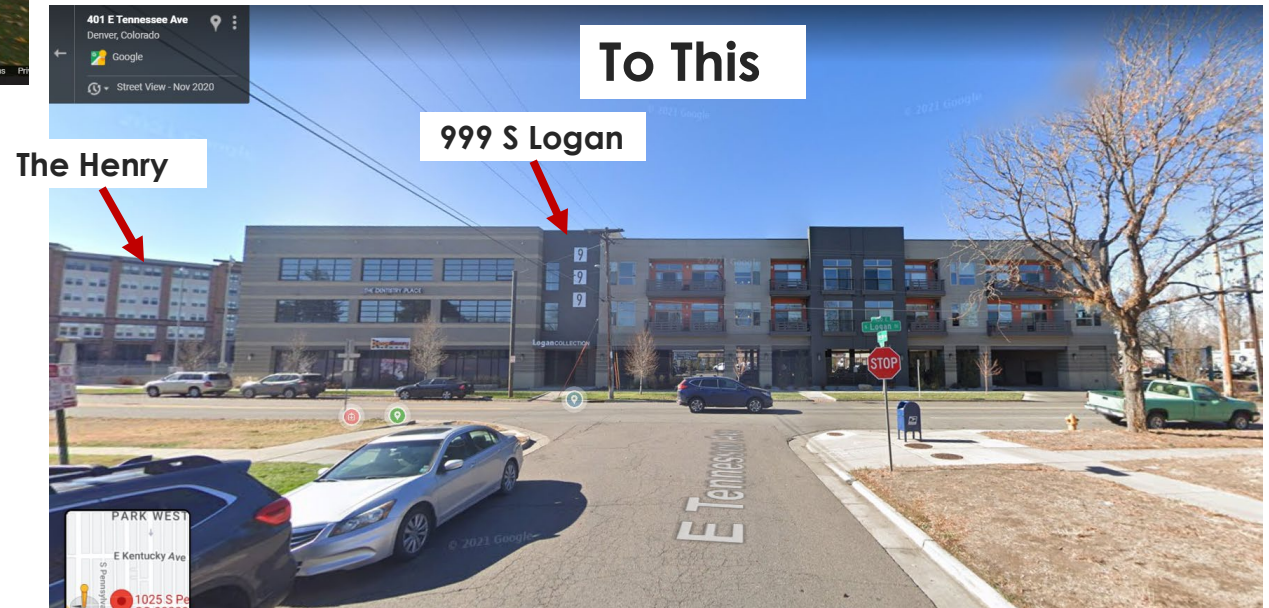
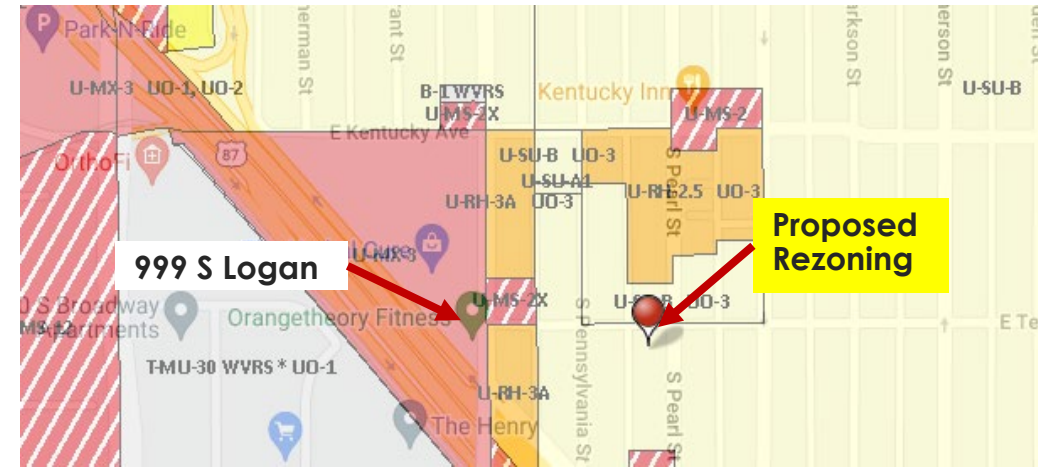


