

THE CHERRY CREEK  
STEERING COMMITTEE

June 29, 2024

To: Denver Planning Board (“DPB”) and Denver City Planning Department (“CPD”)  
Regarding: Cherry Creek West PUD Rezoning Application #2022I-00264 (the “Application”)  
Applicant: The Buell Foundation, presented by and through East West Partners (the “Applicant”)  
Property Location: 2500 East 1<sup>st</sup> Avenue, Denver CO 80206 comprised of over 13 acres (the  
“Property”)

Dear DPB and CPD:

The undersigned is the Chair of the Cherry Creek Steering Committee (“CCSC”), which is a Colorado unincorporated nonprofit organization representing and comprised of the Registered Neighborhood Organizations of Cherry Creek North Neighborhood Association, Cherry Creek East Association, Country Club Historic Neighborhood Association, Hilltop Neighborhood Association (collectively, the “Area RNOs”), Capitol Hill United Neighbors and various other residential stakeholders to the south of the Cherry Creek and those residents north of 6<sup>th</sup> Avenue. Other members of the CCSC include the Cherry Creek Mall and the Cherry Creek North Business Improvement District (the “BID”) acting in concert with the Cherry Creek Business Alliance (collectively with the Cherry Creek Mall, the “CC Business Interests”). The area’s transportation management association, Transportation Solutions (of which, for purpose of disclosure, the undersigned is a board member) is also a member of the CCSC. Transportation Solutions is actively advising the Applicant and has not been included in this specific discussion.

This letter is written solely with respect to the residential Area RNO member representatives of the CCSC, and the CC Business Interests have not provided their specific comments at this time. Representatives of these Area RNO residential members have met together and desire to express their concerns with the Application to CPD and the DPB as set forth herein.

The CCSC and, indeed, many of the residents that are members of the respective Area RNOs have been meeting with the Applicant for a period of over two and a half years to participate in and understand the rezoning effort and the proposed project to be developed on the Property. These presentations have been consistent in describing the specifics of the proposed development project (the “Project”), as the same are shown in the Project website at <https://cherrycreekwest.com>, to include 7 buildings averaging less than 10.5 stories as follows: (i) 4 residential buildings, three of which will be a height of 13 stories (using the affordable housing regulations allowing for increased height in exchange for affordable housing units) and one of which will be located along University and will be 8 stories, and (ii) 3 commercial buildings along 1<sup>st</sup> Avenue including two 8 story office buildings and one 11 story office building. The Applicant has promised a large amount (approximately 3.8 acres) of open space with community access. Importantly, the BID design guidelines will be amended to apply to the Property (with

modifications necessary to meet the specifics of the proposed Project design requirements) so that the Project will be developed in a manner consistent with the BID which was rezoned in 2014 to the “CCN District” and which has seen substantial growth in the last decade since such rezoning.

The many Applicant neighborhood presentations have resulted in substantial comments and concerns being raised regarding the Project, including questions regarding the amount of traffic that will be generated by the Project. Many residents have also applauded the Applicant’s promise to develop much needed affordable housing in the area. Indeed, continued discussions with the Applicant have resulted in a positive and collaborative process to enter into a Development and Community Benefit Agreement (a “DCBA”) that will address many of these neighborhood concerns and Applicant commitments. We continue to be hopeful that entering into such DCBA will allow the Area RNOs to join in supporting the Project and the rezoning Application.

However, the process has stalled in the discussions and a draft of the DCBA is still not far enough along to allow the Area RNOs to be able to support the Project at this time without expressing some of the main issues with the Application. These concerns are those that the CPD staff could well address in making the PUD Application more specific on the following issues:

1. While the Applicant has consistently identified the number and size of the buildings, the PUD does not specify the total number of buildings or their specific heights. While we understand that the Applicant has not yet finalized its site development work, we strongly urge that the PUD be modified to specify what the Applicant has represented: 7 buildings at the maximum heights identified to the residents since the beginning of this process as shown in their presentation materials. The PUD is a perfect vehicle to make the specifics clear for the size of the development and the buildings. And the varying heights of the buildings as shown in the Applicant’s presentations will make the Project more consistent with the varied heights that are part of the fundamental zoning character of the CCN District with which this Project is intended to be consistent. Currently, the PUD document states in Table 4.1 that there is no maximum number of buildings and the height is 12 stories with exceptions. This would allow for a much more dense and uniformly tall Project than what is and has been presented. We urge the CPD and Applicant team to modify the PUD to reflect the maximum number of buildings at 7 and the average height to be not more than 10.5 stories (or specific to the building stories represented in the presentation materials as outlined above.)
2. The uses of the buildings are not specified in the PUD. We understand that there is currently being negotiated a Development Agreement between the City and the Applicant that will guarantee a specified minimum of residential affordable housing units. While we applaud that approach, the concern of residents is that the Applicant could, under the PUD, lessen the overall amount of residential use

and increase the number of office buildings unless the PUD is modified to state the use specifics to those buildings. The traffic data will be much different if the uses are modified to increase office and decrease residential uses.

3. Similarly, the Applicant has represented to the neighborhoods that they will not develop medical office building (“MOB”) uses, which would substantially increase the amount of traffic to the Property. We have asked the Applicant to restrict the amount of medical uses to those that are limited to senior supportive care (that would be or could be included in a senior supportive housing building) and small use cosmetic/aesthetics uses consistent with smaller boutique office uses of this type. There is a large neighborhood concern for having the Project turn into a medical office campus in any respect. Any one large building developed as an MOB could completely skew the manner in which the Project would operate and the number of car vehicle trips that would be anticipated to result.
4. The open space requirements should include a specific requirement for a ‘green space’ similar to that included in the representations of the Applicant.
5. The Applicant has committed to including bike lanes, a bike facility and increased landscaped pedestrian access areas. While this may be included in the final infrastructure master plan, this requirement is important for the neighborhood bike lane connections and to set the stage for implementation of the recommendations made by the Denver Moves Cherry Creek team with DOTI.
6. Parking requirements shall include the minimum number required under the CCN District requirements and the Applicant has agreed to unbundle parking to allow for more parking available to other users. This should be documented in the PUD or one of the incorporated documents, such as the infrastructure master plan.
7. We understand that the DBP will evaluate the Application to determine whether the PUD rezoning request is consistent with the Cherry Creek Area Plan. Those on the CCSC were instrumental in the preparation of the Cherry Creek Area Plan and the rezoning of the BID. The Applicant’s agreement to use the BID design guidelines is applauded and will further the development of the unique Cherry Creek Area in a consistent manner. The 12-story designation of the property in the Cherry Creek Area Plan was a placeholder, intending that the property match the 12-story portion of the BID on the eastern most edge of the CCN zoning district. The requirement that the Property should now be required to include varying heights would be consistent with the BID District zoning, which was finalized two years after the Cherry Creek Area Plan and sets the character of the entire Cherry Creek business area. This varying height requirement of the CCN District zoning sets Cherry Creek apart from downtown or other areas where there

is a uniform development height. Including the requirement that this Property be zoned for the varying building heights consistent with the Applicant's presented plans will assure that the vision of the Cherry Creek Area Plan is realized. Only in this way will the Project rezoning be consistent with the neighborhood context and the zone district's purpose and intent.

The request of the Area RNOs is that the PUD documents (including the attachments) make it clear that the Applicant will be required to develop what it has represented to the neighborhoods. The above concerns are in support of that request and we ask that the CPD staff make modifications to the PUD documents, including modifications to the infrastructure master plan, the City development agreement and the transit management plan, to address these concerns and memorialize what the Applicant has represented and shown over the last 2.5 years.

While we continue to be hopeful that the Applicant and the Area RNOs will reach agreement on a DCBA that could address these same concerns, we are writing this letter to collectively urge CPD and DPB to require that the above issues be addressed before the Applicant's rezoning Application is moved forward to LUTI and City Council. Otherwise, we anticipate that there may be significant opposition from Area RNOs and others to the Application.

Thank you in advance for your consideration.

Sincerely yours,

*M. Lou Raders*

M. Lou Raders, Chair CCSC

To: Denver Planning Board, Denver Planning Department

Regarding: Cherry Creek West PUD 36

Dear Members,

As Denver develops, each new project should help achieve the overall Great City vision while not disproportionately negatively impacting others. While we all understand with development may come additional auto traffic, but illegal and dangerous traffic patterns should never be created.

With the prior redevelopment of the Cherry Creek Shopping Center site, there was the privatization of Cherry Creek North Drive, which is signaled at University Blvd. This intersection is approximately 150 feet north of University Blvd and Cherry Creek South Drive, a public signaled intersection that services properties from University Blvd to Colorado Blvd on the south side of the creek. Cherry Creek South Drive provides the only access to the high-density housing at One Polo Creek, Portico, and Cherry Creek Tower as well as direct access to Daniels Office Building, Central Cristian Church, City of Brest Park, Stokes Place/Green Bowers neighborhood and several gated residential communities. It is also the connection to Glendale and the State Health Department.

With present conditionals, southbound traffic on University Blvd turning east at Cherry Creek North Drive go into the designated left hand turn lane while those turning east at Cherry Creek South Drive are forced to change lanes mid intersection, creating an illegal traffic movement. Often cars ignore the forced left onto Cherry Creek North Drive and drive straight through the intersection to turn left at Cherry Creek South Drive, illegally again and creating an accident waiting to happen. With present conditions, traffic often stacks half way to First Avenue. This present issue is not the turning traffic at Cherry Creek North Drive but cars turning left onto Cherry Creek South Drive. Any extension of the left hand turn lane to service Cherry Creek North Drive will not correct the issues for Cherry Creek South Drive.

I have been bringing up this safety concern to East West Partners, DOTI, and City Council and staff members since the early presentations of this project and have suggested that parties figure out how to do traffic studies to address this issue.

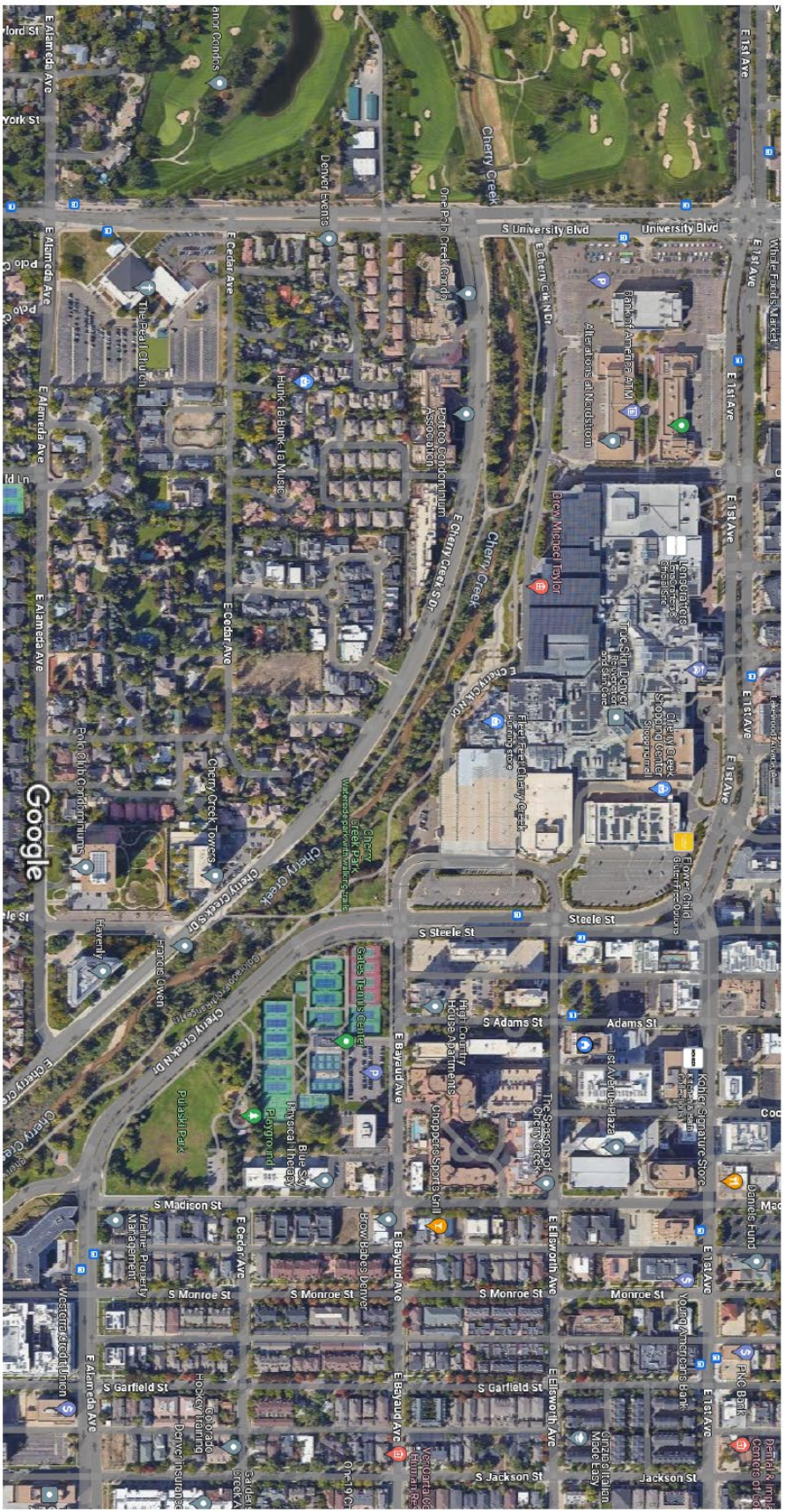
This is a great opportunity to correct this dangerous intersection. For this rezoning request to be fairly reviewed, DOTI needs to explain the City's investment for the adjacent area infrastructure improvements. I feel this needs to be addressed before the project moves forward to the Land Use committee and Council.

Attached, please find a satellite map to clarify the issue intersections.

Meredith Gabow

303.913.6037

3100 Cherry Creek South Drive #1005 Denver, CO 80209



**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                        | 22i-00264                                     |
| Location                                  | Cherry Creek West Development Project         |
| Registered Neighborhood Organization Name | Alamo Placita Neighborhood Association (APNA) |
| Registered Contact Name                   | Patrick Williams, President                   |
| Contact Address                           | 532 N Emerson St, Denver, CO 80218            |
| Contact E-Mail Address                    | williams.patrick067@gmail.com                 |
| Date Submitted                            | July 25, 2024                                 |

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

With a total of  members voting,

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

voted to oppose the application; and

voted to abstain on the issue.

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

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

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|-----------|---|
| Comments: | <p>Alamo Placita Neighborhood Association (APNA) wishes to stand in opposition to the above referenced project. Increasing density in the Cherry Creek area will only increase traffic in an area that is already a traffic nightmare. Former Denver City Councilman, Wayne New and former CEO of Western Development, David Steel, have made realistic suggestions to make the project a more acceptable development. They have a five (5) page summary of their suggestions that APNA has reviewed and would like for the City Council to review. A copy of that five (5) page summary is attached.</p> <p>Thank you for your time and consideration.</p> |
|-----------|---|

Rezoning Applications may be viewed and/or downloaded for review at:  
[www.denvergov.org/Rezoning](http://www.denvergov.org/Rezoning)

**From:** [Ben Wells](#)  
**To:** [Penafiel Vial, Maria F. - CPD CE2159 City Planner Principal](#)  
**Cc:** [Sawyer, Amanda - CC Member District 5 Denver City Council](#)  
**Subject:** [EXTERNAL] Cherry Creek West Support  
**Date:** Monday, July 15, 2024 2:16:41 PM

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Dear Ms. Peñafiel,

I live in the Speer neighborhood, and I am writing this letter in support of the Cherry Creek West project located at 2500 East 1st Avenue.

The Cherry Creek West plan and rezoning delivers on a wide range of City and neighborhood goals and priorities, including but not limited to:

- Easy access to Cherry Creek, connecting the project to downtown and other neighborhoods.
- Delivering much needed affordable housing. Cherry Creek is a wonderful place to live and work, but many people cannot afford to live there.
- The amount of open space will be wonderful for residents and visitors in the neighborhood. Cherry Creek needs green space.
- More space for bikers and pedestrians.

I have been very pleased to see the amount of work the developer has done with the community and surrounding neighborhoods through this process. It is certainly in the city's best interest to work with developers who care about the place and the people around their project.

I strongly urge the Denver City Council to approve this project and rezoning application and appreciate the partnership between the City, community, and developers like East West.

Sincerely,  
Ben Wells



July 11, 2024

Francisca Peñafiel  
Community Planning and Development  
City & County of Denver  
201 W Colfax Avenue, Dept. 205  
Denver, CO 80202  
[francisca.penafiel@denvergov.org](mailto:francisca.penafiel@denvergov.org)

Dear Ms. Peñafiel,

I am writing to let you know that I support the Cherry Creek West project and rezoning. (This project is bounded by 1<sup>st</sup> Avenue, University Blvd, Clayton Street, and the Cherry Creek Trail).

This is a key project in our community and Cherry Creek West is doing a great job of getting to know what the Cherry Creek community would like to see with this new development. Many of us are excited that they are focusing on the creek and green space in Cherry Creek along with the development of this long vacant property.

This Cherry Creek West project delivers on a wide range of City goals and priorities, including but not limited to providing mixed-use development in the City's urban core, affordable housing and housing supply, publicly accessible open space, pedestrian and bike improvements, transportation demand management (TDM), and customized zoning with an emphasis on high-quality design.

It is clear how East West Partners' vision for the site closely aligned with the goals and recommendations in the Cherry Creek Area Plan and Blueprint Denver.

