

Denver City Council

January 20, 2016

RE: Emmaus rezoning application

I am writing to reiterate my opposition to the rezoning application submitted by Emmaus Lutheran Church and to provide further information that is relevant to your consideration of that application. I am a member of the West Highland Neighborhood Association (WHNA) and served on the joint committee of WHNA and the Sloan's Lake Citizens' Group (SLCG) that worked with St. Dominic's to create a rezoning application that was acceptable to, and supported by, all of the parties. At the urging of WHNA and SLCG, City Council approved St. Dominic's rezoning application on December 7. St. Dominic's request for neighborhood involvement in the rezoning process and willingness to engage in respectful dialogue and compromise to reach an acceptable resolution for all parties stands in sharp contrast to the approach of the Emmaus development team.

St. Dominic's came to the WHNA monthly meeting last winter to inform us of its general plans to expand, and invited our input. After WHNA formed the joint committee with SLCG, the joint committee met on a monthly basis with several members of St. Dominic's for eight months. Both sides got to know each other and made compromises to reach a consensus. As noted, this process was successful, as WHNA and SLCG supported the rezoning application put forward by St. Dominic's before the City Council.

Emmaus' approach has been completely different. Emmaus made it clear from the start that it would not discuss WHNA's legitimate concerns about its proposed rezoning from a residential zoning category to a much less restrictive commercial category or the size and scope of the proposed development. In essence, Emmaus came to WHNA and its immediate neighbors, declared its plans, and said take it or leave it. Given the dramatic changes that Emmaus proposes, it is hardly surprising that its neighbors were and are concerned. Yet, Emmaus has remained resolute in its refusal to even discuss its neighbors' legitimate concerns.

It is very important for you to keep in mind the successful St. Dominic's rezoning application as you consider Emmaus' application. Emmaus will seek to portray WHNA as unreasonable and unwilling to consider any development in our neighborhood. St. Dominic's successful community outreach and resulting successful rezoning application proves the falsity of this portrayal and reveals that Emmaus is the only unreasonable party in this situation.

I ask that you DO NOT SUPPORT Emmaus rezoning application.

Thank You

Ray Defa 2979 Raleigh St West Highland

Zone it Right West Highland



January 21, 2016

Dear Denver City Councilmember,

We are a large group of concerned neighbors of Emmaus Lutheran Church who will be adversely affected by the rezoning proposed by Emmaus of its property in the West Highland neighborhood. We previously provided a Zone it Right West Highland packet of information addressing Emmaus' proposed rezoning, and you received an update prior to the November scheduled public hearing. Below is the current update. We appreciate your review of this information.

- 1) The Proposal Does Not Meet the Criteria for Rezoning:
 - The Proposed Rezoning is Inconsistent with Blueprint Denver (DZC § 12.4.10.7.a)
 - The Proposed Rezoning Is Inconsistent with Public Health, Safety, and General Welfare (DZC § 12.4.10.7.C)
 - There is No Circumstance Justifying the Rezoning (DZC § 12.4.10.8)
 - The Proposed Rezoning is Inconsistent with the Neighborhood Context (DZC & 12.4.10.8.B)

- 2) The Neighborhood Does Not Support this Project:
 - There has been no meaningful outreach to the neighborhood by Emmaus. Emmaus has been unwilling to even discuss the issues that matter most to its neighbors concerning the proposed rezoning – the commercial zoning category that Emmaus is seeking, the size of the proposed building if Emmaus' application is approved, and the medical use and hours of the building. Instead, Emmaus has been willing to discuss only relatively inconsequential issues such as the exterior color of the building and landscaping. Emmaus' "outreach" - which it touts at every opportunity - is fictional.
 - West Highland Neighborhood Association overwhelmingly voted against this rezoning application.
 - Opposition Petition/comments as of January 20 2016, signed 274, Denver City Council office has received numerous letters of opposition also.

- 3) Lack of consensus among the Denver Planning board 5 to 3 vote.

- 4) A Medical Office Building-12 Doctors/Urgent Care Center (24-7 per code-medical building) is unneeded in this area.
 This would be the largest single-use commercial building and site in this West Highland neighborhood. The property is outside of the neighborhood commercial center of 32nd Ave & Lowell Blvd as designated by Blueprint Denver. This is large development in an area that has been designated as an Area of Stability and not suitable for project of this dramatic scale.

I ASK YOU VOTE NO ON THIS REZOING APPLICATION AS PRESENTED AND REQUEST THE APPLICATIATE MEET WITH THE NEIGHBORHOOD AND WORK THROUGH THE PROPOSED REZONING.

Please contact us with any questions.

Regards,
 Randy Mast
 Conor Farley
 Cindy Eby

zoneitrightwh@gmail.com

Representing Zone it Right West Highlands