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As a Cherry Creek East resident and former CCEA RNO board member, I am sharing ideas and concerns raised by our local community regarding the proposed Cherry Creek West (CCW) development plan. While some of these concerns may be addressed in the neighborhood agreement, others are incremental and thus I request your consideration.

I hope this checklist will be helpful as you navigate the next steps in the CCW development process.

*Overall Assessment:*

In general, the development of CCW aligns with our city's interests. The land is underutilized, and the project could contribute to meeting housing needs. However, the size, increased density, and potential traffic impacts are major concerns expressed by my neighbors. We have an opportunity to ensure that the CCW plan sets a precedent for future large-scale developments for our city.

*Specific Recommendations:*

### **Traffic Management**

- Underpass for Cherry Creek North Drive: Consistent with original plans, this would create an above ground, pedestrian-friendly access to the creek. Is this still a possibility?
- Extend Cherry Creek Drive North from University to Steele: This could reduce traffic volume on First Avenue.
- Pedestrians/Cyclists: Consider burying sections of University and First Avenue for safer pedestrian crossings and increased above-the-tunnels green space. Alternatively, but less attractive, consider 2 bridges (over University and over First Avenue)

- Traffic Study: Conduct and publish an unbiased traffic impact study to assess increase related to both this proposed CCW project and to this area's (CCN) ongoing population density/growth.

## **Sustainability and Environmental Impact**

- Net Zero or better, Carbon Negative Development: Require East West Partners (E/W) to commit to a net zero / carbon-negative project.
- Environmental Impact Study: Conduct a neutral third-party study to ensure carbon neutrality or, better, reduction.
- Open Space: Confirm that the 41% declared open space is truly auto/truck traffic-free (except for deliveries or emergencies).
- Building Reflectivity: Require E/W to design buildings that minimize surface reflectivity to avoid creating "heat island" effects.
- Alternative Transportation: How will the proposed project encourage the use of shared vehicles, Uber-like services, mini-buses, RTD / electric bike subsidies, and potentially a PRT (Personal Rapid Transit) system.

## **Amenities and Infrastructure**

- Electric Vehicle Charging: Provide a sufficient number of e-vehicle chargers to accommodate the expected increase in ownership. (New e-car sales are expected to be ~ 25 to 50% by 2035. E/W proposes 2,000 spaces so how many chargers are needed / planned for)?
- Public Art: Require E/W to contribute a predetermined amount of public art.
- Amenities: Include cooling fountains, benches, covered shaded areas, and public restrooms.
- Pedestrian and Cyclist Access: Ensure safe access for pedestrians and cyclists

to connect to the Cherry Creek Trail.

- Retail Options: Consider including a new supermarket or bodega-like smaller stores requirement to supplement existing retail options (the departed Safeway and the existing but expensive, Whole Foods).
- Open Space: Specify the percentage of the 41% open space dedicated to plants, bushes, and trees, and consult with a Denver arborist.
- Amphitheater: If the proposed amphitheater is still feasible, establish decibel limits and defined performance hours.
- Architectural Design: Avoid the ubiquitous box-shaped buildings and strive for more visually appealing designs. What is the aesthetic review process that includes multi-building height diversification and maximum heights?
- Recycling Facilities: Provide on-site recycling facilities (or collection points)
- Children's Playground: Plans to replace the existing children's playground?
- Street Lighting: Use street lighting that minimizes light pollution, deters crime and is aesthetically consistent with CCE and CCN.
- Senior Amenities: Consider amenities appropriate for the nearby senior community.

Thank you for your review and consideration.

Michael Mac

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134 S. Monroe St.

Reference #

15172183

## Public Hearings

I am speaking/writing on (select one): / Hablo/Escribo sobre (seleccione uno):

24-1137: An ordinance approving a proposed Development Agreement between the City and County of Denver and Cherry Creek West Development Company, LLC, for the redevelopment of the land known as Cherry Creek West located at 2500 E 1st Ave.

First Name / Nombre

Daniel

Last Name / Apellido

Havelick

I am a resident of: / Soy residente del:

District 9 / Distrito 9

I am... / Estoy...

FOR the item / a FAVOR del artículo

My testimony: / Mi testimonio:

This project would transform a vacant lot into a vibrant, mixed use area. I am strongly in favor of any project that adds housing, especially a project such as this that includes 100 designated-affordable units. The reasons given against this project are reactionary and are not supported by data. This is a good project, and the development contract should be granted.

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