# Recent Multifamily Residential Development: 999 S Logan



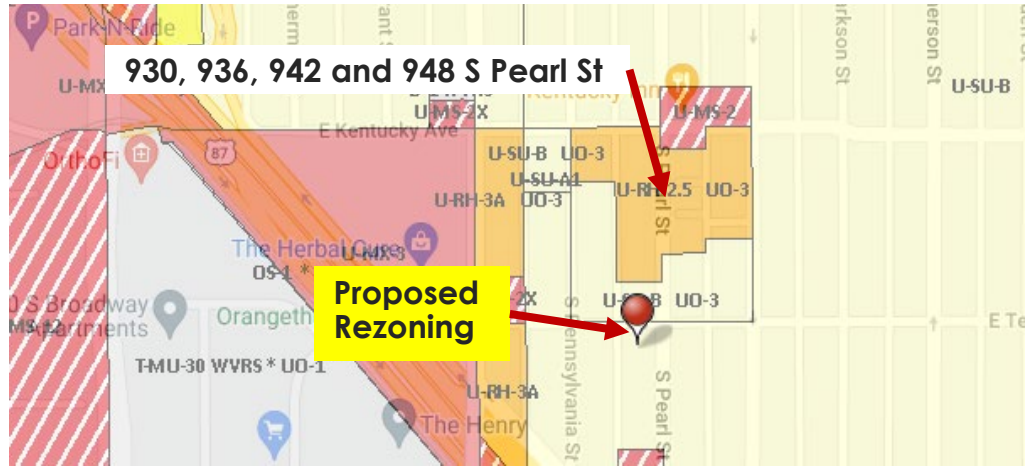
The shock of E Tennessee Ave. ending abruptly with this looming mass cannot be overstated. The developer requested a variance to add a 4<sup>th</sup> story which, thankfully, was not granted.

Denver missed a great opportunity to acquire this parcel as a park / open space. Many residents used it as a dog park. There is a known problem with owners not cleaning up after their dogs on the nearby Lincoln Elementary School grounds.





# Recent Multifamily Residential Development: 930, 936, 942 and 948 S Pearl St



Four single-family bungalows replaced  
with four slot homes containing 24  
residences



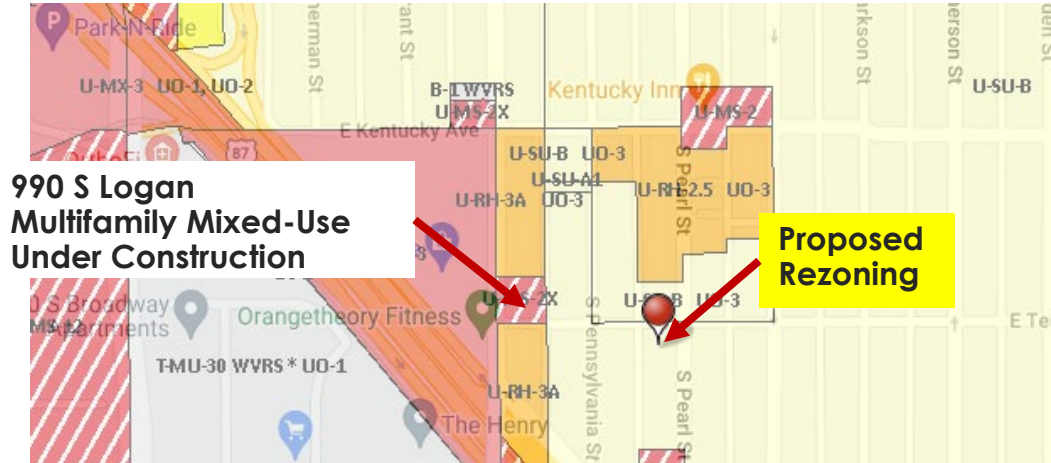
900 Block of S Pearl St. in 2007



900 Block of S Pearl St. in 2011 after development of slot homes



# Under Construction Mixed-Use Multifamily Residential Development: 990 S Logan



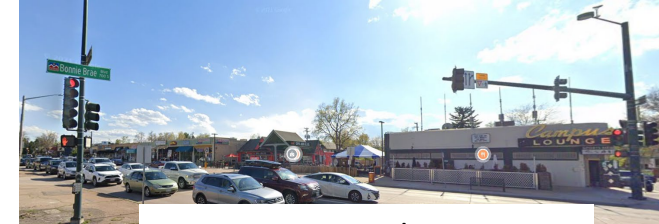
# NEIGHBORHOOD COMPARISON



# Neighborhood Comparison



Alameda and S Logan



## Bonnie Brae and University



S Gaylord

The immediate area of the proposed rezoning (i.e. the southern end of the 900 and block and the northern end of the 1000 Block of S Pearl Street) exists within a serene 1 x 3 block peninsula of well-maintained single-family residences, surrounded on all sides by intense residential and commercial development.

