

**CITY AND COUNTY OF DENVER, COLORADO  
REGISTERED NEIGHBORHOOD ORGANIZATION  
POSITION STATEMENT**

Following a vote of the Registered Neighborhood Organization, please complete this form and email to [rezoning@denvergov.org](mailto:rezoning@denvergov.org). You may save the form in \*.pdf format if needed for future reference. Questions may be directed to planning staff at [rezoning@denvergov.org](mailto:rezoning@denvergov.org) or by telephone at 720-865-2974.

Application Number	2018i-00064
Location	Cherry Creek East
Registered Neighborhood Organization Name	Cherry Creek East Association
Registered Contact Name	DeAnna Mayes and William Tanner
Contact Address	64 S Jackson St, Denver CO. 80209
Contact E-Mail Address	CCEA.mo@gmail.com
Date Submitted	11.1.2022

As required by DRMC § 12-96, a meeting of the above-referenced Registered Neighborhood Organization was held on 7.2.2021, with 169 members in attendance.

With a total of 169 members voting,

75% voted to support (or to not oppose) the application;

17% voted to oppose the application; and

8% voted to abstain on the issue.

It is therefore resolved, with a total of 169 members voting in aggregate:

The position of the above-referenced Registered Neighborhood Organization is that Denver City Council

approve  Application # 2018i-00064

<b>Comments:</b>	<p>By survey, 169 CCE residents and business owners 75% voted in favor of the commercial overlay and 79% voted in favor of the residential overlay.</p> <p>Based on the overwhelming constituent vote in favor of the both zoning overlays, the CCEA Board is in favor of the overlay.</p>
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June 28, 2022

Joel Noble, Chair of Denver Planning Board

Dear Mr. Noble,

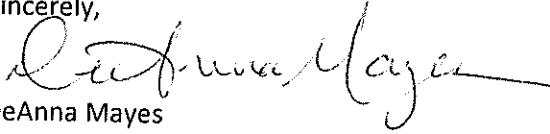
I'm writing to express my support for the Cherry Creek East Commercial and Residential Overlays. I have been a resident of this community for over 10 years, and I recognize the value of these zoning overlays. Cherry Creek East (CCE) is a vibrant and key community in the Denver Metroplex. We host The Gates Tennis Center, Kavod Senior Life (a non-profit that provides senior living), Sunrise Senior Living, Young Americans Center for Financial Education...just to name a few. There is a lot of opportunity for development in CCE and approval of these Overlays will promote positive, responsible development and growth.

Most importantly, and not to be overlooked by the Planning Board, these overlays were initiated at the prompting and funding by City Council and are a result of over four years of research. CCE volunteer residents have spent hundreds of hours working closely with the City Community Planning and Development office to create these overlays.

I encourage you and your fellow Planning Board members to visit Cherry Creek East. I attended the Planning Board meeting on June 1, 2022, and there seemed to be some confusion about Cherry Creek East. We are not Cherry Creek North. We are our own vibrant, walkable and bikeable neighborhood comprised of Denver residents that are committed to maintaining a safe community that is inclusive and active. I am confident you will find we are in line with the overall mission of the City of Denver.

I strongly urge you to support the Cherry Creek East Commercial and Residential Overlays.

Sincerely,



DeAnna Mayes  
93 S. Monroe St.  
Denver CO 80209  
214-673-6110

Copied:  
Councilman Chris Hinds  
1437 Bannock St, Rm 451  
Denver, Colorado 80202

Council Woman Amanda Sawyer  
1437 Bannock St, Rm 451  
Denver, Colorado 80202

Laura Aldrete  
Community Planning and Development  
201 W. Colfax Avenue, Dept 205  
Denver, Colorado 80202

27 June 2022


Councilman Chris Hinds  
1437 Bannock St, Rm 451  
Denver, Colorado 80202

Dear Councilman Chris,

Recently I was elected to the Cherry Creek East Association RNO board, and I'm writing to express my general support for the 2021 Cherry Creek East Commercial and Residential Overlays.

If there are specific concerns regarding any of the recommendations within the overlays, I'm happy to coordinate with other neighbors / CCEA representatives for further discussion.

Sincerely,



Michael MacLauchlan  
134 South Monroe St  
Denver, CO 80209  
303 388 4822  
michaelmaclachlan@gmail.com

Copy to: Councilwoman Amanda Sawyer and Laura Aldrete Community Planning and Development

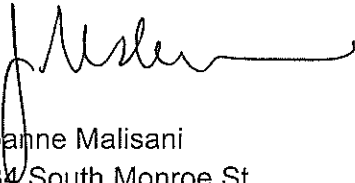
27 June 2022

Councilman Chris Hinds  
1437 Bannock St, Rm 451  
Denver, Colorado 80202

Dear Councilman Chris,

I'm writing to express my support for the 2021 Cherry Creek East Commercial and Residential Overlays. Please advise if you have any concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'Joanne Malisani', with a long horizontal flourish extending to the right.

Joanne Malisani  
134 South Monroe St  
Denver, CO 80209  
303 246 0045  
malisanij@yahoo.com

Copy to: Councilwoman Amanda Sawyer and Laura Aldrete Community Planning and Development



June 25, 2022

Dear Ms Aldrete,

I am asking for your support for the Cherry Creek East Residential and Commercial Overlays. There is vast neighborhood backing. As you know, both overlays codify only future development. The overlays in their present form represent modest changes. CCEA was fortunate to receive city funds to create the overlays. We understand other neighborhoods did not, but humbly hope they could use ours as a template. We support a more generic name to boost portability.

Cherry Creek East, through the overlay process, is hoping to enhance its neighborhood. Please support the overlay and the many volunteers who have worked for the past four years to reach this point.

Thanks again.

A handwritten signature in cursive script that reads "Barry Legans".

257 South Monroe Street  
Denver, Colorado. 80209  
[blazflaz@gmail.com](mailto:blazflaz@gmail.com)

June 24, 2022

Laura Aldrete  
Community Planning and Development  
201 W. Colfax Avenue, Dept 205  
Denver, CO 80202

Dear Ms. Aldrette,

I'm writing to express my support for the Cherry Creek East Commercial and Residential Overlays. I have lived in this community for over 16 years, and I fully recognize the value of these zoning overlays as they promote positive development and growth within the community. Importantly, these overlays were initiated at the prompting and funding by the City Council and with extensive, direct participation of the community they will impact. They are a result of four years of research, several surveys and concerted effort in coordination with the professional staff of the City Community Planning and Development office.

While zoning generally paints with a broad brush, overlays are by intent, more locally specific. Once approved by City Council, they become law. These overlays were created with specific needs, considerations and challenges with the Cherry Creek East community in mind. Certain aspects of the overlays may be applicable to other neighborhoods while others may not be as transportable. That should not negate the value and applicability of these overlays because, as previously stated, overlays are to address local zoning matters.

Through positive zoning, the overlays will promote vibrant, healthy growth and development. Importantly:

- Both the Commercial and Residential Overlays codify future development. They do not change existing housing or commercial property.
- There is strong support for the overlays in the Cherry Creek East neighborhood.
- The overlays represent modest changes and are not at all radical.
- A few of the thoughtful changes in these overlays include: front porches to encourage neighborly interaction and more people seeing what is happening in the neighborhood, a reasonable increase in greenery and trees; exterior household lighting to illuminate and promote safety - stopping burglary before it happens; commercial property setbacks to allow light to hit the street avoiding the canyon effect seen in other neighborhoods.
- CCE was fortunate to receive funds from the City to create the overlays. We understand that other neighborhoods did not. We do not claim proprietary ownership, but we hope that other neighborhoods will use this overlay as a template for their own.
- CCE supports changing the name to a more useful generic and transferable one.

- We ask you and CPD to recognize the genuine effort by many volunteer neighbors and the CCE community – and to support and confirm CCE's Commercial and Residential Overlays.

We appreciate Councilman Hinds continued support for the overlay concept, and I strongly urge you to support the Cherry Creek East Commercial and Residential Overlays.

Sincerely,



Elizabeth Kern  
111 S. Monroe, Unit 105B  
Denver, CO 80209  
303-910-8769  
Akern74@aol.com

Copied:

Councilman Chris Hinds  
City and County Building  
1437 Bannock St, Room 451  
Denver, CO 80202

Councilwoman Amanda Sawyer  
1437 Bannock St, Room 451  
Denver, CO 80202

*66 S. Monroe St. Denver, CO 80209*

June 23, 2022

Laura Aldrete  
Community Planning and Development  
201 W. Colfax Avenue, Dept. 205  
Denver, CO 80202

RE: Yes on Cherry Creek East Commercial and Residential Overlays

Dear Ms. Aldrete:

As a homeowner in the Cherry Creek East community, I'm writing to express support for the proposed Cherry Creek East Commercial and Residential Overlays. A vote by City Council is expected. My understanding is that the proposal has a high level of support from my neighbors also.

