

City and County of Denver Planning Board
Webb Municipal Office Building
201 W Colfax Avenue
Room 4.F.6 and 4.G.2
Denver, CO 80202

June 4, 2014

Members of the Planning Board,

Application #2014I-00018, 3300 E. 1st Avenue, C-MX-5 to C-MX-8

On January 9, 2014 and April 30, 2014 the above referenced applicant presented the proposed rezoning and a development proposal to the Cherry Creek East Association (CCEA) for Board consideration and comment. CCEA Board members also attended applicant presentations to the Cherry Creek Steering Committee (May 28, 2014) and to Mountain Shadows HOA (June 2, 2014). At all four meetings, no concerns specific to rezoning from CMX-5 to CMX-8 were expressed.

This property is inside the Cherry Creek Area Plan boundaries and the CCEA RNO. The requested rezoning is consistent with the Cherry Creek Area Plan, Denver Comprehensive Plan 2000 and Blue Print Denver.

CCEA Board discussion supports the rezoning proposal, as well as the conceptual development ideas, because they are consistent with existing and new development in the surrounding area. The project will enhance the existing mix of retail, office, employment and residential uses along East First Avenue.

Understandably, the introduction of a new eight story residential structure in the neighborhood raises concerns specific to the design and development phases. Examples include: pedestrian and bicyclist access and use, detached sidewalks, pedestrian and street lighting, storm drainage, green space, alley use and enhancement, exterior lighting, and creation of a good neighbor agreement for the construction phase.

The applicant has agreed to meet with interested parties to address concerns. CCEA Board looks forward to working with the applicant and the City to set a high standard for cooperatively seeking solutions. We are especially interested in continuing discussions about how the project will contribute to implementation of

important elements of the Cherry Creek Area Plan, such as activating the street and pedestrian experience.

The CCEA Board wishes to acknowledge our appreciation for the applicant's awareness of, and sensitivity to, neighborhood concerns.

Thank you for contributing to the effort to make Cherry Creek a more connected and vibrant community.

With appreciation,

Susan Smernoff, President
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