From: Mr. Corey
To: dencc - City Council
Subject: [SPAM] Support for Rezoning Request on Emmaus Church Land
Date: Monday, January 25, 2016 11:57:43 AM

Dear Members of Denver City Council,

I am a resident of Cole neighborhood, and I am writing to you in support of the rezoning application (http://bit.ly/neighborhoodmedicalcare) for the property owned by the Emmaus Lutheran Church at W. 32nd Ave & Irving St. I agree with the proposed zoning change from U-SU-A to U-MS-2x.

In 1994, I was living at 32nd and Vallejo St. and I had a very serious accident while assisting a program with Regis University and the "Romero House" project. I was transported in a car to the emergency room at St. Joe's hospital. Unfortunately this was the closes place at the time to assist me with my fracture clavicle, that was shatter in two section. It would had been convenient to drive down 32nd avenue to have a medical center with my situation.

It seems with the former St. Anthony's hospital closing near Sloan's Lake park area, what options are there for northwest Denver residences. Seems like all the newer health facilities are a good drive from northwest Denver, even if its a minor children getting sick in the middle of the night and that a parent might have to drive out to the new "Children's Hospital in Aurora!

I believe that a medical care facility like this would be a positive for northwest Denver and the Highlands neighborhood. Being apart of the Highland neighborhood and delivering the Honeybee neighborhood monthly newsletter in 1993-1994, I learned back then that the neighborhood resisted change, even with 20th street bridge and Coors Field construction. The last 20 plus years has seen the Highlands neighborhood change, even if that change came very slow.

Parking is always going to be a problem, so as long as the developer for this project has a solid plan, then I think this could be a win, win for all parties involved. Parking would be my concern with this project, but if town homes were build on this property in question, parking would still be the on going question!

Development is right on my doorstep here in the Cole neighborhood and street parking is an on going situation, as I live right next to Annunciation Catholic Church (3601 Humboldt St.) and School (3536 Lafayette St.). Parking again would be my issue for this medical center.

I support the support this rezoning application for this project.

I will not be able to attend the city council meeting for this hearing, as I volunteer with cub scout park 97 at the Encompass center tonight.

Thanks for your time,

Mr. Corey Flanagan
3622 Lafayette St.
Denver, CO 80205

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