I am excited for this project move forward, as it has been under review and in discussions with the community for well over two years. I strongly urge Denver City Council to approve this project based on the significant number of public benefits and improvements it will bring to the Cherry Creek area and Denver as a whole.

Thank you for the opportunity to provide my support for Cherry Creek West.

Sincerely,



Christine Des Enfants

**Bruce O'Donnell**  
**386 N. Emerson St.**  
**Denver, Colorado 80218**

July 11, 2024

Denver Planning Board Members & Denver City Council Representatives  
c/o Ms. Fran Peñafiel, Community Planning and Development  
City & County of Denver  
201 W Colfax Avenue, Dept. 205  
Denver CO 80205

As a nearby Denver resident who lives and works near Cherry Creek, I am writing this letter in support of the PUD-G 36 rezoning application and large development review framework for the Cherry Creek West project located at 2500 East 1<sup>st</sup> Avenue. The Cherry Creek West plan and rezoning delivers on a wide range of City and neighborhood goals and priorities, including but not limited to:

- **Connecting the surrounding neighborhoods to the Creek** and Cherry Creek Trailway—delivering on the namesake of the neighborhood and visions set forth in numerous neighborhood planning efforts over the years.
- Setting forth PUD zoning regulations, design standards and guidelines, and design review processes (CCN DAB) to ensure this important site will be held to **very high standard of development** and in line with the surrounding Cherry Creek area.
- Delivering **affordable housing** units in line with the City's Expanding Housing Affordability (EHA) goals for a high impact site—enabling more people who work in Cherry Creek to afford to live in the neighborhood.
- Providing substantially **more open space than required** and the first meaningful open spaces and community gathering spaces to the Cherry Creek area in many years.
- **Significantly upgrading the pedestrian and bicycle network** in the area and establishing meaningful and enhanced **Transportation Demand Management (TDM)** strategies and regulations for the site.

This project implements many of the recommendations of Blueprint Denver and will deliver much needed housing stock to a part of Denver with excellent infrastructure capacity to accommodate this infill redevelopment of a tired and underutilized site.

East West Partners has done an extensive amount of community and neighborhood outreach. Over the same period I have served on the Advancing Equity in Rezoning Task Force, and am confident that, in terms of community outreach, East West Partners has exceeded the direction and expectation of this task force.

As a nearby resident and former member of the Denver Planning Board I strongly urge the Denver City Council to approve this project and rezoning application.

Sincerely,



July 24, 2024

Francisca Peñafiel  
Community Planning and Development  
City & County of Denver  
201 W Colfax Avenue, Dept. 205  
Denver CO 80205

Sent via email to: [Francisca.Penafiel@Denvergov.org](mailto:Francisca.Penafiel@Denvergov.org)

Dear Ms. Peñafiel,

As a nearby Denver resident at 461 Race St in Denver Country Club Neighborhood, I am writing this letter in support of the PUD-G 36 rezoning application and large development review framework for the Cherry Creek West project located at 2500 East 1<sup>st</sup> Avenue.

This Cherry Creek West property deserves a high quality developer and as a peer of East West the site is in good hands. If you look at the Unions Station Master Development East West led this area development and they did a terrific job and so far from what I have seen from Cherry Creek West they are on the right tack and just need some help with this PUD. They are providing over 100 affordable units at 60% AMI which is needed for this area and over 100,000 SF of retail for the nearby residents.

I strongly urge the Denver City Council to approve this project and rezoning application and appreciate the partnership between the City, community, and developer that is evident in the rezoning application and large development framework documents (Infrastructure Master Plan, Housing Agreement, Development Agreement).

Sincerely,



Jimmy Balafas  
461 Race St

Cc: Amanda Sawyer, Denver City Council, District 5  
Denver City Council

## Penafiel Vial, Maria F. - CPD CE2159 City Planner Principal

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**From:** David Thomson <dthomson@kairoi.com>  
**Sent:** Wednesday, July 24, 2024 11:00 AM  
**To:** Penafiel Vial, Maria F. - CPD CE2159 City Planner Principal  
**Cc:** Sawyer, Amanda - CC Member District 5 Denver City Council  
**Subject:** [EXTERNAL] Cherry Creek West- championing responsible growth with East West Partners

### This Message Is From an External Sender

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Dear Ms. Peñafiel,

Thank you for all that you are doing to make and protect our city. I understand responsible growth as I was a part of one of Denver's most successful communities, Riverfront Park. As a Denver resident for over 45 years and living in the Cherry Creek area for most of that time, I am writing this letter in support of the PUD-G 36 rezoning application and large development review framework for the Cherry Creek West project located at 2500 East 1<sup>st</sup> Avenue. The Cherry Creek West plan and rezoning delivers on a wide range of City and neighborhood goals and priorities, including but not limited to:

- **Connecting the surrounding neighborhoods to the Creek** and Cherry Creek Trailway—delivering on the namesake of the neighborhood and visions set forth in numerous neighborhood planning efforts over the years.
- Setting forth PUD zoning regulations, design standards and guidelines, and design review processes (CCN DAB) to ensure this important site will be held to **very high standard of development** and in line with the surrounding Cherry Creek area.
- Delivering **affordable housing** units in line with the City's Expanding Housing Affordability (EHA) goals for a high impact site—enabling more people who work in Cherry Creek to afford to live in the neighborhood.
- Providing substantially **more open space than required** and the first meaningful open spaces and community gathering spaces to the Cherry Creek area in many years.
- **Significantly upgrading the pedestrian and bicycle network** in the area and establishing meaningful and enhanced **Transportation Demand Management (TDM)** strategies and regulations for the site.
- Performing a full traffic and mobility study and **delivering improvements outlined in the Infrastructure Master Plan (IMP)**.

Quality infill development like Cherry Creek West helps to achieve the concept of a 15-minute neighborhood and is exactly what a healthy, growing and thriving City needs.

East West Partners has done an extensive amount of community and neighborhood outreach over the past 2.5 years and has been a good partner to surrounding community and numerous City agencies—each of which has asked for a lot.

I strongly urge the Denver City Council to approve this project and rezoning application and appreciate the partnership between the City, community, and developer that is evident in the rezoning application and large development framework documents (Infrastructure Master Plan, Housing Agreement, Development Agreement).

Thank you for your consideration

The residents of Denver will be so proud to see the outcome of this new community. East West Partners are the absolute best company to provide responsible and thoughtful leadership.

David

Cc: Amanda Sawyer, Denver City Council, District 5  
Denver City Council



**David Thomson**  
VP OF CLIENT RELATIONS

3033 E 1st Avenue, Suite 705  
Denver, Colorado 80206

O / 720 583 0890  
C / 720 300 5500

[kairoi.com](http://kairoi.com)



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## Penafiel Vial, Maria F. - CPD CE2159 City Planner Principal

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**From:** Ryan Aids <ryan@greenwayfoundation.org>  
**Sent:** Friday, July 19, 2024 8:54 AM  
**To:** Penafiel Vial, Maria F. - CPD CE2159 City Planner Principal; Sawyer, Amanda - CC Member District 5  
Denver City Council  
**Subject:** [EXTERNAL] Support for Cherry Creek West/2500 East 1st Ave.

### This Message Is From an External Sender

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Dear Ms. Peñafiel,

As the Executive Director of The Greenway Foundation, I am writing this letter in support of the PUD-G 36 rezoning application and large development review framework for the Cherry Creek West project located at 2500 East 1<sup>st</sup> Avenue. The Cherry Creek West plan and rezoning delivers on a wide range of City and neighborhood goals and priorities, including but not limited to:

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East West Partners has done an extensive amount of community and neighborhood outreach over the past 2.5 years and has been a great partner to surrounding community and numerous City agencies—each of which has asked for a lot.

For the last 50 years The Greenway Foundation has encouraged thoughtful development that engages with our waterways to avoid making these priceless amenities merely an afterthought. East West Partners achieves this with this project. I strongly urge the Denver City Council to approve this project and rezoning application and appreciate the partnership between the City, community, and developer that is evident in the rezoning application and large development framework documents (Infrastructure Master Plan, Housing Agreement, Development Agreement).

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**RYAN AIDS (he/him)**  
Executive Director

☎ (303) 481-1974 ext.700

✉ [ryan@greenwayfoundation.org](mailto:ryan@greenwayfoundation.org)

🌐 [www.thegreenwayfoundation.org](http://www.thegreenwayfoundation.org)



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**HEADWATERS  
GROUP**

WHERE GREAT THINGS BEGIN

7/8/2024

Francisca Peñafiel  
Community Planning and Development  
City & County of Denver  
201 W Colfax Avenue, Dept. 205  
Denver, CO 80202  
francisca.penafiel@denvergov.org

Dear Ms. Peñafiel,

I am writing this letter in support of the Cherry Creek West project and rezoning bounded by 1st Avenue, University Blvd, Clayton Street, and the Cherry Creek Trail. Cherry Creek West delivers on a wide range of City goals and priorities, including but not limited to providing mixed-use development in the City's urban core, affordable housing and housing supply, publicly accessible open space, pedestrian and bike improvements, transportation demand management (TDM), and customized zoning with an emphasis on high-quality design.

It is clear how East West Partners' vision for the site closely aligned with the goals and recommendations in the Cherry Creek Area Plan and Blueprint Denver. I am excited for this project to move forward, as it has been under review and in discussions with the community for well over two years. I strongly urge Denver City Council to approve this project based on the significant number of public benefits and improvements it will bring to the Cherry Creek area and Denver as a whole.

Thank you for the opportunity to provide my support for Cherry Creek West.

Sincerely,

**Jeff Hoffman**  
SVP Development

Cc: Amanda Sawyer, Denver City Council, District 5  
Denver City Council



July 10, 2024

Francisca Peñafiel  
Community Planning and Development  
City & County of Denver  
201 W Colfax Avenue, Dept. 205  
Denver, CO 80202  
[francisca.penafiel@denvergov.org](mailto:francisca.penafiel@denvergov.org)

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I am excited for this project move forward, as it has been under review and in discussions with the community for well over two years. I strongly urge Denver City Council to approve this project based on the significant number of public benefits and improvements it will bring to the Cherry Creek area and Denver as a whole.

Thank you for the opportunity to provide my support for Cherry Creek West.

Sincerely,



Andrew Wolf

Cc: Amanda Sawyer, Denver City Council, District 5  
Denver City Council

## Penafiel Vial, Maria F. - CPD CE2159 City Planner Principal

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**From:** Warren, John <JWarren@williamblair.com>  
**Sent:** Monday, July 15, 2024 11:39 AM  
**To:** Penafiel Vial, Maria F. - CPD CE2159 City Planner Principal  
**Cc:** Sawyer, Amanda - CC Member District 5 Denver City Council; Warren, John; Warren, Mark  
**Subject:** [EXTERNAL] Cherry Creek West Community Project Support Letter

### This Message Is From an Untrusted Sender

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Dear Ms. Peñafiel,

As a Denver business resident in the Cherry Creek neighborhood, I am writing this letter in support of the PUD-G 36 rezoning application and large development review framework for the Cherry Creek West project located at 2500 East 1<sup>st</sup> Avenue. The Cherry Creek West plan and rezoning delivers on a wide range of City and neighborhood goals and priorities, including but not limited to:

- **Connecting the surrounding neighborhoods to the Creek** and Cherry Creek Trailway—delivering on the namesake of the neighborhood and visions set forth in numerous neighborhood planning efforts over the years.
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Quality infill development like Cherry Creek West helps to achieve the concept of a 15-minute neighborhood and is exactly what a healthy, growing and thriving City needs.

East West Partners has done an extensive amount of community and neighborhood outreach over the past 2.5 years and has been a good partner to surrounding community and numerous City agencies—each of which has asked for a lot.

I strongly urge the Denver City Council to approve this project and rezoning application and appreciate the partnership between the City, community, and developer that is evident in the rezoning application and large development framework documents (Infrastructure Master Plan, Housing Agreement, Development Agreement).

Sincerely,

John Warren

Cc: Amanda Sawyer, Denver City Council, District 5  
Denver City Council

**John D. Warren** | Managing Director

**Private Wealth Management** | Wealth Advisor

**CERTIFIED FINANCIAL PLANNER™**

**William Blair & Company** | 201 Columbine St, Suite 300, Denver, CO 80206

(Office) +1 720 844 0007 | [JWarren@williamblair.com](mailto:JWarren@williamblair.com)

[williamblair.com](http://williamblair.com) | <https://www.williamblair.com/Teams/The-Warren-Group>

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## Penafiel Vial, Maria F. - CPD CE2159 City Planner Principal

---

**From:** JR Bitzer <jrbitzer@lee-associates.com>  
**Sent:** Tuesday, July 16, 2024 10:01 AM  
**To:** Penafiel Vial, Maria F. - CPD CE2159 City Planner Principal  
**Cc:** Sawyer, Amanda - CC Member District 5 Denver City Council  
**Subject:** [EXTERNAL] Cherry Creek West

### This Message Is From an Untrusted Sender

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Dear Ms. Peñafiel,

As a Cherry Creek North resident, I am writing this letter in support of the PUD-G 36 rezoning application and large development review framework for the Cherry Creek West project located at 2500 East 1<sup>st</sup> Avenue. The Cherry Creek West plan and rezoning delivers on a wide range of City and neighborhood goals and priorities, including but not limited to:

- **Connecting the surrounding neighborhoods to the Creek** and Cherry Creek Trailway—delivering on the namesake of the neighborhood and visions set forth in numerous neighborhood planning efforts over the years.
- Setting forth PUD zoning regulations, design standards and guidelines, and design review processes (CCN DAB) to ensure this important site will be held to **very high standard of development** and in line with the surrounding Cherry Creek area.
- Delivering **affordable housing** units in line with the City’s Expanding Housing Affordability (EHA) goals for a high impact site—enabling more people who work in Cherry Creek to afford to live in the neighborhood.
- Providing substantially **more open space than required** and the first meaningful open spaces and community gathering spaces to the Cherry Creek area in many years.
- **Significantly upgrading the pedestrian and bicycle network** in the area and establishing meaningful and enhanced **Transportation Demand Management (TDM)** strategies and regulations for the site.
- Performing a full traffic and mobility study and **delivering improvements outlined in the Infrastructure Master Plan (IMP)**.

Quality infill development like Cherry Creek West helps to achieve the concept of a 15-minute neighborhood and is exactly what a healthy, growing and thriving city needs.

East West Partners has done an extensive amount of community and neighborhood outreach over the past 2.5 years and has been a good partner to surrounding community and numerous City agencies—each of which has asked for a lot.

I strongly urge the Denver City Council to approve this project and rezoning application and appreciate the partnership between the City, community, and developer that is evident in the rezoning application and large development framework documents (Infrastructure Master Plan, Housing Agreement, Development Agreement).

Sincerely,

JR Bitzer  
230 Adams Street



July 19, 2024

Francisca Peñafiel  
Community Planning and Development  
City & County of Denver  
201 W Colfax Avenue, Dept. 205  
Denver CO 80205

Sent via email to: [Francisca.Penafiel@Denvergov.org](mailto:Francisca.Penafiel@Denvergov.org)

Dear Ms. Peñafiel,

As a Denver resident who lives (222 Gaylord St) and works (100 Garfield) in close proximity to the proposed project, I am writing this letter in support of the PUD-G 36 rezoning application and large development review framework for the **Cherry Creek West** project located at 2500 East 1<sup>st</sup> Avenue.

The Cherry Creek West plan and rezoning delivers on a wide range of City and neighborhood goals and priorities, including but not limited to:

- **Connecting the surrounding neighborhoods to the Creek** and Cherry Creek Trailway—delivering on the namesake of the neighborhood and visions set forth in numerous neighborhood planning efforts over the years.
- Setting forth PUD zoning regulations, design standards and guidelines, and design review processes (CCN DAB) to ensure this important site will be held to **very high standard of development** and in line with the surrounding Cherry Creek area.
- Delivering **affordable housing** units in line with the City’s Expanding Housing Affordability (EHA) goals for a high impact site—enabling more people who work in Cherry Creek to afford to live in the neighborhood.
- Providing substantially **more open space than required** and the first meaningful open spaces and community gathering spaces to the Cherry Creek area in many years.
- **Significantly upgrading the pedestrian and bicycle network** in the area and establishing meaningful and enhanced **Transportation Demand Management (TDM)** strategies and regulations for the site.

Letter to Francisca Penafiel

July 19, 2024

Page 2

- Performing a full traffic and mobility study and **delivering improvements outlined in the Infrastructure Master Plan (IMP)**.

Quality infill development like Cherry Creek West helps to achieve the concept of a 15-minute neighborhood and is exactly what a healthy, growing and thriving City needs.

East West Partners has done an extensive amount of community and neighborhood outreach over the past 2.5 years and has been a good partner to surrounding community and numerous City agencies—each of which has asked for a lot.

I strongly urge the Denver City Council to approve this project and rezoning application and appreciate the partnership between the City, community, and developer that is evident in the rezoning application and large development framework documents (Infrastructure Master Plan, Housing Agreement, Development Agreement).

