

Planning Board Comments



Submitted on	10 August 2024, 1:36PM
Receipt number	691
Related form version	3

Your information

Name	Meredith Gabow
Address or neighborhood	3100 Cherry Creek South Drive
ZIP code	80209
Email	lmergabow@hotmail.com

Agenda item you are commenting on

Other

Rezoning

Address of rezoning

Case number

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

general comment

Submit your comments

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

Strong support

Your comment:

This is a general comment for the members and staff to consider while reviewing a project as well as after completion

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.

[reflective curtain wall.docx](#)

To: Denver Planning Board Members and CPD Staff

Regarding: Reflective Building Facades

Dear Members and Staff,

I love Denver and our neighborhoods. I lived in Cherry Creek East for 41 years and now live (4 block south) in Miller's Park. I love my neighborhoods. I have served on the Cherry Creek Steering Committee for over 30 years, worked on numerous neighborhood plans, served on numerous transportation advisory committees, including Denver Moves: Cherry Creek.

I understand some goals of this great city are to make it pedestrian friendly and energy-wise. As a pedestrian, I experience the glass curtain-walled buildings after they are constructed and find south facing buildings reflective to the point of discomfort. While buildings might be required to comply with Energize Denver standards inside, there should be consideration made to impact on the pedestrian experience.

I suggest an afternoon field trip on a sunny day to experience this discomfort. There are ways to design buildings and use landscaping to mitigate this factor.

While I understand things change and there is lots of development moving forward. Please consider visiting projects after completion to learn from past experiences because it is a great opportunity make Denver even better.

Meredith Gabow
303.913.6037

3100 Cherry Creek South Drive #1005 Denver, CO 80209

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] Application #20221-00264, Cherry Creek West/2500 E. First Avenue Rezone
Date: Sunday, August 11, 2024 8:39:58 PM
Attachments: [image001.png](#)

For the record. Thanks!



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

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From: EDWARD BECKMAN <ebeckman@aol.com>
Sent: Sunday, August 11, 2024 11:27 AM
To: denc - City Council <denc@denvergov.org>; City Council District 5 <DenverCouncil5@denvergov.org>
Cc: Michael Parra <mrpeptx@gmail.com>
Subject: [EXTERNAL] Application #20221-00264, Cherry Creek West/2500 E. First Avenue Rezone

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Dear City Council Members,

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

We urge you to complete your 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 final approval of the project?

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

Sincerely,
Edward Beckman & Michael Parra

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] Cherry Creek Redevelopment Plan
Date: Monday, August 12, 2024 9:52:19 AM
Attachments: [image001.png](#)

For the record! Thanks!



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From: Gene Sullivan <sullyg285@gmail.com>
Sent: Monday, August 12, 2024 9:50 AM
To: City Council District 5 <DenverCouncil5@denvergov.org>
Subject: [EXTERNAL] Cherry Creek Redevelopment Plan

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Amanda,

I read with dismay, the Denver Planning Board's approval of the redevelopment of the site in Cherry Creek at the corner of 1st and University over the many objections of neighborhood groups and even local developers themselves. As someone who travels that route almost daily from Crestmoor Park, the traffic through the intersection is awful to say the least. The city, in the belief that the project will provide additional affordable housing and provide an additional tax base, once again overlooks the impact on the neighborhoods. That mass transit will somehow ease the future burden of congestion is a tiresome default justification they often offer. By their own admission, improvements in viable transit solutions are a decade away, at least, for that area.

My default solution when I drive is to traverse through various neighborhoods to avoid the chaos. Unfortunately, that alternative will likely be employed by others as the monstrosity of a project builds out.

Less scale and density on the site is common sense redevelopment. Please consider this as City Council reviews this plan.

Sincerely,

Gene Sullivan
285 Ivy St.
Denver

Sent from my iPad

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] Cherry Creek West Agreement
Date: Sunday, August 11, 2024 8:36:12 PM
Attachments: [image001.png](#)

For the record. Thanks!



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From: Nancy Terry <nancyrterry@yahoo.com>
Sent: Sunday, August 11, 2024 7:35 PM
To: denc - City Council <denc@denvergov.org>; City Council District 5 <DenverCouncil5@denvergov.org>
Subject: [EXTERNAL] Cherry Creek West Agreement

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I understand the Denver Planning Board approved recommending to City Council that the Cherry Creek West rezoning application be approved.

The purpose of this email is to strongly advocate that you withhold the recommendation **UNTIL** CCEA, Cherry Creek North, Country Club and other participating neighborhoods operating through the Cherry Creek Steering Committee **have a signed Community Benefit Agreement [CBA]** that includes key points not in the City Rezoning plan [PUD.] East/West has confirmed that many of the proposed specifications outlined by East/West in the course of its initial proposal are not actually defined in the PUD being approved by city planning. The PUD does not specify how many buildings would be permitted on site; nor does it specify the density of the structures; nor the size of the floorplates; nor the overall density of the

development."