The overlays are essential to maintaining the existing residential charm of the area while also accommodating growth consistent with current zoning. Of particular benefit is the tiered setbacks and recessed landscaping in multi-story buildings. I want to continue seeing blue skies and green trees. It is my hope that these requirements will enhance the neighborhood's charm without being overly burdensome to developers' plans for new buildings.

I understand that city funds have been used toward preparation of the proposed overlays. My hope is that the city will get a good return on this investment through benefits to the Cherry Creek area, and also as a model for other Denver neighborhoods.

Since its inception in 2018, Councilman Chris Hinds and other city officials have expressed support for and helped guide the overlay concept. In addition, volunteer board members in the Cherry Creek East Association have devoted hundreds of hours of research and conceptualization.

Please add your support and help get the overlays confirmed.

Sincerely,



Robin Pittman ([robinpittman@yahoo.com](mailto:robinpittman@yahoo.com))

June 26, 2022

Laura Aldrete, Community Planning and Development  
201 W. Colfax Avenue, Dept 205  
Denver, CO 80202

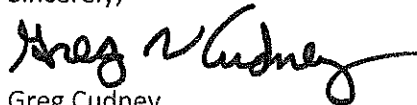
Dear Laura,

I'm writing to express my support for the Cherry Creek East Commercial and Residential Overlays. As a longtime 9-year resident of this community, I recognize the value of these zoning overlays as they promote positive development and growth within the community. Importantly, these overlays were initiated at the prompting and funding by the City Council and with extensive, direct participation of the community they will impact. They are a result of four years of research, surveys and effort in coordination with the professional staff of the City Community Planning and Development office. Through positive zoning, the overlays will promote vibrant, healthy growth and development. Importantly:

- Both the Commercial and Residential Overlays codify future development. They do not change existing housing or commercial property.
- There is vast neighborhood support.
- The overlays represent modest changes and are not radical.
- Porches to encourage more eyes on the street and neighborly interaction, a reasonable increase in greenery and trees, household lighting to illuminate and promote safety and stop burglary before it happens, commercial property setbacks to allow light to hit the street avoiding the canyon effect seen elsewhere – all are thoughtful changes residing in these overlays.
- CCE was fortunate to receive funds from the City to create the overlays. We humbly understand that other neighborhoods did not. We do not claim proprietary ownership. CCE hopes other neighborhoods use this overlay as a template for their own.
- CCE supports changing the name to a more useful generic and transferable one.
- We ask CPD and Councilman Hinds to recognize the genuine effort by many volunteer neighbors and the CCE community: support and confirm CCE's Commercial and Residential Overlays.

It is noteworthy that Chris Hines has expressed his support for the overlay concept and I strongly urge you to continue to support the Cherry Creek East Commercial and Residential Overlays.

Sincerely,



Greg Cudney  
56 S Jackson St. Denver, Co 80209  
[greg\\_cudney@yahoo.com](mailto:greg_cudney@yahoo.com)  
713-502-6457

Cc: Councilman Chris Hines  
Councilwoman Amanda Sawyer

June 26, 2022

Laura Aldrete, Community Planning and Development  
201 W. Colfax Avenue, Dept. 205  
Denver, CO 80202

Dear Laura,

I'm writing to express my support for the Cherry Creek East Commercial and Residential Overlays. As a longtime 9-year resident of this community, I recognize the value of these zoning overlays as they promote positive development and growth within the community. Importantly, these overlays were initiated at the prompting and funding by the City Council and with extensive, direct participation of the community they will impact. They are a result of four years of research, surveys and effort in coordination with the professional staff of the City Community Planning and Development office. Through positive zoning, the overlays will promote vibrant, healthy growth and development. Importantly:

- Both the Commercial and Residential Overlays codify future development. They do not change existing housing or commercial property.
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- CCE was fortunate to receive funds from the City to create the overlays. We humbly understand that other neighborhoods did not. We do not claim proprietary ownership. CCE hopes other neighborhoods use this overlay as a template for their own.
- CCE supports changing the name to a more useful generic and transferable one.
- We ask CPD and Councilman Hinds to recognize the genuine effort by many volunteer neighbors and the CCE community: support and confirm CCE's Commercial and Residential Overlays.

It is noteworthy that Chris Hines has expressed his support for the overlay concept and I strongly urge you to continue to support the Cherry Creek East Commercial and Residential Overlays.

Sincerely,



Laurel Cudney

56 S Jackson St. Denver, Co 80209

[glcudney@yahoo.com](mailto:glcudney@yahoo.com)

713-444-0152

Cc: Councilman Chris Hines  
Councilwoman Amanda Sawyer

Howard and Susan Licht  
50 S Garfield Street  
Denver, CO 80209  
303-523-7460

June 27, 2022

Councilman Chris Hinds  
1437 Bannock St, Rm 451  
Denver, CO 80202

Re: Cherry Creek East Commercial and Residential Overlays

Dear Honorable Mr. Hinds,

It has come to my attention there has been some pushback regarding the ongoing effort to create a commercial and residential overlay for Cherry Creek East. We have been residents of the neighborhood for the last 12 years. Over the years, we have been involved with our community in a variety of ways. Susan has served as a board member and coordinates the neighborhood social events. We were the coordinators of the Denver Municipal Band concert in Pulaski Park for several years. We worked closely with Council Members Robb and New. We have not had the pleasure of meeting you or working with your office.

Cherry Creek East is a vibrant, successful neighborhood due to the involvement of the residents and the business members. Over the years, we have created a wonderful community and have worked hard to maintain the quality of the neighborhood. The neighborhood has worked with the City Planning Office and the Council Members' Offices for many years to create framework to maintain the high quality of life in the neighborhood. For the last four years, the neighborhood and the city have worked together to formalize a zoning overlay plan to guide future development. For many years before the zoning overlay project was started, the neighborhood worked hand-in-hand with the city to create and formalize development standards in the neighborhood.

Council Memebers Robb, New, and Hinds have shown their continued support of the neighborhood's efforts to formalize a development plan/zoning overlay. We have followed all the guidelines placed before us and have done everything necessary to finish the project and have the city sigh-off on our efforts.

We ask you to please to support the Cherry Creek East Commercial and Residential Overlays. Your approval of the plan will ensure Cherry Creek East continues to be the wonderful and inviting neighborhood it has been over the years.

Thank you for your consideration,



Howard and Susan Licht

cc: Councilwoman Amanda Sawyer  
Laura Aldrete, Community Planning and Development

June 21, 2022

Laura Aldrete  
Community Planning and Development  
201 W. Colfax Avenue, Dept 205  
Denver Colorado 80202

Dear Ms. Aldrete,

I wish to inform you that I fully support the Cherry Creek East Commercial (CCE) and Residential Overlays. As a longtime homeowner in CCE, I highly value these zoning overlays, which promote positive development and growth within the community.

These overlays were developed with specific needs, considerations and challenges with the CCE community in mind. The overlays will promote vibrant, healthy growth and development. Specifically:

- Both the Commercial and Residential Overlays codify future development. They do not change existing housing or commercial property.
- There is vast neighborhood support.
- The overlays represent only modest changes.
- Porches encourage more eyes on the street and neighborly interaction, a reasonable increase in greenery and trees, household lighting to illuminate and promote safety and stop burglary before it happens, commercial property setbacks to allow light to hit the street avoiding the canyon effect seen elsewhere – these are thoughtful elements in the overlays.
- CCE was fortunate to receive funds from the City to create the overlays. We understand that other neighborhoods did not. I hope other neighborhoods use this overlay as a template for their own.
- CCE supports changing the name to a more useful generic and transferable one.

Please recognize the sincere efforts by many volunteer neighbors and the CCE community by supporting and confirming CCE's Commercial and Residential Overlays. I ask that you support the Cherry Creek East Commercial and Residential Overlays.

