

Attachment B

**LETTERS OF OPPOSITION TO
District 1 Denver City Council Representative Susan Shepherd**

Zone it Right West Highland

Zone It Right West Highland



Say no to more inappropriate zoning in West Highlands.

Zoning changes and development are occurring at a rapid pace in West Highlands, frequently out of character in ways that negatively impact the residential character and quality of life in our neighborhood.

Yet another example of this is underway at the gateway to our neighborhood at 32nd Avenue and Irving Street. This empty lot is zoned for residential, single family homes - an ideal opportunity for residential development in this part of our neighborhood. Developers of this lot want to dramatically up-zone this parcel to allow for construction of a large 28,000-30,000 square foot, two story, character altering medical building. This would be the largest building in the immediate neighborhood. Developers and the property owners, Emmaus Lutheran Church, are refusing to engage in meaningful dialogue with neighbors despite repeated requests.

While neighbors are not opposed to development on this lot, we are dismayed by the lack of dialogue and want to ensure neighborhood input is received in this potential rezoning effort. We are asking City Council Members to decline any zoning change on this lot that is not the direct result of a meaningful neighborhood engagement effort.

Please sign the petition below in support of a neighborhood engagement process and in opposition to a zoning change without neighborhood input.

LETTER TO

District 1 Denver City Council Representative Susan Shepherd

Concerning the Rezoning Application for Emmaus Lutheran Church property, 3120 Irving Street, Denver, Colorado, Parcel Number 02293-02-027-000/3268 W. 32nd Avenue, Denver, CO, Parcel Number 02293-02-027-000

We are concerned for about the residential character of West Highlands and proposed up-zoning of residential parcels to commercial development in our neighborhood that will negatively impact our quality of life.

The proposed rezoning of a viable and desirable single residential family parcel (U-SU-A) to zero-setback commercial zoning (U-MS-2X) on 3120 Irving Street, Denver, CO 80211/3268 W. 32nd Avenue, Denver, CO at 32nd Ave and Irving St (southeast corner) would allow the construction of a large 28,000-30,000 square foot, two story, character altering building that will adversely impact the quality of life of the neighborhood.

The only appropriate zoning tool to creatively accommodate the development of this parcel while safeguarding community interests is a neighborhood negotiated PUD, preferably a D-PUD (Detailed Planned Unit Development). PUD Zoning, created with community input, is the appropriate rezoning tool because it is the only way that agreed specifications in building placement, setbacks, massing, parking, design, materiality and use that complement the surrounding community can be both documented and be made binding.

We, the undersigned stakeholders of this neighborhood, ask that the current Councilperson at the time this rezoning comes to a final vote, reject any proposed rezoning that is not the result of a negotiated PUD which includes project specific comprises negotiated in good faith with the community, with emphasis on residential property owners within 400 feet of the zone lot boundary.

Letters of opposition sent to City Councilwoman Susan Shepherd by date, by zip code: 80211, 80212,80204 Council District 1.

179-14*=total 165

Name	City	State	Postal Code	Country	Signed On
Mast	Denver	Colorado	80211	United States	3/23/2015
Eby	Denver	Colorado	80211	United States	3/23/2015
Hardin	Denver	Colorado	80211	United States	3/23/2015
Defa	Denver	Colorado	80212	United States	3/23/2015