Sincerely,



Kent C. (K.C.) Veio  
222 Gaylord Street

Cc: Amanda Sawyer, Denver City Council, District 5  
Denver City Council

Dear Ms. Peñafiel,

As a resident of Cherry Creek North, we are writing this letter in support of the PUD-G 36 rezoning application and large development review framework for the Cherry Creek West project located at 2500 East 1<sup>st</sup> Avenue. The Cherry Creek West plan and rezoning delivers on a wide range of City and neighborhood goals and priorities, including but not limited to:

- **Connecting the surrounding neighborhoods to the Creek** and Cherry Creek Trailway—delivering on the namesake of the neighborhood and visions set forth in numerous neighborhood planning efforts over the years.
- Setting forth PUD zoning regulations, design standards and guidelines, and design review processes (CCN DAB) to ensure this important site will be held to **very high standard of development** and in line with the surrounding Cherry Creek area.
- Delivering **affordable housing** units in line with the City's Expanding Housing Affordability (EHA) goals for a high impact site—enabling more people who work in Cherry Creek to afford to live in the neighborhood.
- Providing substantially **more open space than required** and the first meaningful open spaces and community gathering spaces to the Cherry Creek area in many years.
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East West Partners has done an extensive amount of community and neighborhood outreach over the past 2.5 years and has been a good partner to surrounding community and numerous City agencies—each of which has asked for a lot.

We strongly urge the Denver City Council to approve this project and rezoning application and appreciate the partnership between the City, community, and developer that is evident in the rezoning application and large development framework documents (Infrastructure Master Plan, Housing Agreement, Development Agreement).

Sincerely,

Seth Wolkov & Kelsey Burton  
Evermore Partners





**Seth Wolkov**

Founder & CEO

303-522-6485

[Seth@evermore-partners.com](mailto:Seth@evermore-partners.com)

250 Fillmore Street Suite 225  
Denver, CO 80206

[www.evermore-partners.com](http://www.evermore-partners.com)



## Penafiel Vial, Maria F. - CPD CE2159 City Planner Principal

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**From:** Kyle Chism <Kyle@gripllc.com>  
**Sent:** Thursday, July 25, 2024 7:35 PM  
**To:** Penafiel Vial, Maria F. - CPD CE2159 City Planner Principal; Sawyer, Amanda - CC Member District 5 Denver City Council; Kashmann, Paul J. - CC Member District 6 Denver City Council  
**Subject:** [EXTERNAL] Cherry Creek West

### This Message Is From an External Sender

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Good Evening Friends-

I am writing to express my strong support for the proposed Cherry Creek West development project at the Cherry Creek Shopping Center. As a nearby resident, and patron of the Cherry Creek area, I believe that this development will bring significant benefits to our city.

East-West Partners, the developer behind this project, has a well-established reputation for delivering high-quality projects that prioritize community needs and sustainability. Their track record of successful developments makes me confident that Cherry Creek West will be a valuable addition to our area.

The Cherry Creek West project promises to enhance our community by providing new retail, dining, and entertainment options, as well as green spaces and pedestrian-friendly areas. This development will not only boost our local economy but also improve the quality of life for residents and visitors alike. Personally, I am excited to shop there, maybe work there, and MAYBE even live there.

I believe that Cherry Creek West will be a catalyst for positive change, encouraging further investment and growth in our community while maintaining the unique character and charm of the Cherry Creek area.

I urge you and your fellow council members to support this project and help make it a reality. Thank you for considering my views on this important development.

Kyle Chism  
1930 South Franklin Street  
Denver, CO 80210  
720-320-0432

**From:** [Brittany Goodwin](#)  
**To:** [Penafiel Vial, Maria F. - CPD CE2159 City Planner Principal](#)  
**Cc:** [Sawyer, Amanda - CC Member District 5 Denver City Council](#)  
**Subject:** [EXTERNAL] Cherry Creek West - Letter of Support  
**Date:** Monday, July 29, 2024 2:04:45 PM

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Dear Ms. Peñafiel,

As a resident of the Denver's Hilltop neighborhood and an office occupant in Cherry Creek, I am writing this letter in support of the PUD-G 36 rezoning application and large development review framework for the Cherry Creek West project located at 2500 East 1<sup>st</sup> Avenue. A mixed use development that incorporates a live, work, play master plan is ultimately the highest and best use of this site. The affordable housing component, the open / gathering spaces and walkability to many surrounding shops, restaurants and offices will contribute greatly to the long term success and sustainability of the Cherry Creek neighborhood. East West Partners is a reputable developer that has spent significant time thoughtfully planning and analyzing the various components of the site.

I **strongly** urge the Denver City Council to approve this project and rezoning application and working with East West Partners to make this project come to life for the benefit of all residents and tenants in the Cherry Creek neighborhood.

Sincerely,

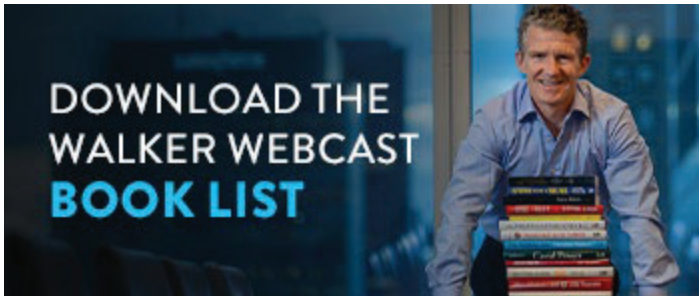
Brittany Goodwin

Brittany Goodwin  
Director | Capital Markets  
**Walker & Dunlop**  
2345 E. 3rd Avenue, Suite 300  
Denver, CO 80206  
P: [720-619-5580](tel:720-619-5580) M: [708-362-9235](tel:708-362-9235)  
[BGoodwin@walkerdunlop.com](mailto:BGoodwin@walkerdunlop.com)

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**From:** [Thomas Kilinski](#)  
**To:** [Peñafiel Vial, Maria F. - CPD CE2159 City Planner Principal](#)  
**Subject:** [EXTERNAL] Cherry Creek West - Support Letter  
**Date:** Tuesday, July 30, 2024 10:02:41 AM

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Dear Ms. Peñafiel,

As a nearby Denver resident, I am writing this letter in support of the PUD-G 36 rezoning application and large development review framework for the Cherry Creek West project located at 2500 East 1<sup>st</sup> Avenue.

The Cherry Creek West plan and rezoning delivers on a wide range of City and neighborhood goals and priorities that the city needs to better itself and its constituents quality of life.

Quality infill development like Cherry Creek West helps to achieve the concept of a 15-minute neighborhood and is exactly what a healthy, growing and thriving City needs and what residents are asking for.

East West Partners has done an extensive amount of community and neighborhood outreach over the past 2.5 years and has been a good partner to the surrounding community and numerous City agencies—each of which has asked for a lot.

I strongly urge the Denver City Council to approve this project and rezoning application and appreciate the partnership between the City, community, and developer that is evident in the rezoning application and large development framework documents (Infrastructure Master Plan, Housing Agreement, Development Agreement).

Sincerely, Tom Kilinski

**From:** [Andrew Schmidt](#)  
**To:** [Penafiel Vial, Maria F. - CPD CE2159 City Planner Principal](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#)  
**Subject:** [EXTERNAL] Cherry creek west neighbor  
**Date:** Monday, July 29, 2024 2:53:00 PM

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Ms. Peñafiel, Councilwoman Sawyer,

My name is Andrew Schmidt and I'm a resident over in Wash Park and own a roofing company up in Swansea. With University being my main route every day, I recently heard about the Cherry Creek West development and decided to look into the proposed plans. I see those vacant parking lots twice a day and always wondered what was going on there. This last week, I had a chance to get some info re: the proposed changes and couldn't be more excited for the plan and for the thoughtfulness it seems to be informed by. IMHO, the city of denver has had a lot of irresponsible development, but this seems to represent how to listen well, and do it right.

We need these empty lots activated and this brings vibrancy, green space and a community informed design to bear. I love that it connects the river and includes affordable units, which we so desperately need. Also really into the 15 min community concept to increase walkability. Creating a space like this, ties communities together, encourages economic and job growth and takes a terrible group of old unused buildings/lots and brings the best part of Denver back in, our people. The efforts to maximize the common and green spaces are just awesome, I think:)

Also, I love the farmers market there, but usually don't attend b/c it's so dang hot in the summer time to host it on asphalt with zero shade. Last time I was there, I think I saw a kid actually melt... Be pretty cool to have that spread across green space, shade, and activation all around it. I bet it doubles in size too, helping all our small business and farming communities that participate.

Anyways, thanks for listening and I just wanted to share my opinion in favor of the plans. Thank you both for what you do!

Sincerely,

Andrew



**From:** [Barron, Kevin](#)  
**To:** [Penafiel Vial, Maria F. - CPD CE2159 City Planner Principal](#)  
**Cc:** [Sawyer, Amanda - CC Member District 5 Denver City Council](#)  
**Subject:** [EXTERNAL] Cherry Creek West Support  
**Date:** Monday, July 29, 2024 3:02:11 PM

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Dear Ms. Peñafiel,

I am writing to express my support for the PUD-G 36 rezoning application and large development review framework for the Cherry Creek West project at 2500 East 1st Avenue. As a resident in the Mayfair/Hilltop area, I believe this project aligns with various City and neighborhood goals, which include:

- Connecting our surrounding neighborhoods to the Creek and Cherry Creek Trailway. This pathway has consistently been envisioned in previous neighborhood planning efforts.
- Implements PUD zoning regulations, design standards, and guidelines to ensure high-quality development consistent with our Cherry Creek area.
- Provides affordable housing units in line with the City's Expanding Housing Affordability goals.
- Offers more open spaces and community gathering areas to our Cherry Creek area.
- Improves our pedestrian and bicycle network as well as implements our Transportation Demand Management strategies.
- Conducts a comprehensive traffic and mobility study while delivering improvements as outlined in the Infrastructure Master Plan.

Cherry Creek West is a prime example of a quality infill development that contributes to the concept of a 15-minute neighborhood, fostering a healthy and thriving City.

Over the past 2.5 years, East West Partners has actively engaged with our community and City agencies, demonstrating their commitment to being an outstanding partner.

Ms. Peñafiel, I urge YOU, as well as the Denver City Council to approve this project and rezoning application. This in turn, your approval will highlight the collaborative efforts among the City, community, and developers, which will be evident in the rezoning application and large development framework documents.

Thank you for your time,

**Kevin Barron**  
Director



JLL Capital Markets  
1225 17th Street, Suite 1900  
Denver, CO 80202  
T +1 303 515 8096  
[Kevin.Barron@jll.com](mailto:Kevin.Barron@jll.com)

[us.jll.com/capitalmarkets](https://us.jll.com/capitalmarkets)

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July 29, 2024

Francisca Peñafiel  
Community Planning and Development  
City & County of Denver  
201 W Colfax Avenue, Dept. 205  
Denver CO 80205

Sent via email to: [Francisca.Penafiel@Denvergov.org](mailto:Francisca.Penafiel@Denvergov.org)

Dear Ms. Peñafiel,

As a Denver resident of the Cap Hill area and a longtime walker, I am writing this letter in support of the PUD-G 36 rezoning application and large development review framework for the Cherry Creek West project located at 2500 East 1<sup>st</sup> Avenue.

The Cherry Creek West plan and rezoning delivers on a wide range of City and neighborhood goals and priorities, including but not limited to:

- **Connecting the surrounding neighborhoods to the Creek** and Cherry Creek Trailway—delivering on the namesake of the neighborhood and visions set forth in numerous neighborhood planning efforts over the years.
- Setting forth PUD zoning regulations, design standards and guidelines, and design review processes (CCN DAB) to ensure this important site will be held to **very high standard of development** and in line with the surrounding Cherry Creek area.
- Delivering **affordable housing** units in line with the City’s Expanding Housing Affordability (EHA) goals for a high impact site—enabling more people who work in Cherry Creek to afford to live in the neighborhood.
- Providing substantially **more open space than required** and the first meaningful open spaces and community gathering spaces to the Cherry Creek area in many years.
- **Significantly upgrading the pedestrian and bicycle network** in the area and establishing meaningful and enhanced **Transportation Demand Management (TDM)** strategies and regulations for the site.
- Performing a full traffic and mobility study and **delivering improvements outlined in the Infrastructure Master Plan (IMP)**.

Quality infill development like Cherry Creek West helps to achieve the concept of a 15-minute neighborhood and is exactly what a healthy, growing and thriving City needs.

East West Partners has done an extensive amount of community and neighborhood outreach over the past 2.5 years and has been a good partner to surrounding community and numerous City agencies—each of which has asked for a lot.

I strongly urge the Denver City Council to approve this project and rezoning application and appreciate the partnership between the City, community, and developer that is evident in the rezoning application and large development framework documents (Infrastructure Master Plan, Housing Agreement, Development Agreement).

Sincerely,

Cathie Greig  
818 N. Logan Street  
#1103  
Denver, CO 80203

Cc: Amanda Sawyer, Denver City Council, District 5  
Denver City Council

July 30, 2024

Francisca Peñafiel  
Community Planning and Development  
City & County of Denver  
201 W Colfax Avenue, Dept. 205  
Denver CO 80205

Sent via email to: [Francisca.Penafiel@Denvergov.org](mailto:Francisca.Penafiel@Denvergov.org)

Dear Ms. Peñafiel,

The purpose of this letter is to submit my strong support for the PUD-G 36 rezoning application and large development review framework for the Cherry Creek West project located at 2500 East 1<sup>st</sup> Avenue. We currently office across from the mall in the ANB Bank building at 1<sup>st</sup> and St. Paul and have called Cherry Creek our Denver headquarters for many years.

The Cherry Creek West plan and rezoning delivers on a wide range of City and neighborhood goals and priorities, including but not limited to:

- Delivering affordable housing units in line with the City's Expanding Housing Affordability (EHA) goals for a high impact site—enabling more people who work in Cherry Creek to afford to live in the neighborhood.
- Providing substantially more open space than required and the first meaningful open spaces and community gathering spaces to the Cherry Creek area in many years.
- Setting forth PUD zoning regulations, design standards and guidelines, and design review processes (CCN DAB) to ensure this important site will be held to very high standard of development and in line with the surrounding Cherry Creek area.
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- Significantly upgrading the pedestrian and bicycle network in the area and establishing meaningful and enhanced Transportation Demand Management (TDM) strategies and regulations for the site.
- Performing a full traffic and mobility study and delivering improvements outlined in the Infrastructure Master Plan (IMP).

Quality infill development like Cherry Creek West helps to achieve the concept of a 15-minute neighborhood and is exactly what a healthy, growing and thriving City needs.

East West Partners has done an extensive amount of community and neighborhood outreach over the past 2.5 years and has been a good partner to surrounding community and numerous City agencies—each of which has asked for a lot.

Further, East West Partners has an exceptionally long and excellent track record of delivering high quality projects throughout Colorado. It gives me great comfort knowing that they are leading this effort to revitalize this stale and stagnant part of Cherry Creek. You will be hard pressed to find a better developer company, and more specifically, a better team within a development organization, to lead an effort as important as Cherry Creek West than the team from East West Partners.

I strongly urge the Denver City Council to approve this project and rezoning application and appreciate the partnership between the City, community, and developer that is evident in the rezoning application and large development framework documents (Infrastructure Master Plan, Housing Agreement, Development Agreement).

Sincerely,

*Sam Kasperek*

Sam Kasperek  
Managing Partner – Kairoi Residential  
3033 E. 1<sup>st</sup> Avenue, Suite 705  
Denver, CO 80206

Cc: Amanda Sawyer, Denver City Council, District 5  
Denver City Council

# Planning Board Comments



|                      |                      |
|----------------------|----------------------|
| Submitted on         | 27 June 2024, 3:15PM |
| Receipt number       | 665                  |
| Related form version | 3                    |

## Your information

|                         |                              |
|-------------------------|------------------------------|
| Name                    | Paul Curtis Brunk            |
| Address or neighborhood | 2500 E Cherry Creek South Dr |
| ZIP code                | 80209                        |
| Email                   | cb@cbnj.me                   |

## Agenda item you are commenting on

Rezoning

## Rezoning

|                     |                |
|---------------------|----------------|
| Address of rezoning | 2500 E 1st Ave |
| Case number         | 2022i-00264    |

## 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 opposition

Your comment:

First, the heights of the buildings should not be allowed to be taller. 12/13 story buildings are way too tall for what is essentially a transition zone of Cherry Creek to those of us on the other side of the Creek.

Second, the tallest structures should be on 1st Ave, the north side of the property which interfaces only with commercial buildings. The south side of the development interfaces with both the open space of the creek and the residents on the other side of the creek. Having 13 story buildings that go straight up will create a dark canyon because it blocks the sun in the morning and because it will create a sheer cliff wall to the north side of the creek, when the whole point of the creek is that it be essentially an open space for walking, talking, enjoying nature. Structures that reflect the sun to the walkway--the buildings sheer walls with run east west and so become large mirrors--lighting up and heating up the creek area, neighbors to the south, etc. which will ruin the very amenity the whole development is dependent upon, namely the open space nature of the creek.

Plus, such tall buildings so close the neighbors to the south will totally ruin their view. It is not Denver, it is New York city!

If the buildings on the south side of the development are more reasonable, 5 maybe 6 stories, and at the very least slope in way that gets taller towards 1st Ave will preserve sun, temperatures, reflections, open space, nature--my guess is there is a habitat issue with sheer walls and the creek. It must be mitigated--as well as views.

Point is, the development needs to be oriented to the creek and residential neighbors on the south. I am happy there is a development coming, but it is currently way oversized for the neighborhood, and especially the creek. Please, this is a crime that won't be able to be reversed once it is built.

---

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.

Christina Caulkins  
6 Polo Club Lane  
Denver, CO 80209  
303-517-7523

[christina@patinamanagement.com](mailto:christina@patinamanagement.com)

Councilwoman Amanda Sawyer  
City and County Building  
1437 Bannock Street, Room 451  
Denver, CO 80202

Councilman Paul Kashmann  
City and County Building  
1437 Bannock Street, Room 451  
Denver, CO 80202

Dear Councilwoman Sawyer and Councilman Kashmann:

My name is Christina Caulkins. I live at 6 Polo Club Lane in Denver, CO 80209.