Sincerely,

  
Kathryn Lamping

203 S. Monroe Street  
Denver, CO 80209  
(248) 312 8338  
klamping@comcast.net



cc:

Councilman Chris Hinds  
1437 Bannock St, Rm 451  
Denver, Colorado 80202

Council Woman Amanda Sawyer  
1437 Bannock St, Rm 451  
Denver, Colorado 80202

Dear [Laura]

I'm writing to express support for the Cherry Creek East Commercial and Residential Overlays. As a <sup>9 year</sup> ~~[substitute years as appropriate]~~-year resident of this community, I recognize the value of these zoning overlays as they promote positive growth while preserving its village-like character. Importantly, the overlay plans were funded by the City Council and initiated at its request along with direct input of the neighbors they will impact. They are a result of four years of research, surveys and effort in coordination with the Community Planning and Development office.

These overlays were created with specific needs, considerations and challenges with the Cherry Creek East community in mind. Some aspects of the overlays may be applicable to other neighborhoods, while others may not be as transportable. That should not negate the value and applicability of these overlays because, as previously stated, overlays are created to address local zoning matters.

Through positive zoning, the overlays will promote vibrant, healthy growth and development. Importantly:

- Both the Commercial and Residential Overlays codify future development. They do not change existing housing or commercial property.
- There is vast neighborhood support.
- The overlays represent modest changes and are not burdensome to developers.
- The results would include incorporation of porches to encourage neighborly interaction, a reasonable increase in greenery and trees, household lighting to illuminate and promote safety, and commercial property setbacks to allow light to hit the street, avoiding the 'canyon effect' seen elsewhere.
- CCE was fortunate to receive funds from the City to create the overlays. We humbly understand that other neighborhoods did not. We do not claim proprietary ownership. CCE hopes other neighborhoods use this overlay as a template for their own.
- We ask CPD and Councilman Hinds to recognize the genuine effort by many volunteer neighbors and the CCE community: support and confirm CCE's Commercial and Residential Overlays.

It is noteworthy that Councilman Chris Hinds has repeatedly expressed his support for the overlay concept, and I strongly urge you to support the Cherry Creek East Commercial and Residential Overlays.

Sincerely,  
Mary Griesedieck

NAME MARY GRIESEDIECK  
 ADDRESS 333 S, MONROE ST.  
 DENVER 80209  
 TELEPHONE  
 612-209-1345  
 EMAIL  
 msper4@gmail.com

Ms. Laura Aldrete  
Community Planning and Development  
201 W. Colfax Avenue, Dept 205  
Denver, CO 80202

Dear Ms. Aldrete

I have lived in the Cherry Creek East area for 9 years and am an active participant in our Resident Neighborhood Association. I am writing to express my support, and ask for your support, for the proposed Cherry Creek East Overlay.

The initiative to develop Commercial and Residential overlays for the CCE area was launched in May 2018 by former Councilman Wayne New. Over the past 4 years, the overlay has been developed using a combination of funds provided by the City of Denver and the Cherry Creek East Association. The overlays represent direct participation by community members and extensive collaboration with members of the City Community Planning and Development Office.


These overlays are an effort to meet local needs and desires, and do not change or conflict with current housing or commercial property. The benefits of an overlay are numerous, including:

- For builders, a reduction of both pre-construction confusion and post-construction litigation
- More greenery and trees, in keeping with Denver's public goals
- More neighborhood interaction and lighting to promote safety

I realize and appreciate that you have expressed support for the overlay concept and urge you to support the approval of these agreements.

PS – I have also written Denver City Councilman Chris Hinds and Councilwoman Amanda Sawyer to request their support.

Sincerely,



John Steven Silver  
27 S. Monroe St.  
Denver, CO 80209

William F. Allen  
17 S. Garfield St.  
Denver, CO 80209

Denver Planning Board, ATTN: Joel Nobel  
201 W. Colfax, Dept. 205  
Denver, CO 80202

Good Morning Joel Nobel.

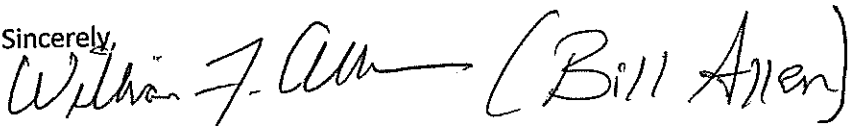
For the past four years I have been a member of a group creating the Cherry Creek East Commercial and Residential Overlays. We received encouragement and funding from our previous Councilperson, Wayne New. During the development of these documents, we sought community involvement through public meetings, surveys and individual meetings with residents, commercial firms and developers. All understood that, when approved, the Overlay would become law. We found vast local support for this Overlay. Throughout the process we have had direct participation from Denver Community Planning and Development Office as well as professional consultants. The result is the proposed Overlay.

While zoning creates and sustains a broad community plan, this overlay is area-specific, addressing some specific needs, considerations and challenges of Cherry Creek East. Nothing in this Overlay changes any zoning.

We have been encouraged that our Councilperson, Chris Hinds, has expressed his support for the Cherry Creek East Commercial and Residential Overlays.

I strongly urge you to support the Cherry Creek East Commercial and Residential Overlays.

Sincerely,



William F. (Bill) Allen  
WFA08@yahoo.com  
Cell: 847.370.3171

CC:  
Councilperson Chris Hinds  
Councilperson Amanda Sawyer  
Laura Aldrete, Denver Community Planning and Development

## COMERCIAL AND RESIDENTIAL OVERLAY LETTER CAMPAIGN DISCUSSION AND SAMPLE LETTER

Beginning in May 2018, then District 10 Councilman Wayne New, initiated a Commercial and Residential Overlay Process. It was believed that an overlay – once approved by City Council into law – would be more effective and efficient than a design committee to sustain future development guidelines in Cherry Creek East. The city funded \$10,000 for consultants to assist the Cherry Creek East Association Board and its Development Committee with the process. Over the last four years hundreds of hours were spent creating two overlays. It is important to note that throughout the process of creating these overlays, the CCEA Development Committee continually consulted with the professional staff at the City Planning and Development Office. A City staff member attended almost every meeting and provided helpful guidance and expertise regarding many relevant zoning issues. Neighborhood meetings and a survey demonstrated overwhelming support by Cherry Creek East neighbors.

Staff of the Council and Planning and Development Committee (CPD) have spent the last four months reviewing the language of both overlays. Councilman Hinds has indicated his initial support and willingness to submit the finished products to the City Council for a vote. On June 1, 2022, CPD staff presented the overlays to members who asked questions. Some members could not differentiate Cherry Creek North from East. Others questioned why CCE should have an overlay when less wealthy and possibly less engaged neighborhoods do not. There were many inquiries about portability of the overlay to other neighborhoods and equity.

Neighbors, we need to write letters to CPD and Councilman Hinds in support of the Cherry Creek East Overlays or they may be gutted or scuttled to the point of the unrecognizable, or sent back to committee purgatory. Below are some suggested talking points in support of the CCE Commercial and Residential Overlays that you might include in your support letter. Please write your own ideas as desired. Council and CPD listen to and are influenced by the written word, much more than emails, surveys, and phone calls. Thank you for your cooperation.

- Both the Commercial and Residential Overlays codify future development. They do not change existing housing or commercial property.
- There is vast neighborhood support.
- The overlays represent modest changes and are not radical.
- Porches to encourage more eyes on the street and neighborly interaction, a reasonable increase in greenery and trees, household lighting to illuminate and promote safety and stop burglary before it happens, commercial property setbacks to allow light to hit the street avoiding the canyon effect seen elsewhere – all are thoughtful changes residing in these overlays.
- CCE was fortunate to receive funds from the city to create the overlays. We humbly understand that other neighborhoods did not. We do not claim proprietary ownership. CCE hopes other neighborhoods use this overlay as a template for their own.
- CCE supports changing the name to a more useful generic and transferable one.
- We ask CPD and Councilman Hinds to recognize the genuine effort by many volunteer neighbors and the CCE community: support and confirm CCE's Commercial and Residential Overlays.

**COMERCIAL AND RESIDENTIAL OVERLAY LETTER CAMPAIGN  
DISCUSSION AND SAMPLE LETTER**

- CCE supports changing the name to a more useful generic and transferable one.
- We ask CPD and Councilman Hinds to recognize the genuine effort by many volunteer neighbors and the CCE community: support and confirm CCE's Commercial and Residential Overlays.

It is noteworthy that Councilman Chris Hinds has repeatedly expressed his support for the overlay concept and I strongly urge you to support the Cherry Creek East Commercial and Residential Overlays.