**It feels besieged.**

## Multifamily Housing

## Proposed Rezoning

Existing Commercial

# **CURRENT ZONING ANALYSIS**

# Current Zoning Analysis: U-SU-B

## 5.2.2.2 Specific Intent

### D. Single Unit B (U-SU-B)

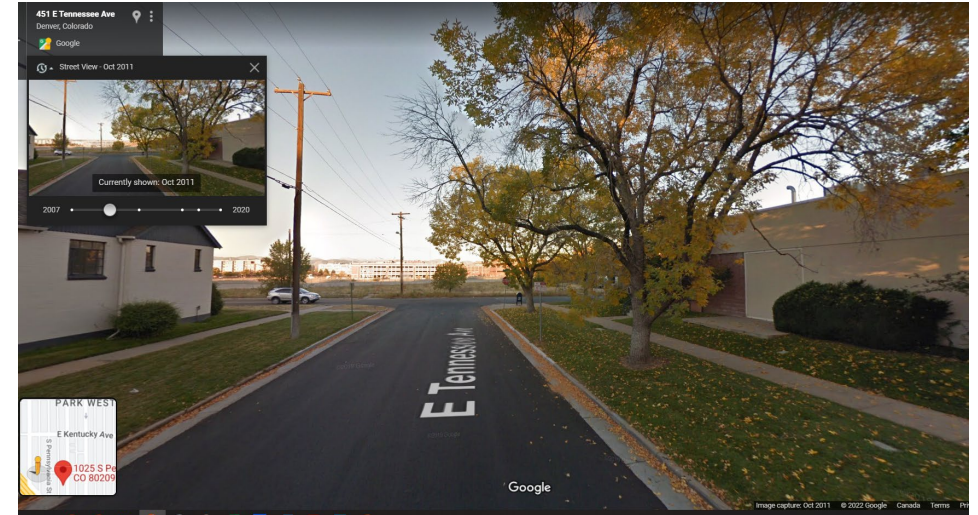
U-SU-B is a single unit district allowing urban houses with a minimum zone lot area of 4,500 square feet. Blocks typically have a pattern of 37.5 foot wide lots.

## Section 5.2.2.1 General Purpose

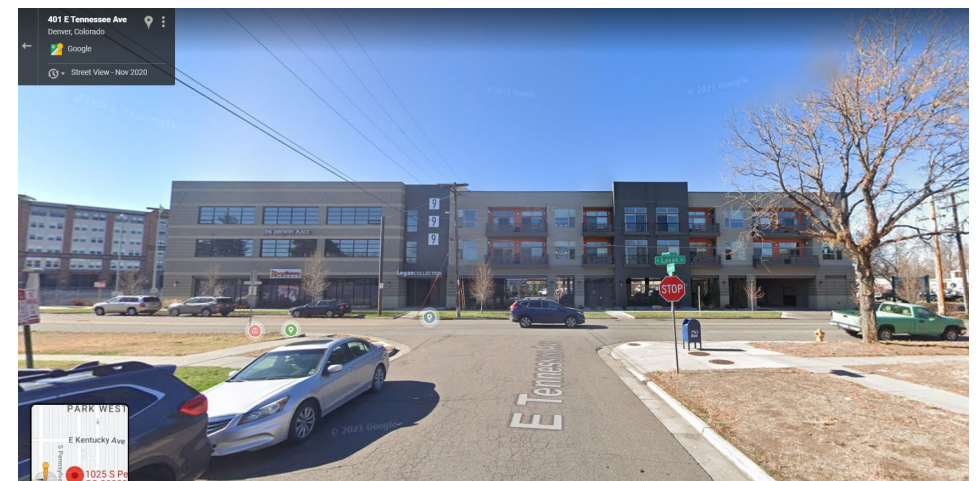
- A. The intent of the Residential districts is to **promote and protect residential neighborhoods** within the character of the Urban Neighborhood Context. **These regulations allow for some multi-unit districts, but not to such an extent as to detract from the overall image and character of the residential neighborhood.**

**This neighborhood does not feel like it is being protected. Multi-unit districts have been developed to such an extent as to detract from the overall image and character of the residential neighborhood.**

From This



To This



# **PROPOSED ZONING ANALYSIS**



# Proposed Zoning Analysis: PUD-G#29

## Section 9.6.1.1 (PUD) General Purpose and Intent

**A.** ...The PUD District is intended to respond to unique and extraordinary circumstances, where more flexible zoning than what is achievable through a standard zone district is desirable and multiple variances, waivers, and conditions can be avoided.

**B.** “Unique and extraordinary circumstances” that justify use of a PUD District include, but are not limited to, the following:

B. 1. Where a development site has special physical characteristics, including but not limited to irregular or odd-shaped lots, or lots with significant topographical barriers to standard development or construction practices;

**Does not meet**

**The parcel is a flat, rectangular-shaped lot with sufficient area to fit two single-family homes in full compliance with the current zoning code.**

# Proposed Zoning Analysis Cont'd: PUD-G#29

## Section 9.6.1.1 (PUD) General Purpose and Intent

B. “Unique and extraordinary circumstances” that justify use of a PUD District include, but are not limited to, the following:

B. 2. Where a customized zoning approach is necessary to protect and preserve the character of a Historic Structure or historic district;

