

CB16-0129

BMC INVESTMENTS

210 St Paul
Denver, CO 80206

Zoning Opt-In

Design & Development Team

- BMC INVESTMENTS** → **Matt Joblon, Developer**
- 4240 ARCHITECTURE** → **Louis Bieker, Architect**
- MARTIN & MARTIN** → **Scott Paling, Civil Engineer**
- ARTIFEX 10** → **Nathan Starck, Landscape Architect**
- SAUNDERS CONSTRUCTION** → **Mike Pask, Contractor**
- THE PACHNER COMPANY** → **Marcus Pachner & Phil Workman, Public Affairs**

BMC Projects – Cherry Creek

STEELE CREEK:

- 218 Luxury Apartment Units
- 96% Leased
- Matsuhisa, AT&T, Dry Bar & AOB Med Spa

HALCYON:

- 154 Keys – Luxury Hotel
- Quality Italian, Departure
- Opens June 2016

MOXY HOTEL:

- 170 Keys – Micro Hotel
- Utilize 15% open space, community gathering space
- Opens June 2017

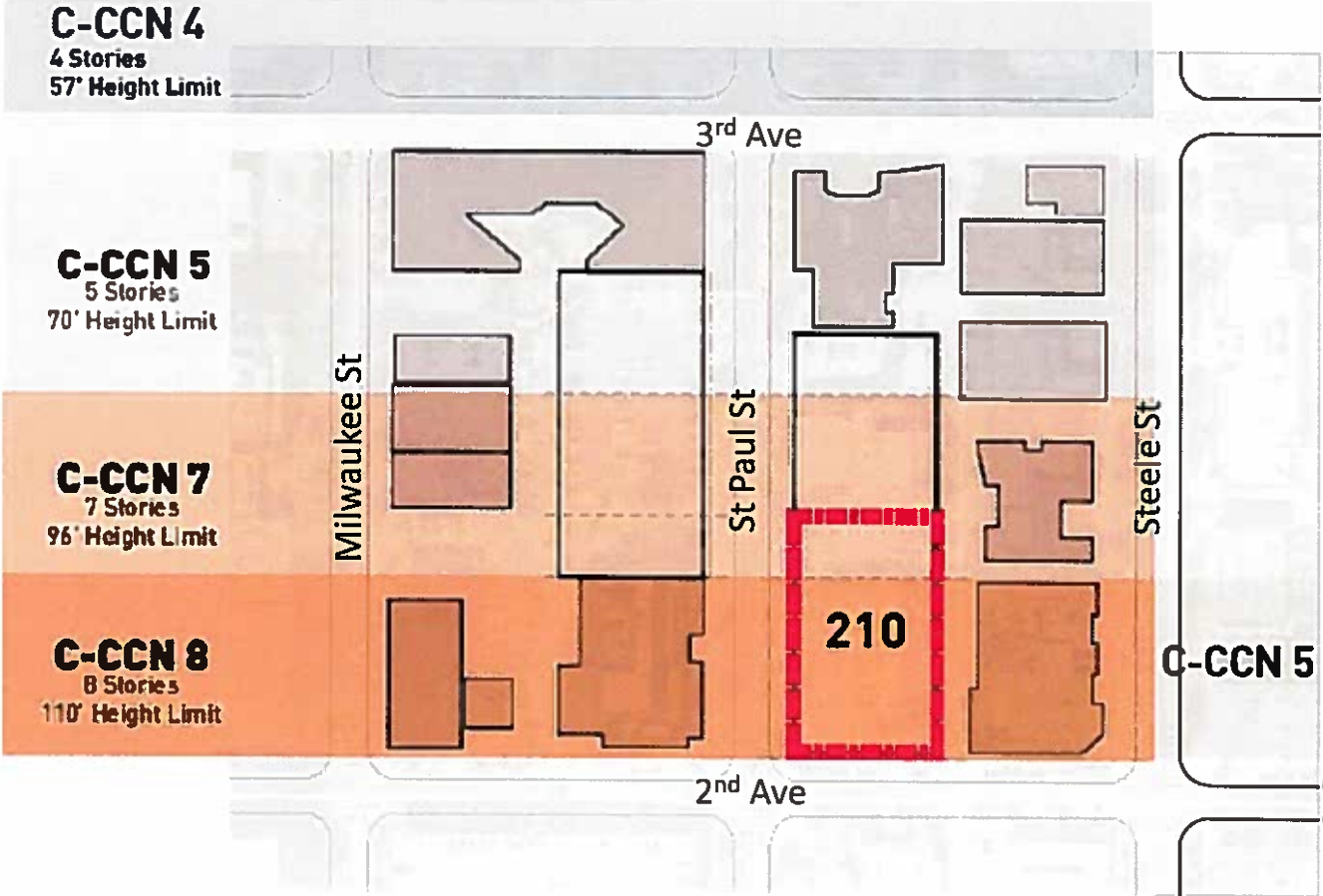
3RD & ST PAUL:

- 89 Luxury Apartment Units
- 44,000 SF of Retail
- Opens October 2017

210 ST PAUL:

- 81 Luxury Apartment Units
- 11,000 SF of Retail
- Opens October 2017

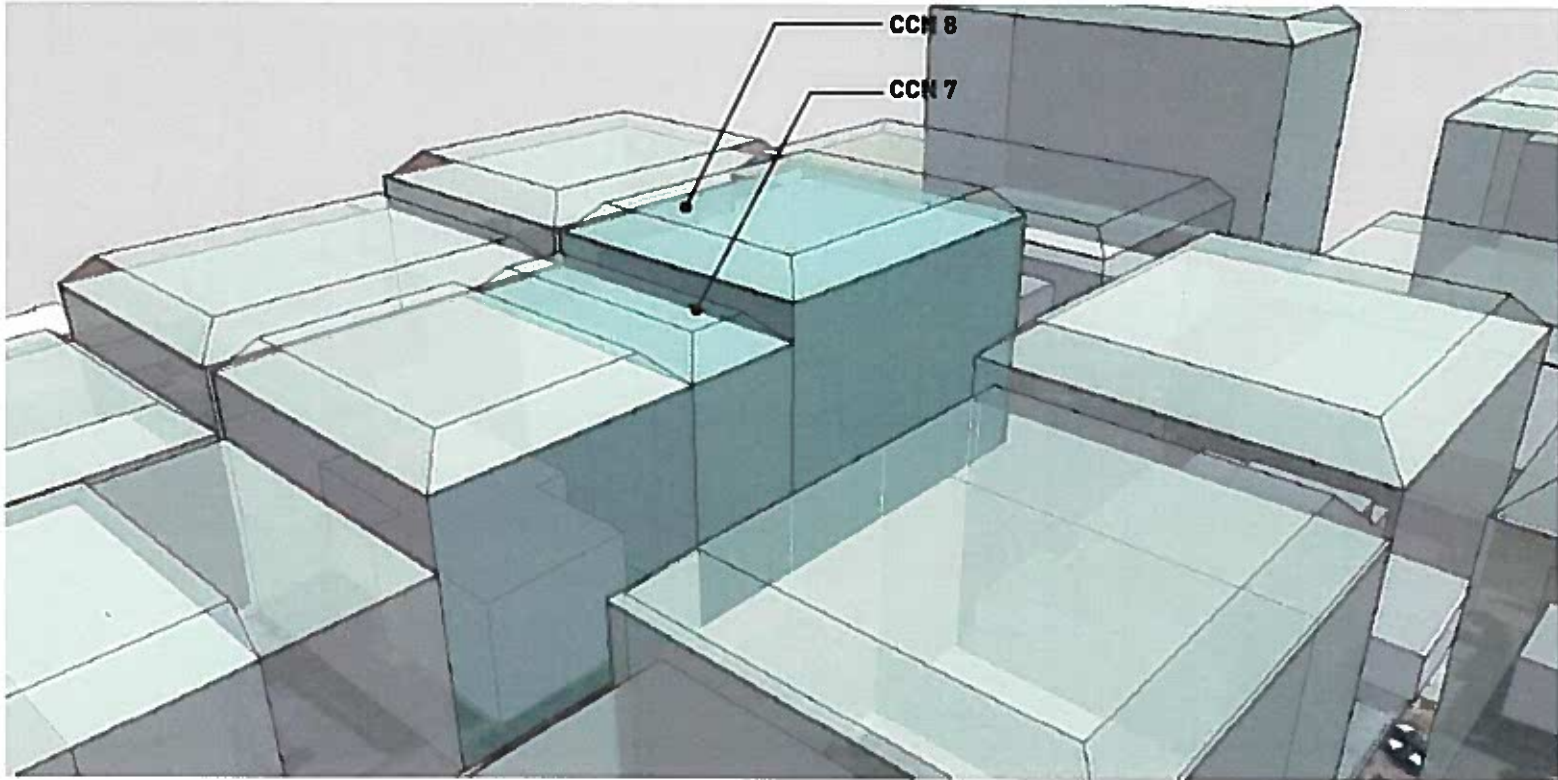
Zoning Map



210 ST PAUL

- Opt into zoning overlay of CCN 7 & CCN 8. Current zoning is PUD – G#1
- Project conforms with zoning envelope, no variances requested
- Project will provide 15% open space
- Project will provide 31 extra parking stalls above the code requirement

Neighborhood Massing – Current Zoning



All neighboring properties have opted into the CCN zoning overlay. The above diagram depicts the current zoning for all of these properties in relation to 210 St Paul.

Community Outreach

- **Cherry Creek North Neighborhood Association (Oct 2015)**
- **Cherry Creek North Neighborhood Association Board of Directors (Nov 2015)**
- **CC BID Board of Directors (Dec 2015)**
- **CC Neighborhood Roundtable Meetings (Oct-Dec 2015)**
- **CHUN (Feb 2016)**
- **Cherry Creek Area Business Alliance (Sep 2015)**
- **CC North Individual Stakeholders (Aug – Dec 2015)**

Renderings



4240

BMC INVESTMENTS

Renderings