Sincerely,

NAME

ADDRESS

TELEPHONE

EMAIL

*Linda Ed Meyer*  
*Linda Ed Meyer*  
*21 S. Cowfield St.*  
*303-881-3846*  
*lmeyer@gmail.com*

Copied: *[should be copied to Councilman Hinds & Community Planning and Development*

Address:

Councilman Chris Hinds  
1437 Bannock St, Rm 451  
Denver, Colorado 80202

Council Woman Amanda Sawyer  
1437 Bannock St, Rm 451  
Denver, Colorado 80202

Laura Aldrete  
Community Planning and Development  
201 W. Colfax Avenue, Dept 205  
Denver Colorado 80202

June 24, 2022

Laura Aldrete  
Community Planning and Development  
201 W. Colfax Avenue, Department 205  
Denver, CO 80202

Dear Laura Aldrete,

I'm writing to express support for the Cherry Creek East Commercial and Residential Overlays. As a 20+ year resident of this community, I recognize the value of these zoning overlays as they promote positive growth while preserving its village-like character. These overlays are a result of four years of research, surveys, and direct neighborhood input. They were created with specific needs, considerations and challenges with the Cherry Creek East community in mind. Through positive zoning, the overlays will promote vibrant, healthy growth and development.

Both the Commercial and Residential Overlays secure future building guidelines without changing existing housing or commercial property roadmaps. There is vast neighborhood support and the overlays represent modest changes without taxing developers. **One of the bonuses is the incorporation of porches to encourage neighborly interaction, a reasonable increase in greenery and trees, household lighting to illuminate and promote safety, and commercial property setbacks to allow light to hit the street, avoiding the 'canyon effect' seen elsewhere.**

I ask the Community Planning and Development Office to recognize the genuine effort by many volunteer neighbors and the CCE community by supporting and confirming CCE's Commercial and Residential Overlays.

Sincerely,

A handwritten signature in black ink that reads "Karen Jo". The signature is written in a cursive, flowing style.

Karen Jo  
111 S. Monroe St.  
Bldg A Unit 107  
Denver, CO 80209

June 25, 2022

Laura Aldrete  
Community Planning and Development  
201 W. Colfax Avenue, Dept 205  
Denver, CO 80202

Dear Ms. Aldrete,

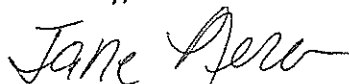
I strongly support the Cherry Creek East Commercial and Residential Overlays which has been a long time in development with the participation of the City's Planning Department, many neighbors and interested persons. I have lived in Denver for 30 years and in this neighborhood for 9 years. It has become obvious that the city's neighborhoods need to be a part of planning the very places we live. I love my neighborhood. I know that growth and development are inevitable in Denver, but it sometimes seems that citizen/neighborhood input is discouraged or not listened to. Please prove me wrong.

I understand that zoning is more general in addressing a city's growth and development while overlays address needs and considerations of specific neighborhoods. One can never underestimate the value of neighborhood support and sense of participation in determining the future of our very own neighborhoods. This applies to every neighborhood in the city. Through positive zoning, the overlays will promote vibrant, healthy growth and development. I understand that CCE received funds from the City to create the overlays, and other neighborhoods did not. We are fortunate in that respect; however, I do hope this presents an opportunity for other neighborhoods to use the overlay or aspects of it as a model for their own.

I am asking you to please acknowledge this neighborhood's time and effort in the lengthy development of the CCE Commercial and Residential Overlays. Please support and confirm these efforts. Share it with the community at large so that other neighborhoods can benefit from this work.

Councilman Chris Hinds has repeatedly expressed his support for the overlay concept. I ask you to also support the Cherry Creek East Commercial and Residential Overlays. Thank you for your time and consideration.

Sincerely,



Jane Nero  
111 S. Monroe St., A-102  
Denver, CO 80209  
303-552-1380  
janenero@comcast.net



June 25, 2022

*Dear Ms. Aldrete,*

I am asking for your support for the Cherry Creek East Residential and Commercial Overlays. There is vast neighborhood backing. As you know, both overlays codify only future development. The overlays in their present form represent modest changes. CCEA was fortunate to receive city funds to create the overlays. We understand other neighborhoods did not, but humbly hope they could use ours as a template. We support a more generic name to boost portability.

Cherry Creek East, through the overlay process, is hoping to enhance its neighborhood. Please support the overlay and the many volunteers who have worked for the past four years to reach this point.

Thanks again.

*Fran Lazarus*

257 South Monroe Street  
Denver, Colorado. 80209  
[blazflaz@gmail.com](mailto:blazflaz@gmail.com)

**June 28, 2022**

**JOEL NOBLE**

CHAIRMAN, DENVER PLANNING BOARD

Dear Chairman Nobel,

I'm writing to express my support for the Cherry Creek East Commercial and Residential Overlays. I moved to Cherry Creek East over ten years ago after serving in Afghanistan and I carefully chose this community for its unique blend of residential and commercial walkability. Cherry Creek East has high rise apartments, large-scale senior living, Gates Tennis, Young Americans Center for Financial Education, mixed residential and many retail establishments. It is a neighborhood to recognize, promote and emulate across the City.

I was disheartened to listen to the members of the Planning Board comment on these overlays and question their propriety while they appeared to be confused about the location of the neighborhood, confusing Cherry Creek East with the busy commercial district of Cherry Creek North. My hope is that the Planning Board will remember that improvements in any neighborhood are good for all citizens and serve to lift the City as a whole.

I recognize the value of the Cherry Creek East Commercial and Residential zoning overlays as they promote positive development and growth within the community. Importantly, these overlays were initiated at the prompting and funding by the City Council and with extensive, direct participation of the community they will impact. They are a result of four years of research, surveys and effort in coordination with the professional staff of the City Community Planning and Development office.

While zoning generally paints with a broad brush, overlays are by intent, more locally specific. Once approved by City Council, they become law. These overlays were created with specific needs, considerations and challenges with the Cherry Creek East community in mind. Some aspects of the overlays may be applicable to other neighborhoods while others may not be as transportable. That should not negate the value and applicability of these overlays because, as previously stated, overlays are to address local zoning matters.

Through positive zoning, the overlays will promote vibrant, healthy growth and development. Importantly:

- Both the Commercial and Residential Overlays codify future development.
- They support and promote the City's long-term development and transit goals.
- There is vast neighborhood support for these overlays.
- The overlays represent modest changes and are not radical.

It is noteworthy that Councilman Chris Hinds has repeatedly expressed his support for the overlay concept and I strongly urge you to support the Cherry Creek East Commercial and Residential Overlays.

SINCERELY,

PATRICK O'TOOLE

(303) 524-2412  
[Patrick@otoolefamily.com](mailto:Patrick@otoolefamily.com)

C.C.  
Councilman Chris Hinds  
1437 Bannock St. Rm 451  
Denver, Colorado. 80202

Councilwoman Amanda Sawyer  
1437 Bannock St. Rm 451  
Denver, Colorado. 80202

Laura Aldrete  
Community Planning and Development  
201 W. Colfax Avenue, Dept 205  
Denver Colorado 80202

June 28, 2022

JOEL NOBLE  
Chair, Denver Planning Board

Dear Mr. Noble,

I'm writing to express my support for the Cherry Creek East Commercial and Residential Overlays. I have been a resident of Cherry Creek East since October of 1998 and have witnessed, over the past 23 years, the neighborhood evolves into the special community that stands today.

Cherry Creek East is unique in that it is a community that serves all people. It is the host neighborhood to the Gates Tennis Center, Kavod Senior Living (non-profit), Sunrise Senior Living Memory Care Facility, Young Americans Financial Education, many high-rise apartment buildings, and retail establishments.

I understand the importance of the overlays and am confident they will support the needed development and growth that remains to be seen in Cherry Creek East. The overlays have been designed to carry forward the distinctive blend of residential and commercial build through:

- Proper setbacks for commercial build to allow for wide sidewalks, which promote an active, walkable neighborhood.
- Porch on new residential build to encourage neighbor interaction that organically creates a safer neighborhood.

It is important to note that the funding of the overlays was provide by City Council. Over the past four years, many Cherry Creek East residence have worked closely with the City Community Planning and Development office spending hours of their time in research and outreach to collectively create these overlays.

I strongly urge the Denver Planning Board to support the Cherry Creek East Commercial and Residential Overlays.

