

**From:** [Ellen Reynolds](#)  
**To:** [City Council District 10](#); [City Council District 5](#); [dencc - City Council](#)  
**Cc:** [Kaiser, Libby - CPD CE0429 City Planner Senior](#)  
**Subject:** [EXTERNAL]  
**Date:** Sunday, September 25, 2022 7:27:47 PM

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Dear City Council,

I hope you will reject the proposal for rezoning at Bayaud and Madison.

When I moved into our wonderful neighborhood, it was a big change for me. But I moved with the expectation of a 3 story neighborhood. Recently I have seen near by neighborhoods ( 2nd and Madison and now 2nd and Cook) add 5 story buildings. It completely changes the neighborhood.

Now Cherry Creek West has been approved.

I hope you can respect the current zoning and not change our neighborhood, as there is so much other development happening.

Thank you for your consideration.

Ellen Reynolds  
20 S. Monore St.  
Denver, CO

**From:** [Walt Smith](#)  
**To:** [dencc - City Council](#)  
**Cc:** [Kaiser, Libby - CPD CE0429 City Planner Senior](#)  
**Subject:** [EXTERNAL] 121 S Madison and 3400 E Bayaud rezoning application #20211-00052  
**Date:** Thursday, September 22, 2022 7:32:21 PM

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Dear Denver City Council Members:

My wife Tonya and I purchased our row home at 51 S Monroe Street in December of 2004. One of the things we liked when we bought our home and still love about Cherry Creek East, is it is predominately a low-density residential area, especially the properties on Madison Street, going East. As a result, our neighborhood is less congested with excess traffic, making the area perfect for walking and bike riding.

**Denver City Council Members, we are asking you to vote no on the proposed rezoning of 121 S Madison and 3400 E Bayaud rezoning application #2021I-00052 for the following reasons:**

**A. THIS REZONING IS NOT CONSISTENT WITH THE ADOPTED PLANS.**

The rezoning request is in conflict to the Cherry Creek Area Plan and Blueprint Denver 2040. Specifically, Blueprint Denver states that precedence should be given to local area plans whenever they are available. **In this case, that is the Cherry Creek Area Plan and that plan states that both 3400 E Bayaud and 121 S Madison are appropriately zoned at 3-stories.**

- The City Council, having recently relied upon these area plans as a significant part of the justification for the rezoning approval for the at 50 S Steele (just 100s of feet away), should continue to rely on these plans for subsequent and similar rezoning requests. To do otherwise, would be tantamount to spot zoning and preferential treatment for this developer.

**B. THIS REZONING DOES NOT FURTHER PUBLIC HEALTH, SAFETY AND WELFARE.**

The rezoning request would join two separate properties on separate streets and essentially create a mega property with two 5-story towers connected across the alley. While this may be lovely for the privileged occupants of those luxury buildings, it will create a new, and permanent barrier for the rest of the community to access Pulaski Park. A massive, private barrier as the proposed project will serve to isolate and endanger the public's health, safety and welfare with reduced access and visibility of the Denver Public Park. Pulaski Park is the only public park in Cherry Creek East and access, especially from the most densely populated corner should not be further restricted by joining multiple properties together with a rezoning request which will result in blocking public access to the park. This mega property also plans to channel all its vehicle traffic off East Bayaud through the alley to a parking garage. East Bayaud is both a city designated bike route and a designated collector road. It is the designated route for fire and other emergency vehicles transiting and responding to Cherry Creek East. The proposed routing of these additional vehicles just feet from the congested intersection of S Madison and E Bayaud would create additional safety hazards for emergency vehicles and cyclists.

### **C. THE REZONING IS NOT CONSISTENT WITH THE NEIGHBORHOOD CONTEXT.**

The rezoning is not consistent with the neighborhood context in that it would be the only 5-story building on the block of S Madison and E Bayaud. It would dwarf the adjacent buildings on S Madison and especially the immediately adjacent 2-story residence. There are no buildings of this proposed height or scale adjacent to Pulaski Park and the Cherry Creek Area Plan specifically states that buildings along the park should be limited to the 3-stories. Blueprint Denver states that precedence should be given to local area plans when available.

Over the years, we have been supportive of most all the rezoning proposals and new development in Cherry Creek East. Our position of voting against the rezoning application is consistent with the other residents of Cherry Creek East, as noted in a survey recently completed Cherry Creek East Neighborhood Association, of which we are members. Thanks in advance for supporting the residents of Cherry Creek East by voting no on this rezoning application.

Sincerely,

Walt and Tonya Smith

51 S Monroe Street

Denver, CO 80209

[wsmithdenver@gmail.com](mailto:wsmithdenver@gmail.com)

908-770-5372 Cell

**From:** [Ione Hartley](#)  
**To:** [denc - City Council](#)  
**Subject:** [EXTERNAL] 3400 Bayaud and 121 Madison rezoning from three to five stories  
**Date:** Thursday, September 22, 2022 3:02:40 PM  
**Attachments:** [3400 rezoning.pdf](#)

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**From:** [Jim Kohner](#)  
**To:** [City Council District 5; dence - City Council](#)  
**Subject:** [EXTERNAL] Fwd: 3400 E Bayaud and 121 S Madison  
**Date:** Thursday, September 22, 2022 9:58:59 PM

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Hello -

I live in Cherry Creek East and oppose the rezoning request for the above properties.

It would add to the congestion and is against the previously adopted plans for Denver.

Thank you,

James Kohner

**From:** [Nancy Rebek](#)  
**To:** [City Council District 10](#); [denc - City Council](#); [City Council District 5](#)  
**Cc:** [Kaiser, Libby - CPD CE0429 City Planner Senior](#)  
**Subject:** [EXTERNAL] Please do NOT rezone Cheery Creek East  
**Date:** Thursday, September 22, 2022 8:30:14 PM  
**Importance:** High

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I urge all council members, especially who were voted to *represent residents of Cherry Creek East*, to respect the wishes of those who live here.

Please **REJECT THE REZONING** proposed for 3400 E Bayaud and 121 S Madison (Application #20211-00052).

The infrastructure cannot support it; numerous repairs have been needed to sewer and water lines.

Simply put, it is NOT consistent with the adopted plan; most importantly, it threatens the health, safety and welfare of all who live in the area.

The traffic is largely unregulated as stop signs are routinely ignored, as is the speed limit. Children live here, elderly live here, people walk, bike and take out their dogs. Daily I witness a near miss to a tragic accident.

