

Attachment C

**LETTERS OF OPPOSITION TO
District 1 Denver City Council Representative Rafael Espinoza**

Zone it Right West Highlands

Zone It Right West Highlands



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.

LETTERS TO

District 1 Denver City Council Representative Rafael Espinoza

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 Councilman Rafael Espinoza by date, by zip code: 80211, 80212 Council District 1.

32 Total

– 6* out of 80211-80212 Council District 1

27 Total

Name	City	State	Postal Code	Country	Signed On
Cantrell	Denver	Colorado	80203*	United States	7/31/2015
Gray	Denver	Colorado	80220*	United States	7/31/2015
Franco	Denver	Colorado	80212	United States	7/31/2015
Moon	Denver	Colorado	80211	United States	7/31/2015
Cowles	Farmland	Indiana	47340*	United States	7/31/2015
Hoffart	Denver	Colorado	80219*	United States	7/31/2015

Name	City	State	Postal Code	Country	Signed On
	Wheat				
Vos	Ridge	Colorado	80033*	United States	8/1/2015
Olson	Denver	Colorado	80211	United States	8/2/2015
Buckley	Denver	Colorado	80218*	United States	8/2/2015
Goldammer1	Denver	Colorado	80212	United States	8/2/2015
Jelacic	Denver	Colorado	80212	United States	8/2/2015
Schley	Denver	Colorado	80211	United States	8/2/2015
Takagi	Denver	Colorado	80212	United States	8/2/2015
Vaughan	Denver	Colorado	80212	United States	8/2/2015
Goldammer2	Denver	Colorado	80212	United States	8/2/2015
Hansen	Denver	Colorado	80211	United States	8/2/2015
Galmish	Denver	Colorado	80212	United States	8/3/2015
Fisher	Denver	Colorado	80212	United States	8/3/2015
Bolduc	Denver	Colorado	80212	United States	8/3/2015
Cloyd	Denver	Colorado	80212	United States	8/3/2015
Manesis	Denver	Colorado	80211	United States	8/3/2015
Farley	Denver	Colorado	80211	United States	8/4/2015
kiley	Denver	Colorado	80211	United States	8/4/2015
Edwards	Denver	Colorado	80211	United States	8/5/2015
Seidensticker	Denver	Colorado	80211	United States	8/15/2015
Flannigan	Denver	Colorado	80211	United States	8/15/2015
Hagener	Denver	Colorado	80211	United States	8/15/2015
Hendrick	Denver	Colorado	80212	United States	8/15/2015
Miller	Denver	Colorado	80212	United States	8/15/2015
Tyler	Denver	Colorado	80211	United States	8/15/2015
wilkey	Denver	Colorado	80211	United States	8/16/2015
Rodriguez	Denver	Colorado	80211	United States	8/16/2015

32 Total

– 6* out of 80211-80212 Council District 1

27 Total

Total per zip code by date

- 1 Denver CO 80211 signed 7/31/2015
- 1 Denver CO 80212 signed 7/31/2015
- 1 Denver CO 80203 1 signed 7/31/2015
- 1 Denver CO 80220 signed 7/31/2015 1
- 1 Denver CO 80219 signed 7/31/2015

Total per zip code by date

- 1 Farmland IN 47340 signed 7/31/2015
- 1 Wheat Ridge CO 80033 1 signed 8/1/2015
- 3 Denver CO 80211 signed 8/2/2015
- 5 Denver CO 80212 1 signed 8/2/2015
- 1 Denver CO 80218 signed 8/2/2015 1
- 1 Denver CO 80211 signed 8/3/2015 1
- 4 Denver CO 80212 signed 8/3/2015
- 2 Denver CO 80211 signed 8/4/2015
- 1 Denver CO 80211 signed 8/5/2015
- 4 Denver CO 80211 signed 8/15/2015
- 2 Denver CO 80212 signed 8/15/2015
- 2 Denver CO 80211 signed 8/16/2015

City	State	Zip	Country	Signed On...	Comment
Denver	CO	80211	United States	8/2/2015	time for meaningful neighborhood input
Denver	CO	80212	United States	8/2/2015	I want the city to stop destroying our neighborhoods.
Denver	CO	80212	United States	8/2/2015	I oppose rezoning of the Emmaus church at 3 & Irving.
Denver	CO	80211	United States	8/2/2015	Proposed rezoning is for "medical office building" but would allow intensive 24-hr use and access, inappropriate for parcel size, location -- and for benefit if private, for-profit corporations not non-profit, charitable purposes.
Denver	CO	80212	United States	8/3/2015	Zoning that respects the scale, historic nature and needs of the neighborhood
Denver	CO	80211	United States	8/3/2015	Rezoning to the proposed allowance does not respect and maintain the integrity and character of the neighborhood. A planned unit development would be more appropriate.
Denver	CO	80211	United States	8/4/2015	The community needs to have a voice in the plans for these kinds of developments.
Denver	CO	80211	United States	8/5/2015	It is very important that we keep the character of our neighborhood! This is not an appropriate use in this zone.
Denver	CO	80211	United States	8/16/2015	I have lived in this neighborhood since 1990. Until recently I was very happy. I moved here because I love the this historic neighborhood. Now with all the contemporary houses and high-rise apartments going up, it has change our historic district into something that barely resembles the lovely neighborhood I once cherished. The traffic and parking is on overload. And the new architecture sticks out like a sore thumb. Please help us stop this growth that doesn't take any consideration of the existing architecture. The thin streets, the limited parking and the overload of traffic that this area can't bare.