Name	City	State	Postal Code	Country	Signed On
Sampish	Denver	Colorado	80211	United States	3/23/2015
timme	denver	Colorado	80211	United States	3/23/2015
Gregory	Denver	Colorado	80211	United States	3/23/2015
Marzullo	Denver	Colorado	80211	United States	3/23/2015
Solomon	Denver	Colorado	80211	United States	3/23/2015
McCormick	Denver	Colorado	80211	United States	3/23/2015
Cook	Denver	Colorado	80211	United States	3/23/2015
Brackett	Denver	Colorado	80211	United States	3/23/2015
Gregory	Denver	Colorado	80212	United States	3/23/2015
motzer	Denver	Colorado	80212	United States	3/23/2015
Webb	Denver	Colorado	80212	United States	3/23/2015
OBrian	Denver	Colorado	80211	United States	3/23/2015
Molello	Denver	Colorado	80212	United States	3/23/2015
Dino	Denver	Colorado	80212	United States	3/23/2015
Zoccardi	Denver	Colorado	80211	United States	3/23/2015
Bolduc	Denver	Colorado	80212	United States	3/23/2015
Ludwig	Denver	Colorado	80212	United States	3/23/2015
Sauer	Denver	Colorado	80211	United States	3/23/2015
Carlson	Denver	Colorado	80211	United States	3/23/2015
Ziccardi	Denver	Colorado	80211	United States	3/23/2015
Jensen	Denver	Colorado	80212	United States	3/23/2015
Huston	Denver	Colorado	80212	United States	3/23/2015
Simmons	Denver	Colorado	80211	United States	3/23/2015
Walker	Denver	Colorado	80211	United States	3/23/2015

Name	City	State	Postal Code	Country	Signed On
Hendrick	Denver	Colorado	80212	United States	3/23/2015
hasselbach	Denver	Colorado	80212	United States	3/23/2015
Stabrawa	Denver	Colorado	80211	United States	3/23/2015
Quinn	Denver	Colorado	80211	United States	3/23/2015
decker	Denver	Colorado	80212	United States	3/23/2015
Moore	Denver	Colorado	80211	United States	3/23/2015
Miller	Denver	Colorado	80211	United States	3/24/2015
Vandavelde	Denver	Colorado	80212	United States	3/24/2015
Jordan	Denver	Colorado	80220	United States	3/24/2015
Scanlan	Denver	Colorado	80211	United States	3/24/2015
Scanlon	Denver	Colorado	80211	United States	3/24/2015
youngblood	Denver	Colorado	80211	United States	3/24/2015
Pope	Denver	Colorado	80212	United States	3/24/2015
Singleton	Denver	Colorado	80211	United States	3/24/2015
Picard	Denver	Colorado	80212	United States	3/25/2015
Seidensticker	Denver	Colorado	80211	United States	3/25/2015
Duncombe	Denver	Colorado	80211	United States	3/26/2015
Hughes	Denver	Colorado	80211	United States	3/26/2015
Demarch	Denver	Colorado	80212	United States	3/29/2015
Quinn	Denver	Colorado	80211	United States	3/29/2015
Montoya1	Denver	Colorado	80211	United States	3/29/2015
Montoya2	Denver	Colorado	80211	United States	3/29/2015
Deines	Denver	Colorado	80212	United States	3/29/2015
Olds	Denver	Colorado	80212	United States	3/29/2015

Name	City	State	Postal Code	Country	Signed On
Luerssen	Denver	Colorado	80212	United States	3/29/2015
York	Denver	Colorado	80211	United States	3/29/2015
Horn	Denver	Colorado	80212	United States	3/29/2015
Lisa	Denver	Colorado	80212	United States	3/29/2015
Barnhouse	Denver	Colorado	80211	United States	3/29/2015
Balluff	Denver	Colorado	80212	United States	3/29/2015
Olson	Denver	Colorado	80211	United States	3/29/2015
Chastulik	Denver	Colorado	80211	United States	3/29/2015
Trampler	Denver	Colorado	80211	United States	3/29/2015
e Loweree	Denver	Colorado	80211	United States	3/29/2015
Argoudelis	Denver	Colorado	80212	United States	3/29/2015
Fleming	Denver	Colorado	80212	United States	3/29/2015
Granica	Lafayette	Colorado	80026	United States	3/29/2015
Rozmiarek	Denver	Colorado	80212	United States	3/30/2015
Edgar	Denver	Colorado	80211	United States	3/30/2015
Feinholz	Denver	Colorado	80212	United States	3/30/2015
Aguirre	Denver	Colorado	80211	United States	3/30/2015
TURNER	Denver	Colorado	80211	United States	3/30/2015
Cooper	Denver	Colorado	80212	United States	3/30/2015
Defa2	Denver	Colorado	80212	United States	3/30/2015
Davies	Denver	Colorado	80211	United States	3/30/2015
Silverman	Denver	Colorado	80211	United States	3/30/2015
Goldammer	Denver	Colorado	80212	United States	3/30/2015
Ida	Denver	Colorado	80212	United States	3/30/2015