I am very disturbed by the size, density and construction timeline of the proposed Cherry Creek West development at First Avenue and University Boulevard as presented by East West Partners. I ask that you turn down their development application and have them reduce the height and density of this behemoth project.

I am not opposed to development. I am a commercial real estate investor myself. However, this project is too big, too dense and will cause too much disturbance in the neighborhood for 9 years of construction and beyond. I drive by the site of this proposed development between 2 and 8 times per day, so I will be adversely impacted each and every day by approval of this plan.

I recall a few years ago when the sewer and drainage lines underneath University Boulevard and First Avenue were being replaced and upgraded. I believe it was, in part, to support the Cherry Creek West development. The traffic was very difficult for more than a year. Many North-South drivers diverted to Colorado Blvd, which is already congested, making for absolute gridlock on most afternoons. We tried to get around the Denver Country Club on Alameda, but that is a tiny lane, mostly impassable for trucks and treacherous on icy winter days. Once you add in the holiday congestion from the Cherry Creek Mall, the traffic problems are simply magnified. I think we can expect this kind of disturbance for a significant portion of the 9 year development timeline for the Cherry Creek West project.

Queuing traffic from Northbound University onto Speer Blvd at rush hour is already congested. Oftentimes, two of the northbound University Blvd lanes are blocked with cars jockeying for position and doing very dangerous maneuvers to wedge themselves into the turn lanes. When we add 10,000 additional car trips from this development passing through this intersection every day, it is going to cause enormous problems.

During the proposed Phase I, East West Partners say that construction workers and heavy equipment will park on the other half of the site. That's good news, but there will certainly be



several lanes of University and First Avenue closed down to excavate, put in infrastructure and ultimately build the structures whose setbacks are merely a few feet from the roadway. And then what happens when Phase 1 is built and four additional high rise buildings are breaking ground? Where will those workers and construction vehicles be accommodated? They will either be in our neighborhoods and/or several lanes of University and First Avenue will again be closed to accommodate parking, material storage requirements or crane parking, to name just a few.

I believe East West Partners is a good operator, but they are being given too much in height and density accommodations on this plan.

The massive 2,000 spot parking structure is not sufficient for this enormous project. If you assume that each of the 825 residences will have at least one vehicle, you consume 825 parking spots. The 600,000 square feet of office will take another 1,800 spots, assuming the typical minimum 3 spots per 1,000 square feet ratio. Now, you are at 2,625 spots and only proposing to build 2,000. What about the retail square footage, which is typically real estate's largest user of parking spots per square foot? Where are they going to park? That's right, in our neighborhoods to the south. All over our neighborhood. There won't be any other options.

I appreciate some aspects of the plan – a market square, greenspace for gathering, improved bike lanes. However, this is simply too much built square footage, too dense and too high with too much resulting traffic. Cherry Creek might be the only high performing office and retail neighborhood in the city right now. Why would you risk making it impossible to move around in this neighborhood? What about adding incentives to bring some vibrancy back to our downtown so it can come back from the brink of death? I implore you to vote against this overblown Cherry Creek West project and bring the standards of Cherry Creek back to a lower density village where it can live in harmony with the surrounding single family neighborhoods.

Thank you, Councilwoman Sawyer and Councilman Kashmann, for hearing my comments and thank you for your commitment and service to our City. I would appreciate hearing from you on the date and time for the next planning commission or City Council meeting that includes a public comment period. It is difficult to find that information on your website. Thank you.

Sincerely

Christina R Caulkins

## Penafiel Vial, Maria F. - CPD CE2159 City Planner Principal

---

**From:** Brigner, Owen - CC YA2246 City Council Aide Senior  
**Sent:** Thursday, July 25, 2024 11:58 AM  
**To:** Penafiel Vial, Maria F. - CPD CE2159 City Planner Principal  
**Subject:** FW: [EXTERNAL] Cherry Creek West dlvp

FYI



**Amanda  
SAWYER**  
DENVER CITY COUNCIL • DISTRICT 5

CONNECTING PEOPLE & GOVERNMENT

### Owen Brigner

Senior Council Aide, District 5  
Phone: 720-786-3045  
1437 Bannock St, Rm. 451  
Denver, CO 80202

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---

**From:** Wendy Kaufman <wkaufman56@gmail.com>

**Sent:** Wednesday, July 24, 2024 2:52 PM

**To:** Sawyer, Amanda - CC Member District 5 Denver City Council <Amanda.Sawyer@denvergov.org>

**Subject:** [EXTERNAL] Cherry Creek West dlvp

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Councilwoman, I am a resident at 5 Polo Club Ln, Denver, 80209. Like my neighbor, Christina Caulkins, I am opposed to the proposed East West project.

This development is not sustainable for any neighborhoods in your district. The impact of such a large development will have far reaching, negative results on residents and on people who commute using University, Alameda, Cherry Creek Drive and Speer/First Avenue. I might add the local business will likely be affected due to traffic congestion. As a 4th generation Denverite, who was raised in Hilltop and the Polo Grounds, I can attest to the many changes that have taken place. Some are positive, others are not. I support urban planning, but this project portents urban disaster. More density is not good in an already compressed area.

Safety is a concern, as well.

City Council considerations should not be solely based on cash inflow. Safety, quality of life, small business success and accessibility to the area have to be considerations and concerns.

Thank you for your service.

Sincerely,

Wendy Kaufman  
5 Polo Club Lane  
3038810539

**From:** [dencc - City Council](#)  
**To:** [Rezoning - CPD](#)  
**Subject:** FW: Complaint re: Cherry Creek West Development on 2500 E 1st Avenue, Zoning change from B-3 to PUD-G 36. Case number: 2022i-00264  
**Date:** Monday, July 8, 2024 1:21:42 PM

---

**From:** Curt Brunk <cb@cbnj.me>  
**Sent:** Sunday, June 30, 2024 6:33 AM  
**To:** dencc - City Council <dencc@denvergov.org>  
**Subject:** [EXTERNAL] Complaint re: Cherry Creek West Development on 2500 E 1st Avenue, Zoning change from B-3 to PUD-G 36. Case number: 2022i-00264

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I have been instructed to send this to you so it gets to the Council. It regards the Cherry Creek West Development on 2500 E 1st Avenue, Zoning change from B-3 to PUD-G 36. Case number: 2022i-00264. Thank you very much!

Problems with the height and sheer wall of the buildings on the sought border of Cherry Creek West

First, the heights of the buildings should not be allowed to be taller. 12/13 story buildings are way too tall for what is essentially a transition zone of Cherry Creek to those of us on the other side of the Creek.

Second, the tallest structures should be on 1st Ave, the north side of the property which interfaces only with commercial buildings. The south side of the development interfaces with both the open space of the creek and the residents on the other side of the creek. Having 13-story buildings that go straight up will create a dark canyon because it blocks the sun in the morning and because it will create a sheer cliff wall to the north side of the creek when the whole point of the creek is that it is essentially an open space for walking, talking, enjoying nature. Structures that reflect the sun to the walkway--the building's sheer walls run east and west and so become large mirrors--lighting up and heating up the creek area, neighbors to the south, etc., which will ruin the very amenity the whole development is dependent upon, namely the open space nature of the creek.

Plus, such tall buildings so close the neighbors to the south will totally ruin their view. It is not Denver, it is New York!

If the buildings on the south side of the development are more reasonable, 5 maybe 6 stories, and at the very least slope in a way that gets taller towards 1st Ave will preserve sun, temperatures, reflections, open space, and nature--my guess is there is a habitat issue with sheer walls and the creek. It must be mitigated--as well as views.

The development should be designed with the creek and the residential neighbors to the sought in mind. While I appreciate the prospect of a new development, the current proposal is

disproportionately large for our neighborhood, especially for the creek area. I urge you to consider the irreversible impact this could have once built.

Curt Brunk  
[cb@cbnj.me](mailto:cb@cbnj.me)  
425-802-7001

2500 E Cherry Creek South Dr  
Unit 411  
Denver, Co 80209

## Penafiel Vial, Maria F. - CPD CE2159 City Planner Principal

---

**From:** Brigner, Owen - CC YA2246 City Council Aide Senior  
**Sent:** Thursday, July 25, 2024 12:23 PM  
**To:** Penafiel Vial, Maria F. - CPD CE2159 City Planner Principal  
**Cc:** dencc - City Council  
**Subject:** FW: Residents of 8 Polo Club Lane Opposes Cherry Creek West development plan

FYI



**Owen Brigner**  
Senior Council Aide, District 5  
Phone: 720-786-3045  
1437 Bannock St, Rm. 451  
Denver, CO 80202

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---

**From:** Sawyer, Amanda - CC Member District 5 Denver City Council <Amanda.Sawyer@denvergov.org>  
**Sent:** Thursday, July 25, 2024 9:20 AM  
**To:** City Council District 5 <DenverCouncil5@denvergov.org>  
**Subject:** Fwd: Residents of 8 Polo Club Lane Opposes Cherry Creek West development plan

Best Wishes,

Councilwoman Amanda Sawyer

District 5

Phone 720-337-5555

Denvergov.org/CouncilDistrict5

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**From:** Richard Weil <[dickweil@hotmail.com](mailto:dickweil@hotmail.com)>

**Sent:** Thursday, July 25, 2024 2:18:39 AM

**To:** Sawyer, Amanda - CC Member District 5 Denver City Council <[Amanda.Sawyer@denvergov.org](mailto:Amanda.Sawyer@denvergov.org)>

**Subject:** [EXTERNAL] Residents of 8 Polo Club Lane Opposes Cherry Creek West development plan

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It is too much- too much density, too many cars and too much disruption for 9 years of construction across all phases. Please protect us from this!

Richard and Britney Weil  
Sent from my iPhone

## Cherry Creek Growth and Traffic

Have you recently driven down Alameda, University, Steele, 1<sup>st</sup> Avenue or Cherry Creek South Drive and experienced the incredible traffic and congestion in the Cherry Creek area? Have you tried to cross 1<sup>st</sup> Avenue and feared that you could be hit by a car? You are not alone.

We believe in smart, well designed development, but we all know that the unintended consequence of too much density without concurrent transportation planning is uncontrolled traffic. However, a Denver Moves Cherry Creek statement from City Planning and the Department of Transportation and Infrastructure reads, “DMCC recommends that an **increase in density in Cherry Creek** is needed to support higher frequency/more reliable transit and allow for more local trips within Cherry Creek to be taken by walking/bicycling.” They are putting the cart before the horse.

What’s driving this large increase in Cherry Creek traffic? The causes are:

- Cherry Creek North Business Improvement District (BID) – **10 year 150%** density growth
- Underutilized BID underground parking and limited on street parking – creating parking and traffic problems in the neighborhoods
- Increased Leetsdale / Colorado cut through traffic on 1<sup>st</sup> Avenue to downtown – **50% of 1<sup>st</sup> Avenue traffic** is from cars originating from Leetsdale, Colorado Boulevard, and University
- Reduced RTD bus services / limited routes – limited service reduces employee transportation
- Lack of planned transit implementation on major arterial corridors – the 2012 Cherry Creek Area Plan stated “Cherry Creek has highest regional traffic volume” and called for transit services. The City has estimated that it will take **10 to 20 years** to implement transit.
- Limited use of City transportation demand management strategies to reduce traffic – City strategies to reduce traffic have not been emphasized or enforced
- Maximum Intersection Capacities – 10 of the major 13 Cherry Creek area intersections exceed the maximum traffic of **36,000 cars per day** (intersection traffic chart attached)

Even with all of the above, the City will be allowing the rezoning of the largest development in City Creek history. This **Cherry Creek West Project development** on the west side of the Cherry Creek Shopping Center poses the following issues which will have to be addressed.

- Scale – the approximate 1,600,000 square foot (SF) development will be 45% greater in SF compared to the present Shopping Center.
- Building Height – 3 of the 7 buildings will be 13 stories in height and 1 building will be 11 stories. The average height of all buildings will be 10.5 stories. (developer diagram attached)
- Vehicle Traffic – According to the developer, the number of vehicle trips onto 1<sup>st</sup> Avenue and University will increase traffic by 1,000 vehicle trips per PM Peak Hour or 10,000 per day. (developer traffic study attached)
- Traffic Flow – The flow of traffic will be difficult with the property having only 4 entrances /exits that are: 2 one-way only and 2 two-way with lights. The existing Shopping Center, which is 45% smaller, has 7 entrances / exits with 4 two-way with lights.
- Construction Difficulties - The entire 13 acre property will require 2 to 3 story-depth underground for project infrastructure construction and parking. 10 years of project construction will create continuous 1<sup>st</sup> Avenue traffic issues.

What can immediately be done to reduce traffic since transit is 10 to 20 years in the future?

1. Establish a **75% residential use** ratio for new development for next 5 years since residential construction creates the lowest level of new vehicle trips



2. Expand **RTD route services** to Cherry Creek
3. Implement **specific Transportation Demand Management measures** for all **existing and new** building developments, which will have the potential of reducing Cherry Creek traffic by **2,500 vehicle trips** per PM Hour
  - a) Require RTD Eco-Pass programs to increase bus usage
  - b) Require hourly parking or unbundled parking for all building users, including employees
  - c) Implement bicycle support amenities for all buildings
4. Implement and fund **shuttle services** from Cherry Creek to University / I25, the Colorado Blvd / I25, and Colorado / I70 light rail stations to expedite service to the present transit network
5. Propose to the City a **Development Impact Fee Program** to help fund Cherry Creek improvements – a plan which has created millions of dollars from developers in other cities
6. Even with these above **Cherry Creek options and recommendations**, the easiest and most effective solution for immediate traffic reduction is to address new building use, size, and heights. Therefore, **reducing the total CCW new development square feet and height to 8 stories** will have a significant reduction in vehicle trips.

What can residents do to help? Implementation of any of these recommendations falls under the purview of the various registered neighborhood organizations (RNO) and their respective Councilperson. Each RNO should send a Position Statement to the City and County of Denver (Councilperson). If a Position Statement is not sent, then, in effect, the RNO is endorsing the CCW Project as submitted. Written resident comments can also be sent to your Councilperson.

All concerned organizations and residents should attend Planning Board and the City Council meetings to express their opinions. Approval of the submitted CCW rezoning will create traffic and congestion for the foreseeable future. RNOs and business organizations are the ones with the stature to make a formal submittal of objection.

If you have questions, please contact Wayne New at [wayneindenter@gmail.com](mailto:wayneindenter@gmail.com) or David Steel at [steelyard@msn.com](mailto:steelyard@msn.com).

Wayne New  
Former Denver City Councilman

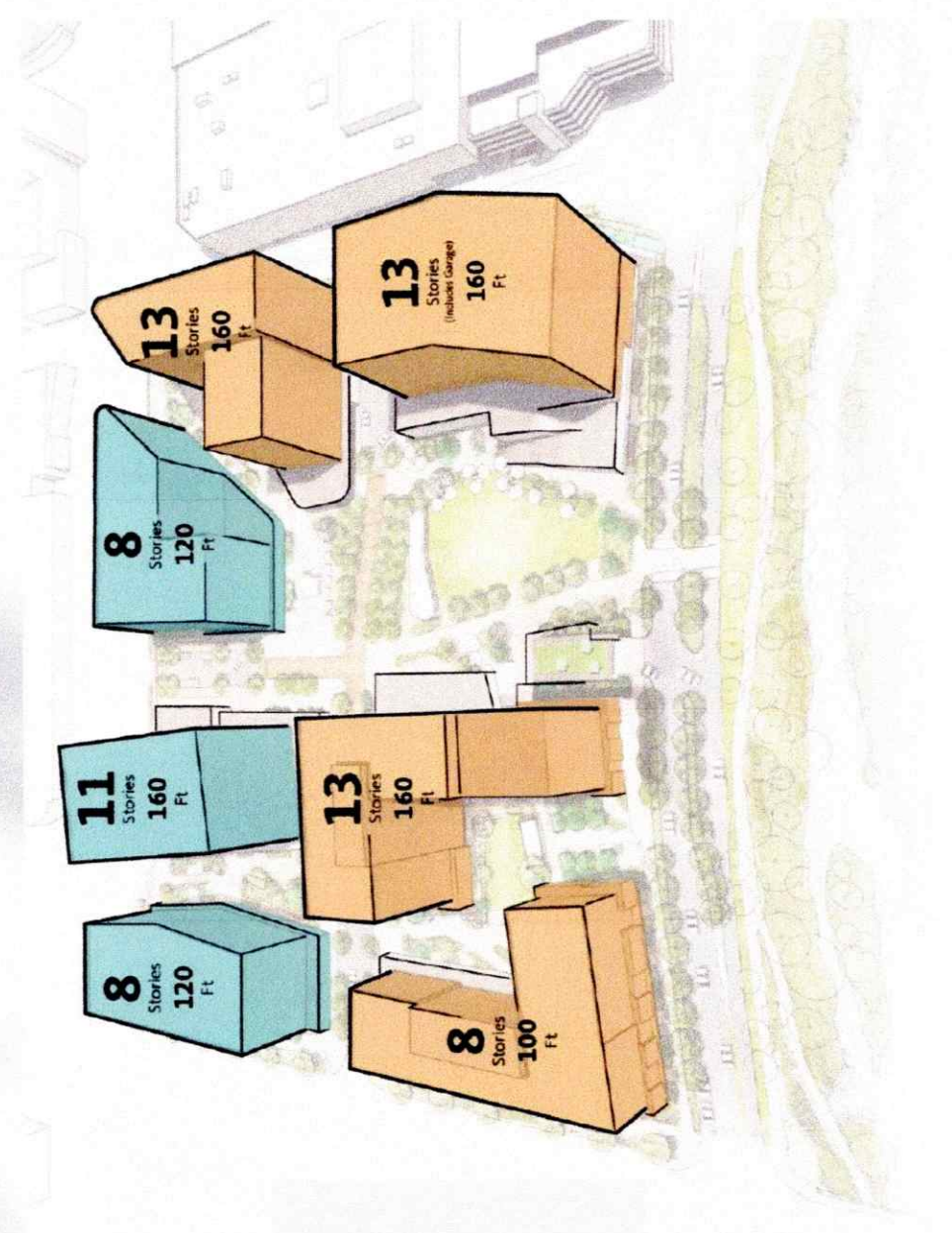
David Steel  
Former CEO Western Development

# CONTEXTUAL DENSITY WITH SIGNIFICANT OPEN SPACE

41% of buildable area is dedicated to open space

## Lot Coverage:

Streets, cycletracks, greenways and sidewalks 3.6 acres  
 Developable property 9.2 acres  
 Buildings 5.4 acres  
 Open space **3.8 acres**



## LEGEND

- Residential
- Office

CHERRY CREEK WEST

# 1st Avenue and Its Transit Corridor

Denver Moves' current traffic counts indicate that **10 of the 13 DOTI** studied intersections exceed the established maximum of **36,000** vehicle capacity / day, which are highlighted in red. The 2024 CCW traffic study states the project will add **10,500 trips** to the full capacity of 1st Avenue & University.