### **Does not meet**

**The existing structure (a combination dwelling / church) is not noteworthy from a historic or architectural standpoint. According to the developer, the church was originally constructed in 1964. The church was extensively remodeled in the 2000s by adding a 2<sup>nd</sup> floor parsonage (living quarters). The structure has no historic significance or architectural integrity. The structure is located in a residential neighborhood of 100+ year-old single-family homes. It does not contribute to the historic character of the neighborhood.**



# Proposed Zoning Analysis Cont'd: PUD-G#29

## Section 9.6.1.1 (PUD) General Purpose and Intent

B. “Unique and extraordinary circumstances” that justify use of a PUD District include, but are not limited to, the following:

B. 3. Where a development site is subject to an existing PUD and rezoning to a new PUD District will bring the site closer to conformance with current zoning regulations and adopted plans; or

**Does not meet**

**The development site is not subject to an existing PUD. Rezoning to a PUD will not bring the site closer to conformance with the current U-SU-B single family residential zoning. The density of nearby commercial development is already more than sufficient to meet the needs of residents. Additional commercial development will significantly detract from the residential character of the neighborhood.**

# Proposed Zoning Analysis Cont'd: PUD-G#29

## Section 9.6.1.1 (PUD) General Purpose and Intent

B. “Unique and extraordinary circumstances” that justify use of a PUD District include, but are not limited to, the following:

B. 4. Where the proposed scale or timing of a development project demands a more customized zoning approach to achieve a successful, phased development.

**Does not meet**

**There are no applicable scale or timing demands. This parcel is quite small and would not be appropriate for a phased development.**



# Proposed Zoning Analysis Cont'd: PUD-G#29

## Section 9.6.1.1 (PUD) General Purpose and Intent

C. A PUD District is not intended as either a vehicle to develop a site inconsistent with the applicable neighborhood context and character, or solely as a vehicle to enhance a proposed development's economic feasibility.

**Does not meet**

**The driver of this rezoning appears to be to profit maximization. The parcel is large enough to allow two single-family homes. The house across the street recently sold for \$2 million, so it is hard to believe the parcel cannot be profitably re-developed in conformance with its current U-SU-B single family residential zoning. The proposed PUD zoning is inconsistent with and would be detrimental to the single-family residential context and character of the neighborhood.**

# Proposed Zoning Analysis Cont'd: PUD-G#29

## Section 9.6.1.1 (PUD) General Purpose and Intent

**D.** In return for the flexibility in site design ... a PUD District should provide significant public benefit not achievable through application of a standard zone district, including but not limited to diversification in the use of land; innovation in development; more efficient use of land and energy; exemplary pedestrian connections, amenities, and considerations; and development patterns compatible in character and design with nearby areas and with the goals and objectives of the Comprehensive Plan.

**Does not meet**

**Rezoning this parcel to a PUD will not provide significant public benefit. There are already a plethora of commercial properties withing walking distance that offer the same or similar uses as those proposed. Nor will it result in more efficient use of land or energy, exemplary pedestrian connections, amenities or other considerations.**

