



September 3, 2012

Mr. Brad Buchanan, Chair
Denver Planning Board
201 W Colfax Avenue 2nd floor
Denver, Colorado 80202

Re: 61 S. Garfield St – G-RH-3 Rezoning

Dear Mr. Buchanan:

The board of Cherry Creek East Association has met with Mr. Paul Mason of MDI Custom Homes regarding his proposed rezoning of his site at 61 S. Garfield Street from PUD to G-RH-3. We support this rezoning application as it does not change the height or density on the property and it allows the flexibility needed to address a slow recovering, for sale, residential market.

Mr. Mason has provided our board with a list of similar residential projects developed by his group in the Platte Park/South Wash Park neighborhoods. We have visited those projects and find them to be well designed, of good quality, and sensitively integrated into the fabric of the neighborhood. We are particularly supportive of Mr. Mason's commitment to install and incorporate a binding agreement with his homebuyers to pay operational costs and maintenance on pedestrian lighting fixture installation; that has been an important element of our neighborhood plan since 2000. In recent years developers have often not been willing to install these pedestrian lights, and the city has not encouraged them to do so, since operation and maintenance have been of concern. We believe that Mr. Mason has a viable and proven method for addressing this issue.

As a new developer in the Cherry Creek East neighborhood, and a bit of a test case, Mr. Mason has proposed a good initial process for approaching an older recorded PUD for conversion to a new G-RH-3 zone district. We expect that he will continue to engage with our neighborhood as he goes forward with this development.

Sincerely,

A handwritten signature in black ink, appearing to read 'Brooks Waldman', with a long, sweeping underline.

Brooks Waldman, pres.
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