Name	City	State	Postal Code	Country	Signed On
Bollman	Denver	Colorado	80246	United States	3/30/2015
Lund	Denver	Colorado	80211	United States	3/30/2015
Palmeri	Denver	Colorado	80212	United States	3/30/2015
Bateman	Denver	Colorado	80211	United States	3/30/2015
Donovan	Denver	Colorado	80212	United States	3/30/2015
Hickey	Denver	Colorado	80211	United States	3/31/2015
Hickey	Denver	Colorado	80212	United States	3/31/2015
Khribeche	Denver	Colorado	80212	United States	3/31/2015
Zamora1	Denver	Colorado	80211	United States	4/1/2015
Zamora2	Denver	Colorado	80211	United States	4/1/2015
Oram	Denver	Colorado	80211	United States	4/1/2015
Martin	Frederic	Wisconsin	54837	United States	4/2/2015
casado	Bronx	New York	10458	United States	4/2/2015
Lanman	Denver	Colorado	80212	United States	4/2/2015
Davis	Denver	Colorado	80211	United States	4/2/2015
Jensen	Denver	Colorado	80212	United States	4/2/2015
Holland	Denver	Colorado	80212	United States	4/2/2015
Powell	Denver	Colorado	80212	United States	4/2/2015
Hoy	Denver	Colorado	80212	United States	4/2/2015
Holland	Denver	Colorado	80211	United States	4/2/2015
White	Plains	New York	10601	United States	4/2/2015
Chesser1	Denver	Colorado	80212	United States	4/3/2015
Sharon	Pennsylvania		16146	United States	4/3/2015
Tidd	Denver	Colorado	80211	United States	4/5/2015

Name	City	State	Postal Code	Country	Signed On
Baldschun1	Denver	Colorado	80211	United States	4/5/2015
Wolinsky	Denver	Colorado	80212	United States	4/5/2015
Bradley	Denver	Colorado	80211	United States	4/6/2015
Geiger	Denver	Colorado	80211	United States	4/6/2015
Chesser2	Denver	Colorado	80212	United States	4/6/2015
Geiger	Denver	Colorado	80211	United States	4/6/2015
Gubser	Denver	Colorado	80211	United States	4/6/2015
Menezes	Denver	Colorado	80211	United States	4/6/2015
Yeates	Denver	Colorado	80211	United States	4/6/2015
Lindley	Denver	Colorado	80211	United States	4/6/2015
Kreber	Denver	Colorado	80212	United States	4/6/2015
Green	Denver	Colorado	80211	United States	4/7/2015
Miller	Denver	Colorado	80211	United States	4/7/2015
Ring	Denver	Colorado	80211	United States	4/7/2015
Duffley1	Denver	Colorado	80211	United States	4/7/2015
Reed	Denver	Colorado	80204	United States	4/7/2015
Johnson	Denver	Colorado	80211	United States	4/7/2015
Duffley2	Denver	Colorado	80211	United States	4/7/2015
Castaneda	Denver	Colorado	80212	United States	4/7/2015
kaess	Denver	Colorado	80212	United States	4/7/2015
B	Denver	Colorado	80211	United States	4/7/2015
Rosen	Denver	Colorado	80211	United States	4/7/2015
Hanselmann	Denver	Colorado	80211	United States	4/7/2015
Mulligan	Denver	Colorado	80211	United States	4/7/2015