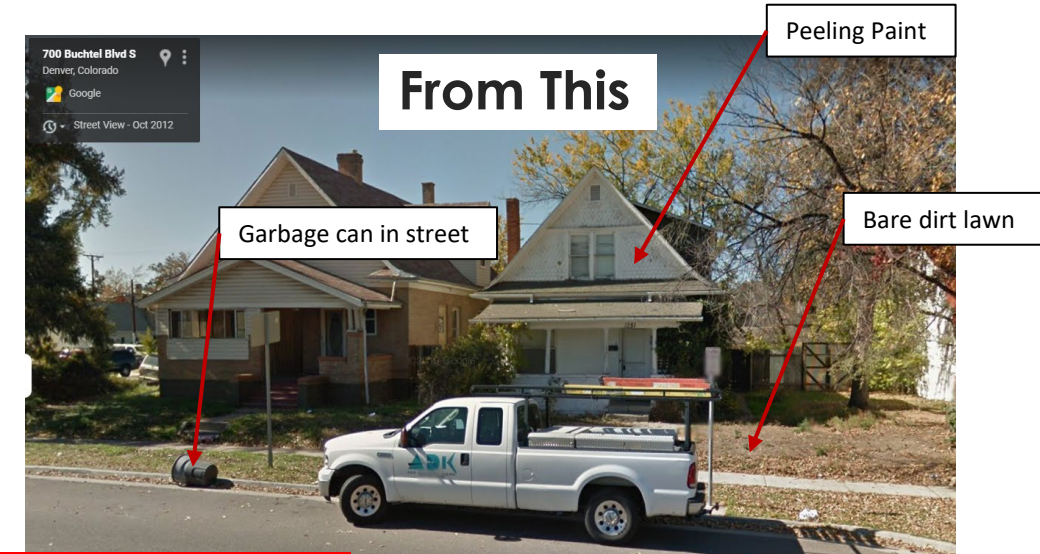


# Proposed Zoning Analysis Cont'd: PUD-G#29

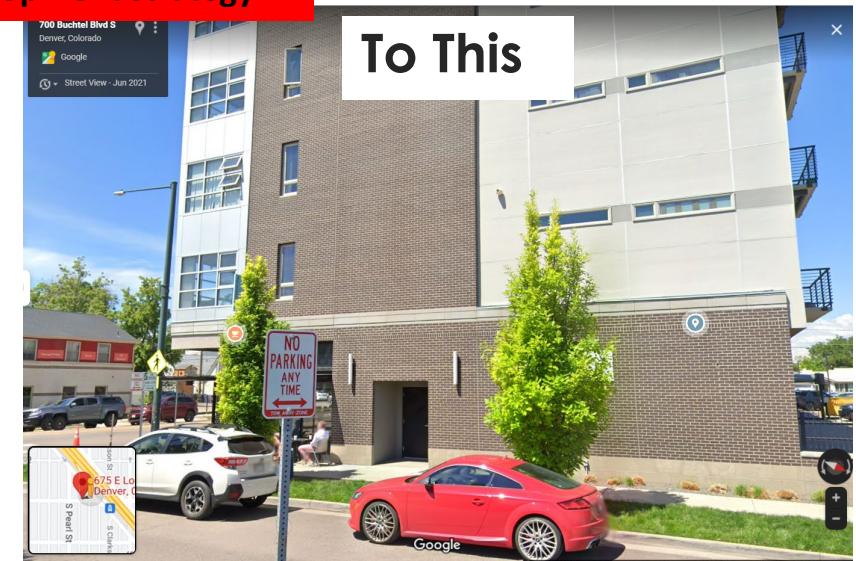
Rezoning this parcel would be **detrimental** to the single-family neighborhood, as it would result in commercially zoned parcels on both ends of the 1000 block.

It would detract from the serene, residential character of the neighborhood, and it would likely encourage developers to speculatively buy and hold adjacent parcels in hopes of rezoning and re-developing the entire block. In the meantime, speculatively held parcels would become poorly maintained rental properties which would adversely impact the character of the neighborhood.

I witnessed this progression at 930, 936, 942 and 948 S Pearl St before these parcels were demolished and replaced with slot homes (see previous slide) and 675 E Louisiana before it was redeveloped as multifamily housing.



**Buy and hold slumlord development strategy**



**675 E Louisiana Ave**

# **BLUEPRINT DENVER ANALYSIS**



# Blueprint Denver Analysis: Residential “Low”

## Blueprint Denver classifies this location as Residential “Low”

Predominately single- and two-unit uses on smaller lots. Accessory dwelling units and duplexes are appropriate and can be thoughtfully integrated where compatible.

These already exist at the maximum density this area of the neighborhood can sustain. More density cannot be effectively integrated at this location.

Some civic and institutional uses are compatibly integrated throughout and **limited mixed-use** can occur along arterial and collector streets, **as well as where commercial uses have been already established.**

Commercial uses **have not** been established on this end of the block. Additional mixed-use development at this location is not consistent with Blueprint Denver’s guidance of **limited** mixed use and cannot be compatibly integrated.

# Blueprint Denver Analysis Cont'd: Residential “Low”

**Vacant institutional uses on corners or select sites may be appropriate locations to introduce additional residential intensity.**

**It is not appropriate to introduce additional residential intensity on this corner. Multiple intense residential developments have already been constructed or are under construction nearby.**

**The property is not vacant. The living quarters on the 2<sup>nd</sup> floor have been continuously occupied by an owner or renter.**

**There is a vacant group home on the other end of the block at 1100 S Pearl St.**





# CONCLUSION

# Conclusion

The property at 1001 and 1003 S Pearl St. does not meet the “unique and extraordinary circumstances” required for rezoning as a PUD.

- The parcel has no special physical characteristics that would prevent development in conformance with its current zoning
- The structure has no historic or architectural significance. It was extensively altered with a 2<sup>nd</sup> floor addition in the 2000s
- Rezoning will not bring the site closer to conformance with the current single-family residential zoning regulations or adopted plans
- There are no applicable scale or timing demands
- The rezoning driver appears to be solely a vehicle to enhance the proposed development’s economic feasibility
- Rezoning this parcel to a PUD will not provide significant public benefit. Rather, it will be detrimental to the neighborhood

Rezoning as commercial or increasing residential density at this location is incompatible with the Blueprint Denver neighborhood designation as Residential “Low”

- Due to existing high levels of commercial and residential density within one block in all directions, this church is not an appropriate location to introduce additional commercial or residential intensity
- The former church is not vacant. The 2<sup>nd</sup> floor residential space has been continuously occupied by an owner or renter

The best way to promote and protect this vulnerable residential neighborhood within the character of the Urban Neighborhood Context is for this parcel to maintain its current **U-SU-B** zoning. Developers should be encouraged to replace the former church/parsonage with single-family homes in conformance with the applicable zoning regulations.



