

Reference #

15172171

Public Hearings

I am speaking/writing on (select one): / Hablo/Escribo sobre (seleccione uno):

24-1025: An ordinance changing the zoning classification for 2500 East 1st Avenue in Cherry Creek.

First Name / Nombre

Daniel

Last Name / Apellido

Havelick

I am a resident of: / Soy residente del:

District 9 / Distrito 9

I am... / Estoy...

FOR the item / a FAVOR del artículo

My testimony: / Mi testimonio:

This project would transform a vacant lot into a vibrant, mixed use area. I am strongly in favor of any project that adds housing, especially a project such as this that includes 100 designated-affordable units. The reasons given against this project are reactionary and are not supported by data. This is a good project, and the rezoning should be approved.

Finish Time

2024-09-23 10:15:35



September 23, 2024

Denver City Council
City and County of Denver
1437 Bannock St., Room 451
Denver, CO 80202

Dear Honorable Members of the Denver City Council,

On behalf of more than 1,000 businesses and 17,000 employees in Cherry Creek, the Cherry Creek Alliance wishes to express our support for the proposed Cherry Creek West rezoning. This project is consistent with the city's vision as articulated through the Cherry Creek Area Plan and Blueprint Denver, and it represents a significant opportunity to revitalize an underutilized area of our community and transform it into a vibrant, mixed-use development that will benefit Cherry Creek and Denver as a whole.

The proposed rezoning will allow for the creation of a dynamic community space, blending residential, retail, office, and recreational uses. This transformation aligns with our vision for Cherry Creek as a leading destination in Denver, offering both residents and visitors a rich, diverse urban experience.

A critical aspect of this development is the provision of affordable housing. As you know, Cherry Creek is a thriving economic hub, but the cost of living has made it increasingly difficult for many of our workforce to live near their place of employment. The incorporation of affordable housing units within this development will help ensure that Cherry Creek remains an inclusive community where people of all income levels can live and work.

Furthermore, the infrastructure investments made by East West Partners as part of this project will significantly improve mobility and access to the site. These improvements are essential not only for accommodating the increased density but also for enhancing the overall connectivity of Cherry Creek. The investments in pedestrian, cycling, and public transit infrastructure will help address traffic congestion and make it easier for everyone to access this new destination. We are particularly excited about the enhancements planned for the Cherry Creek Trail. This beloved trail is a vital recreational and transportation corridor for Denver residents. Additionally, the project will create 3.8 acres of open space (41% of the development). These proposed improvements will increase access to the trail and better connect the Cherry Creek community to the namesake creek, fostering a stronger relationship between Cherry Creek's urban and natural environments.

Lastly, we appreciate the incorporation of Design Standards and Guidelines to ensure quality development at this gateway to Cherry Creek. These guidelines will maintain the aesthetic and architectural integrity of the area while allowing for innovative and sustainable development. The careful planning and design considerations will ensure that the new development complements the existing character of Cherry Creek while bringing fresh energy and opportunities to our neighborhood.

The Cherry Creek Alliance believes that the proposed rezoning will significantly benefit our community. It presents a unique opportunity to transform an underutilized space into a thriving, mixed-use community that offers affordable housing, improved infrastructure, and enhanced connections to the Cherry Creek Trail. We respectfully urge you to approve this rezoning proposal and support the continued growth and revitalization of Cherry Creek. Thank you for your time and consideration.

Sincerely,



Nick LeMasters
President & CEO
Cherry Creek Alliance

9/23/2024



Dear Denver City Council,

I am writing on behalf of YIMBY Denver to express our support for the Cherry Creek West rezoning. We view this as a great project for the following reasons:

1. It will be located in a neighborhood with incomes above the citywide median, absorbing market demand for housing without gentrifying other neighborhoods more vulnerable to displacement.
2. It will provide 12% (100 units) affordable units at 60% AMI, which is above the city's requirement.
3. It will provide two times the required commercial linkage fee, funding even more affordable housing.
4. It will invest in new multi-modal transportation infrastructure.
5. It will transform an underutilized and automobile centric lot into a place of pedestrian oriented vibrancy.
6. Its tenants, residents, and visitors are likely to have lower vehicle miles traveled (VMT) per capita than the citywide average because:
 - a. The project is situated at the intersection of two major bus lines (the 24 and the 83L) and the Cherry Creek Trail.
 - b. It is situated adjacent to the centrally located, dense, walkable, and mixed use Cherry Creek shopping district.
7. It will become a destination in and of itself, enhancing Denver's quality of life and our economy at large.

Approval of the rezoning and development plan for Cherry Creek West is a no-brainer for Denver. It will provide needed housing across a wide swath of AMI levels in a walkable location with strong multimodal connections without risking displacement of existing residents. YIMBY Denver asks you to give this project the approvals that it needs to move forward.

Sincerely,

Ryan Keeney
President, YIMBY Denver