From:	Alec Barnes
To:	Penafiel Vial, Maria F. - CPD CE2159 City Planner Principal; Sawyer, Amanda - CC Member District 5 Denver City Council
Subject:	[EXTERNAL] Cherry Creek West Support Letter
Date:	Thursday, September 19, 2024 4:26:39 PM

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Dear Ms. Peñafiel,

As a nearby Denver resident of Washington Park, I am writing this letter in support of the PUD-G 36 rezoning application and large development review framework for the Cherry Creek West project located at 2500 East 1st Avenue. The Cherry Creek West plan and rezoning delivers on a wide range of City and neighborhood goals and priorities, including but not limited to:

- **Connecting the surrounding neighborhoods to the Creek** and Cherry Creek Trailway—delivering on the namesake of the neighborhood and visions set forth in numerous neighborhood planning efforts over the years.
- Setting forth PUD zoning regulations, design standards and guidelines, and design review processes (CCN DAB) to ensure this important site will be held to **very high standard of development** and in line with the surrounding Cherry Creek area.
- Delivering **affordable housing** units in line with the City's Expanding Housing Affordability (EHA) goals for a high impact site—enabling more people who work in Cherry Creek to afford to live in the neighborhood.
- Providing substantially **more open space than required** and the first meaningful open spaces and community gathering spaces to the Cherry Creek area in many years.
- **Significantly upgrading the pedestrian and bicycle network** in the area and establishing meaningful and enhanced **Transportation Demand Management (TDM)** strategies and regulations for the site.
- Performing a full traffic and mobility study and **delivering improvements outlined in the Infrastructure Master Plan (IMP)**.

Quality infill development like Cherry Creek West helps to achieve the concept of a 15-minute neighborhood and is exactly what a healthy, growing and thriving City needs.

East West Partners has done an extensive amount of community and neighborhood outreach over the past 2.5 years and has been a good partner to surrounding community and numerous City agencies—each of which has asked for a lot.

I strongly urge the Denver City Council to approve this project and rezoning application and appreciate the partnership between the City, community, and developer that is

evident in the rezoning application and large development framework documents (Infrastructure Master Plan, Housing Agreement, Development Agreement).

Sincerely,

Alec Barnes