Name	City	State	Postal Code	Country	Signed On
La Vigne	Denver	Colorado	80212	United States	4/7/2015
DiMaria	Denver	Colorado	80211	United States	4/7/2015
Hale	Denver	Colorado	80211	United States	4/7/2015
Kleier	Denver	Colorado	80221	United States	4/7/2015
DeVos	Denver	Colorado	80211	United States	4/7/2015
Vaughan	Denver	Colorado	80211	United States	4/9/2015
Dalena	Denver	Colorado	80211	United States	4/10/2015
Roeder	Denver	Colorado	80212	United States	4/10/2015
Thompson	Denver	Colorado	80211	United States	4/10/2015
Lopez	Denver	Colorado	80212	United States	4/10/2015
Vigil	Denver	Colorado	80211	United States	4/10/2015
Watts	Denver	Colorado	80212	United States	4/10/2015
Roc	Denver	Colorado	80211	United States	4/10/2015
Ulibarri	Denver	Colorado	80211	United States	4/10/2015
Lavorini	Denver	Colorado	80212	United States	4/10/2015
Flannigan	Denver	Colorado	80211	United States	4/10/2015
mund	Denver	Colorado	80212	United States	4/10/2015
Finkelstein	Denver	Colorado	80211	United States	4/10/2015
Siegel	Denver	Colorado	80211	United States	4/10/2015
Willard	Denver	Colorado	80211	United States	4/10/2015
Revelle	Denver	Colorado	80212	United States	4/10/2015
heldenbrand	Denver	Colorado	80211	United States	4/10/2015
Fisher	Denver	Colorado	80211	United States	4/10/2015
Fleenor	Denver	Colorado	80211	United States	4/10/2015

Name	City	State	Postal Code	Country	Signed On
Greenwood	Denver	Colorado	80204	United States	4/10/2015
knaggs	Denver	Colorado	80212	United States	4/10/2015
Obrien	Denver	Colorado	80212	United States	4/10/2015
tsungd	denver	Colorado	80211	United States	4/10/2015
De Rose	Denver	Colorado	80211	United States	4/10/2015
Lucero	Denver	Colorado	80212	United States	4/10/2015
Noia	Denver	Connecticut	80211	United States	4/10/2015
Napoli	Denver	Colorado	80214	United States	4/10/2015
Lentz	Denver	Colorado	80211	United States	4/11/2015
bailie	Blanca	Colorado	81123	United States	4/11/2015
Johnson	Denver	Colorado	80211	United States	4/11/2015
Baldschun2	Denver	Colorado	80211	United States	4/11/2015
Broncucia	Denver	Colorado	80211	United States	4/11/2015
gentry	Denver	Colorado	80218	United States	4/11/2015
aukema	Denver	Colorado	80212	United States	4/11/2015
Knapp	Denver	Colorado	80211	United States	4/11/2015
Guyer	Denver	Colorado	80212	United States	4/11/2015
Tschauner	Denver	Colorado	80211	United States	4/11/2015
Harkey	Denver	Colorado	80211	United States	4/12/2015
Ross	Denver	Colorado	80211	United States	4/12/2015
Axelson	Denver	Colorado	80211	United States	4/12/2015
Kuhn	Denver	Colorado	80211	United States	4/13/2015
Hernandez	Denver	Colorado	80211	United States	4/14/2015
a Hartman	Canton	Georgia	30115	United States	4/15/2015

Name	City	State	Postal Code	Country	Signed On
Nash	Denver	Colorado	80211	United States	4/21/2015
Peterson	Denver	Colorado	80211	United States	4/21/2015
Taylor	Boulder	Colorado	80302	United States	4/22/2015
Finkelstein	Denver	Colorado	80211	United States	4/28/2015
Emmens	Denver	Colorado	80212	United States	5/7/2015
Schley	Denver	Colorado	80212	United States	5/16/2015
Stacey	Denver	Colorado	80212	United States	5/17/2015
Green	Denver	Colorado	80211	United States	5/18/2015
carrasco	Denver	Colorado	80211	United States	5/28/2015
Carrasco	Denver	Colorado	80212	United States	5/28/2015