Go monitor the Bayaud & Madison intersection ; you will see the high risk of all who dare cross it.

As a 20 plus year resident of the neighborhood, please---it is time to just say NO to the developers.

Thank you.

*Nancy*

Nancy Rebek  
156 South Jackson St  
[nancy@nrpr.com](mailto:nancy@nrpr.com)  
303-941-2527

**From:** [Randall Moke](#)  
**To:** [dencc - City Council](#)  
**Cc:** [Kaiser, Libby - CPD CE0429 City Planner Senior](#)  
**Subject:** [EXTERNAL] Proposed development  
**Date:** Thursday, September 22, 2022 7:24:44 PM

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Dear Council Members:

My wife and I agree with all of the points raised by "We Agree on Three" regarding the proposed development of E. Bayaud. and S. Madison Streets. This development is not only wrong for this location, it is not in conformance with many, many, many plans and blueprints previously discussed and approved.

We are retired and live across the street (150 S. Madison St.) from the proposed behemoth and, frankly, see only degradation of our neighborhood and our lifestyle with this development.

It provides nothing that will improve our neighborhood, regardless of whether or not the developer includes an "ice cream parlor" (as suggested previously by his PR flaks). And, no, we are not interested in "energizing" our neighborhood (as proposed by the developer in his presentations).

Please ask yourself what your position would be if this project was proposed across for your home.

Thank you for your consideration.

Randall Moke  
150 S. Madison St., #102 (btw, formerly a Hilltop homeowner)  
Denver, CO 80209

**From:** [Roger Bullard](#)  
**To:** [denc - City Council](#)  
**Cc:** [Kaiser, Libby - CPD CE0429 City Planner Senior](#)  
**Subject:** [EXTERNAL] Reasons for rejecting proposed rezoning (Application #2021I-00052).  
**Date:** Friday, September 23, 2022 11:06:47 AM

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Dear Council Members:

I urge you to **REJECT THE REZONING** proposed for 3400 E Bayaud and 121 S Madison (Application #2021I-00052).

I moved to Denver from Connecticut in 2021. My four children live in Cherry Creek. I became a Cherry Creek East resident specifically because of the three-floor residential zoning that surrounds me at the corner of Bayaud and S. Monroe. I specifically rejected other locations nestled within high rise residential/commercial structures. I urge you to reject rezoning Application #2021I-00052, because it damages the character of the neighborhood in the ways detailed below:

**THIS REZONING IS NOT CONSISTENT WITH THE ADOPTED PLANS.**

- The rezoning request is contrary to the Cherry Creek Area Plan and Blueprint Denver 2040. Blueprint Denver states that precedence should be given to local area plans whenever available. *The Cherry Creek Area Plan states that both 3400 E Bayaud and 121 S Madison are appropriately zoned at 3-stories.* The City Council recently relied on these area plans as important in their justification for the rezoning approval at nearby 50 S Steele. I ask that they apply similar judgment to subsequent/similar rezoning requests. Otherwise it might appear as spot zoning, perhaps preferential treatment for this applicant.

**THIS REZONING DOES NOT FURTHER PUBLIC HEALTH, SAFETY AND WELFARE.**

- Rezoning for big development should add benefit to the community. The applicant initially proposed a much taller project with C-MX zoning, offering the community commercial retail space and publicly available amenities. The City Planning and Development professional staff declined that rezoning request. This developer then reduced his application to 5-stories and with G-RX zoning. The current application no longer fulfills the requirement for retail space and public amenities. The applicant's request for rezoning does not further public health, safety, or welfare. If anything, it removes existing businesses and jobs from the community.
- The rezoning request joins two separate properties on separate streets. This establishes a mega property with two 5-story towers connected across the alley. In effect it creates a new and permanent barrier for the rest of the



community to access Pulaski Park. The effect of this massive, private barrier will be to isolate and endanger the public's health, safety and welfare through reduced access and visibility of the Denver Public Park. Pulaski Park is the only public park in Cherry Creek East. This application blocks public access to the Park through allowing the applicant's construction of joined multiple properties.

- The applicant's mega property channels its vehicular traffic off East Bayaud through the alley to a parking garage. East Bayaud is both a City designated bike route and a designated collector road. It is the designated route for fire and other emergency vehicles transiting and responding to Cherry Creek East. The proposed routing of these additional vehicles just feet from the congested intersection of S Madison and E Bayaud creates additional safety hazards for emergency vehicles and cyclists.

**THE REZONING IS NOT CONSISTENT WITH THE NEIGHBORHOOD CONTEXT.**

- The proposed rezoning is inconsistent with the neighborhood context. It will be the only 5-story building on the block of S Madison and E Bayaud. It will dwarf the adjacent buildings on S Madison, especially the immediately adjacent 2-story residence. There are no buildings of this proposed height or scale adjacent to Pulaski Park. The Cherry Creek Area Plan specifically states that parkside buildings should be limited to 3-stories. Blueprint Denver states that precedence should be given to local area plans when available.

Thank you for your attention to my letter. I write out of concern to retain the residential 3-story character of Cherry Creek East, not out of a general rejection of development, per se.

Roger C. Bullard MBA, MDiv  
111 S Monroe St (B202)  
Denver, Colorado 80209  
[roger.bullard@outlook.com](mailto:roger.bullard@outlook.com)  
(203)722-1535

**From:** [Gaylene Garbizo](#)  
**To:** [City Council District 10](#)  
**Cc:** [Kaiser, Libby - CPD CE0429 City Planner Senior](#); [City Council District 5](#); [dencc - City Council](#); ["We Agree On Three"](#)  
**Subject:** [EXTERNAL] Reject 3400 E Bayaud Rezoning  
**Date:** Friday, September 23, 2022 11:58:17 PM

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Dear Council Member Hinds

I urge you to **REJECT THE REZONING** proposed for 3400 E Bayaud and 121 S Madison (Application #2021I-00052).

I've been a Cherry Creek East resident for many years and pride myself in being a strong supporter of smart development. I love Cherry Creek East and respect the need for the community to evolve. In recent years, I've supported the approved rezoning of development projects at multiple locations in Cherry Creek East which cumulatively will add over 900 housing units.

I am also proud to note that Cherry Creek East is home to two large senior living communities including Kavod Senior Life which has over 200 HUD subsidized housing units. Cherry Creek East is a small area of less than one square mile with high-density housing, high-rises, office buildings and many duplexes and row-homes. Cherry Creek East is also the proud host to the City's gem, the Gates Tennis center which attracts tennis and pickle ball enthusiasts from across the City and the metro area.

