

From: [lori_meredith_gabow](#)
To: [Penafiel Vial, Maria F. - CPD City Planner Associate](#); [Showalter, Sarah K. - CPD CE3125 City Planning Director](#); [Dalton, Kyle A. - CPD CE3124 City Planning Manager](#); [Rezoning - CPD](#)
Cc: [Barge, Abe M. - CPD City Planner Principal](#); [Bill Tanner](#); [St. Peter, Teresa A. - CC Senior City Council Aide District 10](#)
Subject: [EXTERNAL] Map Amendment Application #2020I-00144 5 Cook Street
Date: Thursday, December 17, 2020 8:22:49 PM

I live across the alley from the subject property at 2 Adams Street. The applicant has yet to contact owners in my building. I do not know if the adjacent Alexan owner has been contact either. (It used to be a requirement, in addition to a courtesy, that adjacent properties were contacted regarding zoning change requests)

The subject property is located on the north side of Ellsworth. Every other property in the 4 blocks from Steele Street to, Madison Street has a minimum 20 foot setback with significant open space. A straight rezoning would potentially jeopardize the walking experience and visual continuity of this area. While the developer said that the project would fit in, a zoning change does not ensure this setback, which is the most obvious way a building would begin to fit in. The developer has also stated there was no interest in maintaining this set back but rather build as close to the property line as possible.

I hope Planning Board members and Staff take the opportunity to look at the blocks but I am attaching some photos to show context for the area.

I request for rezoning application for 5 Cook Street is not supported by Planning Board.

Respectfully,
Meredith Gabow
2 Adams Street
#607
303.913.6037







From: [Diane Balkin](#)
To: [Rezoning - CPD](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Barge, Abe M. - CPD City Planner Principal](#); [Penafiel Vial, Maria F. - CPD City Planner Associate](#)
Subject: [EXTERNAL] OPPOSITION to Zone Change Request for 5 Cook Street (Chinese Medicine Center);Application number 20201-00144
Date: Thursday, January 14, 2021 4:19:43 PM

Greetings everyone,

I am writing you to adamantly oppose the Zone Change Request for 5 Cook Street (Chinese Medicine Center). It is Application number 20201-00144

I own unit 1407 at 2 Adams Street and this has the potential for ruining my view, and otherwise negatively affecting our building as a whole thus reducing its value.

If you have any questions or desire any additional information please let me know.

Diane Balkin
balkinwise@comcast.net
303-320-6644

From: [lmergabow](#)
To: [Barge, Abe M. - CPD City Planner Principal](#); [St. Peter, Teresa A. - CC Senior City Council Aide District 10](#)
Cc: [Alan Warner, HOA-BOD V.P.](#); [Bill Tanner](#); [Lou Raders and Phil Johnson](#); [Penafiel Vial, Maria F. - CPD City Planner Associate](#)
Subject: RE: [EXTERNAL]] Re: Fwd: Written Notice of Receipt of Map Amendment Application #2020I-00144 5 Cook Street
Date: Sunday, December 20, 2020 5:22:48 PM

Hi Abe.

5 Cook Street has not contacted any adjacent neighbors and live across the alley at Mountain Shadows. For years, any developer wanting to rezone were required to contact neighbors within 250 feet to support the neighborhood association's outreach efforts. Hopefully the City again will encourage this for any rezoning.

I have been on zoom calls with Mr. Law, and the neighbor association and he commented that he wants the building to fit in. He also mentioned trying to engage an architect. He said his family are not developers so I can only assume they are just seeking the zoning change.

There will be a letter objecting to the rezoning to CMX8 because it does not fit in with existing setback on both north and south side of Ellsworth for several blocks. Another concern is that off-site parking is allowed to meet parking requirements and this would just exasperated an existing issue.