Total per zip code by date

21 Denver CO 80211 signed 3/23/2015
13 Denver CO 80212 signed 3/23/2015
5 Denver CO 80211 signed 3/24/2015
2 Denver CO 80212 signed 3/24/2015
1 Denver CO 80220*signed 3/24/2015
1 Denver CO 80211 signed 3/25/2015
1 Denver CO 80212 signed 3/25/2015
2 Denver CO 80211 signed 3/26/2015
8 Denver CO 80211 signed 3/29/2015
9 Denver CO 80212 signed 3/29/2015
1 LafayetteCO80026*signed3/29/2015
7 Denver CO 80211 signed3/30/2015
8 Denver CO 80212 signed3/30/2015
1 Glendale CO80246*signed3/30/2015

Total per zip code by date

- 1 Denver CO 80211 signed 3/31/2015
- 2 Denver CO 80212 signed 3/31/2015
- 2 Denver CO 80211 signed 4/01/2015
- 2 Denver CO 80211 signed 4/02/2015
- 5 Denver CO 80212 signed 4/02/2015
- 1 Wisconsin 54837*signed 4/02/2015
- 1 New York 10458*signed 4/02/2015
- 1 New York 10601* signed 4/02/2015
- 1 Denver CO 80212 signed 4/03/2015
- 1 Pennsylvania16146*signed 4/03/2015
- 2 Denver CO 80211 signed 4/05/2015
- 1 Denver CO 80212 signed 4/05/2015
- 7 Denver CO 80211 signed 4/06/2015
- 2 Denver CO 80212 signed 4/06/2015
- 13 Denver CO 80211 signed 4/07/2015
- 3 Denver CO 80212 signed 4/07/2015
- 1 Denver CO 80204*signed 4/07/2015
- 1 Denver CO 80211 signed 4/09/2015
- 15 Denver CO 80211 signed 4/10/2015
- 9 Denver CO 80212 signed 4/10/2015
- 1 Denver CO 80204*signed 4/10/2015
- 1 Denver CO 80214*signed 4/10/2015
- 6 Denver CO 80211 signed 4/11/2015
- 2 Denver CO 80212 signed 4/11/2015
- 1 Blanca CO 81123*signed 4/11/2015
- 1 Denver CO 80218*signed 4/11/2015
- 3 Denver CO 80211 signed 4/12/2015
- 1 Denver CO 80211 signed 4/13/2015

Total per zip code by date

- 1 Denver CO 80211 signed 4/14/2015
- 1 Georgia 30115* signed 4/15/2015
- 2 Denver CO 80211 signed 4/21/2015
- 1 BoulderCO 80302* signed 4/22/2015
- 1 Denver CO 80211 signed 4/28/2015
- 1 Denver CO 80212 signed 5/07/2015
- 1 Denver CO 80212 signed 5/16/2015
- 1 Denver CO 80212 signed 5/17/2015
- 1 Denver CO 80211 signed 5/18/2015
- 1 Denver CO 80211 signed 5/28/2015
- 1 Denver CO 80212 signed 5/28/2015

Total 179

– 14* out of 80211-80212-80204 Council District 1.

Total 165

COMMENTS FROM THE ABOVE LETTERS

City State Zip Country Signed On...Comment

DenverCO 80211 United States3/23/2015

"I am a long term resident of this neighborhood, and I oppose this kind of development of a very large office building in a space zoned for single family homes. I am so saddened by the lack of

consideration of the community, and plead that City Council can assist and support some community engagement before this development goes forward. Thank you. "

Denver CO 80211 United States3/23/2015

"I have lived in the Highlands for over twenty years and am in dismay by the density, zero parking for home owners and loss of character in our neighborhood"

DenverCO 80212 United States3/23/2015

This is a terrible area of congestion already

DenverCO 80211 United States3/23/2015

This type of development does not fit the character of the location. There is room for a very thoughtful infill mixed use project or the demand for architecturally consistent single family is very high as well.