Sincerely,



Blaine Jensen  
108 S. Monroe St.  
Denver CO 80209

Copied:

Councilman Chris Hinds, 1437 Bannock St, Rm 451, Denver, Colorado 80202

Council Woman Amanda Sawyer, 1437 Bannock St, Rm 451, Denver, Colorado 80202

Laura Aldrete, Community Planning and Development, 201 W. Colfax Avenue, Dept 205, Denver, Colorado 80202



June 22, 2022

Laura Aldrete Community Planning and Development  
201 W. Colfax Avenue  
Dept 205  
Denver Colorado 80202

Dear Laura Aldrete,

I'm writing to express my support for the Cherry Creek East Commercial and Residential Overlays. As a longtime resident of this community, I recognize the value of these zoning overlays as they promote positive development and growth within the community. Importantly, these overlays were initiated at the prompting and funding by the City Council and with extensive, direct participation of the community they will impact.

They are a result of four years of research, surveys and effort in coordination with the professional staff of the City Community Planning and Development office. While zoning generally paints with a broad brush, overlays are by intent, more locally specific.

Once approved by City Council, they become law. These overlays were created with specific needs, considerations and challenges with the Cherry Creek East community in mind. Some aspects of the overlays may be applicable to other neighborhoods while others may not be as transportable. That should not negate the value and applicability of these overlays because, as previously stated, overlays are to address local zoning matters.

Through positive zoning, the overlays will promote vibrant, healthy growth and development. Importantly:

- Both the Commercial and Residential Overlays codify future development. They do not change existing housing or commercial property.
- There is vast neighborhood support.
- The overlays represent modest changes and are not radical.
- Porches to encourage more eyes on the street and neighborly interaction, a reasonable increase in greenery and trees, household lighting to illuminate and promote safety and stop burglary before it happens, commercial property setbacks to allow light to hit the street avoiding the canyon effect seen elsewhere – all are thoughtful changes residing in these overlays.
- CCE was fortunate to receive funds from the City to create the overlays. We humbly understand that other neighborhoods did not. We do not claim proprietary ownership.
- CCE supports changing the name to a more useful generic and transferable one.
- We ask CPD and Councilman Hinds to recognize the genuine effort by many volunteer neighbors and the CCE community: support and confirm CCE's Commercial and Residential Overlays.

It is noteworthy that Councilman Chris Hinds has repeatedly expressed his support for the overlay concept and I strongly urge you to support the Cherry Creek East Commercial and Residential Overlays.

Sincerely,

Denise Oakland

154 South Monroe Street

Denver, CO 80209

[deniseoakland@live.com](mailto:deniseoakland@live.com)



40 Madison St., Ste. 204  
Denver, CO 80206  
June 28, 2022

Councilman Chris Hinds  
1437 Bannock St., Rm. 451  
Denver, CO 80202

Ms. Laura Aldrete ✓  
Community Planning & Development  
201 W. Colfax Avenue, Dept. 205  
Denver, CO 80202

Ms. Amanda Sawyer  
City & County Building  
1437 Bannock St., Room 451  
Denver, CO 80202

Dear Councilman Hinds, Ms. Aldrete, & Ms. Sawyer:

We urge you to continue the Commercial and Residential Overlay Process for Cherry Creek as a guideline for future development in the area.

As Cherry Creek residents for nearly 10 years, we plan to remain in our home for the rest of our retirement. Thus, we deeply appreciate all efforts that will contribute to a safe and well-functioning neighborhood. There are many aspects of the Overlay that are important to consider for good urban planning, such as traffic safety and flow, good lighting which enhances safety for citizens, as well as greenery and trees for environmental benefits.

Given that much research, surveys, and efforts have already been invested in the Overlay for Cherry Creek, we sincerely hope that you will see this project through. We appreciate your consideration, and all your efforts on behalf of the citizenry.

Sincerely,

*Carol Hopper*

*Ken Hopper*

Carol & Ken Hopper

June 30, 2022

Mr. Joel Noble  
Chairman, Denver Planning Board  
201 W. Colfax Department 205  
Denver, Colorado 80202

Dear Chairman Noble:

We are writing to express our support for the Cherry Creek East Commercial and Residential Overlays. My wife and I bought our home in Cherry Creek East in 2004. Even with all the development going on in our neighborhood, especially the building of several new large apartment complexes in Cherry Creek East, West of Madison Street, our neighborhood is still fairly easy to navigate by walking. However, going forward, the lack of setbacks of some of the newer larger buildings makes walking a challenge at times, especially during the winter months, due to ice and snow and the lack of sunshine on certain sidewalks.

Both of us are members of the Cherry Creek East Neighborhood Association and have followed the hard work of many Cherry Creek East neighbors, to develop the Cherry Creek East Commercial and Residential Overlays. These overlays in our opinion will help improve Cherry Creek East's walkability and beauty, as new development continues in our neighborhood.

We understand from several Cherry Creek East residents who attended a recent Planning Board Meeting, that the board, after the presentation of the Cherry Creek East Overlays, did not appear to be interested in adopting such a document.

We sincerely hope that you and the board will consider these overlays for our Cherry Creek East Community. After all, the Cherry Creek East Association received funds from the city to develop these overlays. Our neighborhood association took this project seriously by putting in countless hours and by gaining input from numerous Cherry Creek East neighbors, to help improve our neighborhood for future years. Quite possibly the overlay a model developed for our neighborhood, could be used for other neighborhoods in the city of Denver.

In closing, we want you to know we are not opposed to growth and development. However, we are concerned about development that does not beautify our neighborhood and provide safe walking access for all people. By adopting the Cherry Creek East Commercial and Residential Overlays, we have less concern.

Respectively,

*Walt Smith*

*Tonya Smith*

Walt and Tonya Smith  
51 S. Monroe Street  
Denver, CO 80209  
908-770-5372 cell  
[wsmithdenver@gmail.com](mailto:wsmithdenver@gmail.com)

cc: **Laura Aldrete** Denver City Planning and Development  
Chris Hinds Denver City Council  
Amanda Sawyer Denver City Council



June 27th, 2022

Councilman Chris Hinds  
1437 Bannock St, Rm 451  
Denver, Colorado 80202

COPY

Dear Councilman Chris,

I'm writing to express my support for the 2021 Cherry Creek East Commercial and Residential Overlays. Please advise if you have any concerns.

Sincerely,



Katharina S Zoefelt  
126 South Monroe St  
Denver, CO 80209  
CELL 303-881-5684  
EMAIL [Kat@cbrealty.com](mailto:Kat@cbrealty.com)

Copy to: Councilwoman Amanda Sawyer and Laura Aldrete, Community Planning and Development

Ms. Laura Aldrete  
Community Planning and Development  
201 W. Colfax Avenue, Dept 205  
Denver, CO 80202

Dear Ms. Aldrete

I am a 9-year resident of the Cherry Creek East area and am writing to express my support, and ask for your support, for the proposed Cherry Creek East Overlay.

The initiative to develop Commercial and Residential overlays for the CCE area was launched and partially funded by former Councilman Wayne New in 2018. The overlay was then developed over 4 years using a combination of funds provided by the City of Denver and the Cherry Creek East Association. The overlays represent direct participation by community members and extensive collaboration with members of the City Community Planning and Development Office.

These overlays are an effort to meet local needs and desires, and do not change or conflict with current housing or commercial property. The benefits of an overlay are numerous, including:

- Clear, unambiguous guidelines for builders, reducing both pre-construction confusion and post-construction litigation
- More greenery and trees, in keeping with Denver's public goals
- More neighborhood interaction and lighting to promote safety

I realize and appreciate that you have expressed support for the overlay concept and urge you to support the approval of these agreements.

PS – I have also written Denver City Councilman Chris Hinds and Councilwoman Amanda Sawyer to request their support.

Sincerely,



Janice L. Silver  
27 S. Monroe St.  
Denver, CO 80209

66 S. Monroe St. Denver, CO 80209

June 24, 2022

Laura Aldrete  
Community Planning and Development  
201 W. Colfax Avenue, Dept. 205  
Denver, CO 80202

RE: In favor of Cherry Creek East Commercial and Residential Overlays

Dear Ms. Aldrete:

I'm a homeowner in the Cherry Creek East community writing to express support for the proposed Cherry Creek East Commercial and Residential Overlays. A vote on this proposal by City Council is expected. Based on conversations with neighbors about this matter, I believe most are in favor of it as well.

My concerns about new buildings in this area are for the loss of light and the relaxed vibe of the existing residential streets. I don't want tall buildings looming everywhere. The requirements of the overlays would mitigate these losses with setbacks, porches, appropriate lighting and wide sidewalks.

Additionally, as city funds were used toward preparation of the overlay proposal, these funds will be put to good use if the proposal is confirmed by the council. It will be ideal if the CCE overlay concepts also can be adapted for other areas throughout Denver.

Since 2018, Councilman Chris Hinds and other city officials have supported and helped guide the overlay proposals. In addition, volunteer board members in the Cherry Creek East Association have devoted hundreds of hours of research and conceptualization.