The reasons I urge you to reject this specific rezoning request are:

**THIS REZONING IS NOT CONSISTENT WITH THE ADOPTED PLANS.**

- The rezoning request is contrary to the Cherry Creek Area Plan and Blueprint Denver 2040. Specifically, Blueprint Denver states that precedence should be given to local area plans whenever they are available. **In this case, that is the Cherry Creek Area Plan and that plan states that both 3400 E Bayaud and 121 S Madison are appropriately zoned at 3-stories.**
  - The City Council, having recently relied upon these area plans as a significant part of the justification for the rezoning approval for the at 50 S Steele (just 100s of feet away), should continue to rely on these plans for subsequent and similar rezoning requests. To do otherwise, would be tantamount to spot zoning and preferential treatment for this developer.

## **THIS REZONING DOES NOT FURTHER PUBLIC HEALTH, SAFETY AND WELFARE.**

- Rezoning for big development should bring some benefit to the community. In this instance the developer originally proposed to the City a much taller project with C-MX zoning and promised the community commercial retail space and publicly available amenities. The City Planning and Development professional staff rightfully assessed that rezoning request to be a non-starter and the developer revised to the current request at 5-stories and with G-RX zoning. The developer has effectively eliminated the requirement for retail space and stated the public amenities will be eliminated. This rezoning does not further the public health, safety, or welfare. If anything, it removes existing businesses and jobs from the community.
- The rezoning request would join two separate properties on separate streets and essentially create a mega property with two 5-story towers connected across the alley. While this may be lovely for the privileged occupants of those luxury buildings, it will create a new, and permanent barrier for the rest of the community to access Pulaski Park. A massive, private barrier as the proposed project will serve to isolate and endanger the public's health, safety and welfare with reduced access and visibility of the Denver Public Park. Pulaski Park is the only public park in Cherry Creek East and access, especially from the most densely populated corner should not be further restricted by joining multiple properties together with a rezoning request which will result in blocking public access to the park.
- This mega property also plans to channel all its vehicle traffic off East Bayaud through the alley to a parking garage. East Bayaud is both a City designated bike route and a designated collector road. It is the designated route for fire and other emergency vehicles transiting and responding to Cherry Creek East. The proposed routing of these additional vehicles just feet from the congested intersection of S Madison and E Bayaud would create additional safety hazards for emergency vehicles and cyclists.

## **THE REZONING IS NOT CONSISTENT WITH THE NEIGHBORHOOD CONTEXT.**

- The rezoning is not consistent with the neighborhood context in that it would be the only 5-story building on the block of S Madison and E Bayaud. It would dwarf the adjacent buildings on S Madison and especially the immediately adjacent 2-story residence. There are no buildings of this proposed height or scale adjacent to Pulaski Park and the Cherry Creek Area Plan specifically states that buildings along the park should be limited to the 3-stories. Blueprint Denver states that precedence should be given to local area plans when available.

Finally, I want to remind you that I am not in any way anti-development or anti-rezoning. I have supported many smart rezoning and development decisions. I am simply against this specific rezoning for the reasons stated and especially because it goes against the Cherry Creek Area Plan.

Respectfully,  
Gaylene Garbizo  
170 South Jackson Street, #105

**From:** [Robin Pittman](#)  
**To:** [dencc - City Council](#)  
**Subject:** [EXTERNAL] REJECT THE REZONING proposed for 3400 E Bayaud and 121 S Madison (Application #2021I-00052).  
**Date:** Friday, September 23, 2022 9:52:44 AM

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Please REJECT THE REZONING proposed for 3400 E Bayaud and 121 S Madison (Application #2021I-00052).

I'm an East Cherry Creek homeowner and wish to preserve the existing character of this neighborhood. We cannot continue to absorb high-rise apartment buildings.

Specifically,

This application is not consistent with the Cherry Creek Area Plan and Blueprint Denver 2040. Specifically, Blueprint Denver states that precedence should be given to local area plans whenever they are available. In this case, that is the Cherry Creek Area Plan and that plan states that both 3400 E Bayaud and 121 S Madison are appropriately zoned at 3-stories.

Also, we're waiting for the city's decision on the proposed Cherry Creek development overlay. Allowing developers to "keep moving forward" without the overlay is a disservice to city employees, elected officials and residents who have been working on it for years. This takes into consideration the existing neighborhood context that is predominately three-story owner-occupied townhomes.

Finally, the project doesn't enhance public health, safety or welfare. It will add traffic and car fumes. This is important to consider in light of the Kavod senior center nearby, as well as the Garfield Street bike path.

Respectfully,  
Robin Pittman, 66 S. Monroe St.

**From:** [Brittany Gutberg](#)  
**To:** [denc - City Council](#); [Kaiser, Libby - CPD CE0429 City Planner Senior](#)  
**Subject:** [EXTERNAL] REJECT THE REZONING proposed for 3400 E Bayaud and 121 S Madison  
**Date:** Monday, September 26, 2022 2:25:22 PM

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Dear Council Members,

I urge you to **REJECT THE REZONING** proposed for 3400 E Bayaud and 121 S Madison (Application #20211-00052).

I've been a Cherry Creek East resident for many years and pride myself in being a strong supporter of smart development. I love Cherry Creek East and respect the need for the community to evolve. In recent years, I've supported the approved rezoning of development projects at multiple locations in Cherry Creek East which cumulatively will add over 900 housing units.

I am also proud to note that Cherry Creek East is home to two large senior living communities including Kavod Senior Life which has over 200 HUD subsidized housing units. Cherry Creek East is a small area of less than one square mile with high-density housing, high-rises, office buildings and many duplexes and row-homes. Cherry Creek East is also the proud host to the City's gem, the Gates Tennis center which attracts tennis and pickle ball enthusiasts from across the City and the metro area.

The reasons I urge you to reject this specific rezoning request are:

**THIS REZONING IS NOT CONSISTENT WITH THE ADOPTED PLANS.**

- The rezoning request is contrary to the Cherry Creek Area Plan and Blueprint Denver 2040. Specifically, Blueprint Denver states that precedence should be given to local area plans whenever they are available. **In this case, that is the Cherry Creek Area Plan and that plan states that both 3400 E Bayaud and 121 S Madison are appropriately zoned at 3-stories.**
  - The City Council, having recently relied upon these area plans as a significant part of the justification for the rezoning approval for the at 50 S Steele (just 100s of feet away), should continue to rely on these plans for subsequent and similar rezoning requests. To do

otherwise, would be tantamount to spot zoning and preferential treatment for this developer.