DenverCO 80212 United States3/23/2015

This proposed development is out of scale and character for this stable residential neighborhood.

DenverCO 80211 United States3/23/2015

I agree with the petition.

DenverCO 80212 United States3/23/2015

The proposed development is just too large and out of scale in that location.

City State Zip Country Signed On...Comment

DenverCO 80212 United States3/23/2015

This proposed development is out of scale and character for this stable residential neighborhood.

Denver CO 80211United States 3/23/2015

The character of West Highlands is being destroyed with inappropriate development.

Denver CO 80211 United States3/23/2015

The character and draw of West Highlands will change with the more that land owner attempt to cram into the neighborhood. The neighbors MUST be part of the conversation

DenverCO 80211 United States3/24/2015

I live across the street. The corner of Irving and 32nd is very dangerous as it is. I Think the lack of parking is also going to be a big problem.

DenverCO 80220*United States 3/24/2015

"I currently live in the highlands and have been a Denver resident for 30 years. These new enormous construction projects that are popping up everywhere in the area don't fit with any of the previous buildings and by and large are not planned out very well. There are so many multi-unit condo's being built with no regard for any buildings near them and with no additional parking it's been changing this whole area and not for the better. I'm all for new construction but they should keep the character of what's around them. Please, let's keep this the charming and beautiful neighborhood that has been for so long!"

DenverCO 80211 United States3/24/2015

I do not believe we have had a coherent discussion. The last meeting at the Methodist church was a farce.

City State Zip Country Signed On...Comment

DenverCO80211 United States3/25/2015

"This development would have an adverse affect upon me because of the close proximity to where I live. My property value would be affected in a negative way. I am all for redevelopment, but an urgent care facility doesn't equate to compatibility in this neighborhood!!"

DenverCO 80211 United States3/29/2015

Over size for North Denver

DenverCO 80212 United States3/29/2015

This is the latest example of developers' steamrolling the community without allowing appropriate input from the residents of the community.

DenverCO 80212 United States3/29/2015

I sign this to help preserve the integrity of buildings in my neighborhood a.

DenverCO 80211 United States3/29/2015

"Adding this density to the nearby intersection of Speer Blvd., Green Court, and West 32nd Avenue is not prudent. That intersection is overwhelmed constantly adding to that congestion places an undue burden on everyone who uses it. Locating such density on nearby Federal Blvd., a state highway makes far better sense. "

Denver CO 80211 United States3/29/2015

"This is an inappropriate building for the site, and an inappropriate use. Town homes would be fine--not this."

Denver CO 80211 United States3/29/2015

I'm tired of the City of Denver ignoring the citizens who live in Highlands and who allow for IRRESPONSIBLE development in and around Historic Districts.

City State Zip Country Signed On...Comment

Denver CO 80212 United States 3/29/2015

"I am a resident of this community and the mass-expansion ANGERS me. I am all for healthy growth, especially when it benefits private families, but large corporations are not my idea of who i want for neighbors!"

DenverCO 80211United States 3/30/2015

I'm signing because I live less than a mile from the site of this planned zoning change. I know the site well and single family homes need to be built instead of a large office building. I want City Council to respect neighbors and neighborhoods!

Denver CO 80212 United States 3/30/2015

I think it's inappropriate for the site and will create more traffic.

DenverCO 80211United States 3/30/2015

I absolutely hate this out of control development in my neighborhood. WE who live here should have a say.....

Denver CO 80212 United States 3/30/2015

Traffic along 32nd Ave is bad now and with proposed development around 32nd Ave and Lowell it will only get worse. This facility should be built on either Federal or 38th Ave. The rezoning set this area as an area of stability and it should stay as zoned

Denver CO 80212 United States 3/30/2015

"Traffic engineering needs to seriously look at the intersection of Speer Blvd, 32nd Ave and Green Ct....already a bottleneck, dangerous intersection with the density that is already present....Also the cockeyed intersection of Irving and 32nd as Irving is off set from North....now a proposed medical clinic adding to confusion there at that corner."

