

Memorandum

To: Cherry Creek North Neighborhood Association (CCNNA) Board, c/o Gene Hohensee
Land Use, Transportation and Infrastructure (LUTI) Committee c/o Kyle Dalton

CC: Councilwoman Jeanne Robb

From: Columbine Development Inc.

Date: January 7, 2013

Re: 245 Columbine Development

As a result of four meetings with representatives of the CCNNA after the 11/27/12 LUTI meeting, in addition to the numerous discussions over the course of the past year, the development team for 245 Columbine was asked to send a memo to the CCNNA board with the intent to abide by four principles asked of your President. These principles are listed below and will be addressed separately in this document:

1) Contextual Fit

As an urban design principle, Contextual Fit can be defined as the notion of how do individual buildings and urban design elements that are consistent with a sense of place and which relate to each other in a holistic way. When considering the particular question of contextual fit within the Cherry Creek North District, one important relationship is to older structures which have occupied the Columbine Street between 2nd and 3rd. The relationship is also relevant to taller and higher density development that has been realized within in the District over the past several decades along Josephine Street and along 1st and 2nd Avenue (Clayton Lane and North Creek as examples). If one is to imagine contextual relationships as envisioned by the approved CCN Area Plan this speaks to a much denser urban design within the District, with heights along 1st Avenue ranging from 8 stories to 12 stories. Height and density of 8 stories is encouraged along 2nd Avenue with mid-block heights moving north between 5 and 7 stories and reducing in height to 4 stories abutting 3rd Avenue.

The emerging context along Columbine Street between 2nd and 3rd is best-imagined comparative to 250 Columbine project on the east side of the street across from the proposed 245 Columbine Street project. The WDG project has received Planning Board and City Council approval and has been endorsed by the CCNNA as appropriate density for future development within the District. The Regulating Plan describes the buildable envelope as follows;

- The southern 110' shall be 8 stories
- The mid-block height extending within 150' of 3rd Avenue shall be 7 stories in height.

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cars that park at this building will stay on Josephine which is an arterial street. This by and large will address many concerns for the traffic and safety impact of this project, with regards to parking, the building will provide sufficient spaces to meet the requirements for the future tenants.