Please add your support and help get the overlays approved by council.

Sincerely,



Mark Pittman (markapittman@gmail.com)

As one who worked on the 1999 design guidelines, I feel that the neighborhood benefited from the grid rhythm and structure (setbacks and open space requirements, alley access for garages, lighting and tree lawn standards, etc), all making the neighborhood more pedestrian friendly.

Corner lots were made more interesting with both avenue and street entrances for multi-unit developments. There are several potential redevelopment sites that would benefit from this requirement.

Meredith Gabow

# Planning Board Comments



Submission date: 1 June 2022, 1:03PM  
Receipt number: 238  
Related form version: 2

## Your information

Name	Brooks Waldman
Address or neighborhood	66 S. Garfield St.
ZIP code	80209
Email	brooks@brookswaldman.com

## Agenda item you are commenting on

Other

## Rezoning

Address of rezoning

Case number

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

**Cherry Creek East Zoning Overlay**

## Submit your comments

Would you like to express support or opposition to the project?

**Strong support**

Your comment:

I have been one of several CCE residents to work on the proposed zoning overlays over the last several years. I very much support the proposal as presented and hope that the Planning Board will find it to be acceptable and worthy of their support. It is an important refinement to our current residential and mixed-use zoning, that will provide a better pedestrian and public realm environment for our residents and property owners. As one who has lived and been active in the neighborhood for more than twenty years: and owned and developed properties since 1976, I am very much vested in the future success and viability of the area and see future development pressure as both an opportunity and a concern, without better zoning refinements and pedestrian and neighborhood serving refinement.

Thank you for your consideration of these long discussed and well vetted proposed refinement to our existing zoning code.

Respectfully,

Brooks H. Waldman

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

**From:** [Walt Smith](#)  
**To:** [Kaiser, Libby - CPD CE0429 City Planner Senior](#)  
**Subject:** [EXTERNAL] Support for CCEA Overlay  
**Date:** Sunday, October 16, 2022 2:33:39 PM

---

Dear Ms. Kaiser:

Recently we received a mailer from the City of Denver Community and Planning Development Department concerning the Cherry Creek East Overlay. To give you some background, my wife and I bought our row home on Monroe Street in Cherry Creek East in December of 2004. We have been active members of the Cherry Creek East Neighborhood Association since moving into the neighborhood. Numerous members of the Cherry Creek East Neighborhood Association along with our former City Councilman Wayne New, worked hand in hand with members of the City Planning and Development Department to develop the Cherry Creek East Overlay. Representatives from the City Planning Department frequently attended our Cherry Creek East Neighborhood Association meetings to update us on the project and gain input from us as residents. As a result, the Overlay has widespread neighborhood support to help provide guidelines for future Cherry Creek East development.

**We are asking you to vote in favor of the overlay** to help insure future development in Cherry Creek East will improve the safety, beauty, and walkability of Cherry Creek East for both residential and commercial property owners and residents.

Sincerely,

Walt and Tonya Smith  
51 S Monroe Street  
Denver, CO 80209  
[wsmithdenver@gamil.com](mailto:wsmithdenver@gamil.com)  
908-770-5372 Walt's cell



**From:** [Barbara Metzger](#)  
**To:** [Joel Noble](#); [Kaiser, Libby - CPD CE0429 City Planner Senior](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#)  
**Subject:** [EXTERNAL] Fwd: Planning Board presentation, 11/2 - CCE Overlays  
**Date:** Monday, October 24, 2022 6:46:13 PM

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Good evening,

I am hoping you all will share this email with the appropriate Planning Board members, fellow Councilpersons, and CPD staff.

I believe Planning Board needs to be aware that the primary reason DO-9 and DO-10 are in front of all of you is because of the city's decision to revoke the Cherry Creek East Design Guidelines in 2012/2013 (CCE.) The CCE Design Guidelines (written in 1999) were included as part of the 2000 Cherry Creek Area Plan, which was adopted by Planning Board and City Council. The CCE Guidelines had been enforced, with city approval, and resulting positive development within CCE for at least 10 years, prior to 2012. After approval of the 2012 Cherry Creek Area Plan, the city discovered to the shock of Cherry Creek East Association, (CCEA), that CCE Design Guidelines had not been approved by City Council in or around 2000, and this updated city pronouncement, meant that the CCE Design Guidelines, from that moment on, were no longer a valid source in zoning review, site review, or any decision-making relevant to development or re-development in Cherry Creek East.

Posted on the CCEA website, [cherrycreekeast.org](http://cherrycreekeast.org), is a worthwhile background on the Cherry Creek East Design Guidelines, submitted by Trish Palamara, Brooks Waldman and Meredith Gabow, former CCEA Board presidents. There is also a copy of the original CCE Design Guidelines. I have included links to these relevant documents.

[https://www.cherrycreekeast.org/editor\\_upload/File/Development/Cherry%20Creek%20East%20Design%20Guidelines%20Background%207%206%202021.pdf](https://www.cherrycreekeast.org/editor_upload/File/Development/Cherry%20Creek%20East%20Design%20Guidelines%20Background%207%206%202021.pdf)  
[https://www.cherrycreekeast.org/editor\\_upload/File/Development/Cherry%20Creek%20East%20Design%20Guidelines.pdf](https://www.cherrycreekeast.org/editor_upload/File/Development/Cherry%20Creek%20East%20Design%20Guidelines.pdf)

I am hoping you will have the chance to familiarize yourselves with these documents, relevant to both DO-10 and DO-9, especially DO-10.

Re: CCE Commercial Overlay - DO-9:

Please accept this correspondence as support for DO-9, the Cherry Creek East (CCE) overlay for commercial parcels. It is a thorough, well developed product that will not hinder commercial development, but enhance the possibility for commercial real estate values. It is guided by Denver's principles for expanding open space when possible, yet allowing for commercial density locations within residential boundaries, respecting the pedestrian experience, trying to build a better connection between residential and commercial parcels and commitment to the vision of better building materials for a better quality of life. I believe it reflects hard work and thoughtful considerations. I believe the product meets the standards of a forward-looking approach to arriving at better zoning products, translating into a better Cherry Creek East and a better Denver. It should work not only as an effective replacement to the commercial sections of the original Cherry Creek East Design Guidelines, but as an overlay that provides an even better chapter in the zoning code than those original CCE Design Guidelines. I am hoping it will be a positive template for other Denver neighborhoods.

Re: Residential DO-10:

The controversial revocation of an approved city document left Cherry Creek East Association (CCEA) in limbo, especially for residential development guidance from 2012 until about 2018. As a member of CCEA, it certainly made sense to support CCEA's goal of re-inventing the CCE Design Guidelines into the concept of a Residential Overlay, a companion work product to the Commercial Overlay. I continue to support the concept, an effective zoning tool that replaces the original CCE Design Guidelines residential principles while providing forward looking, 2022+ guidelines to encourage better residential development outcomes in Cherry Creek East, and thus, Denver.

I am assuming that CPD's support of DO-10 exhibits their confidence that it meets the city's standards for residential overlays and should be included as it reads in Denver's Zoning Code.

Thank you very much for your time in reviewing my comments. Please contact me if you have any questions, after 10/29.

Respectfully,

Barbara H Metzger  
242 S Monroe St  
Denver 80209  
720.278.3546

**BROOKS WALDMAN**  
a s s o c i a t e s  
66 South Garfield Street  
Denver, Colorado 80209  
Cel: (720) 618-5905  
Email: brooks@brookswaldman.com

## Memorandum

**To:** Libby Kaiser, Senior City Planner  
Community Planning & Development, CC of Denver

**From:** Brooks Waldman  
66 S Garfield St.  
Denver, CO 80209

**Date:** October 24, 2022

**Re:** Cherry Creek East – Overlays (DO-9 & DO-10)

**Subject:** Support and Request for Modifications to DO-10

**Copies:** CM Chris Hinds, and DPB Chair Joel Noble

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Hi Libby,

Please accept this email written in support of Overlays DO-9 & DO-10 (with attached **DO-10 Request for Modification**).