City State Zip Country Signed On...Comment

DenverCO 80212 United States3/30/2015

I oppose the scale that Emmaus team is requesting.

DenverCO 80246*United States 3/30/2015

I live in Hilltop and developers are trying to tear down our churches to build apartment buildings. We have to support each other. Development here is out of control.

DenverCO 80211 United States3/30/2015

"Down-zoning proposals by residents are met with dismissive arrogance by Council and planning board, while up-zonings sail through, conflict-free and with very little dissenting opinion? I'm thinking we do a one-for-one deal. For every up-zone granted, there will be a down-zone granted. And equity, please. I want affordable housing evenly distributed across the city. I want the folks pointing out how ""change is hard"" to specifically illustrate the changes they've been forced to concede to, despite their own opposition. I want to know that my council members and planning-board members can truly be empathetic to the concerns of their resident constituents, as well as their developer campaign contributors. "

DenverCO 80212 United States3/31/2015

Development is out of control. City Council needs to represent the voice of the neighborhood and not developers.

DenverCO 80212 United States4/1/2015

"As a City, as a dynamic community, we can do better development to reflect the needs of the community and preserve the architectural characteristics that define where we live."

DenverCO 80211 United States4/1/2015

This proposed medical building or any other large commercial or residential building in this location will cause even more congestion and accidents on 32nd Avenue.

City State Zip Country Signed On...Comment

DenverCO 80211 United States4/5/2015

I live half a block away on Lowell.....and will be greatly impacted. Just one of many reasons!!

Denver CO 80211 United States4/5/2015

I believe this development is not what is best for this neighborhood.

DenverCO 80211 United States4/6/2015

We do not need the medical facility in the heart of our West Highlands neighborhood. It should be in a more commercial area.

DenverCO 80211 United States4/6/2015

This large medical office does not fit with the character of the neighborhood and is not needed. We have access to internal medicine offices and an urgent care on 38th Ave already and several hospitals with professional offices are within a quick drive. There is no need to add additional primary care and specialty offices in this neighborhood.

DenverCO 80211 United States4/6/2015

I'm signing because the Denver City Council has proven unable to make appropriate zoning decisions in this neighborhood and this project is no exception. Reject this upzoning proposal.

DenverCO 80202*United States 4/6/2015

"I'm signing in light of parking concerns. A sustainable medical office parks at a ratio 5/1000 vs the proposed of 2.75/1000 which will create the need for an additional 63 parking spaces in the residential neighborhood. The proposed medical services of prenatal care, obstetrics, gynecology, pediatrics, family practice/primary care and internal medicine for the elderly all require an industry standard for parking."

City State Zip Country Signed On...Comment

DenverCO 80212 United States4/7/2015

I'm concerned that what makes this neighborhood so great is at risk of being lost with commercial development.

DenverCO 80211 United States4/7/2015

The original intent of Blueprint Denver- to preserve areas of stability- has been perverted by this council and elected like Susan Shepherd. We must preserve residential uses and communities or see them forever altered.

Denver CO 80211 United States4/7/2015

A medical office building in that spot is just a bad idea!!

DenverCO 80211 United States4/7/2015

I also fought against the project at 32nd and Lowell!

Denver CO 80211 United States4/7/2015

The lack of engagement with the community worries me. This is where we live and it is important for developers and property owners to work with their neighbors to create new developments that are good for everyone involved.

DenverCO 80212 United States4/7/2015

I'm against such a large development in my neighborhood.

DenverCO 80221*United States 4/7/2015

"There's no parking, and that is a pedestrian friendly neighborhood now, but it won't be that way if this development passes."

DenverCO 80211 United States4/7/2015

Zoning change at 32nd and Irving is excessive and not appropriate.