55 Cook (formerly Alexan) had no idea about the rezoning and I plan to discuss with them this coming week.

When one looks at a street, they see buildings, not zoning. A building with nominal set back and open space would negatively impact Ellsworth

Meredith Gabow

Sent from my T-Mobile 4G LTE Device

----- Original message -----

From: "Barge, Abe M. - CPD City Planner Principal" <Abe.Barge@denvergov.org>
Date: 12/20/20 4:50 PM (GMT-07:00)
To: lori meredith gabow <lmergabow@gmail.com>, "St. Peter, Teresa A. - CC Senior City Council Aide District 10" <Teresa.St.Peter@denvergov.org>
Cc: "Alan Warner, HOA-BOD V.P." <awarner2006@mac.com>, Bill Tanner <billtannerconsulting@gmail.com>, Lou Raders and Phil Johnson <lou.raders@gmail.com>, "Penafiel Vial, Maria F. - CPD City Planner Associate" <Francisca.Penafiel@denvergov.org>
Subject: RE: [EXTERNAL]] Re: Fwd: Written Notice of Receipt of Map Amendment Application #2020I-00144 5 Cook Street

Hi Meredith,

Thanks for checking in on the 50 S. Cook rezoning application. Yes – We send mailed notification to nearby property owners and residents upon receipt of a rezoning application. I know the Canyon Law folks have been talking to the Cherry Creek East Association, but am less up to speed with other outreach efforts they may have undertaken, so I've copied their rezoning case manager, Fran

Penafiel, on this message. Fran may be aware of other outreach efforts undertaken by the applicant.

Thanks!

-Abe

From: lori meredith gabow <lmergabow@gmail.com>

Sent: Thursday, December 17, 2020 4:03 PM

To: Barge, Abe M. - CPD City Planner Principal <Abe.Barge@denvergov.org>; St. Peter, Teresa A. - CC Senior City Council Aide District 10 <Teresa.St.Peter@denvergov.org>

Cc: Alan Warner, HOA-BOD V.P. <awarner2006@mac.com>; Bill Tanner <billtannerconsulting@gmail.com>; Lou Raders and Phil Johnson <lou.raders@gmail.com>

Subject: [EXTERNAL]] Re: Fwd: Written Notice of Receipt of Map Amendment Application #2020I-00144 5 Cook Street

Teresa and Abe,

Don't immediate neighbors have to be notified of any zoning change? (In the past, it was a requirement). While I was on the phone call with both of you, there are no members of CCEA zoning committee directly impacted. (at that time, the owners of the (former) Alexan were not on the call.

I would like to be kept in the loop since the property representative hasnot communicated.

meredith

On Thu, Dec 17, 2020 at 3:14 PM St. Peter, Teresa A. - CC Senior City Council Aide District 10 <Teresa.St.Peter@denvergov.org> wrote:

Hi Meredith,

I understand there was some conversation with CCEA? I am a bit behind on my emails and I think I have at least one related to this and CCEA that I haven't gotten to yet.

I will make sure your concerns are noted to CM Hinds and since you've cc'd Abe here, he will have it for the formal record that will also go into the rezoning packet that goes to all Councilmembers.

As I'm sure you know, there is nothing that CM Hinds can do to stop an application. ***He also can't speak about an application once it is formally submitted because of its quasi-judicial nature.***

All that said, he will get to vote up or down on the project and I know that he takes into account how much a property owner has worked with neighbors regarding outreach as well as features that the owner changes to accommodate neighbor requests.

Teresa

Teresa St Peter

Office of Councilman Chris Hinds
Denver City Council | District 10: Cherry Creek/Country Club/Congress Park/Belcaro
denverperfect10.com | denvergov.org/citycouncil
Newsletter: denverperfect10.com/signup

From: Imergabow <Imergabow@gmail.com>
Sent: Thursday, December 17, 2020 2:54 PM
To: Bill Tanner <billtannerconsulting@gmail.com>; Barge, Abe M. - CPD City Planner Principal <Abe.Barge@denvergov.org>; St. Peter, Teresa A. - CC Senior City Council Aide District 10 <Teresa.St.Peter@denvergov.org>; Alan Warner <awarner2006@mac.com>; Hinds, Chris - CC Member District 10 Denver City Council <Chris.Hinds@denvergov.org>
Subject: [EXTERNAL] Re: Fwd: Written Notice of Receipt of Map Amendment Application #2020I-00144 5 Cook Street

Abe and Teresa

I am very concerned that this rezoning effort starts moving forward without the directly impacted ownership is informed and has an opportunity to be part of the discussion

On a phone call, Mr. Law stayed he wanted the proposed building to fit in. I reminded him that building set back for the north side of Ellsworth from Steele to Madison is around 20 yo 25 feet.