As an introduction, I have been a property owner in Cherry Creek East for over forty years, and a resident for over twenty years, and served on the board of Cherry Creek East Association (CCEA) and as a past president. As a board member and later as president of CCEA, I was deeply engaged in the 2010 rezoning and the preparation and approval of the Cherry Creek Area Plan (CCAP) in 2012. Since my background is in architecture, urban design and planning I have endeavored to promote the improvement and betterment of my neighborhood for many years. That said, I have reviewed many of the approved PUD's that were guided by the **Cherry Creek East Design Guidelines**, for more than ten years. I have also had the pleasure of seeing the positive influence of the guidelines in bringing better streetscaping and connectivity in the neighborhood. And more recently since their demise, the reduction in street connection and quality of building facades along our avenues (Ellsworth, Bayaud and Cedar Avenues). With this concern in mind, I have prepared the attached **DO-10 Request for Modification**. I would respectfully request that the Planning Staff (CPD), the Denver Planning Board and Denver City Council take a second look at incorporating some of the requirements previously a part of the CCE **Design Guidelines**, specifically for attached townhome corner lots on our interior avenues.

Respectfully,



Brooks Waldman



# DO-10 REQUEST FOR MODIFICATIONS



**3600 E Cedar Avenue**

The **Cherry Creek East Design Guidelines**, established in 2000 and in force for approximately the next ten years, are largely responsible for establishing the character of the Cherry Creek East neighborhood. One important objective of the guidelines was to activate and establish a street character and "eyes to the street" presence that would provide both safety and street connectivity.

Unfortunately the Guidelines were abandoned by the city, over the objection of the neighborhood, with the adoption of the 2013 Cherry Creek Area Plan. Other Guidelines requirements were: Building Orientation and Placement that 1) helped spatially define the street, 2) Created pedestrian activity along the street, 3) Promoted neighborly interaction, and 4) Enhanced the existing hierarchy among streets in the district as reflected by the differences of scale, traffic and building relationships between the streets. There was also a requirement that "**The Primary entrance to a corner unit shall face the east-west street.**" (Avenues )

On the following pages are examples of avenue activation under the previous guidelines and lack of activation on newer projects that have been completed since the removal of the guidelines. Above at **3600 E Cedar Ave** (south side of E Cedar) at the SE corner of S Monroe St and E Cedar Ave is a good example of an attached residence that was designed under the CCE Design Guidelines.





### **North Side of E Cedar Ave (entrance to Madison St)**

This residence is directly across the street (to the north) of 3600 E Cedar Ave (the previous photo). This project was built under the current C-RH-3 zoning with no requirements for an entrance facing E Cedar Ave. This obviously does not create pedestrian activity along the street (E Cedar Ave) and shows little attention to detail and fenestration, or encourage neighborliness, or provide "eyes to the street" for safety. This is pretty typical of what has been built on the Avenues since CCE Guidelines were abandoned by the city. More examples to follow.





**3575 E Cedar Ave (north side of street)**

This is another example of a primary entrance facing the Avenue that was developed as a PUD under the requirements of the CCE Design Guidelines.





**South Side of E Cedar Ave (directly across the street from 3575 E Cedar Ave)**

A project more recently completed under C-RH-3 zoning. Again no Avenue facing entrance and no engagement with the street.





**On E Bayaud Avenue**

A project more recently completed under C-RH-3 zoning. Again no Avenue facing entrance and no engagement with the street.





### **South Side Bayaud Avenue**

Directly across Bayaud Ave, on the south side of the avenue, we even have an early ADU with some avenue presence. This was also designed under the original Design Guidelines.





### **E Bayaud Avenue (north side)**

Another C-RH-3 zoning without guidelines. In this case we have banks of gas and electric meters in lieu of engagement with the street and pedestrian connections.

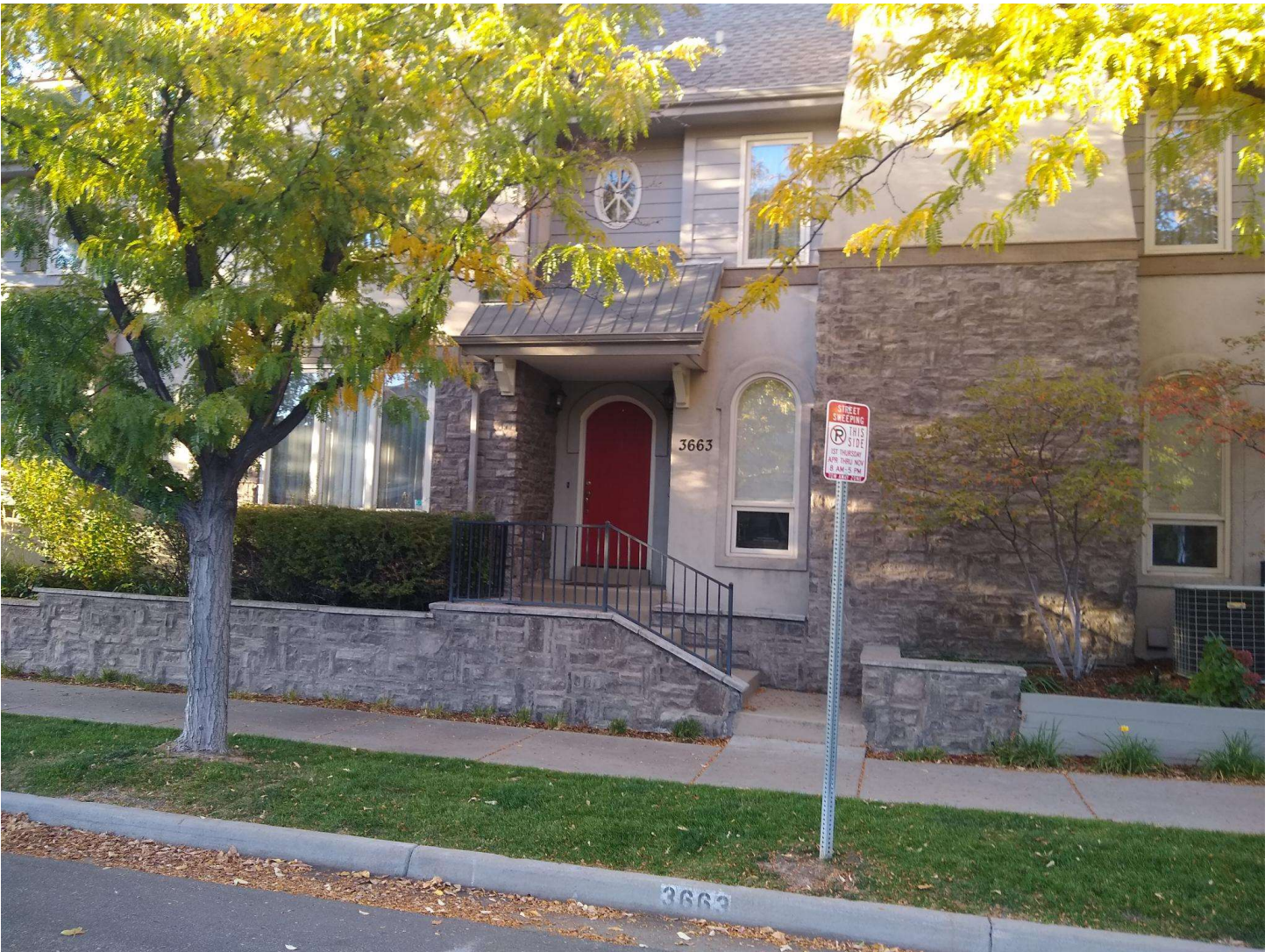




**3750 E Bayaud Avenue (south side)**

This corner residence, oriented to E Bayaud Ave is directly across the street from the previous project. Of course it was designed under the original guideline requirements.