Again, please do not approve any Cherry Creek West rezoning until a Community Benefit Agreement is signed between the developer and adjacent neighborhoods.

Sincerely,

Nancy Terry
Owner 150 So Harrison St Unit 9
Denver CO 80209

From: [Diane Barrett](#)
To: [Sawyer, Amanda - CC Member District 5 Denver City Council](#)
Cc: [Penafiel Vial, Maria F. - CPD CE2159 City Planner Principal](#)
Subject: [EXTERNAL] Cherry Creek West
Date: Monday, August 12, 2024 9:55:23 AM

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12 August 2024

Councilmember Amanda Sawyer
District 5, Denver City Council
Amanda.sawyer@denvergov.org

Dear Councilmember Sawyer,

As a Denver resident in Cherry Creek North, I am truly excited about the proposed Cherry Creek West project (the "Project") and I support the Denver Planning Board's unanimous decision to approve it. I am writing to encourage you and your colleagues to vote yes to approve the PUD-G 36 rezoning application and the large development framework documents for the Project when the Denver City Council considers the matter in September.

As a Cherry Creek partisan who walks everywhere and every day, I look forward to the enlargement and improvement of the pedestrian network in the area, particularly near the creek. As a concerned citizen I am pleased that the Project will provide more affordable housing than the City requires and as a lover of nature I am happy that the Project will provide more open space than the City requires.

I know that East West Partners has been in constant touch with the surrounding neighborhoods for several years and has been completely transparent in negotiating community benefits with them. The developer has also negotiated honestly and generously with the relevant City agencies. With compromise and a genuine desire to improve the lives of everyone in the area, East West Partners will produce quality infill development in Cherry Creek West that will enhance the whole area and substantially increase the amount of livable area in Denver.

I strongly urge the Denver City Council to approve the Project and acknowledge and appreciate the partnership among the City, community, and developer that produced it.

Sincerely,
Diane S. Barrett
Neighbor

Cc: francisca.penafiel@denvergov.org

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] Cherry Creek West Development
Date: Sunday, August 11, 2024 8:44:04 PM
Attachments: [image001.png](#)

For the record! Thanks.



Owen Brigner
Senior Council Aide, District 5
Phone: 720-786-3045
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From: Cathy Barry <cathy.c.barry@gmail.com>
Sent: Saturday, August 10, 2024 4:20 PM
To: City Council District 5 <DenverCouncil5@denvergov.org>
Subject: [EXTERNAL] Cherry Creek West Development

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Hello-

I live in Cherry Creek East and love walking around my neighborhood. When developers do not have the input of the community we end up with buildings that go up 7 stories from the sidewalk with no set back. For example the Griffis apartment building on Cook St. It feels like you are walking by a cold stinky incredible tall wall. Compared to The Seasons apartments that has a lovely park like feeling. The Seasons does have a CBA in place with CCEA.

I feel it is imperative to have a CBA in place for the Cherry Creek West Development with the surrounding communities to ensure we have a development that can be enjoyed by everyone in the area. Not a project that puts the most \$\$ in the pocket of the developer.

Sincerely,
Cathy Barry

12 S Jackson St

Sent from my iPhone

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] Cherry creek west
Date: Monday, August 12, 2024 8:52:55 AM
Attachments: [image001.png](#)

For the record. Thanks!



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From: Susan Alberts <susanlynnalberts@gmail.com>
Sent: Monday, August 12, 2024 1:17 AM
To: City Council District 5 <DenverCouncil5@denvergov.org>; dencc - City Council <dencc@denvergov.org>
Subject: [EXTERNAL] Cherry creek west

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Ad a resident of Cherry Creek East I **do not support** approval of the Cherry Creek West rezoning until a community benefit agreement is reached and signed.

[Susan Alberts](#)
5 Harrison Street

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] Cherry Creek West
Date: Monday, August 12, 2024 3:04:12 PM
Attachments: [image001.png](#)

For the record. Thanks!



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From: Marybeth Gudal <mgudal@aol.com>
Sent: Monday, August 12, 2024 1:38 PM
To: denc - City Council <denc@denvergov.org>; City Council District 5 <DenverCouncil5@denvergov.org>
Subject: [EXTERNAL] Cherry Creek West

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Dear City Council

I have lived in the Cherry Creek East area for over 10 years and believe that Cherry Creek is being over developed without any concerns of the added traffic and parking issues. I lived in Evergreen for over 20 years prior to moving "down the hill" to Cherry Creek. My Evergreen friends do not like even coming to Cherry Creek for those very reasons (too much traffic congestion and lack of parking).