**THIS REZONING DOES NOT FURTHER PUBLIC HEALTH, SAFETY AND WELFARE.**

- Rezoning for big development should bring some benefit to the community. In this instance the developer originally proposed to the City a much taller project with C-MX zoning and promised the community commercial retail space and publicly available amenities. The City Planning and Development professional staff rightfully assessed that rezoning request to be a non-starter and the developer revised to the current request at 5-stories and with G-RX zoning. The developer has effectively eliminated the requirement for retail space and stated the public amenities will be eliminated. This rezoning does not further the public health, safety, or welfare. If anything, it removes existing businesses and jobs from the community.
- The rezoning request would join two separate properties on separate streets and essentially create a mega property with two 5-story towers connected across the alley. While this may be lovely for the privileged occupants of those luxury buildings, it will create a new, and permanent barrier for the rest of the community to access Pulaski Park. A massive, private barrier as the proposed project will serve to isolate and endanger the public's health, safety and welfare with reduced access and visibility of the Denver Public Park. Pulaski Park is the only public park in Cherry Creek East and access, especially from the most densely populated corner should not be further restricted by joining multiple properties together with a rezoning request which will result in blocking public access to the park.
- This mega property also plans to channel all its vehicle traffic off East Bayaud through the alley to a parking garage. East Bayaud is both a City designated bike route and a designated collector road. It is the designated route for fire and other emergency vehicles transiting and responding to Cherry Creek East. The proposed routing of these additional vehicles just feet from the congested intersection of S Madison and E Bayaud would

create additional safety hazards for emergency vehicles and cyclists.

**THE REZONING IS NOT CONSISTENT WITH THE NEIGHBORHOOD  
CONTEXT.**

- The rezoning is not consistent with the neighborhood context in that it would be the only 5-story building on the block of S Madison and E Bayaud. It would dwarf the adjacent buildings on S Madison and especially the immediately adjacent 2-story residence. There are no buildings of this proposed height or scale adjacent to Pulaski Park and the Cherry Creek Area Plan specifically states that buildings along the park should be limited to the 3-stories. Blueprint Denver states that precedence should be given to local area plans when available.

Finally, I want to remind you that I am not in any way anti-development or anti-rezoning. I have supported many smart rezoning and development decisions. I am simply against this specific rezoning for the reasons stated and especially because it goes against the Cherry Creek Area Plan.

Respectfully,

Brittany Gutberg  
124 South Garfield St, Denver CO 80209



**From:** [JANE NERO](#)  
**To:** [City Council District 10](#); [City Council District 5](#); [dencc - City Council](#)  
**Cc:** [Kaiser, Libby - CPD CE0429 City Planner Senior](#)  
**Subject:** [EXTERNAL] Rezoning of 3400 Bayaud Ave. & 121 S. Madison  
**Date:** Thursday, September 22, 2022 7:01:15 PM

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I have lived in Denver for 30 years and in the Cherry Creek neighborhood for 9 years. I love my neighborhood. Cherry Creek East is a small area of less than one square mile with high-density housing, high-rises, office buildings and many duplexes and row-homes.

I believe that the city's neighborhoods need to be a part of planning the very places in which we live. I know that growth and development are inevitable in Denver, but it sometimes seems that citizen/neighborhood input is discouraged or falls on deaf ears. Please prove me wrong.

I ask that you deny the request to rezone 3400 Bayaud Ave. and 121 S. Madison St. from 3-stories to 5-stories, with plans to build apartment buildings of 100 units or more and retail as well. Rezoning both of these lots will have a negative impact on this neighborhood.

Increased neighborhood traffic and on-street parking will certainly make what is already a busy area even more busy and more unsafe. This afternoon, I drove through this area on my way home as I do every day. There was absolutely no on-street parking, drivers were waiting in the street for other cars to vacate their parking place (so traffic was backed up ) and the intersection was quite busy. On top of that, I witnessed a pedestrian who was almost hit while trying to cross the street. And.....it was not rush hour, it was 2 p.m. in the afternoon!

Rezoning to 5 stories is not consistent with the Blueprint Denver 2040 Plan or the Cherry Creek East Area Plan (which the neighborhood worked long and hard to develop). It's disheartening to work so hard and then have our plan completely ignored. Once again, it feels as if government is not listening to it's constituents but proceeding as they or someone with more influence or money wish. It should be noted that Blueprint Denver 2040 states that precedence should be given to local area plans whenever they are available.

Deviating from Blueprint Denver 2040 and the Cherry Creek East Area Plan sets a dangerous precedent for future rezoning requests. Both lots are adjacent to a two story (zoned 3-story) residential building. The owner of that adjacent building has publicly stated that he would have his building also rezoned to 5-story if this rezoning is approved. It's a domino effect which I hope you will help to avoid. This can and will happen in other neighborhoods as well.

As a long-time citizen of Denver and Cherry Creek, I ask that you please consider what is in the best interest of your citizens and reject this application.

Jane Nero

111 S. Monroe St., A-102  
Denver, CO  
303-552-1380

**From:** [ken.hehir](#)  
**To:** [dencc - City Council](#)  
**Cc:** [Kaiser, Libby - CPD CE0429 City Planner Senior](#)  
**Subject:** [EXTERNAL] REZONING proposed for 3400 E Bayaud and 121 S Madison (Application #2021I-00052).  
**Date:** Sunday, September 25, 2022 2:36:20 PM

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Dear Council Members

I urge you to **REJECT THE REZONING** proposed for 3400 E Bayaud and 121 S Madison (Application #2021I-00052).

I've been a Cherry Creek East resident for 5 years and pride myself in being a strong supporter of smart development. My residence is directly across the street from 121 S Madison. I love Cherry Creek East and respect the need for the community to evolve. In recent years, I've supported the approved rezoning of development projects at multiple locations in Cherry Creek East which cumulatively will add over 900 housing units.

I am also proud to note that Cherry Creek East is home to two large senior living communities including Kavod Senior Life which has over 200 HUD subsidized housing units. Cherry Creek East is a small area of less than one square mile with high-density housing, high-rises, office buildings and many duplexes and row-homes. Cherry Creek East is also the proud host to the City's gem, the Gates Tennis center which attracts tennis and pickle ball enthusiasts from across the City and the metro area.