Any 8 story building impacts up to the 15th floor of Mountain Shadows ([2 adams street](#)) as well as all south facing units of the apartment building formerly known as the Alexan. South end tenant in 44 Cook would also be impacted. I do not know if any of these properties have been informed but I know that I have not as a resident of 2 Adams Street. (On a phone call with ICE association zoning committee meeting "zoom-type" meeting, I had offered Mr. Law the opportunity to present to Mountain Shadows owners since we have a "zoom-type" process in place.

Please see the attached photos and my prior email

Thank you
Meredith Gabow
303.913.6037

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To: Bill Tanner <billtannerconsulting@gmail.com>, abe.barge@denvergov.org, teresa.st.peter@denvergov.org, Alan Warner <awarner2006@mac.com>
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Wondering what their plans are since all properties on the north side of Ellsworth from Steele to Madison have a 20 foot setback. I understand the developer mentioned that the project would fit in, but a straight rezoning would not insure this.

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What are the requirements for outreach to the adjacent properties and owners?

Thank you

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Subject: RE: [EXTERNAL]] Re: Fwd: Written Notice of Receipt of Map Amendment Application #2020I-00144 5 Cook Street
Date: Sunday, December 20, 2020 4:50:04 PM

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Planning Board Comments



Submission date: **23 August 2021, 3:12PM**
Receipt number: **38**
Related form version: **2**

Your information

Name	Meredith Gabow
Address or neighborhood	2 Adams Street Cherry creek east
ZIP code	80206
Email	Lmergabow@gmail.com

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	5 Cook Street
Case number	20201-00144

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

Submit your comments

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

Your comment:

I strongly oppose the rezoning because

Lack of justification for rezoning request: Property owners had the opportunity to rezone with the 2009 plan as well as participate when 55 Cook Street (adjacent) rezoned but chose not to . This created this “orphan” parcel.

Neighborhood Context: Property owners are proposing zone change for 30 plus units with retail and no on site parking or loading (they have proposed to use the alley to service the building and parking agreements; parking agreements which would need to be filed with title work and monitored by the City). The present property provides 10 on-site spaces that are well utilized. The owners have provided basic sketch concepts, but not many specifics in a site plan for a building which would be feet away from the north neighbor, blocking light for 20+ units to the north and 10 to the west. Projects to the east, west and south all have 15+ foot open space setbacks on Ellsworth, much landscaped. Directly across the street (south) is a 4 story parking garage (servicing the Seasons). One block east is a 4 story parking garage (servicing 44 Cook and 55 Madison) and then, 3 story residential on the south and north side of Ellsworth. I provided a sketch.

Rezoning is a serious process because once done, you don't go back. The CMX zoning is very profitable and desirable because it maximizes development of the site. It requires minimal open space and permeable landscaping. I have 60+ Mountain Shadows residents (increasing every day) who have signed a petition opposing the zoning request because of the property owner's lack of commitment and project definition. I will be emailing under separate cover since the fil3 is over 5mb. (There are no safeguards in place to not have a building like 135 Adams Street)

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.

[998045F6-2BC4-40F1-8735-C36899197D1E.jpeg](#)
[6F77EEC9-7C1C-48C5-8A34-F74B297EA78F.jpeg](#)
[8E4E4253-2928-4C06-8CA6-9BC2B7532145.jpeg](#)
[9BE9284B-66B0-409A-B41F-6D841CEFD9D2.jpeg](#)