**CDOT Traffic Counts and 10% Growth Estimate**

| Map # | Intersection                                   | Month Year | Daily Count Ave | Hourly Count Ave | 10% Daily Growth |
|-------|--|------------|-----------------|------------------|------------------|
| 1     | Speer Boulevard Without Corona Street          | Nov; 2018  | 26,591          | 1,108            | 29,250           |
| 2     | <b>1st Avenue and Gilpin Street</b>            | Dec; 2019  | <b>54,156</b>   | 2,257            | <b>59,572</b>    |
| 3     | <b>1st Avenue Without University Boulevard</b> | Nov; 2019  | <b>53,594</b>   | 2,233            | <b>58,953</b>    |
| 4     | 1st Avenue Without Steele Street               | Oct; 2018  | <b>42,393</b>   | 1,766            | <b>46,632</b>    |
| 5     | 1st Avenue and Colorado Boulevard              | Nov; 2019  | 12,914          | 538              | <b>14,205</b>    |
| 6     | <b>Steele Street and Bayaud</b>                | Oct; 2018  | 32,872          | 1,370            | <b>36,159</b>    |
| 7     | <b>Alameda and CC Drive North</b>              | Nov; 2019  | 33,998          | 1,417            | <b>37,398</b>    |
| 8     | Alameda and Monroe Street                      | Nov; 2019  | 26,265          | 1,094            | <b>28,892</b>    |
| 9     | <b>Colorado Boulevard and Leetsdale</b>        | Oct; 2018  | <b>53,982</b>   | 2,249            | <b>59,380</b>    |
| 10    | Colorado Boulevard Without Alameda             | Oct; 2018  | <b>36,224</b>   | 1,509            | <b>39,846</b>    |
| 11    | University Boulevard Without 1st Avenue        | Oct; 2018  | <b>45,808</b>   | 1,909            | <b>50,389</b>    |
| 12    | University Boulevard Without Alameda           | Oct; 2018  | <b>41,528</b>   | 1,730            | <b>45,681</b>    |
| 13    | Josephine and 3rd Avenue                       | Feb; 2018  | 12,311          | 513              | <b>13,542</b>    |

# TRAFFIC STUDY RESULTS

74% to 90% less traffic than a prior analysis suggests



Cherry Creek West Development Mobility Study  
March 2024

**Table 5: Cherry Creek West Trip Generation**

| ITE Land Use                                      | ITE Code | Units          | Quantity | Daily Total   | AM In        | AM Out     | AM Total     | PM In      | PM Out       | PM Total     | SAT In     | SAT Out    | SAT Total    |
|---|----------|----------------|----------|---------------|--------------|------------|--------------|------------|--------------|--------------|------------|------------|--------------|
| Multifamily Housing (Mid- Rise)                   | 221      | Dwelling Units | 353      | 1,637         | 33           | 111        | 144          | 84         | 54           | 136          | 70         | 68         | 138          |
| Multifamily Housing (High- Rise)                  | 222      | Dwelling Units | 463      | 2,102         | 43           | 83         | 125          | 83         | 65           | 148          | 95         | 72         | 167          |
| General Office Building                           | 710      | 1,000 Sq. Ft   | 690      | 6,235         | 776          | 106        | 882          | 140        | 686          | 826          | 197        | 169        | 366          |
| Strip Retail Plaza (<40ksf)                       | 822      | 1,000 Sq. Ft   | 48       | 2,623         | 68           | 46         | 114          | 159        | 159          | 317          | 161        | 154        | 315          |
| Fine Dining Restaurant                            | 931      | 1,000 Sq. Ft   | 24       | 2,020         | 0            | 0          | 18           | 126        | 62           | 188          | 151        | 105        | 256          |
| High-Turnover (Sit-Down) Restaurant               | 932      | 1,000 Sq. Ft   | 24       | 2,582         | 127          | 104        | 231          | 133        | 85           | 218          | 137        | 132        | 269          |
| <b>ITE Subtotal</b>                               |          |                |          | <b>17,199</b> | <b>1,047</b> | <b>450</b> | <b>1,514</b> | <b>725</b> | <b>1,111</b> | <b>1,835</b> | <b>811</b> | <b>700</b> | <b>1,511</b> |
| Internal Capture Reduction                        |          |                |          | 1,450         | 136          | 56         | 196          | 171        | 171          | 262          | 115        | 99         | 214          |
| Shift to Transit Reduction                        |          |                |          | 1,339         | 104          | 45         | 150          | 64         | 97           | 161          | 76         | 65         | 141          |
| Shift to Walk/Bike Reduction                      |          |                |          | 2,374         | 163          | 70         | 236          | 97         | 149          | 246          | 118        | 101        | 219          |
| <b>Net New Project Trips with MXD+ Reductions</b> |          |                |          | <b>12,036</b> | <b>645</b>   | <b>277</b> | <b>932</b>   | <b>453</b> | <b>694</b>   | <b>1,146</b> | <b>503</b> | <b>434</b> | <b>937</b>   |
| TDM Trip Reductions (1.2%SOV)                     |          |                |          | 1,444         | 77           | 33         | 112          | 54         | 83           | 138          | 60         | 52         | 112          |
| <b>Net New Project Trips with TDM Reductions</b>  |          |                |          | <b>10,592</b> | <b>567</b>   | <b>244</b> | <b>820</b>   | <b>398</b> | <b>611</b>   | <b>1,008</b> | <b>443</b> | <b>382</b> | <b>824</b>   |

Source: Fehr & Peers, 2024.

CHERRY CREEK WEST

Actual TDM will reduction will be greater than this.

**10,592 Daily Trips**

**1,008 PM HR Trips**

Bijal Choksi  
7 Polo Club Lane  
Denver, CO 80209  
720-339-3021  
[Bijalc00@gmail.com](mailto:Bijalc00@gmail.com)

July 29, 2024

Councilwoman Amanda Sawyer  
City and County Building  
1437 Bannock Street, Room 451  
Denver, CO 80202

Councilman Paul Kashmann  
City and County Building  
1437 Bannock Street, Room 451  
Denver, CO 80202

Dear Councilwoman Sawyer and Councilman Kashmann:

My name is Bijal Choksi. I live at 7 Polo Club Lane in Denver, CO 80209.

I am very disturbed by the size, density and construction timeline of the proposed Cherry Creek West development at First Avenue and University Boulevard as presented by East West Partners. I ask that you turn down their development application and have them reduce the height and density of this behemoth project.

I am not opposed to development. I own commercial real estate myself. However, this project is too big, too dense and will cause too much disturbance in the neighborhood for 9 years of construction and beyond. I drive by the site of this proposed development multiple times per day, so I will be adversely impacted each and every day by approval of this plan.

I am concerned about the congestion and disturbance for a significant portion of the 9 year development timeline for the Cherry Creek West project.

Queuing traffic from Northbound University onto Speer Blvd at rush hour is already congested. Oftentimes, two of the northbound University Blvd lanes are blocked with cars jockeying for position and doing very dangerous maneuvers to wedge themselves into the turn lanes. When we add 10,000 additional car trips from this development passing through this intersection every day, it is going to cause enormous problems.

During the proposed Phase I, East West Partners say that construction workers and heavy equipment will park on the other half of the site. That's good news, but there will certainly be several lanes of University and First Avenue closed down to excavate, put in infrastructure and ultimately build the structures whose setbacks are merely a few feet from the roadway. And then what happens when Phase 1 is built and four additional high rise buildings are breaking ground? Where will those workers and construction vehicles be accommodated? They will either be in our

neighborhoods and/or several lanes of University and First Avenue will again be closed to accommodate parking, material storage requirements or crane parking, to name just a few.

**I believe East West Partners is a good operator, but they are being given too much in height and density accommodations on this plan.**

The massive 2,000 spot parking structure is not sufficient for this enormous project. If you assume that each of the 825 residences will have at least one vehicle, you consume 825 parking spots. The 600,000 square feet of office will take another 1,800 spots, assuming the typical minimum 3 spots per 1,000 square feet ratio. Now, you are at 2,625 spots and only proposing to build 2,000. What about the retail square footage, which is typically real estate's largest user of parking spots per square foot? Where are they going to park? That's right, in our neighborhoods to the south. All over our neighborhood. There won't be any other options.

I appreciate some aspects of the plan – a market square, greenspace for gathering, improved bike lanes. However, this is simply too much built square footage, too dense and too high with too much resulting traffic. Cherry Creek might be the only high performing office and retail neighborhood in the city right now. Why would you risk making it impossible to move around in this neighborhood? What about adding incentives to bring some vibrancy back to our downtown so it can come back from the brink of death? I implore you to vote against this overblown Cherry Creek West project and bring the standards of Cherry Creek back to a lower density village where it can live in harmony with the surrounding single family neighborhoods.

Thank you, Councilwoman Sawyer and Councilman Kashmann, for hearing my comments and thank you for your commitment and service to our City. Thank you.

Sincerely

Bijal Choksi

**From:** [District 6, Denver City Council](#)  
**To:** [Penafiel Vial, Maria F. - CPD CE2159 City Planner Principal](#)  
**Subject:** Fw: [EXTERNAL] Fwd: CHERRY CREEK REDEVELOPMENT  
**Date:** Friday, July 26, 2024 2:12:56 PM

---

Hi Fran! Thought you should see this since you mentioned collecting letters for the rezoning. Let me know if you have any questions!

- Masha

---

**From:** Hinds, Chris - CC Member District 10 Denver City Council <Chris.Hinds@denvergov.org>  
**Sent:** Friday, July 26, 2024 1:03 PM  
**To:** District 6, Denver City Council <District6@denvergov.org>; jeffandreita@gmail.com <jeffandreita@gmail.com>  
**Subject:** Fw: [EXTERNAL] Fwd: CHERRY CREEK REDEVELOPMENT

Hi! So sorry, I no longer represent Cherry Creek or you as of the redistricting in July 2023. I'm including Council District 6 in this email so they know your thoughts.

Best,  
Chris

---

**From:** JEFFREY POOLEY <jeffandreita@gmail.com>  
**Sent:** Friday, July 26, 2024 12:58 PM  
**To:** Hinds, Chris - CC Member District 10 Denver City Council <Chris.Hinds@denvergov.org>  
**Subject:** [EXTERNAL] Fwd: CHERRY CREEK REDEVELOPMENT

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As a resident in the Cherry Creek area I am very concerned with the planned redevelopment and traffic congestion that will result from the current plan that has been proposed and will be reviewed on August 7 from 3 to 5pm.

I urge you to reject this current plan as the Cherry Creek area is already over congested with traffic and insufficient parking to handle this proposed plan.

Thank you for your consideration and time.

Respectfully,

Jeff Pooley  
2552 E Alameda Ave. #90

Denver, CO 80209

760-851-8789



**From:** [Brigner, Owen - CC YA2246 City Council Aide Senior](#)  
**To:** [Penafiel Vial, Maria F. - CPD CE2159 City Planner Principal](#)  
**Cc:** [Walter, Matthew - CC YA2246 City Council Aide Senior](#); [dencc - City Council](#)  
**Subject:** FW: [EXTERNAL] Cherry Creek redevelopment  
**Date:** Friday, July 26, 2024 2:37:21 PM  
**Attachments:** [image001.png](#)

---

FYI for your records.



**Owen Brigner**  
Senior Council Aide, District 5  
Phone: 720-786-3045  
1437 Bannock St, Rm. 451  
Denver, CO 80202

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---

**From:** SharonRipps <seripps@gmail.com>  
**Sent:** Friday, July 26, 2024 1:21 PM  
**To:** Kashmann, Paul J. - CC Member District 6 Denver City Council <Paul.Kashmann@denvergov.org>; City Council District 5 <DenverCouncil5@denvergov.org>; City Council District 10 <District10@denvergov.org>  
**Subject:** [EXTERNAL] Cherry Creek redevelopment

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Dear Council members,

As a long time resident of Polo Club North(2552 E. Alameda Ave.) I strongly object to the size and scope of the new development.

The streets around Polo Club north are already overly congested. At times the traffic on Alameda backs up in both directions from the Polo Club North entrance to either University or Cherry Creek Dr., South. Denver department of transportation estimates that there are more than 36,000 vehicles passing through the intersection of first and University. By some estimates another 10,000 additional trips would arise from the proposed redevelopment of Cherry Creek west by East West Partners.

This development will create an enormous NEGATIVE impact on our quality of life and

property values. I urge you to reconsider this development and its consequences for the surrounding communities.

Thank you,  
Sharon Ripps  
2552 E Alameda Ave  
Denver CO 80209

Sent from my iPad

# Planning Board Comments



|                      |                       |
|----------------------|-----------------------|
| Submitted on         | 6 August 2024, 5:24PM |
| Receipt number       | 683                   |
| Related form version | 3                     |

## Your information

|                         |  |
|-------------------------|--|
| Name                    | IONE HARTLEY 111 S MONROE ST             |
| Address or neighborhood | 111 S Monroe Street Unit B301 Denver, CO |
| ZIP code                | 80209                                    |
| Email                   | ionehartley@gmail.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 | #20221-00264 |
|--------------|--------------|

## 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 your would like to comment on

## Submit your comments

---

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

Neutral

Your comment:

The developer should sign a Community Benefit Agreement that matches what they have presented to the Cherry Creek Steering Committee and involved HOA's. The development should not be approved until such agreement is signed.

---

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.



*denver* **STREETS PARTNERSHIP**.org  
Advocating for people-friendly streets in Denver

**AUGUST 2, 2024**

Francisca Peñafiel  
Community Planning and Development  
City & County of Denver  
201 W Colfax Avenue, Dept. 205  
Denver CO 80205

Dear Ms. Peñafiel,

On behalf of the Denver Streets Partnership, I am writing this letter in support of the PUD-G 36 rezoning application and large development review framework for the Cherry Creek West project located at 2500 East 1st Avenue.

The mission of the Denver Streets Partnership is to advocate for the cultural and systemic changes necessary to reduce our city's unsustainable dependence on cars and to design communities that put people first. The Cherry Creek West plan and rezoning aligns with this mission by **significantly upgrading the pedestrian and bicycle network** in the area and establishing meaningful and **enhanced Transportation Demand Management (TDM) strategies** and regulations for the site. By delivering **affordable housing** units in line with the City's Expanding Housing Affordability (EHA) goals for a high impact site, the development will enable more people who work in Cherry Creek to afford to live in the neighborhood, and to benefit from direct access to the upgraded pedestrian and bicycle network, as well as the planned Bus Rapid Transit (BRT) routes along both University Boulevard and 1st Avenue. We are pleased that the **Infrastructure Master Plan (IMP) also includes safety improvements** on both of these streets, which are part of Denver's High Injury Network, and urge the City and East West Partners to

prioritize people walking, biking, rolling and accessing transit when finalizing the details of these improvements.

Quality infill development like Cherry Creek West helps to achieve the concept of a 15-minute neighborhood and is exactly what a healthy, growing and thriving City needs.

I encourage the Denver City Council to approve this project and rezoning application and appreciate the partnership between the City, community, and developer that is evident in the rezoning application and large development framework documents (Infrastructure Master Plan, Housing Agreement, Development Agreement).

Sincerely,

A handwritten signature in cursive script that reads "Jill Locantore". The signature is written in black ink on a white background.