The reasons I urge you to reject this specific rezoning request are:

**THIS REZONING IS NOT CONSISTENT WITH THE ADOPTED PLANS.**

- The rezoning request is contrary to the Cherry Creek Area Plan and Blueprint Denver 2040. Specifically, Blueprint Denver states that precedence should be given to local area plans whenever they are available. **In this case, that is the Cherry Creek Area Plan and that plan states that both 3400 E Bayaud and 121 S Madison are appropriately zoned at 3-stories.**
  - The City Council, having recently relied upon these area plans as a significant part of the justification for the rezoning approval for the at 50 S Steele (just 100s of feet away), should continue to rely on these plans for subsequent and similar rezoning requests. To do otherwise, would be tantamount to spot zoning and preferential treatment for this developer.

## **THIS REZONING DOES NOT FURTHER PUBLIC HEALTH, SAFETY AND WELFARE.**

- Rezoning for big development should bring some benefit to the community. In this instance the developer originally proposed to the City a much taller project with C-MX zoning and promised the community commercial retail space and publicly available amenities. The City Planning and Development professional staff rightfully assessed that rezoning request to be a non-starter and the developer revised to the current request at 5-stories and with G-RX zoning. The developer has effectively eliminated the requirement for retail space and stated the public amenities will be eliminated. This rezoning does not further the public health, safety, or welfare. If anything, it removes existing businesses and jobs from the community.
- The rezoning request would join two separate properties on separate streets and essentially create a mega property with two 5-story towers connected across the alley. While this may be lovely for the privileged occupants of those luxury buildings, it will create a new, and permanent barrier for the rest of the community to access Pulaski Park. A massive, private barrier as the proposed project will serve to isolate and endanger the public's health, safety and welfare with reduced access and visibility of the Denver Public Park. Pulaski Park is the only public park in Cherry Creek East and access, especially from the most densely populated corner should not be further restricted by joining multiple properties together with a rezoning request which will result in blocking public access to the park.
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**THE REZONING IS NOT CONSISTENT WITH THE NEIGHBORHOOD CONTEXT.**

- The rezoning is not consistent with the neighborhood context in that it would be the only 5-story building on the block of S Madison and E Bayaud. It would dwarf the adjacent buildings on S Madison and especially the immediately adjacent 2-story residence. There are no buildings of this proposed height or scale adjacent to Pulaski Park and the Cherry Creek Area Plan specifically states that buildings along the park should be limited to the 3-stories. Blueprint Denver states that precedence should be given to local area plans when available.

Finally, I want to remind you that I am not in any way anti-development or anti-rezoning. I have supported many smart rezoning and development decisions. I am simply against this specific rezoning for the reasons stated and especially because it goes against the Cherry Creek Area Plan.

Sincerely

Ken & Allison Hehir  
150 S Madison St, Unit 104  
Denver CO 80209

**From:** [Fry, Logan M. - CC YA2246 City Council Aide Senior](#)  
**To:** [dencc - City Council](#)  
**Subject:** FW: [BULK] [EXTERNAL] Plan for rezoning the east side of S. Madison at E. Bayaud to Cherry Creek East Association  
**Date:** Monday, September 26, 2022 9:50:43 AM  
**Attachments:** [image001.png](#)

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Sincerely,



**Logan Fry**  
Senior Aide District 5  
Phone: 720-337-5555  
1437 Bannock Street, Rm. 451  
Denver, CO 80202

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**From:** Alex Nelsen <[alexlnelsen@gmail.com](mailto:alexlnelsen@gmail.com)>  
**Sent:** Sunday, September 25, 2022 9:03 PM  
**To:** City Council District 5 <[DenverCouncil5@denvergov.org](mailto:DenverCouncil5@denvergov.org)>  
**Cc:** Amy Livingston <[amyliv26@gmail.com](mailto:amyliv26@gmail.com)>  
**Subject:** [BULK] [EXTERNAL] Plan for rezoning the east side of S. Madison at E. Bayaud to Cherry Creek East Association

Dear Councilwoman Sawyer –

My name is Alex Nelsen and my family, and I have been property owners in the Cherry Creek East (CCE) Community for over ten years.

I am writing to you today to express my objection and opposition to the high-rise property development that is being proposed within the Cherry Creek East area of Council District 10 and is currently under your Council's review.

Together with hundreds of my fellow neighbors and Community Members I wish to have the residential nature, architecture, and idyllic atmosphere of the Cherry Creek East Community preserved. To this end I wish to express my preference and desire to have the **2012 Cherry Creek Area Plan** and the **2019 Blueprint 2040** zoning – which was promised to us, and upon which hundreds of people based their long-term living decisions – upheld.

A five-story, high rise development will have an undeniably profound, and irreversible impact on our neighborhood's character in terms of architectural structure, population density, privacy, traffic, safety (associated with increased traffic volume), noise, and pollution.

Five-story development would most certainly degrade and forever ruin the community's unique atmosphere and environment, devalue existing properties, and greatly diminish the quality of life our community enjoys and values so dearly.

Neighborhoods such as Cherry Creek East are especially important and valuable to families with young children, as they serve as a residential alternative and reprieve from high-density, high-rise city dwellings that are encroaching on every available space that (re)zoning permits.

The residents, families, and parents of CCE have purposefully selected, and *elected*, to live in the Cherry Creek East vicinity precisely because they value and cherish the architectural integrity and characteristics of the neighborhood in its current state.

A significant proportion of the CCE's community has expressed its opposition and objection to five-story development in this neighborhood. We request that you please give our concerns and wishes due consideration.

Thank you,

Alex Nelsen and Amy Livingston  
303-579-8577 / 303-870-3190  
[alexnlensen@gmail.com](mailto:alexnlensen@gmail.com) / [amyliv26@gmail.com](mailto:amyliv26@gmail.com)

**From:** [Fry, Logan M. - CC YA2246 City Council Aide Senior](#)  
**To:** [dencc - City Council](#)  
**Cc:** [Brigner, Owen - CC YA2964 City Council Aide Hourly](#)  
**Subject:** FW: [EXTERNAL] 3400 Bayaud and 121 Madison rezoning  
**Date:** Thursday, September 22, 2022 2:52:31 PM  
**Attachments:** [3400 rezoning.pdf](#)  
[image001.png](#)

---

This came in for a zoning next week I believe.