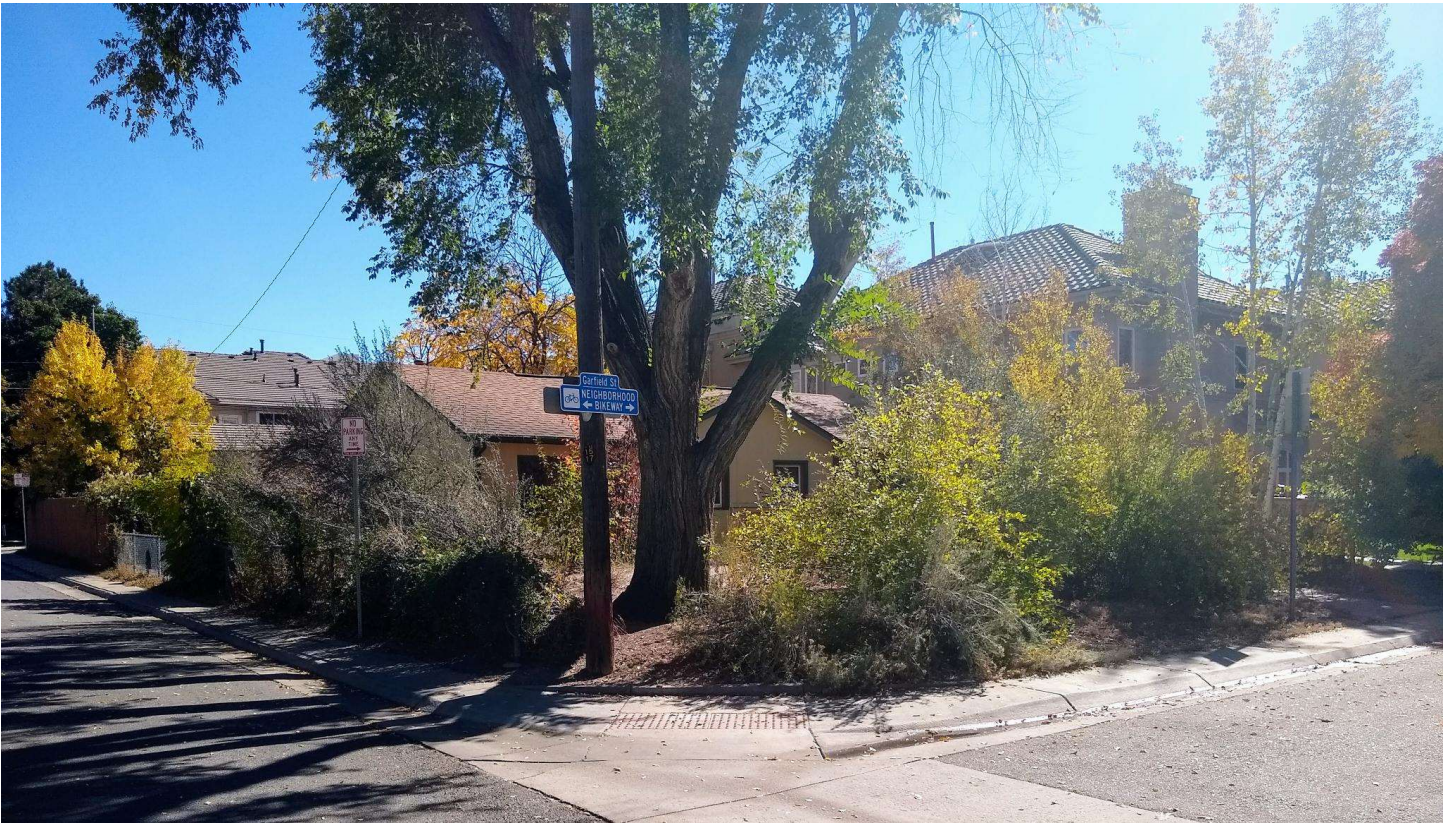




**3663 E Bayaud Avenue (south side)**

This corner residence is also oriented to E Bayaud Ave and provides an excellent example of the requirements of the old CCE Design Guidelines.





**SE Corner of S Garfield St & E Cedar Ave. (on the new Garfield Neighborhood Bikeway)**

So.....what does this corner, among several others, hold in store for us related to street activation and neighborhood character??? See following page for city identification of sites where DO-10 might apply!





## Official Notice of Legislative Rezoning Proposal Aviso Oficial Propuesta Legislativa de Cambio de Zonificación

**Address/Dirección:** Multiple locations within Cherry Creek East area of Council District 10.

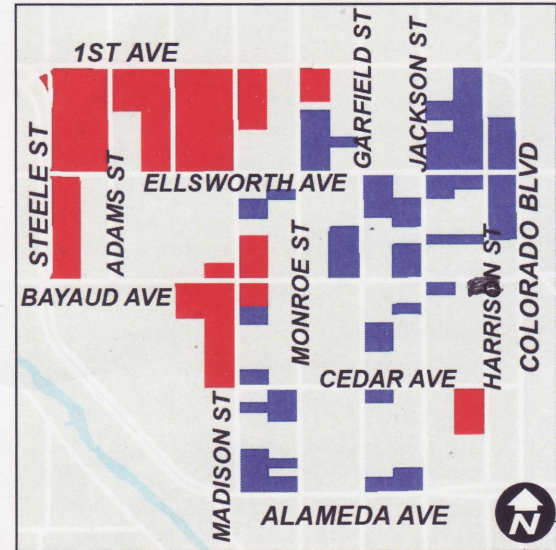
**Application Number/Numero de Aplicación:** #2018I-00064

**Current Zoning/Zonificación Actual:** C-MX-3, C-MX-5, C-MX-8, C-MX-12, C-RX-8, G-MX-3, G-RH-3

**Proposed Zoning/Zonificación Propuesta:** C-MX-3 DO-9, C-MX-5 DO-9, C-MX-8 DO-9, C-MX-12 DO-9, C-RX-8 DO-9, G-MX-3 DO-9, G-RH-3 DO-10

The Denver Department of Community Planning and Development has received a legislative proposal to rezone your property or property near yours. The rezoning is proposed with a related text amendment to create the DO-9 and DO-10 design overlay zone districts. The proposal is currently under review and may be presented to the Denver Planning Board at a public hearing. A second notice will be sent if that hearing is scheduled. Visit [DenverGov.org/ProposedRezoning](http://DenverGov.org/ProposedRezoning) for more information on how to submit a comment. Visit [DenverGov.org/textamendments](http://DenverGov.org/textamendments) for the Public Review Draft of the proposed DO-9 and DO-10 design overlay zone districts text amendment. \*\*\*Note, "DO-9" and "DO-10" refers to the number of the design overlays and not to height in stories. No change in height is proposed by this rezoning.\*\*\*

El Departamento de Planificación de Denver recibió una propuesta legislativa para cambiar la zonificación para su propiedad o cerca a su propiedad y conjunto una aplicación para cambio de texto del código de zonificación. La propuesta se está revisando y puede presentarse a la Junta de Planificación (Denver Planning Board) en una audiencia pública. Se enviará un segundo aviso si la audiencia pública esté programado. Visite [DenverGov.org/ProposedRezoning](http://DenverGov.org/ProposedRezoning) para obtener información enviar un comentario. Visite [DenverGov.org/textamendments](http://DenverGov.org/textamendments) para información sobre la propuesta del texto complementario para crear DO-9 y DO-10. \*\*\*\*"DO-9" y "DO-10" se refiere al número de superposición de diseño y no a la altura en los pisos.\*\*\*



- DO-9 Design Overlay Zone District
- DO-10 Design Overlay Zone District

### Official Notice of Legislative Rezoning Proposal

These are the sites that have been identified by the City where the DO-10 overlay might be applied. Corner sites are particularly of interest regarding activation of our interior avenues. Please help us to make this possible by adding the modification requested!

# Planning Board Comments



Submission date: 15 November 2022, 5:11PM  
Receipt number: 456  
Related form version: 2

## Your information

Name	Richard Farley
Address or neighborhood	2500 Walnut St, Apt 112
ZIP code	80205-2293
Email	brokenbow41@hotmail.com

## Agenda item you are commenting on

Zoning Code Text Amendment

## Rezoning

Address of rezoning

Case number

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name DO - 9

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project?

**Strong support**

Your comment:

The proposed neighborhood initiated Design Overlay 9 for a portion of Cherry Creek East is intended to provide street oriented human scale for tall buildings between 5 stories and 12 stories. It is also intended to improve the pedestrian environment through added privately owned but publicly accessible space and landscaping. The development of DO-9 has been guided by the neighborhood's Development Committee. It was diligent in reaching out to property owners, developers and their designers, and neighborhood residents and businesses. Throughout the process, Community Planning and Development staff were asked for their review and comments. From all of these sources, the DO-9 was substantially modified to simplify it and to provide design and development flexibility in meeting the neighborhood's goals of human scale and an enhanced pedestrian environment. DO-9 is a worthy example of a neighborhood trying to affect the character of development within its boundaries.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.



# Planning Board Comments



Submission date: 16 November 2022, 9:49AM  
Receipt number: 458  
Related form version: 2

## Your information

Name	Ellen Ittelson
Address or neighborhood	Cherry Creek
ZIP code	80206
Email	ellen.ittelson@gmail.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	Cherry Creek East
Case number	2018I-00064

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project?

**Strong support**

Your comment:

**I am a consultant on this overlay project. I commend the Cherry Creek East community for their efforts and persistence over several years in pulling this together and working hard to gain the support of residents and developers. CPD staff and Councilman Hinds were supportive and helpful throughout. I am available to answer questions. Thank you.**

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.