Jill Locantore  
Denver Streets Partnership Executive Director

Cc: Amanda Sawyer, Denver City Council, District 5  
Denver City Council

**From:** [Greg Holm](#)  
**To:** [Penafiel Vial, Maria F. - CPD CE2159 City Planner Principal](#)  
**Cc:** [Sawyer, Amanda - CC Member District 5 Denver City Council](#)  
**Subject:** [EXTERNAL] Approve Cherry Creek West  
**Date:** Thursday, August 1, 2024 2:47:09 PM

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Dear Ms. Penafiel,

- My name is Greg Holm, I have lived in the West Washington Park neighborhood of Denver for 35 years. I'm writing in support of the Cherry Creek West project.
- I am citizen of Denver concerned about the crisis of housing availability and affordability as well as the injustice caused by the City of Denver's ill-conceived zoning policies, which are designed primarily to meet the needs and desires of current single-family homeowners, the wealthiest cohort of Denver's population
- Housing is a human right which should be available and affordable for all Denver residents, at all income levels and at all stages of life. The Mayor and City Council are morally obligated to change policy to remove regulatory roadblocks to allow robust housing development
- High end housing development in high opportunity, high income neighborhoods has been empirically shown (using analysis of moving chains) to reduce displacement and gentrification and reduce the cost of housing in lower income neighborhoods – citations below:
  - Bratu, Cristina and Harjunen, Oskari and Saarimaa, Tuukka, City-wide Effects of New Housing Supply: Evidence from Moving Chains (August 31, 2021). VATT Institute for Economic Research Working Papers 146, Available at SSRN: <https://ssrn.com/abstract=3929243> or <http://dx.doi.org/10.2139/ssrn.3929243>
  - Mast, Evan. 2019. "The Effect of New Market-Rate Housing Construction on the Low-Income Housing Market." Policy Brief. Kalamazoo, MI: W.E. Upjohn Institute for Employment Research. <https://doi.org/10.17848/pb2019-13>
- Suburban development of single-family homes has only a very small impact on the cost of housing in the urban core – the only way to reduce the cost of housing in central cities is increased density in the urban core – citation below:
  - French, Robert and Valentine, Gilbert, Suburban Housing and Urban Affordability: Evidence from Residential Vacancy Chains (April 30, 2024), Joint Center for Housing Studies of Harvard University
- Broad upzoning has been empirically shown to result in swift and large increases in residential construction – housing starts tripled over just 9 years in Auckland, NZ following first a 2013 partial and then a 2016 full upzone – citation below:
  - Politano, Joseph, New Zealand's Building Boom – And What the World Must Learn From It (March 21, 2024) Apricitas Economics
- Denver is the 7<sup>th</sup> most costly housing market in the U.S. (Fox 31) and, accounting for the ratio of income to housing cost, Denver is the 5<sup>th</sup> least affordable city (DBJ) Our housing crisis results primarily from two key factors:

- restriction of housing supply due to City of Denver's restrictive zoning and building codes.
- the lock-up of 77% of the land in the City of Denver in exclusionary single-family zoning, which results in all other land uses competing for sites in the remaining 23% of land in the city.
- The City of Denver recently estimated that there are 46,000 extremely burdened residents, paying 50% or more of their income for housing – in response, the City of Denver passed the Expanding Housing Affordability Act – this response is totally inadequate.
    - Per the Denver Post - from 2017 – 2021 only 5,120 apartments were built in Denver each year.
    - At that rate, if Expanding Housing Affordability results in an average of 10% affordable units, it will take 92 years to provide these 46,000 residents with affordable housing. (Denver Post 12/2/2021).
  - To remedy the housing crisis the City of Denver needs an explosion of housing construction of various types, size and cost in every neighborhood throughout the city
  - Given the above factors it is critical that CPD, Planning Board and City Council consistently approve housing projects, **especially high-density projects in high opportunity, high income neighborhoods, such as Cherry Creek West**
    - In addition, the City of Denver needs to follow the example of Auckland, NZ and broadly upzone all neighborhoods to unleash housing construction to increase both availability and affordability

Regards,

Greg Holm  
1325 S. Downing St.  
Denver, CO 80210  
720-244-7200



8/1/24



Dear Ms. Peñafiel,

As a nearby Denver resident, and General Manager of Cherry Creek Shopping Center, I am writing this letter in support of the PUD-G 36 rezoning application and large development review framework for the Cherry Creek West project located at 2500 East 1<sup>st</sup> Avenue. The Cherry Creek West plan and rezoning delivers on a wide range of City and neighborhood goals and priorities, including but not limited to:

- **Connecting the surrounding neighborhoods to the Creek** and Cherry Creek Trailway—delivering on the namesake of the neighborhood and visions set forth in numerous neighborhood planning efforts over the years.
- Setting forth PUD zoning regulations, design standards and guidelines, and design review processes (CCN DAB) to ensure this important site will be held to **very high standard of development** and in line with the surrounding Cherry Creek area.
- Delivering **affordable housing** units in line with the City’s Expanding Housing Affordability (EHA) goals for a high impact site—enabling more people who work in Cherry Creek to afford to live in the neighborhood.
- Providing substantially **more open space than required** and the first meaningful open spaces and community gathering spaces to the Cherry Creek area in many years.
- **Significantly upgrading the pedestrian and bicycle network** in the area and establishing meaningful and enhanced **Transportation Demand Management (TDM)** strategies and regulations for the site.
- Performing a full traffic and mobility study and **delivering improvements outlined in the Infrastructure Master Plan (IMP)**.

Quality infill development like Cherry Creek West helps to achieve the concept of a 15-minute neighborhood and is exactly what a healthy, growing and thriving City needs.

East West Partners has done an extensive amount of community and neighborhood outreach over the past 2.5 years and has been a good partner to surrounding community and numerous City agencies—each of which has asked for a lot.



I strongly urge the Denver City Council to approve this project and rezoning application and appreciate the partnership between the City, community, and developer that is evident in the rezoning application and large development framework documents (Infrastructure Master Plan, Housing Agreement, Development Agreement).

Sincerely,

J.T. Fulton, CRRP, CRX, CLS, CSM

General Manager, Cherry Creek Shopping Center

[jfulton@taubman.com](mailto:jfulton@taubman.com)

Cc: Amanda Sawyer, Denver City Council, District 5

Denver City Council

8/6/2021

Francisca Peñafiel  
Community Planning and Development  
City & County of Denver  
201 W Colfax Avenue, Dept. 205  
Denver, CO 80202  
[francisca.penafiel@denvergov.org](mailto:francisca.penafiel@denvergov.org)

Dear Ms. Peñafiel,

I am writing this letter in support of the Cherry Creek West project and rezoning bounded by 1<sup>st</sup> Avenue, University Blvd, Clayton Street, and the Cherry Creek Trail.

Cherry Creek West delivers on a wide range of City goals and priorities, including but not limited to providing mixed-use development in the City's urban core, affordable housing and housing supply, publicly accessible open space, pedestrian and bike improvements, transportation demand management (TDM), and customized zoning with an emphasis on high-quality design.

It is clear how East West Partners' vision for the site closely aligned with the goals and recommendations in the Cherry Creek Area Plan and Blueprint Denver.

I am excited for this project move forward, as it has been under review and in discussions with the community for well over two years. I strongly urge Denver City Council to approve this project based on the significant number of public benefits and improvements it will bring to the Cherry Creek area and Denver as a whole.

Thank you for the opportunity to provide my support for Cherry Creek West.

Sincerely,

Jeff Robert  
303-589-1448

Cc: Amanda Sawyer, Denver City Council, District 5  
Denver City Council

**From:** [William Krenger](#)  
**To:** [Peñafiel Vial, Maria F. - CPD CE2159 City Planner Principal](#)  
**Subject:** [EXTERNAL] Cherry Creek West - Much needed re-use  
**Date:** Thursday, August 1, 2024 10:33:22 AM  
**Attachments:** [RPM\\_Logo\\_Grn-05\\_0f065238-2c19-4ed9-b655-59878127a4c8.png](#)  
[Facebook-icn3\\_63ed30b3-c9a1-43f7-b5e6-212b6e2e4522.png](#)  
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[google-icn3\\_91c691d2-a5e3-4aa8-b986-fbd5ba856193.png](#)  
[LinkedIn3\\_7061ba6b-aa3a-40cf-8941-5081bac6904d.png](#)

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Dear Ms. Peñafiel,

I am writing this letter in support of the Cherry Creek West project and rezoning bounded by 1<sup>st</sup> Avenue, University Blvd, Clayton Street, and the Cherry Creek Trail.

Cherry Creek West delivers on a wide range of City goals and priorities, including but not limited to providing mixed-use development in the City's urban core, affordable housing and housing supply, publicly accessible open space, pedestrian and bike improvements, transportation demand management (TDM), and customized zoning with an emphasis on high-quality design.

It is clear how East West Partners' vision for the site closely aligned with the goals and recommendations in the Cherry Creek Area Plan and Blueprint Denver. 15 minute cities incentivize walking and cycling, reducing the carbon foot-print of vehicles.

I am excited for this project move forward, as it has been under review and in discussions with the community for well over two years. I strongly urge Denver City Council to approve this project based on the significant number of public benefits and improvements it will bring to the Cherry Creek area and Denver as a whole.

Thank you for the opportunity to provide my support for Cherry Creek West.

Sincerely,  
Will Krenger

**William Krenger**  
ANALYST

6430 S Fiddlers Green Circle Suite 220  
Greenwood Village, CO 80111

**d** (210) 317-6337  
**o** (720) 452-1221



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[will.krenger@rpmliving.com](mailto:will.krenger@rpmliving.com)

**From:** [Adam Carreau](#)  
**To:** [Penafiel Vial, Maria F. - CPD CE2159 City Planner Principal](#)  
**Cc:** [Sawyer, Amanda - CC Member District 5 Denver City Council](#)  
**Subject:** [EXTERNAL] Cherry Creek West - Support Letter  
**Date:** Thursday, August 1, 2024 2:20:48 PM

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Dear Ms. Peñafiel,

As a nearby Denver resident, I am writing this letter in support of the PUD-G 36 rezoning application and large development review framework for the Cherry Creek West project located at 2500 East 1<sup>st</sup> Avenue. The Cherry Creek West plan and rezoning delivers on a wide range of City and neighborhood goals and priorities, including but not limited to:

- **Connecting the surrounding neighborhoods to the Creek** and Cherry Creek Trailway—delivering on the namesake of the neighborhood and visions set forth in numerous neighborhood planning efforts over the years.
- Setting forth PUD zoning regulations, design standards and guidelines, and design review processes (CCN DAB) to ensure this important site will be held to **very high standard of development** and in line with the surrounding Cherry Creek area.
- Delivering **affordable housing** units in line with the City’s Expanding Housing Affordability (EHA) goals for a high impact site—enabling more people who work in Cherry Creek to afford to live in the neighborhood.
- Providing substantially **more open space than required** and the first meaningful open spaces and community gathering spaces to the Cherry Creek area in many years.
- **Significantly upgrading the pedestrian and bicycle network** in the area and establishing meaningful and enhanced **Transportation Demand Management (TDM)** strategies and regulations for the site.
- Performing a full traffic and mobility study and **delivering improvements outlined in the Infrastructure Master Plan (IMP)**.

Quality infill development like Cherry Creek West helps to achieve the concept of a 15-minute neighborhood and is exactly what a healthy, growing and thriving City needs.

East West Partners has done an extensive amount of community and neighborhood outreach over the past 2.5 years and has been a good partner to surrounding community and numerous City agencies—each of which has asked for a lot.

I strongly urge the Denver City Council to approve this project and rezoning application and appreciate the partnership between the City, community, and developer that is evident in the rezoning application and large development framework documents (Infrastructure Master Plan, Housing Agreement, Development Agreement).

Sincerely,

Adam Carreau

**From:** [Emma](#)  
**To:** [Penafiel Vial, Maria F. - CPD CE2159 City Planner Principal](#)  
**Cc:** [Sawyer, Amanda - CC Member District 5 Denver City Council](#)  
**Subject:** [EXTERNAL] Cherry Creek West Project - letter of support  
**Date:** Thursday, August 1, 2024 3:38:45 PM

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Dear Ms. Peñafiel,

As a nearby Denver resident in the Hilltop area, I am writing this letter in support of the rezoning application and large development review framework for the Cherry Creek West project located at 2500 East 1st Avenue. I have grown up in the Cherry Creek area my whole life, as I attended East High school and then CU Boulder. I believe the Cherry Creek West plan delivers on goals that would be beneficial to my community. The most important to me is the connecting the surrounding neighborhoods to the Creek and Cherry Creek Trailway. The project offers more open space and community gathering that is important to our neighborhood. Cherry Creek has changed over many years, and the development would upgrade the pedestrian and bicycle network. I also believe that Cherry Creek has gotten very expensive and I believe we need more affordable housing units which the development provides.

I strongly urge the Denver City Council to approve this project.

Sincerely,

Emma Eckenhausen

1 Elm Street

Denver, CO 80220



**From:** [Dave Browning](#)  
**To:** [Penafiel Vial, Maria F. - CPD CE2159 City Planner Principal](#)  
**Cc:** [Sawyer, Amanda - CC Member District 5 Denver City Council](#)  
**Subject:** [EXTERNAL] Cherry Creek West proposal  
**Date:** Thursday, August 1, 2024 2:36:57 PM  
**Attachments:** [75x75-9846284137321676612.png](#)  
[15x15-862206295600061827.png](#)  
[15x15-13957118087290325776.png](#)  
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[15x15-6631562435692638741.png](#)  
[15x15-10009671348133527040.png](#)

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Hi Francisca & Amanda - I'm writing to put on record my support for the Cherry Creek West project East West Partners is proposing.

I have reviewed plans, and as a Realtor in Denver for 20 years, and a Denver resident, I endorse the project, as projects like this help stop urban sprawl and consequently help the environment, as well as improve quality of life for residents and business owners by promoting walkability.

My qualifications for endorsement include serving two terms on the Board of Directors at the Denver Association of Realtors, and serving on Mayor Hancock's Housing Task Force.

Thank you for your time and attention on this - don't hesitate to reach out to me if there is anything more I can do to give support to this fine project - David Browning



*corcoran*

PERRY & CO.

**Dave Browning**

BROKER ASSOCIATE, REALTOR®

m. 303.946.9412 | o. 303.399.7777

[dbrowning@corcoranperry.com](mailto:dbrowning@corcoranperry.com)

2818 East 6th Avenue, Denver, CO 80206

[perr.co/dave](http://perr.co/dave)



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Never wire money prior to verifying the authenticity and accuracy of ANY wiring instructions received during your real estate transaction. To protect against wiring fraud of any kind, a printed copy of the wiring instructions may be obtained AT the Title Company servicing your transaction.

**From:** [stacie loucks](#)  
**To:** [Penafiel Vial, Maria F. - CPD CE2159 City Planner Principal](#)  
**Cc:** [Sawyer, Amanda - CC Member District 5 Denver City Council](#)  
**Subject:** [EXTERNAL] Cherry Creek West Rezoning  
**Date:** Thursday, August 1, 2024 1:41:40 PM

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Dear Ms. Peñafiel,

As a nearby Denver resident I am writing this letter in support of the PUD-G 36 rezoning application and large development review framework for the Cherry Creek West project located at 2500 East 1<sup>st</sup> Avenue. The Cherry Creek West plan and rezoning delivers on a wide range of City and neighborhood goals and priorities. For me, the most important aspect of this development is the addition of green space in the neighborhood. As a parent to two grade-school kids I know that more fun and active open space is needed and will be enjoyed by families throughout the nearby neighborhoods. I look forward to walking with our kids to the new green spaces and community gathering areas.

I strongly urge the Denver City Council to approve this project and rezoning application and appreciate the partnership between the City, community, and developer that is evident in the rezoning application and large development framework documents (Infrastructure Master Plan, Housing Agreement, Development Agreement).

Sincerely,

Stacie Loucks

4700 E 6th Avenue Parkway

Cc: Amanda Sawyer, Denver City Council, District 5  
Denver City Council

August 1, 2024

Dear Ms. Peñafiel,

As an active resident in Denver's Cherry Creek North neighborhood, I am writing this letter in support of the PUD-G 36 rezoning application and large development review framework for the Cherry Creek West project located at 2500 East 1<sup>st</sup> Avenue. The Cherry Creek West plan and rezoning delivers on a wide range of City and neighborhood goals and priorities, including but not limited to:

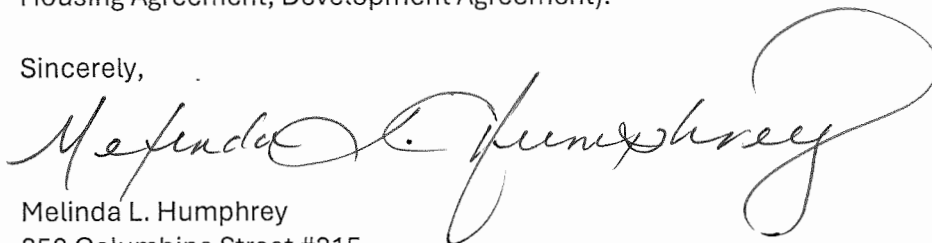
- **Connecting the surrounding neighborhoods to the Creek** and Cherry Creek Trailway—delivering on the namesake of the neighborhood and visions set forth in numerous neighborhood planning efforts over the years.
- Setting forth PUD zoning regulations, design standards and guidelines, and design review processes (CCN DAB) to ensure this important site will be held to **very high standard of development** and in line with the surrounding Cherry Creek area.
- Delivering **affordable housing** units in line with the City's Expanding Housing Affordability (EHA) goals for a high impact site—enabling more people who work in Cherry Creek to afford to live in the neighborhood.
- Providing substantially **more open space than required** and the first meaningful open spaces and community gathering spaces to the Cherry Creek area in many years.
- **Significantly upgrading the pedestrian and bicycle network** in the area and establishing meaningful and enhanced **Transportation Demand Management (TDM)** strategies and regulations for the site.
- Performing a full traffic and mobility study and **delivering improvements outlined in the Infrastructure Master Plan (IMP)**.

Quality infill development like Cherry Creek West helps to achieve the concept of a 15-minute neighborhood and is exactly what a healthy, growing and thriving City needs.

East West Partners has done an extensive amount of community and neighborhood outreach over the past 2.5 years and has been a good partner to surrounding community and numerous City agencies—each of which has asked for a lot.