Sincerely,



**Logan Fry**  
Senior Aide District 5  
Phone: 720-337-5555  
1437 Bannock Street, Rm. 451  
Denver, CO 80202

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---

**From:** Ione Hartley <ionehartley@gmail.com>  
**Sent:** Thursday, September 22, 2022 2:49 PM  
**To:** City Council District 5 <DenverCouncil5@denvergov.org>  
**Subject:** [EXTERNAL] 3400 Bayaud and 121 Madison rezoning



**From:** [Fry, Logan M. - CC YA2246 City Council Aide Senior](#)  
**To:** [dence - City Council](#)  
**Subject:** FW: [EXTERNAL] 3400 Bayaud and 121 Madison rezoning  
**Date:** Monday, September 26, 2022 9:41:40 AM  
**Attachments:** [3400 rezoning.pdf](#)  
[image001.png](#)

---

Sincerely,



**Logan Fry**  
Senior Aide District 5  
Phone: 720-337-5555  
1437 Bannock Street, Rm. 451  
Denver, CO 80202

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---

**From:** Ione Hartley <ionehartley@gmail.com>  
**Sent:** Thursday, September 22, 2022 2:49 PM  
**To:** City Council District 5 <DenverCouncil5@denvergov.org>  
**Subject:** [EXTERNAL] 3400 Bayaud and 121 Madison rezoning

**From:** [Fry, Logan M. - CC YA2246 City Council Aide Senior](#)  
**To:** [denc - City Council](#)  
**Cc:** [Brigner, Owen - CC YA2964 City Council Aide Hourly](#)  
**Subject:** FW: [EXTERNAL] 3400 Bayaud Rezoning  
**Date:** Monday, September 26, 2022 9:34:07 AM  
**Attachments:** [3400 Bayaud Rezoning Application Letter.docx](#)  
[image001.png](#)

---

First of many emails regarding this zoning.

Sincerely,



**Logan Fry**  
Senior Aide District 5  
Phone: 720-337-5555  
1437 Bannock Street, Rm. 451  
Denver, CO 80202

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---

**From:** hunter banbury <hunterbanbury@gmail.com>  
**Sent:** Monday, September 26, 2022 9:11 AM  
**To:** Brooke Banbury <Bwbanbury@aol.com>  
**Cc:** dictrict10@denvergov.org; City Council District 5 <DenverCouncil5@denvergov.org>  
**Subject:** [EXTERNAL] 3400 Bayaud Rezoning

Dear Councilman Hinds and Councilwoman Sawyer,

Please find attached our opposition to rezoning 3400 Bayaud to five (or potentially 7 stories if affordable housing requirements are met) from the current Mx-3. We own the residence immediately adjacent to both properties. While our family as been significant developers in Denver since the 1960's we do not believe this is the appropriate project immediately adjacent to Pulaski

park and is in fact in direct conflict with the CC area development plan.

Thank you for your consideration

J. Hunter Banbury, Esq.

CEO SkyDev Corp.

**From:** [Fry, Logan M. - CC YA2246 City Council Aide Senior](#)  
**To:** [dencc - City Council](#)  
**Subject:** FW: [EXTERNAL] Dissent for the proposed 3400 E Bayaud & 121 S Madison (Application #2021I-00052)  
**Date:** Monday, September 26, 2022 9:42:35 AM  
**Attachments:** [image001.png](#)

---

Sincerely,



**Logan Fry**  
Senior Aide District 5  
Phone: 720-337-5555  
1437 Bannock Street, Rm. 451  
Denver, CO 80202

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---

**From:** DeAnna Mayes <deannamayes@gmail.com>  
**Sent:** Thursday, September 22, 2022 6:15 PM  
**To:** City Council District 5 <DenverCouncil5@denvergov.org>  
**Subject:** [EXTERNAL] Dissent for the proposed 3400 E Bayaud & 121 S Madison (Application #2021I-00052)

Dear, Councilwoman Sawyer.

I'm writing to you regarding the proposed rezoning request for 3400 E Bayaud Ave and 121 S Madison St (Application #2021I-00052) to express my strong opposition against this rezoning and to urge you to reject the proposed rezoning.

I have lived in Cherry Creek East for 10 years and have been very proud of the

responsible development that has occurred over the recent years. I personally have supported rezoning that, accumulatively, could potentially add over 900 apartment rental units to the neighborhood. Some of the most recent supported developments include 50 S. Steele St (adding 500+ rental units) and 5 Cook St (adding 20+ rental units).

Cherry Creek East is a small community that spans less than one square mile. Our neighborhood includes Gates Tennis Center and many, already existing, high-rise apartment buildings including Kavod Senior Life that offers over 200 HUD subsidized housing units.

I am against this rezoning request based on the following criteria:

***Is the rezoning consistent with adopted plans?***

- This rezoning request is not consistent with the Cherry Creek Area Plan. According to the Cherry Creek Area Plan, these two locations are appropriately zoned at 3-stories. Furthermore, the Blueprint Denver states that precedence should be given to local area plans whenever they are available, in this case the Cherry Creek Area Plan.

***Is the rezoning consistent with the neighborhood context?***

- This rezoning is not consistent with the neighborhood context. If approved, this rezoning would be the only 5-story buildings on the block of S. Madison St. and E. Bayaud Ave. It would overshadow the public tennis facility, not to mention the adjacent 2-story residence that currently exists on S. Madison St. Existing on the same block is 150 S. Madison St. a condominium building zoned as PUD. Again, the Cherry Creek Area Plan does not support buildings of this proposed height adjacent to Pulaski Park.

***Does the zoning further public health, safety, and welfare?***

- This rezoning does not further public health, safety, and welfare. The development does not provide anything to the neighborhood. Outside of adding density, for the sake of adding density, what goes to the community? In this rezoning, the developer has even adjusted their request from the original C-MX to G-RX, allowing them to not commit to providing any ground level retail space. The current buildings are office buildings, so approving this rezoning would displace all of those businesses and remove jobs from our community.

Cherry Creek East has a lot of room for development; therefore, we must be mindful of the bigger picture. I am not against development, but I strongly believe, at this point, we must take into consideration all upcoming development projects and think about the impact, collectively, they will have on our community. We should not be developing for the sake of development but for best interest of each individual community. This request of rezoning is not thoughtful to the overall future of Cherry Creek East and I strongly oppose it.