City State Zip Country Signed On...Comment

DenverCO 80211 United States4/9/2015

"This re-zoning is completely inappropriate for the parcel. Placing a medical facility of this size on the north side of this property will create terrible traffic congestion problems at 32nd from Irving to Speer, an intersection that is already a hazard to vehicles, bicycles and especially pedestrians, and will further displace parking onto nearby Highland Park and crowded streets such as Grove. In addition, the intended rezoning violates the planning process that resulted in our current zoning, opening the procedural door to additional pressure from speculators to ""develop"" property to maximum density. The proposed facility would be better suited to any one of several large parcels on Federal. Do not set another bad precedent for our already assaulted neighborhood."

DenverCO 80211 United States4/10/2015

"The neighborhood's quality of life is negatively affected by high-density housing and ruined by profiteering by short-sighted, profit-driven. ""development."""

DenverCO 80211 United States4/10/2015

these violations are out of hand

Denver CO 80211 United States4/10/2015

I worried about my daughter being run over by a speeding ambulance.

DenverCO 80211 United States4/10/2015

It has already been zoned as an area of stability. I have loved across the street for 13 years and have watched the enormous growth since. The last 3 years have been OUT OF CONTROL!!! NO MORE LARGE BUILDS IN AREAS OF STABILITY.

DenverCO 80211 United States4/10/2015

I live 3 blocks from the location where the new zoning is being proposed and believe that we can do better in terms of sustainable growth.

City State Zip Country Signed On...Comment

DenverCO 80211 United States4/10/2015

I do not want a character change in my neighborhood - I move here for what it is!!!

DenverCO 80212 United States4/10/2015

I love the neighborhood in which we live and believe re-zoning will make it less safe to walk and less enjoyable to live in.

DenverCO 80212 United States4/10/2015

"No more big development in this area!"

Denver CO 80211 United States4/10/2015

I have lived in North Denver for 40 years and would like to see it retain some of its charm. Re zoning opens the floodgates for inappropriate development.

DenverCO 80214*United States 4/10/2015

"I am tired of seeing beautiful homes with character being replaced with ugly giant boxes, while displacing the mid and lower class, just for the greedy"

Denver CO 80211 United States4/11/2015

The Emmaus proposal is oversized for the neighborhood.

Denver CO 80211 United States4/11/2015

"I live directly next door to this property. This is not the right development for this space or the Highlands. "

DenverCO 80211 United States4/12/2015

Let's keep the residential nature at a maximum! Already hard enough to satisfy demand. And commercial architecture just doesn't feel residential!

City State Zip Country Signed On...Comment

DenverCO 80211 United States4/13/2015

Rezoning this area would leave it congested and brings more unneeded and unwanted large buildings in the name of developer money.

DenverCO 80202*United States 4/21/2015

This is definitely not the ideal location for such a building. Zoning there is perfect as is.

Boulder CO 80302*United States 4/22/2015

That's my old neighborhood

Denver CO 80212 United States5/7/2015

Changing zone to suit the whims of the owner is wrong and in opposition to the zoning decided by the community the buyer/owner knew of the zoning at the time it was put in place. That was the time to address a desire to change it. This church doesn't pay property taxes and therefore should not allowed an exception

DenverCO 80211 United States5/28/2015

i'am sick and tired of the gentrification that's happening in north denver. lohi can f-off.

DenverCO 80212 United States5/28/2015

"Our neighborhood has been rapidly undergoing changes that have negatively impacted the quality of life for many of the LONG time residents. The increase in huge structures allowed to be developed without input from us, the CITIZENS who ELECT these councilmen to REPRESENT US, is reprehensible! YOU, Denver city council, have put the IMMEDIATE satisfaction of a few, above the CONCERNS OF ALL. ENOUGH. We, the community of ""West Highlands"", we in North Denver have had ENOUGH of this unchecked, rampant development. This monstrosity of a building WE DO NOT WANT IN OUR RESIDENTIAL NEIGHBORHOOD! This MUST NOT be ALLOWED to happen!"