Now with the added intended dense development of Cherry Creek West, without concerns of needed additional infrastructure is unacceptable.

I strongly oppose approval of the Cherry Creek West rezoning until the very least a Community Benefit Agreement is signed between the developer and adjacent concerned

neighborhoods.

Cherry Creek cannot support any more dense development, keeping building height to five stories would be helpful.

Again, the traffic along First and University is bad enough (not to mention Colorado), hate for it to get worse and it will if rezoning as is, is approved.

Thank you for your consideration
Marybeth Gudal

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] Cherry Creek West Rezoning for Average 10.5 Stories
Date: Sunday, August 11, 2024 8:40:40 PM
Attachments: [image001.png](#)

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From: Kathryn Lamping <klamping@comcast.net>
Sent: Sunday, August 11, 2024 8:46 AM
To: dencc - City Council <dencc@denvergov.org>; City Council District 5 <DenverCouncil5@denvergov.org>
Subject: [EXTERNAL] Cherry Creek West Rezoning for Average 10.5 Stories

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The Community Benefit Agreement for CCW provides valuable restrictions and details that enhance beautification, while addressing numerous concerns of the neighborhood. The ability to negotiate a meaningful CBA would be greatly reduced if the final zoning approval occurs before the details of the CBA are agreed upon.

Please hold off on the final zoning approval until the CBA is done.

Thank you.
Kathryn Lamping
CCE Resident

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] Cherry Creek West zoning - Discussion at 8/13 LUTI meeting
Date: Monday, August 12, 2024 8:52:29 AM
Attachments: [image001.png](#)

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Owen Brigner
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From: Robin Pittman <sparkyg1@gmail.com>
Sent: Sunday, August 11, 2024 9:42 PM
To: City Council District 5 <DenverCouncil5@denvergov.org>
Subject: [EXTERNAL] Cherry Creek West zoning - Discussion at 8/13 LUTI meeting

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I reside at 66 S. Monroe Street, Denver, and am sharing concerns about the proposed Cherry Creek West development that recently gained approval from the planning board. The project will be discussed at the 8/13 LUTI meeting.

While this project has many beneficial attributes, I hope the city will also attend to the infrastructure improvements that will be required to support it. This project impacts east-west traffic on 1st Avenue, Steel/Speer and Alameda boulevards, as well as north-south traffic on University and Colorado boulevards.

Additionally, I understand based on recent stories in The Denver Gazette that the developer, East/West, has not entered into a Community Benefit Agreement with the Cherry Creek Steering Committee which represents adjacent neighborhood RNOs. This is especially troubling considering that the project as described by East/West in presentations to our community is different than in the

PUD documents. For this reason, I OPPOSE approval unless a Community Benefit Agreement can be accomplished. Regards, Robin Pittman

From: [John Desmond](#)
To: [Penafiel Vial, Maria F. - CPD CE2159 City Planner Principal](#)
Cc: [Sawyer, Amanda - CC Member District 5 Denver City Council](#)
Subject: [EXTERNAL] Letter of Support for Cherry Creek West PUD rezoning application and development review application
Date: Sunday, August 11, 2024 4:49:57 PM

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Dear Ms. Peñafiel,

As a long-time Denver resident and center city advocate for the past 45 years, and as someone who has served as a steering committee member on or staff to a wide variety of City of Denver neighborhood and comprehensive plans, I am writing this letter to strongly support the PUD-G 36 rezoning application and large development review framework for the Cherry Creek West project located at 2500 East 1st Avenue.

This plan has been developed over the past two and a half years by East West Partners. I have worked previously with East West on a number of center city projects and I can state without reservation that it is a very capable, highly ethical and visionary real estate developer who really cares about making Denver a better place. East West has worked closely with surrounding stakeholders, appropriate City agencies and the community at large to carefully craft a plan and rezoning application for the Cherry Creek West project. The result is a plan and application that are consistent with both the letter and spirit of Blueprint Denver while directly addressing and supporting a series of City and neighborhood goals and priorities. These include but are not limited to:

- providing a very attractive and generous open space network (well beyond what is required) for pedestrians and cyclists that links the surrounding neighborhood to the project and the Cherry Creek corridor.
- creating a central gathering place at the heart of the open space network that fosters a strong community identity and encourages residents, employees and visitors to gather, connect and enjoy the open space.
- addressing infrastructure and mobility concerns by upgrading the area's

pedestrian and bicycle network, performing a full mobility study that delivers improvements to the adjacent infrastructure, and establishing meaningful Transportation and Demand Management (TDM) strategies for the site.

- delivering an appropriate mix of uses that will support a diverse new neighborhood, including, most importantly, affordable housing units in excess of City requirements.

- establishing development standards, guidelines and design review process that will ensure the buildings and open spaces in this project will be held to a very high standard of development.

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

Sincerely,

John Desmond

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