**From:** [Michael Persichitte](#)  
**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 Member District 3 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 XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#); [planningboard@denvergov.org](#); [Kaiser, Libby - CPD CE0429 City Planner Senior](#)  
**Subject:** [EXTERNAL] Support for 1001 S. Pearl  
**Date:** Monday, May 23, 2022 6:51:37 PM

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Councilman Clark –

I'm writing as a constituent with the hope that you'll **support the proposed rezoning of 1001 S. Pearl St** in the West Washington Park neighborhood. I'm sure you get lots of negative emails about rezoning cases so I hope this one changes things up a bit. As a member of the West Wash Park Neighborhood Association (WWPNA) and participant at Zoning Committee meetings, I've seen many land use proposals.

This proposal is a win/win for our community as it would promote the adaptive reuse of the existing church. As a Denver resident it's important to me to be able to have commercial uses in close proximity to where I live. It's one of the key factors in being able to have a healthy walkable neighborhood.

The proposal would allow just three commercial uses on top of the existing zoning and would promote adaptive reuse of the existing church which I believe has been there since the mid-1960s. It's great to see property owners work with planning staff to find creative ways to save these kinds of buildings while enhancing our neighborhoods. I know that's something that aligns closely with language in Blueprint Denver about institutional uses.

Thanks again for the time and consideration. I hope you'll carefully consider and support this extremely thoughtful proposal which I think will continue to improve the walkability of our neighborhood.

Sincerely,

Michael Persichitte

**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 Member District 3 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 XA1405 President 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:** Tuesday, May 24, 2022 8:28:19 AM

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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:** [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 Member District 3 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 XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#); [planningboard@denvergov.org](#); [Kaiser, Libby - CPD CE0429 City Planner Senior](#)  
**Subject:** [EXTERNAL] Pls Support 1001 S Pearl Rezoning  
**Date:** Tuesday, May 24, 2022 9:13:28 AM

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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





# Planning Board Comments



Submission date: 31 May 2022, 11:18AM

Receipt number: 237

Related form version: 2

## Your information

Name	Sarah Uhran
Address or neighborhood	1004 S Pennsylvania St
ZIP code	80209
Email	sarahuhran@gmail.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	1001 S Pearl St
Case number	2020I-00141

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project?

**Strong opposition**

Your comment:

We recently have moved into our new home right behind this building of 1001 & 1003 S Pearl St. There are already parking issues on our street due to retail of Orange Theory on S Logan St. More retail creates more traffic + more parking issues. We have retail down the block on S Pearl and on Mississippi and we do not need more space. There are empty store fronts on both S Pearl and Mississippi. As a homeowner DIRECTLY impacted by what goes on with this application I want it noted that I STRONGLY OPPOSE it and I will fight for it to either remain a church or be residential but I will not support more retail in our neighborhood.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

**From:** [William Fenton](#)  
**To:** [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 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](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Ortega, Deborah L. - CC Member At Large Denver City Council](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#); [District 9; planningboard@denvergov.org](#)  
**Cc:** [Kaiser, Libby - CPD CE0429 City Planner Senior](#)  
**Subject:** [EXTERNAL] 1001 S Pearl Support Letter  
**Date:** Tuesday, May 31, 2022 3:32:28 PM

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Planning Board Members & Council Members:

I'm writing with the hope you'll support the rezoning application for 1001 S. Pearl St in the West Washington Park neighborhood.

I grew up just blocks away from this property at 1224 S Clarkson St and my father still resides there today. I too am a resident in the area and have heard multiple presentations from the applicant's representative about the rezoning request. A considerable amount of time (nearly two years) and effort has gone into the application before you. This proposal will provide predictability for the surrounding neighborhood while promoting adaptive reuse of the existing church building which has been in a recognizable landmark in the area for over five decades (my best friend grew up across the street from the church and we spent hours playing in the church parking lot).

The recent Blueprint Denver update acknowledges the following:

- *"Institutional uses, such as schools and places of worship, are typically embedded in residential areas and provide key services to surrounding residents. This also may include areas of privately-owned open space. When these uses leave a neighborhood, it leaves a site that previously housed a non-residential use in the middle of a residential neighborhood. These sites have the potential to provide additional neighborhood services and/or more diverse housing options without displacing existing residents."*

First, Blueprint Denver notes that church uses are non-residential. Churches are commercial in nature so this proposal to add a very limited list of low intensity commercial uses is not adding a net new commercial use to the area. Moreover, Blueprint Denver suggests that these sites can provide additional neighborhood services (as proposed in the PUD) and more diverse housing options (also as proposed in the PUD by maintaining the residential unit above the commercial space).