Respectfully,

DeAnna Mayes  
93 S. Monroe St.  
Denver CO 80209

**From:** [Fry, Logan M. - CC YA2246 City Council Aide Senior](#)  
**To:** [dencc - City Council](#)  
**Subject:** FW: [EXTERNAL] Reject rezone proposed for 3400 E Bayaud and 121 S Madison (Application #2021I-00052).  
**Date:** Monday, September 26, 2022 9:44:29 AM  
**Attachments:** [image001.png](#)

---

Sincerely,



**Logan Fry**  
Senior Aide District 5  
Phone: 720-337-5555  
1437 Bannock Street, Rm. 451  
Denver, CO 80202

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---

**From:** Robin Pittman <[robinpittman@yahoo.com](mailto:robinpittman@yahoo.com)>  
**Sent:** Friday, September 23, 2022 9:49 AM  
**To:** City Council District 5 <[DenverCouncil5@denvergov.org](mailto:DenverCouncil5@denvergov.org)>  
**Subject:** [EXTERNAL] Reject rezone proposed for 3400 E Bayaud and 121 S Madison (Application #2021I-00052).

Dear Councilmember Sawyer:

Please reject the rezone proposed for 3400 E Bayaud and 121 S Madison (Application #2021I-00052).

I'm an East Cherry Creek homeowner and wish to preserve the existing character of this neighborhood. We cannot continue to absorb high-rise apartment buildings.

Specifically,

This application is not consistent with the Cherry Creek Area Plan and Blueprint Denver 2040. Specifically,

Blueprint Denver states that precedence should be given to local area plans whenever they are available. In this case, that is the Cherry Creek Area Plan and that plan states that both 3400 E Bayaud and 121 S Madison are appropriately zoned at 3-stories.

Also, we're waiting for the city's decision on the proposed Cherry Creek development overlay. Allowing developers to "keep moving forward" without the overlay is a disservice to city employees, elected officials and residents who have been working on it for years. This takes into consideration the existing neighborhood context that is predominately three-story owner-occupied townhomes.

Finally, the project doesn't enhance public health, safety or welfare. It will add traffic and car fumes. This is important to consider in light of the Kavod senior center nearby, as well as the Garfield Street bike path.

Respectfully,  
Robin Pittman, 66 S. Monroe St.



**From:** [City Council District 5](#)  
**To:** [dencc - City Council](#)  
**Subject:** FW: [EXTERNAL] REJECT THE REZONING proposed for 3400 E Bayaud and 121 S Madison  
**Date:** Monday, September 26, 2022 2:32:42 PM  
**Attachments:** [image001.png](#)

---

Sincerely,



**Logan Fry**  
Senior Aide District 5  
Phone: 720-337-5555  
1437 Bannock Street, Rm. 451  
Denver, CO 80202

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---

**From:** Brittany Gutberg <[brittanygutberg@gmail.com](mailto:brittanygutberg@gmail.com)>  
**Sent:** Monday, September 26, 2022 2:24 PM  
**To:** City Council District 5 <[DenverCouncil5@denvergov.org](mailto:DenverCouncil5@denvergov.org)>  
**Cc:** Kaiser, Libby - CPD CE0429 City Planner Senior <[Libby.Kaiser@denvergov.org](mailto:Libby.Kaiser@denvergov.org)>  
**Subject:** [EXTERNAL] REJECT THE REZONING proposed for 3400 E Bayaud and 121 S Madison

Dear Council Member Amanda Sawyer,

I urge you to **REJECT THE REZONING** proposed for 3400 E Bayaud and 121 S Madison (Application #2021I-00052).

I've been a Cherry Creek East resident for seven years and pride myself in being a strong supporter of smart development. I love Cherry Creek East and respect the need for the community to evolve. In recent years, I've supported the approved rezoning of development projects at multiple locations in Cherry Creek East which cumulatively will add over 900 housing units.

I am also proud to note that Cherry Creek East is home to two large senior living communities including Kavod Senior Life which has over 200 HUD subsidized housing units. Cherry Creek East is a small area of less than one square mile with high-density housing, high-rises, office buildings and many duplexes and row-homes. Cherry Creek East is also the proud host to the City's gem, the Gates Tennis center which attracts tennis and pickle ball enthusiasts from across the City and the metro area.

The reasons I urge you to reject this specific rezoning request are:

**THIS REZONING IS NOT CONSISTENT WITH THE ADOPTED PLANS.**

- The rezoning request is contrary to the Cherry Creek Area Plan and Blueprint Denver 2040. Specifically, Blueprint Denver states that precedence should be given to local area plans whenever they are available. **In this case, that is the Cherry Creek Area Plan and that plan states that both 3400 E Bayaud and 121 S Madison are appropriately zoned at 3-stories.**
  - The City Council, having recently relied upon these area plans as a significant part of the justification for the rezoning approval for the at 50 S Steele (just 100s of feet away), should continue to rely on these plans for subsequent and similar rezoning requests. To do otherwise, would be tantamount to spot zoning and preferential treatment for this developer.

**THIS REZONING DOES NOT FURTHER PUBLIC HEALTH, SAFETY AND WELFARE.**

- Rezoning for big development should bring some benefit to the community. In this instance the developer originally proposed to the City a much taller project with C-MX zoning and promised the community commercial retail space and publicly available amenities. The City Planning and Development professional staff rightfully assessed that

rezoning request to be a non-starter and the developer revised to the current request at 5-stories and with G-RX zoning. The developer has effectively eliminated the requirement for retail space and stated the public amenities will be eliminated. This rezoning does not further the public health, safety, or welfare. If anything, it removes existing businesses and jobs from the community.

- The rezoning request would join two separate properties on separate streets and essentially create a mega property with two 5-story towers connected across the alley. While this may be lovely for the privileged occupants of those luxury buildings, it will create a new, and permanent barrier for the rest of the community to access Pulaski Park. A massive, private barrier as the proposed project will serve to isolate and endanger the public's health, safety and welfare with reduced access and visibility of the Denver Public Park. Pulaski Park is the only public park in Cherry Creek East and access, especially from the most densely populated corner should not be further restricted by joining multiple properties together with a rezoning request which will result in blocking public access to the park.
- This mega property also plans to channel all its vehicle traffic off East Bayaud through the alley to a parking garage. East Bayaud is both a City designated bike route and a designated collector road. It is the designated route for fire and other emergency vehicles transiting and responding to Cherry Creek East. The proposed routing of these additional vehicles just feet from the congested intersection of S Madison and E Bayaud would create additional safety hazards for emergency vehicles and cyclists.

