

# Cherry Creek North Neighborhood Association

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## **245 Columbine Project**

**Smart Development –  
Not Over-Development**

# What CCNNA Supports?

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- ❑ Cherry Creek Economic Success
  - ❑ CCN BID Development & Vitality
    - 1<sup>st</sup> Avenue High Rise Buildings – Clayton Lane, NorthCreek, 1<sup>st</sup> Bank
    - 8 Stories; 2.0 - 3.3 FAR; 1<sup>st</sup> Ave Access
  - ❑ Protection, Variety, and Enhancement of Small Businesses – CC Uniqueness
  - ❑ Balance – Commercial & Residential
  - ❑ Smart Growth, Not Over-Development
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# Key Issue Project Comparison

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## Present CCN Zoning

- Height
  - 55' or about 4 Stories
- Parking: 300 sf per space
- FAR (Size): 1 -1.5

## White Paper

- Height (Stories)
  - 2<sup>nd</sup> Ave – 8 (110')
  - Mid Block – 5 – 7 (70 – 96')
- Parking: 333 – 500 sf per space
- FAR (Size): 2.5 – 3.0

# Key Issue Project Comparison

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## 200 - 250 Columbine

- Height (Stories)
  - 2<sup>nd</sup> Ave – 8 (110')
  - Mid Block – 5 – 7 (70 – 96')
- Parking – 533 sf / space
- FAR (Size): 3.2
- Traffic Study

## 245 Columbine

- Height (Stories)
  - Mid Block: 7 Stories (96')
- Parking – 825 sf / space (65% Less)
- FAR (Size): 4.5 (150% Larger )
- No Traffic Study

# CCN Residential Key Issues

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- Future Development of High Rise & Overly Dense Buildings Between 2<sup>nd</sup> and 3<sup>rd</sup> Avenues
  - 245 Columbine Project 2 to 3 Times as Dense as High Rise 1<sup>st</sup> Ave Buildings
- Traffic Management
  - Columbine, 2<sup>nd</sup> & 3<sup>rd</sup> Ave, & Josephine / York Streets
- 245 Columbine = Over-Development