Blueprint Denver goes on to say:

- *"Until a citywide approach is implemented, individual rezonings of these sites may be an opportunity for more intense residential uses or limited neighborhood services to be provided if done in a way that minimizes impacts to surrounding character."*



As you all know, the city has yet to adopt a citywide approach and as such, this applicant pursued a highly negotiated PUD with the community/staff to allow for a very limited list of neighborhood services. What better way to minimize impacts to surrounding character than to incentivize the preservation of the existing building and promote adaptive reuse within the structure.

Simply put, this PUD should serve as a successful model for individual rezonings similar to this one. Vote YES on this proposal.

Sincerely,  
Billy Fenton

**From:** [Katherine Porter](#)  
**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 Member District 3 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 XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#); [planningboard@denvergov.org](#); [Kaiser, Libby - CPD CE0429 City Planner Senior](#)  
**Subject:** [EXTERNAL] 1001 S. Pearl Rezone Support  
**Date:** Wednesday, May 25, 2022 4:23:04 PM

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Dear Councilman Clark and City Council Members,

I rarely get involved in local politics, but thought it was important to express my support for the thoughtful proposal to rezone 1001 S. Pearl St in West Washington Park. I've carefully reviewed the applicant's plans and appreciate all the time and effort that went into the negotiations with surrounding neighbors and the RNO. Change is difficult, but the reality is that many churches can no longer thrive within these residential neighborhoods. As such, we need to think about thoughtful ways to repurpose these unique buildings. Keeping a residential unit above the existing commercial space and incentivizing adaptive reuse is a great way to reposition this property. Who wouldn't love to have an art studio in their neighborhood and provide an opportunity for an artist to live above their creative space? This rezoning lends itself to that kind of outcome which will only serve to strengthen our neighborhood.

I sincerely appreciate your consideration and hopefully your support for this rezoning.

Katherine Steck

**From:** [Lynea Hansen](#)  
**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 Member District 3 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 XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#); [planningboard@denvergov.org](mailto:planningboard@denvergov.org); [Kaiser, Libby - CPD CE0429 City Planner Senior](#)  
**Subject:** [EXTERNAL] Neighbor who supports rezoning for 1001 S. Pearl  
**Date:** Tuesday, May 24, 2022 12:18:50 PM

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Council Member Clark,

I hope you are doing well and wanted to let you, your Council colleagues and the planning board, know of my support for the rezoning of 1001 S. Pearl St. in West Wash Park. I have attended two WPNA meetings in support and also will be attending the planning board meeting in support. Now, I am asking for your support of the rezoning as well.

About two years ago I was made aware of the project to reuse the existing church building located on S Pearl for more vibrant and neighborhood friendly uses. The developers have answered my questions along the way about the project and have been very responsive and involved with myself but more importantly with the closer in neighbors for years trying to get this project just right for everyone.

This solution meets many of the goals of Blueprint Denver such as re-use of buildings and adaptive reuse while meeting the neighbors with a very limited list of types of low intensity uses that can go into the building. This allowed list gives the neighbors peace of mind over what could be used in the building while reducing the weekend heavy traffic and parking usage the church has had – all while re-using a building and activating a corner.

I know many people don't like to see PUDs anymore, but this unique arrangement allowed the neighbors a strong voice in what would be allowed while better aligning the current zoning to what is actually occurring on the property.

Thank you for your dedication to our City and our communities, I hope you can find a way to support this rezoning and I am happy to answer any questions you may have about my support.

Thanks!

Lynea Hansen  
1275 S. Corona St



**From:** [Kane Kunz](#)  
**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 Member District 3 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 XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#); [planningboard@denvergov.org](#); [Kaiser, Libby - CPD CE0429 City Planner Senior](#)  
**Subject:** [EXTERNAL] Regarding 1001 S. Pearl St. rezone\_YES  
**Date:** Tuesday, May 31, 2022 3:53:43 PM

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Dear Councilman Clark,

I'm a frustrated native and local resident who no longer wishes to remain silent as the remaining character continues to be sucked out of our beloved city. Aside from the architectural disaster that will almost certainly be built if rezoning is not approved, please consider this simple question: why shouldn't a dentist be allowed to operate between two loud dive bars notorious for their extremely intoxicated patrons?

Furthermore, this location is right along I-25. If the highway were built slightly more to the north, this location would continuously extend one of the most economically vibrant commercial/residential hybrids in Denver: S. Pearl St. Considering properties on that side of the highway are also more valuable, it's not obvious to me that commercial operations themselves reduce these surrounding property values. On the contrary, it may increase them; some people like walking to appointments and home from bars.

Perhaps the most relevant concern immediate neighbors have is noise. I think noise is a reasonable concern, especially given the longstanding precedent of dive bars being a block on either side, and it deserves to be addressed. I support some sort of use limit, and this application pays respectful consideration. Additionally, tearing the structure down to build housing would be counterproductive to noise management.

