From:	Sandoval, Amanda P - City Council Operations
To:	dencc - City Council
Cc:	Cindy Eby; Ray Defa; Contreras, Rita B. - City Council; Randy Mast; Conor Farley; Espinoza, Rafael G. - City Council
Subject:	RE: Emmaus up-zoning
Date:	Friday, October 30, 2015 3:30:37 PM
Attachments:	image003.png

Hello – our office received this email today. Can you please add this email to the Councilmembers packets for Monday night? Thank you.

Amanda Sandoval | Denver City Council

Office of Councilman Rafael Espinoza, District 1

Office: 720-337-7701 | Cell: 303-241-7441

City and County Building, 1437 Bannock Street, Room 451

amanda.sandoval@denvergov.org | Dial 3-1-1 for City Services

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From: Randy Mast [mailto:randall.g.mast@gmail.com]
Sent: Friday, October 30, 2015 3:26 PM
To: Espinoza, Rafael G. - City Council <Rafael.Espinoza@denvergov.org>; Contreras, Rita B. - City Council <RitaB.Contreras@denvergov.org>; Sandoval, Amanda P - City Council Operations <Amanda.Sandoval@denvergov.org>
Cc: Cindy Eby <cynthiaeby@gmail.com>; Ray Defa <designspectrum.pr@gmail.com>; Conor Farley <conor.farley1@gmail.com>
Subject: Emmaus up-zoning

Dear Councilman Espinoza,

I am a neighbor to the Emmaus Church and am firmly against their rezoning proposal. This past year has been a considerable challenge and strain on the neighborhood to deal with the development team that the Emmaus church has hired to promote its interests over those of the neighborhood.

As you know this latest request to modify their application was submitted only a few hours after the neighborhood protest was completed and turned in. The modified application nullifies the hard work of the neighborhood in collecting the signatures needed for the protest. This feels like an abuse of the system on the part of the applicant with the sol intent of wearing down the volunteers working in opposition to

this application. Furthermore the proposed modification will not result in the Emmaus team needing to change the size of the intended building as they are planning on a shared offsite parking arraignment with the Emmaus Church. I feel this modification to their original request was submitted with the disingenuous intent to game the system, wasting the City Councils' time as well as ours.

A majority of the neighbors and community are against this large commercial building in our neighborhood as demonstrated by our successful protest as well as our online petition with 259 supporters. This proposal would be the largest commercial building in our neighborhood. By comparison the two buildings that the applicant and CPD has cited as precedents, the Pinche Taco/ Orange Theory building and the Anderson Mason Dale building are both less than half the size of what the Emmaus team is proposing. This is out of scale and out of character with our neighborhood. This proposed building is too large and will have a very negative an impact on our neighborhood.

I ask that you refuse the modification request and vote against this up-zoning request.

Thank you for your time and attention to this.

Regards,

Randy Mast

3233 W. 31st Ave Denver CO

303-956-6286