I would like to urge the Denver City Council to approve this project and rezoning application and appreciate the partnership between the City, community, and developer that is evident in the rezoning application and large development framework documents (Infrastructure Master Plan, Housing Agreement, Development Agreement).

Sincerely,



Melinda L. Humphrey  
250 Columbine Street #215  
Denver, CO 80206

Cc: Amanda Sawyer, Denver City Council, District 5  
Denver City Council

**From:** [Jose Carredano](#)  
**To:** [Penafiel Vial, Maria F. - CPD CE2159 City Planner Principal](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#)  
**Subject:** [EXTERNAL] Jose Carredano EWP letter of support  
**Date:** Monday, August 5, 2024 1:15:09 PM  
**Attachments:** [CCW Community Fact Sheet\[2\]\[1\].pdf](#)

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Dear Ms. Peñafiel,

Based on the attached Fact Sheet and as a nearby Denver resident I am writing this letter in support of the PUD-G 36 rezoning application and large development review framework for the Cherry Creek West project located at 2500 East 1<sup>st</sup> Avenue. The Cherry Creek West plan and rezoning delivers on a wide range of City and neighborhood goals and priorities. For me the most important aspect of the development is the reconnection to the street grid and the bicycle and pedestrian upgrades. Me and my family ride our bikes throughout the CCN neighborhood often and having additional bike facilities will be extremely beneficial. In addition the creation of a grid system within the property will make it much more walkable for me and my family. We look forward to using the green spaces and community gathering areas. I strongly urge the Denver City Council to approve this project and rezoning application and appreciate the partnership between the City, community, and developer that is evident in the rezoning application and large development framework documents (Infrastructure Master Plan, Housing Agreement, Development Agreement).

Jose Carredano

Aug 2, 2024

Francisca Peñafiel

Community Planning and Development

City & County of Denver

201 W Colfax Avenue, Dept. 205

Denver, CO 80202

francisca.penafiel@denvergov.org

Dear Ms. Peñafiel,

I am writing you today in support of the Cherry Creek West project and rezoning bounded by 1st Avenue, University Blvd, Clayton Street, and the Cherry Creek Trail.

Cherry Creek West is a well thought out redevelopment that will deliver on a wide range of City goals and priorities. This includes, but is not limited to, providing a mixed-use development in the City's urban core, affordable housing, publicly accessible open space, pedestrian and bike improvements, transportation demand management (TDM), and customized zoning with an emphasis on high-quality design.

East West Partners' vision for the site closely aligned with the goals and recommendations in the Cherry Creek Area Plan and Blueprint Denver which is a critical for Planning Board and City Council to approve the proposed rezoning for the project. I am excited for this project to move forward, it has been under review and in discussions with the community for well over two years. I strongly urge City Council to approve this project based on the significant number of public benefits and improvements it will bring to the Cherry Creek area and Denver as a whole.

I support the proposed rezoning for Cherry Creek West and respectfully ask for the Planning Board and City Council to approve this rezoning and adopt the vision for Cherry Creek West.

Sincerely,

Keith Pryor, Resident and Business owner of Denver

Cc: Amanda Sawyer, Denver City Council, District 5

Denver City Council

Francisca Peñafiel  
Denver Community Planning and Development  
201 W Colfax Ave, Ste 205  
Denver, CO 80202

August 1, 2024

Dear Ms. Peñafiel,

Hope you are well!

We are writing this letter in support of the PUD-G 36 rezoning application and large development review framework for the Cherry Creek West project located at 2500 East 1st Avenue.

Our family has lived in the nearby Country Club/Cheesman Park neighborhood for the last 10 years, and we believe that the Cherry Creek West plan and rezoning delivers on a wide range of City and neighborhood goals and priorities, including:

- Providing substantial green space in a more urban setting to complement the existing park spaces of Cheesman, Little Cheesman, Wash Park, and the Cherry Creek Trail.
- Improved access to Cherry Creek Trail, with access to ground-floor retail amenities.
- Design guidelines for an infill development to replace predominantly soulless parking lots.
- Delivering affordable housing units in line with the City's Expanding Housing Affordability

We would love to see walkable sidewalks connecting every street in our neighborhood, especially as families walk on 3<sup>rd</sup> and 4<sup>th</sup> Streets to and from University Blvd and Cherry Creek North. This would help to further reduce vehicle traffic within the larger neighborhood and increase pedestrian safety.

We're also excited to see a local quality developer, like East West Partners, bring this vision to life by incorporating input from the community and showing thoughtfulness to the long-term impacts.

We strongly urge the Denver City Council to approve this project and rezoning application and appreciate the partnership between the City, community, and developer that is evident in the rezoning application and large development framework documents (Infrastructure Master Plan, Housing Agreement, Development Agreement).

Sincerely,  
Tom and Natacha Kiler  
428 Gilpin Street  
Denver, CO 80218

Cc: Amanda Sawyer, Denver City Council, District 5  
Denver City Council

**From:** [Monica Corrado](#)  
**To:** [Peñafiel Vial, Maria F. - CPD CE2159 City Planner Principal](#)  
**Subject:** [EXTERNAL] Rezoning Application 2022i-00264 (2500 E 1st Avenue)  
**Date:** Thursday, August 1, 2024 10:36:45 AM

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Dear Ms. Peñafiel,

I am writing this letter in support of the Cherry Creek West project and rezoning bounded by 1<sup>st</sup> Avenue, University Blvd, Clayton Street, and the Cherry Creek Trail.

Cherry Creek West delivers on a wide range of City goals and priorities, including but not limited to providing mixed-use development in the City's urban core, affordable housing and housing supply, publicly accessible open space, pedestrian and bike improvements, transportation demand management (TDM), and customized zoning with an emphasis on high-quality design.

It is clear how East West Partners' vision for the site closely aligned with the goals and recommendations in the Cherry Creek Area Plan and Blueprint Denver.

I am excited for this project to move forward, as it has been under review and in discussions with the community for well over two years. I strongly urge Denver City Council to approve this project based on the significant number of public benefits and improvements it will bring to the Cherry Creek area and Denver as a whole.

Thank you for the opportunity to provide my support for Cherry Creek West.

Sincerely,  
Monica Corrado

--

Monica Corrado (nee Smith-Acuña), PsyD  
Licensed Clinical Psychologist  
Marigold Assessment and Psychotherapy  
<https://www.marigoldassessmentandpsychotherapy.com/>



**From:** [Patrick Shannon](#)  
**To:** [Peñafiel Vial, Maria F. - CPD CE2159 City Planner Principal](#)  
**Subject:** [EXTERNAL] Rezoning Application 2022i-00264 (2500 E 1st Avenue)  
**Date:** Thursday, August 1, 2024 10:57:54 AM

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Dear Ms. Peñafiel,

I am writing this letter in support of the Cherry Creek West project and rezoning bounded by 1<sup>st</sup> Avenue, University Blvd, Clayton Street, and the Cherry Creek Trail.

Cherry Creek West delivers on a wide range of City goals and priorities, including but not limited to providing mixed-use development in the City's urban core, affordable housing and housing supply, publicly accessible open space, pedestrian and bike improvements, transportation demand management (TDM), and customized zoning with an emphasis on high-quality design.

It is clear how East West Partners' vision for the site closely aligned with the goals and recommendations in the Cherry Creek Area Plan and Blueprint Denver.

I am excited for this project to move forward, as it has been under review and in discussions with the community for well over two years. I strongly urge Denver City Council to approve this project based on the significant number of public benefits and improvements it will bring to the Cherry Creek area and Denver as a whole.

Thank you for the opportunity to provide my support for Cherry Creek West.

Sincerely,  
Patrick Shannon

## Support Email

Dear Ms. Peñafiel,

As a Denver resident at 830 Leyden street & hangar club including multiple apartment projects , I am writing this letter in support of the PUD-G 36 rezoning application and large development review framework for the Cherry Creek West project located at 2500 East 1<sup>st</sup> Avenue. The Cherry Creek West plan and rezoning delivers on a wide range of City and neighborhood goals and priorities, including but not limited to:


- **Connecting the surrounding neighborhoods to the Creek** and Cherry Creek Trailway—delivering on the namesake of the neighborhood and visions set forth in numerous neighborhood planning efforts over the years.
- Setting forth PUD zoning regulations, design standards and guidelines, and design review processes (CCN DAB) to ensure this important site will be held to **very high standard of development** and in line with the surrounding Cherry Creek area.
- Delivering **affordable housing** units in line with the City’s Expanding Housing Affordability (EHA) goals for a high impact site—enabling more people who work in Cherry Creek to afford to live in the neighborhood.
- Providing substantially **more open space than required** and the first meaningful open spaces and community gathering spaces to the Cherry Creek area in many years.
- **Significantly upgrading the pedestrian and bicycle network** in the area and establishing meaningful and enhanced **Transportation Demand Management (TDM)** strategies and regulations for the site.
- Performing a full traffic and mobility study and **delivering improvements outlined in the Infrastructure Master Plan (IMP)**.

Quality infill development like Cherry Creek West helps to achieve the concept of a 15-minute neighborhood and is exactly what a healthy, growing and thriving City needs.

East West Partners has done an extensive amount of community and neighborhood outreach over the past 2.5 years and has been a good partner to surrounding community and numerous City agencies—each of which has asked for a lot.

I strongly urge the Denver City Council to approve this project and rezoning application and appreciate the partnership between the City, community, and developer that is evident in the rezoning application and large development framework documents (Infrastructure Master Plan, Housing Agreement, Development Agreement).

Sincerely,



Daren Schmidt

830 Leyden Street.

Hangar Club, Tennyson Place, Highland Place, Emerson Place

Cc: Amanda Sawyer, Denver City Council, District 5 Denver City Council

**From:** [William \(Bill\) James](#)  
**To:** [Planningboard - CPD](#)  
**Cc:** [Penafiel Vial, Maria F. - CPD CE2159 City Planner Principal](#)  
**Subject:** [EXTERNAL] RE: PUD-G 36 - Cherry Creek West 2500 E 1st Ave. - Official Map Amendment #2022I-00264  
**Date:** Sunday, August 4, 2024 5:05:05 PM  
**Attachments:** [image001.png](#)

---

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Denver Planning Board,

I am a commercial and residential real estate appraiser, a resident of Virginia Village who offices in Cherry Creek East, a former member of the Cherry Creek Steering Committee when I lived in Cherry Creek North for some 25 years, a current member of the Board of Transportation Solutions and a former member of the Board of Directors of RTD. I write to support approval of the PUD-G 36 application for the Cherry Creek West project at 2500 East 1st Avenue.

Based on the presentations I have observed by the developer, East West Partners and my review of the application, I see that development of Cherry Creek West based on the submitted plan and application will activate an underused site which has very adequate infrastructure. The development will fulfill many City and neighborhood goals and priorities including expanded affordable housing, more open space than required, improved mobility through Transportation Demand Management (TDM), implementation of Blueprint Denver, and connection of Cherry Creek North with the Cherry Creek Trail.

As a long-time nearby resident and business owner I suggest that the Denver Planning Board and City Council approve this application.

**Bill James**

**William M. James MAI CCIM MBA**  
**Managing Director**



Intelica Valuation Services, LLC dba JRES Intelica CRE  
90 Madison Street, Suite 403, Denver, Colorado 80206-5413  
Office 303-316-6768 | Mobile 303-316-6788 | Main 303-388-1100

[website](#) | [map](#) | [VCard](#)

**From:** [Griffin Merenda](#)  
**To:** [Peñafiel Vial, Maria F. - CPD CE2159 City Planner Principal](#)  
**Subject:** [EXTERNAL] Rezoning  
**Date:** Thursday, August 1, 2024 9:42:48 PM

---

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Dear Ms. Peñafiel,

As a Denver resident, I am writing this letter in support of the PUD-G 36 rezoning application and large development review framework for the Cherry Creek West project located at 2500 East 1st Avenue. The Cherry Creek West plan and rezoning delivers on a wide range of City and neighborhood goals and priorities, including but not limited to:

- Connecting the surrounding neighborhoods to the Creek and Cherry Creek Trailway—delivering on the namesake of the neighborhood and visions set forth in numerous neighborhood planning efforts over the years.
- Setting forth PUD zoning regulations, design standards and guidelines, and design review processes (CCN DAB) to ensure this important site will be held to a very high standard of development and in line with the surrounding Cherry Creek area.
- Delivering affordable housing units in line with the City’s Expanding Housing Affordability (EHA) goals for a high impact site—enabling more people who work in Cherry Creek to afford to live in the neighborhood.
- Providing substantially more open space than required and the first meaningful open spaces and community gathering spaces to the Cherry Creek area in many years.
- Significantly upgrading the pedestrian and bicycle network in the area and establishing meaningful and enhanced Transportation Demand Management (TDM) strategies and regulations for the site.
- Performing a full traffic and mobility study and delivering improvements outlined in the Infrastructure Master Plan (IMP).

Quality infill development like Cherry Creek West helps to achieve the concept of a 15-minute neighborhood and is exactly what a healthy, growing and thriving City needs.

East West Partners has done an extensive amount of community and neighborhood outreach over the past 2.5 years and has been a good partner to the surrounding community and numerous City agencies—each of which has asked for a lot.

I strongly urge the Denver City Council to approve this project and rezoning application and appreciate the partnership between the City, community, and developer that is evident in the rezoning application and large development framework documents (Infrastructure Master

Plan, Housing Agreement, Development Agreement).

Sincerely,  
Griffin Merenda, Baker Resident

**From:** [Emily Tracy](#)  
**To:** [Peñafiel Vial, Maria F. - CPD CE2159 City Planner Principal](#)  
**Subject:** [EXTERNAL] Subject: Rezoning Application 2022i-00264 (2500 E 1st Avenue)  
**Date:** Thursday, August 1, 2024 1:20:19 PM

---

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Dear Ms. Peñafiel,

I am writing this letter in support of the Cherry Creek West project and rezoning bounded by 1<sup>st</sup> Avenue, University Blvd, Clayton Street, and the Cherry Creek Trail.

Cherry Creek West delivers on a wide range of City goals and priorities, including but not limited to providing mixed-use development in the City's urban core, affordable housing and housing supply, publicly accessible open space, pedestrian and bike improvements, transportation demand management (TDM), and customized zoning with an emphasis on high-quality design.

It is clear how East West Partners' vision for the site closely aligned with the goals and recommendations in the Cherry Creek Area Plan and Blueprint Denver.

I am excited for this project to move forward, as it has been under review and in discussions with the community for well over two years. I strongly urge Denver City Council to approve this project based on the significant number of public benefits and improvements it will bring to the Cherry Creek area and Denver as a whole.

Thank you for the opportunity to provide my support for Cherry Creek West.

Sincerely,  
Emily Tracy

--  
---

Emily Tracy  
[eltracy13@gmail.com](mailto:eltracy13@gmail.com)  
9194494803

# Planning Board Comments



|                      |                       |
|----------------------|-----------------------|
| Submitted on         | 5 August 2024, 5:05PM |
| Receipt number       | 677                   |
| Related form version | 3                     |

## Your information

|                         |   |
|-------------------------|---|
| Name                    | The Polo Club North Condominium Association |
| Address or neighborhood | 2552 E Alameda Avenue, Denver, CO           |
| ZIP code                | 80209                                       |
| Email                   | lynne.sullivan@poloclubnorth.com            |

## Agenda item you are commenting on

Rezoning

## Rezoning

|                     |                   |
|---------------------|-------------------|
| Address of rezoning | 2500 E 1st Avenue |
| Case number         | 2022i-00264       |

## 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 opposition

Your comment:

The Polo Club North Condominium Association at 2552 E Alameda Avenue, consisting of 126 Units, opposes the scope and size of the Cherry Creek West redevelopment proposed by East West Partners. The traffic corridors around Cherry Creek are already overloaded with cars traveling through Cherry Creek from the east and south, or coming to Cherry Creek for work, or to shop. We support planned redevelopment with less density, and transportation designed to take the burden off local neighborhoods streets

---

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



|                      |                       |
|----------------------|-----------------------|
| Submitted on         | 5 August 2024, 8:53PM |
| Receipt number       | 679                   |
| Related form version | 3                     |

## Your information

|                         |                           |
|-------------------------|---------------------------|
| Name                    | Julie Thomas              |
| Address or neighborhood | District 6                |
| ZIP code                | 80209                     |
| Email                   | coisthebest2019@gmail.com |

## Agenda item you are commenting on

Plan

## Rezoning

Address of rezoning

Case number

## Draft plan

|                           |              |
|---------------------------|--------------|
| Plan area or neighborhood | Cherry Creek |
|---------------------------|--------------|

## 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 opposition

Your comment:

Dear City Council and Planning Board Members,

I am writing to express my strong concerns regarding the proposed Cherry Creek West project by East West Partners. After careful consideration of the plans, I believe the current proposal is excessively dense and requires significant revisions to address issues of density, traffic, and congestion.

The scale of this mixed-use development project is alarming; the density is far too intense for the Cherry Creek area. This level of development will undoubtedly lead to increased traffic congestion and strain our local infrastructure.

It appears that the planning board is granting East West Partners an undue amount of flexibility and concessions. The proposed rezoning to allow for buildings up to 13 stories tall raises concerns about whether the interests of developers are being prioritized over those of residents and the community at large.

The traffic impact of this development cannot be overstated. Cherry Creek is already experiencing congestion issues, and adding such a significant number of new residents, office workers, and retail customers will only exacerbate this problem. The developer's claims about traffic mitigation measures should be scrutinized much more rigorously.

Furthermore, the proposed building heights of up to 13 stories are completely out of character with the adjacent Cherry Creek Mall. This will create a stark contrast to the existing urban landscape and set a concerning precedent for future developments in the area.