Noise from the Kentucky Inn is a more valid objection than anything pertaining to the subject property, and it's a fixture of the neighborhood despite that fact. If local precedent is that the Kentucky Inn is an acceptable establishment to rage into the night, I see no reasonable grounds for not allowing this location to continue functioning how it always has: non-residential, low foot traffic use (not another loud bar!).

Please approve the application for rezoning.

Sincerely,

Kane Kunz

983 S University Blvd, Denver, CO 80209

**From:** [Will Steck](#)  
**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 Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gillmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#); [planningboard@denvergov.org](#); [Kaiser, Libby - CPD CE0429 City Planner Senior](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#)  
**Subject:** [EXTERNAL] SUPPORT for 1001 S. Pearl Rezone  
**Date:** Wednesday, May 25, 2022 4:18:33 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)

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Hello Councilman Clark,

First off, I want to thank you for being such a strong representative for our community. We sincerely appreciate it.

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



[William T. Steck](#)  
Personal Insurance Advisor  
210 University Blvd. Suite 600  
Denver, Colorado 80206  
Office: 303.329.5449  
Mobile: 646.280.9854

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**From:** [Holm, Greg @ Denver](#)  
**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 Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Paul.Kashman@denvergov.org](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [District 9](#); [chris.hirds@denvergov.org](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#); [planningboard@denvergov.org](#); [Kaiser, Libby - CPD CE0429 City Planner Senior](#)  
**Subject:** [EXTERNAL] Support for 1001 S. Pearl Rezoning App  
**Date:** Wednesday, May 25, 2022 3:10:51 PM

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Councilors,

As a resident of the West Washington Park (“WWP”) neighborhood, I wanted to reach out and encourage you to support the re-zoning request for 1001 S. Pearl St. This letter of support is strictly from me as an individual and does not in any way relate to my volunteer work as a member of the board of WWPNA and as a co-chair of the WWPNA zoning committee nor is it meant to express or imply anything whatsoever with respect to WWPNA’s position, if any, with regards to this application.

I support this rezoning request because adding small commercial spaces to the neighborhood is crucial for WWP to become a more walkable neighborhood (with the definition of walkable being that residents are able to walk to meet the majority of their daily needs, including to their place of employment) By granting this re-zoning request the City will allow the developer to create several small office spaces where a doctor, dentist, therapist, insurance agent, accountant, art studio or similar service provider can operate businesses that allow residents to access services by walking or biking. In addition, these businesses will provide employment opportunities which could potentially be filled by WWP residents. This type of commercial is an amenity that will make WWP a better place to live for all its residents. It is also a great adaptive re-use of an existing building.

Over the last two years, the applicant has provided information to, and has responded to input from, adjacent neighbors (including two that live directly across the street from the property). During that time, the applicant has listened to the community and has come up with a narrow list of low intensity commercial uses on top of the existing U-SU-B zoning. As stated above, I’m a proponent of walkable neighborhoods and strongly believe the uses proposed for the project will benefit the WWP community and will increase the vibrancy of the area.

The PUD is a thoughtful, creative approach to promote adaptive reuse of an institutional church building. The language in Blueprint Denver and the City’s Comprehensive Plan align closely with the spirit of this proposal and, as such, provide City Council with ample reason to support this thoughtful rezoning.

I appreciate your consideration and hope you will all vote to support the 1001 S. Pearl rezoning.

Greg Holm  
1325 S. Downing St.  
Denver, CO 80210

**From:** [susan Davis](#)  
**To:** [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Kaiser, Libby - CPD CE0429 City Planner Senior](#)  
**Subject:** [EXTERNAL] Support for 1001 S. Pearl Rezoning Request  
**Date:** Tuesday, May 31, 2022 11:40:58 AM

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Dear City Council and Planning Board Members:

Please consider supporting the rezoning application for 1001 S. Pearl St. As Denver continues to change, I find it refreshing there are property owners who are interested in saving unique and longstanding focal points within our neighborhood. The current property owner at 1001 S. Pearl is looking to promote adaptive reuse of the 1960's building by allowing just three limited commercial uses on top of the existing zoning. I really appreciate that the owner was willing to have lengthy conversations with the neighborhood about a paired down list of uses vs. going with the typical commercial zoning in the area of U-MS-2 or 2x. A rezone to those districts would have allowed 60+ uses. Instead, we have an owner who is willing to work with community, provide predictability and even uses that will better serve our community. We would be fortunate to have a small doctor's office or dentist that we could walk to. Improving walkability and having neighborhood serving uses is what betters communities within our city. I hope you'll see that this request aligns closely with your review criteria and I urge you to vote yes. Thank you for your time!

Sincerely,

Craig and Susan Davis  
912 S. Washington St.  
Denver, Co 80209