### **THE REZONING IS NOT CONSISTENT WITH THE NEIGHBORHOOD CONTEXT.**

- The rezoning is not consistent with the neighborhood context in that it would be the only 5-story building on the block of S Madison and E Bayaud. It would dwarf the adjacent buildings on S Madison and especially the immediately adjacent 2-story residence. There are no buildings of this proposed height or scale adjacent to Pulaski Park and the Cherry Creek

Area Plan specifically states that buildings along the park should be limited to the 3-stories. Blueprint Denver states that precedence should be given to local area plans when available.

Finally, I want to remind you that I am not in any way anti-development or anti-rezoning. I have supported many smart rezoning and development decisions. I am simply against this specific rezoning for the reasons stated and especially because it goes against the Cherry Creek Area Plan.

Respectfully,

Brittany Gutberg  
124 South Garfield St, Denver CO 80209

**From:** [City Council District 5](#)  
**To:** [dence - City Council](#)  
**Subject:** FW: [EXTERNAL] VOTE TO REJECT THE REZONING proposed for 3400 E Bayaud and 121 S Madison (Application #2021I-00052)  
**Date:** Thursday, September 22, 2022 3:28:39 PM  
**Attachments:** [image001.png](#)

---

Another one!

Sincerely,



**Logan Fry**  
Senior Aide District 5  
Phone: 720-337-5555  
1437 Bannock Street, Rm. 451  
Denver, CO 80202

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---

**From:** Patrick O'Toole <[peotoole@gmail.com](mailto:peotoole@gmail.com)>  
**Sent:** Thursday, September 22, 2022 2:56 PM  
**To:** City Council District 5 <[DenverCouncil5@denvergov.org](mailto:DenverCouncil5@denvergov.org)>  
**Subject:** [EXTERNAL] VOTE TO REJECT THE REZONING proposed for 3400 E Bayaud and 121 S Madison (Application #2021I-00052)

Councilwoman Amanda Sawyer,

I'm writing to express my strong recommendation that you **VOTE TO REJECT**

**THE REZONING** proposed for 3400 E Bayaud and 121 S Madison (Application #2021I-00052).

I've been a Cherry Creek resident for many years and am proud myself in being a strong supporter of smart development. To give perspective, I supported the approved rezoning of development projects at:

- 50 S Steele (500+ units proposed)
- 5 Cook (30+ units proposed)
- 55 Cook (150 units)
- 3222 E 1st Ave (212 units)
- E Bayaud & S Harrison (100+ units proposed)

I am also proud to note that Cherry Creek East is home to two large senior living communities including Kavod Senior Life which has over 200 HUD subsidized housing units. It is a small area of less than one square mile with high-density housing, high-rises, office buildings and many duplexes and row-homes. Cherry Creek is also the proud host to the City's gem, the Gates Tennis center which attracts tennis and pickle ball enthusiasts from across the City and the metro area.

The reasons I urge you to reject this specific rezoning request are:

**THIS REZONING IS NOT CONSISTENT WITH THE ADOPTED PLANS.**

- The rezoning request is contrary to the Cherry Creek Area Plan and Blueprint Denver 2040. Specifically, Blueprint Denver states that precedence should be given to local area plans whenever they are available. In this case, that is the Cherry Creek Area Plan and that plan states that both 3400 E Bayaud and 121 S Madison are appropriately zoned at 3-stories.

- The City Council, having recently relied upon these area plans as a significant part of the justification for the rezoning approval for the at 50 S Steele (just 100s of feet away), should continue to rely on these plans for subsequent and similar rezoning requests. To do otherwise, would be tantamount to spot zoning and preferential treatment for this developer.

**THIS REZONING DOES NOT FURTHER PUBLIC HEALTH, SAFETY AND WELFARE.**

- The rezoning request would join two separate properties on separate streets and essentially create a mega property with two 5-story towers connected across the alley. While this may be lovely for the privileged occupants of those luxury buildings, it will create a new, and permanent barrier for the rest of the community to access Pulaski Park. A massive, private barrier as the proposed project will serve to isolate and endanger the public's health, safety and welfare with reduced access and visibility of the Denver Public Park. Pulaski Park is the only public park in Cherry Creek East and access, especially from the most densely populated corner should not be further restricted by joining multiple properties together with a rezoning request which will result in blocking public access to the park.

- This mega property also plans to channel all its vehicle traffic off East Bayaud through the alley to a parking garage. East Bayaud is both a City designated bike route and a designated collector road. It is the designated route for fire and other emergency vehicles transiting and responding to Cherry Creek East. The proposed routing of these additional vehicles just feet from the congested intersection of S Madison and E Bayaud would create additional safety hazards for emergency vehicles and cyclists.

### **THE REZONING IS NOT CONSISTENT WITH THE NEIGHBORHOOD CONTEXT.**

- The rezoning is not consistent with the neighborhood context in that it would be the only 5-story building on the block of S Madison and E Bayaud. It would dwarf the adjacent buildings on S Madison and especially the immediately adjacent 2-story residence. There are no buildings of this proposed height or scale adjacent to Pulaski Park and the Cherry Creek Area Plan specifically states that buildings along the park should be limited to the 3-stories. Blueprint Denver states that precedence should be given to local area plans when available.

In closing, I want to remind you that I am not in any way anti-development or anti-rezoning. As you can see above, I have supported many smart rezoning and development decisions. I am simply against this specific rezoning for the reasons stated and especially because it goes against the Cherry Creek Area Plan.

Respectfully,

Patrick O'Toole  
93 S Monroe ST  
Denver, Colorado



**From:** [Fry, Logan M. - CC YA2246 City Council Aide Senior](#)  
**To:** [dencc - City Council](#)  
**Subject:** FW: [EXTERNAL] VOTE TO REJECT THE REZONING proposed for 3400 E Bayaud and 121 S Madison (Application #2021I-00052)  
**Date:** Monday, September 26, 2022 9:42:15 AM  
**Attachments:** [image001.png](#)

---

Sincerely,



**Logan Fry**  
Senior Aide District 5  
Phone: 720-337-5555  
1437 Bannock Street, Rm. 451  
Denver, CO 80202

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---

**From:** Patrick O'Toole <peotoole@gmail.com>  
**Sent:** Thursday, September 22, 2022 2:56 PM  
**To:** City Council District 5 <DenverCouncil5@denvergov.org>  
**Subject:** [EXTERNAL] VOTE TO REJECT THE REZONING proposed for 3400 E Bayaud and 121 S Madison (Application #2021I-00052)

Councilwoman Amanda Sawyer,

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Respectfully,

Patrick O'Toole  
93 S Monroe ST

Denver, Colorado