I urge the city council and planning board to reconsider the current proposal and require East West Partners to significantly scale back their plans. We need development that respects the existing character of Cherry Creek and doesn't overwhelm our infrastructure. The current proposal for Cherry Creek West fails on both counts.

Additionally, this project with the new development at the Sear's site and other developments just a couple of blocks away in Cherry Creek is TOO MUCH TOO SOON.

It's time for our city officials to stand up for the residents of Denver and demand a more reasonable, less dense development plan for Cherry Creek West and the surrounding neighborhood. The future livability and character of our community depend on it.

Sincerely,  
Julie Thomas

---

**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



|                      |                        |
|----------------------|------------------------|
| Submitted on         | 6 August 2024, 10:32AM |
| Receipt number       | 684                    |
| Related form version | 3                      |

## Your information

|                         |                      |
|-------------------------|----------------------|
| Name                    | Francis Brian Barron |
| Address or neighborhood | 61 S GARFIELD ST     |
| ZIP code                | 80209-3115           |
| Email                   | fbarron@comcast.net  |

## Agenda item you are commenting on

Rezoning

## Rezoning

|                     |  |
|---------------------|--|
| Address of rezoning | Cherry Creek West/2500 E. First Avenue |
| Case number         | Application #20221-00264               |

## 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?

Moderate opposition

Your comment:

The proposed project will increase traffic and density to an area that already suffers from heavy traffic due to limited access points and increased residential and office density. It is important that the developer work closely with the City of Denver and the Cherry Creek Steering Committee stakeholders to mitigate the negative impacts on traffic and quality of life during construction and after completion of the proposed project. As such, the project should not be approved until the developer signs a Community Benefit Agreement that aligns with what the developer presented to Cherry Creek Steering Committee stakeholders. Thank you for your consideration.

---

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



|                      |                       |
|----------------------|-----------------------|
| Submitted on         | 6 August 2024, 1:12PM |
| Receipt number       | 685                   |
| Related form version | 3                     |

## Your information

|                         |                              |
|-------------------------|------------------------------|
| Name                    | Ed Beckman and Michael Parra |
| Address or neighborhood | Cherry Creek                 |
| ZIP code                | 80209                        |
| Email                   | ebeckman@aol.com             |

## Agenda item you are commenting on

Rezoning

## Rezoning

|                     |  |
|---------------------|--|
| Address of rezoning | Cherry Creek West/2500 E. First Avenue |
| Case number         | 20221-00264                            |

## 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?

---

Your comment:

Dear Planning Board Members,

As residents/property owners in Cherry Creek for over two decades, we generally favor improvement to the area. However, the current plans under consideration for Cherry Creek West presented by East-West Partners have us concerned.

We urge to Board Members to complete their due diligence by seeing to it that East-West Partners agrees IN WRITING to safeguards and guarantees regarding building heights, densities, open space, and control of construction impacts. Will you ensure a signed Community Benefit Agreement, reflecting the desires of the Cherry Creek Steering Committee, is in place prior to the Board granting approval of the project?

Looking for your support, as we hope to support you.

Sincerely,  
Edward Beckman & Michael Parra

---

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



|                      |                        |
|----------------------|------------------------|
| Submitted on         | 6 August 2024, 10:55PM |
| Receipt number       | 686                    |
| Related form version | 3                      |

## Your information

|                         |                        |
|-------------------------|------------------------|
| Name                    | Arthur Lewis           |
| Address or neighborhood | 161 vine St Denver, CO |
| ZIP code                | 80206                  |
| Email                   | 1570mass@gmail.com     |

## Agenda item you are commenting on

Rezoning

## Rezoning

|                     |                |
|---------------------|----------------|
| Address of rezoning | 2500 E 1st Ave |
| Case number         | #2022i-00264   |

## 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:

To the Denver Planning Board

My name is Arthur Lewis

I was born in Denver and have lived in the 100 block of Vine St. for over 20 years.

I live about as close as one can live to this project.

I am in support of the project and think it will be a great benefit for economic development and tax revenue. I wish the buildings were built higher. During this process I hope you have confirmed that these developers have the financing and resources to make this project a reality- the last thing we want is a half built building or development.

Thank you

Arthur Lewis

---

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



|                      |                       |
|----------------------|-----------------------|
| Submitted on         | 7 August 2024, 9:02AM |
| Receipt number       | 687                   |
| Related form version | 3                     |

## Your information

|                         |                         |
|-------------------------|-------------------------|
| Name                    | Brooks Waldman          |
| Address or neighborhood | 66 South Garfield St.   |
| ZIP code                | 80209                   |
| Email                   | brookswaldman@gmail.com |

## Agenda item you are commenting on

Rezoning

## Rezoning

|                     |  |
|---------------------|--|
| Address of rezoning | Zoning-Code/Map-Amendments/2500-E-1st-Avenue |
| Case number         | 2022i-00264                                  |

## 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 your would like to comment on

## Submit your comments

---

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

Strong opposition

Your comment:

As a member of Cherry Creek East Neighborhood Association and the Cherry Creek Steering Committee, I am supportive of the "Development and Community Benefit Agreement" being presented today by Lou Raders, chair of the CCSC. Without the execution of this agreement, I cannot in good faith support this project for all the reasons that Ms. Raders will be enumerating today! Thank you for your attention and due consideration of this agreement and it's importance for the future impact of this immense project on the Cherry Creek community.

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:** [Jeremy Bronson](#)  
**To:** [Peñafiel Vial, Maria F. - CPD CE2159 City Planner Principal](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#)  
**Subject:** [EXTERNAL] Support for Cherry Creek West  
**Date:** Wednesday, August 7, 2024 9:29:16 AM

---

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Dear Ms. Peñafiel and Councilmember Sawyer,

As a Denver resident who lives walking distance from the Cherry Creek neighborhood, I am writing in support of the PUD-G 36 rezoning application and large development review framework for the Cherry Creek West project.

Quality infill development like Cherry Creek West helps to achieve the concept of a 15-minute neighborhood and is exactly what Denver needs. I am particularly supportive of the intentional ways East West Partners has addressed affordable housing, connections to surrounding neighborhoods like mine, upgrades to pedestrian and bicycle accessibility, and overall traffic management. East West Partners has also impressed me with their extensive community and neighborhood outreach and willingness to adapt their planning to these diverse stakeholder priorities.

I strongly urge City Council to approve this project and rezoning application and appreciate the strength of partnership among the City, community, and developer.

Thank you for your consideration.

**Jeremy Bronson** (he | him)  
701 N Marion St, Denver, CO 80218  
[jlbronson@yahoo.com](mailto:jlbronson@yahoo.com) | **M** 303.638.3814

**From:** [Kelly Pretzer](#)  
**To:** [Penafiel Vial, Maria F. - CPD CE2159 City Planner Principal](#)  
**Cc:** [Sawyer, Amanda - CC Member District 5 Denver City Council](#)  
**Subject:** [EXTERNAL] Support for Cherry Creek West  
**Date:** Friday, August 2, 2024 9:20:04 AM

---

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Dear Ms. Peñafiel,

As a nearby Denver resident, I am writing this letter in support of the PUD-G 36 rezoning application and large development review framework for the Cherry Creek West project located at 2500 East 1<sup>st</sup> Avenue. The Cherry Creek West plan and rezoning delivers on a wide range of City and neighborhood goals and priorities. For me, the most important issue is the delivery of affordable housing units that will enable people who work in Cherry Creek to afford to live in the neighborhood and also add to the overall supply of affordable housing in Denver. This project will also create an influx of market rate units to assist with overall supply issues that create affordable housing issues.

I strongly urge the Denver City Council to approve this project and rezoning application and appreciate the partnership between the City, community, and developer that is evident in the rezoning application and large development framework documents (Infrastructure Master Plan, Housing Agreement, Development Agreement).

Kelly Pretzer

**From:** [Michael Hughes](#)  
**To:** [Penafiel Vial, Maria F. - CPD CE2159 City Planner Principal](#)  
**Cc:** [Office of Councilwoman Serena Gonzales-Gutierrez](#); [Office of Councilwoman Sarah Parady](#); [City Council District 5](#)  
**Subject:** [EXTERNAL] Support for Cherry Creek West Rezoning  
**Date:** Thursday, August 1, 2024 9:15:06 AM

---

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I am a Hilltop resident and am writing in support of the PUD-G 36 rezoning application and large development review framework for the Cherry Creek West project located at 2500 East 1<sup>st</sup> Avenue.

The Cherry Creek West plan and rezoning delivers on a wide range of citywide and neighborhood goals and priorities. Those most important to me are:

- Creating more housing, and in particular, more affordable housing, in an area that has seen prices skyrocket and housing types move in the direction of massive, single-family estates.
- Creating density at a level that can support real transit ridership and service; transit-oriented development is essential if we going to have a real transit system in the city.
- Connecting the surrounding neighborhoods to the Cherry Creek Trailway and to the creek and providing vitally important open space.
- Placemaking – creating public spaces that encourage community gathering and support community-serving businesses.
- Real commitment to matching new development with transportation (in every mode) including significant improvements to bike and pedestrian networks.
- Launching a full traffic and mobility study and delivering improvements outlined in the Infrastructure Master Plan (IMP).

I strongly urge the Planning Board to recommend approval and the Denver City Council to approve this project and rezoning application and appreciate the partnership among the City, community, and developer that is evident in the rezoning application and large development framework documents (Infrastructure Master Plan, Housing Agreement, Development Agreement).

Sincerely,

Michael Hughes  
40 South Bellaire Street  
Denver, CO 80246  
303-941-8010  
[mhughes2923@gmail.com](mailto:mhughes2923@gmail.com)

cc: Denver City Council, District 5 and At-Large Council members

[DenverCouncil5@denvergov.org](mailto:DenverCouncil5@denvergov.org)

**From:** [Sarah Komppa](#)  
**To:** [Penafiel Vial, Maria F. - CPD CE2159 City Planner Principal](#)  
**Cc:** [Sawyer, Amanda - CC Member District 5 Denver City Council](#)  
**Subject:** [EXTERNAL] Support Letter for Cherry Creek West Rezoning  
**Date:** Thursday, August 1, 2024 3:41:30 PM  
**Attachments:** [Outlook-11qyhns.png](#)

---

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Francisca Peñafiel  
Community Planning and Development  
City & County of Denver  
201 W Colfax Avenue, Dept. 205  
Denver CO 80205

*Sent via email to: [Francisca.Penafiel@Denvergov.org](mailto:Francisca.Penafiel@Denvergov.org)*

Dear Ms. Peñafiel,

As a Principal at Tryba Architects and a nearby Denver resident living in Congress Park , I am writing this letter in support of the PUD-G 36 rezoning application and large development review framework for the Cherry Creek West project located at 2500 East 1st Avenue.

East West Partners has gone above and beyond to conduct community and neighborhood outreach over the past 2.5 years and has been a good partner to the surrounding community. The plan meets the many goals of our City's Comprehensive Plan and helps to densify our city in the right place, adjacent to an amazing trail network and the livable urban neighborhood of Cherry Creek North. They have been patient with and agreeable to countless City agencies throughout a process that in other cities would have taken mere months. We should be lucky to have East West developing on this site in Denver, not punishing them with 2.5 years of entitlement work.

I strongly urge the Denver City Council to approve this project and rezoning application and appreciate the partnership between the City, community, and developer that is evident in the rezoning application and large development framework documents (Infrastructure Master Plan, Housing Agreement, Development Agreement).

Sincerely,

Sarah Komppa, Principal  
Tryba Architects  
1620 Logan St. Denver, CO 80206

Cc: Amanda Sawyer, Denver City Council, District 5



Denver City Council

**Sarah Komppa, AIA, LEED AP**  
Principal

**TRYBA ARCHITECTS**

1620 Logan Street  
Denver, CO 80203  
Main: 303.831.4010  
Direct: 303.894.5390

**DENVER | FORT WORTH | DALLAS**

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8/6/2021

Francisca Peñafiel  
Community Planning and Development  
City & County of Denver  
201 W Colfax Avenue, Dept. 205  
Denver, CO 80202  
[francisca.penafiel@denvergov.org](mailto:francisca.penafiel@denvergov.org)

Dear Ms. Peñafiel,

I am writing this letter in support of the Cherry Creek West project and rezoning bounded by 1<sup>st</sup> Avenue, University Blvd, Clayton Street, and the Cherry Creek Trail.

Cherry Creek West delivers on a wide range of City goals and priorities, including but not limited to providing mixed-use development in the City's urban core, affordable housing and housing supply, publicly accessible open space, pedestrian and bike improvements, transportation demand management (TDM), and customized zoning with an emphasis on high-quality design.

It is clear how East West Partners' vision for the site closely aligned with the goals and recommendations in the Cherry Creek Area Plan and Blueprint Denver.

I am excited for this project move forward, as it has been under review and in discussions with the community for well over two years. I strongly urge Denver City Council to approve this project based on the significant number of public benefits and improvements it will bring to the Cherry Creek area and Denver as a whole.

Thank you for the opportunity to provide my support for Cherry Creek West.

Sincerely,

Jeff Robert  
303-589-1448

Cc: Amanda Sawyer, Denver City Council, District 5  
Denver City Council

**From:** [Brigner, Owen - CC YA2246 City Council Aide Senior](#)  
**To:** [Penafiel Vial, Maria F. - CPD CE2159 City Planner Principal](#)  
**Cc:** [Rezoning - CPD](#)  
**Subject:** FW: [EXTERNAL] Christine Agnew  
**Date:** Thursday, August 8, 2024 9:42:11 AM  
**Attachments:** [image001.png](#)

---

FYI for the record!



**Owen Brigner**  
Senior Council Aide, District 5  
Phone: 720-786-3045  
1437 Bannock St, Rm. 451  
Denver, CO 80202

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---

**From:** Christine Agnew <christinedagnew@gmail.com>  
**Sent:** Wednesday, August 7, 2024 5:06 PM  
**To:** City Council District 5 <DenverCouncil5@denvergov.org>  
**Subject:** [EXTERNAL] Christine Agnew

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To Amanda Sawyer District 5

>

> To whom it may concern:

>

> I am a homeowner living in Polo Club North, 2552 E Alameda, unit 110 . I am very concerned about the density of the project that would rezone 13 acres on the west side of the Cherry Creek Mall for a massive mixed use development of high rises called Cherry Creek West.

>

> This project threatens to undermine its own neighborhood and neighbors like us. This will destroy the character of our neighborhood and bring unwelcome and troublesome congestion, traffic and poor air quality. This is not to mention a lack of light caused by shadows of tall buildings.

>

> Cherry Creek is already too crowded and congested. We live close but are unable to

frequent the businesses and restaurants because of traffic and restricted and u available parking.

>

> Thank you for your attention.

>

> Christine Agnew

> 2552 EAlameda Ave #110

> Denver, CO 80209

> Sent from my iPad

# Planning Board Comments



|                      |                        |
|----------------------|------------------------|
| Submitted on         | 7 August 2024, 11:37AM |
| Receipt number       | 688                    |
| Related form version | 3                      |

## Your information

|                         |                         |
|-------------------------|-------------------------|
| Name                    | Barbara H Metzger       |
| Address or neighborhood | 242 South Monroe Street |
| ZIP code                | 80209                   |
| Email                   | bhm242@comcast.net      |

## Agenda item you are commenting on

Rezoning

## Rezoning

|                     |                   |
|---------------------|-------------------|
| Address of rezoning | 2500 E 1st Avenue |
| Case number         | 20221-00264       |

## 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?

---

Your comment:

I am not objecting to development of this parcel by East/West, the chosen lessee of the property owner, The Temple Hoyne Buell Foundation.

The serious issue for Planning Board to be aware of is this PUD's application for allowances that do not identify or guarantee what has been presented to the public. Support for the project has been growing because of the site specific, confirmed number and location of building, their height, and the amenities, both built and open space/Cherry Creek accessible. The PUD application seeks approval for broad interpretations of site build out. This project will take the next decade to complete, so it is imperative for the residential neighborhoods within statistical Cherry Creek and their neighbors to the south, north and northeast, that a site specific Development Agreement with Community Benefits clarify the site specific build out and amenities confirmed in the East/West presentations, include a process for monitoring the DACB expectations for the build out, and provide a road map for expected outcomes for Cherry Creek West until its successful completion. It is my understanding that there is already work underway by the Cherry Creek Steering Committee (whose residential members represent the relevant RNOs impacted by Cherry Creek West.) How frustrating if the property owner and the developer cannot work with their residential neighbors toward a DACB after garnering support for what could be such a jewel for Cherry Creek. Thank you for considering my comments. Respectfully, Barbara H Metzger, 242 S Monroe St 80209

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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



|                      |                        |
|----------------------|------------------------|
| Submitted on         | 7 August 2024, 11:42AM |
| Receipt number       | 689                    |
| Related form version | 3                      |

## Your information

|                         |                            |
|-------------------------|----------------------------|
| Name                    | Tracy Winchester           |
| Address or neighborhood | 217 South Jackson St.      |
| ZIP code                | 80209                      |
| Email                   | tracyjwinchester@gmail.com |

## Agenda item you are commenting on

Rezoning

## Rezoning

|                     |                      |
|---------------------|----------------------|
| Address of rezoning | 2500 E. First Avenue |
| Case number         | 20221-00264          |

## 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 your would like to comment on

## Submit your comments

---

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

Moderate opposition

Your comment:

My neighbors in Cherry Creek East, North, and Country Club would like the developers East-West Partners to work with the Cherry Creek Steering Committee to execute a Community Benefit Agreement before the Planning Board gives its approval.

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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.