

# Emmaus Lutheran Church

## Resolution

Whereas Emmaus Lutheran Church (Emmaus) is the owner of Lots 7 and 8, Lot 6 except the east 16' thereof; said exceptions conveyed to the City and County of Denver for alley purposes, Block 30, HIGHLAND PARK, City and County of Denver, State of Colorado ("Property"), and

Whereas Emmaus desires to develop this Property into a neighborhood medical office building to further its mission to serve its community, and

Whereas Emmaus recognizes the scale and context of the surrounding development.

By a unanimous vote of the Emmaus Lutheran Church membership at its regularly scheduled meeting on January 24<sup>th</sup>, 2016, Emmaus resolves to restrict its planned development on the Property as follows:

1. Follow the guidelines and requirements of the City of Denver U-MX-2x zoning if approved by the City of Denver at its January 25, 2016 City Council meeting and subsequent vote, and
2. Restrict the Building Size to be constructed on the Property to no greater than 23,500 square feet of building area, and
3. Restrict the Parking for any building constructed on the Property to surface parking. Underground or above-ground structured parking shall not be allowed.

This Resolution is passed by Emmaus on a voluntary basis as a good faith effort to maintain the main street character of the neighborhood.

### Emmaus Lutheran Church

By: Neil A. Neudorff

Name: Neil A. Neudorff

Title: President

Date: 1-24-16

Attest: Daniel L. Griebenaw

Name: DANIEL L. GRIEBENAW

Title: Secretary

Date: 01.24.16