



July 12, 2012

City Council Members
Denver City Council
1437 Bannock Street
Denver, CO 80202

Dear City Council Members:

This letter and attached document are submitted by the Cherry Creek North Neighborhood Association (CCNNA) as formal support for the Cherry Creek Area Plan (CCAP) and its important Urban Form Working Group White Paper and Kenneth Ho Financial Study reference appendices.

CCNNA Background

CCNNA is a Registered Neighborhood Organization authorized by the City and County of Denver, representing approximately 1,800 property owners in Cherry Creek North (CCN) and with a 2012 paid membership of 450 households or approximately 1000 residents. The CCNNA neighborhood boundaries are 6th Avenue on the north, Colorado Boulevard on the east, 1st Avenue on the south, and University / York on the west. This area includes mixed use developments in the CCN Business Improvement District (BID) and along the northern border of 6th Avenue.

Cherry Creek North is one of the most desirable Denver communities with a contiguous design of attractive residential homes and in excess of 250 small and national retail businesses within the CCN BID. The quality of life presently enjoyed by our residents is greatly enhanced by the unique design combining low density (by most urban standards) residential, pedestrian orientation and the signature unique businesses of the BID. The ability of residents and visitors to enjoy a pedestrian oriented design, enhanced by a diverse collection of galleries, specialty stores, and restaurants within the BID and the Cherry Creek Shopping Center is a treasured commodity not readily found in post war cities similar in population and size of metropolitan Denver.

Economic Development Support

CCNNA believes that responsible development / redevelopment of the CCN area - commercial and residential - is important to the future of Cherry Creek. In this regard, CCNNA has provided continued support to the economic development and vitality of the CCN Business Improvement District. The association has supported the high rise, high density developments on the north-side of 1st Avenue related to the following projects: Clayton Lane and the JW Marriott; NorthCreek; Fillmore Plaza redevelopment; Fillmore Place; and the pending 1st Bank development.

In addition, CCNNA promotes and unconditionally supports BID and Shopping Center businesses and is active in the leadership for enhanced arts and culture as evidenced by the recent creation of the live Cherry Creek Theatre, which was initiated by CCN residents and is now enjoyed by attendees inside and outside of the CCN community.

CCAP and the White Paper Zoning Recommendations

The Cherry Creek North Neighborhood Association considers the Cherry Creek Area Plan an important guiding document for the future development / redevelopment of Cherry Creek community. Importantly, the Urban Form Working Group's White Paper and the Kenneth Ho Consultant Financial Study are valuable and meaningful documents recommending important zoning changes to the present CCN District Zoning and evaluating how changes to CCN Zoning will enhance BID economic development.

The Urban Form Working Group and its experienced architects and other professionals were appointed by Councilwoman Jeanne Robb as one of the established key issue working groups related to the Cherry Creek Area Plan. These volunteer professionals and City Planning staff met for several months with the group's final findings and recommendations being published in its White Paper, which was presented to and supported by CCN residents and the business and neighborhood members of the Cherry Creek Steering Committee. With the White Paper zoning recommendations, as shown on the attached comparison with the present CCN District Zoning, residents support this building height and density zoning compromise and feel that it will support CCN development in a balanced manner for both commercial and residential interests. The White Paper recommendations abide by the findings and recommendations of the Kenneth Ho Financial Study.

With the White Paper and Kenneth Ho Study included in the CCAP as important appendices, greater value and utility has been added to the CCAP and its future use by all interested parties.

Adoption of CCAP

CCNNA and its residents support the revitalization and redevelopment efforts that are described in the Cherry Creek Area Plan, the recommended White Paper zoning changes to support development, and the financial analysis of the Kenneth Ho Study for economic enhancement. CCNNA and its residents request that the Denver City Council adopt the Cherry Creek Area Plan and its guidance on Cherry Creek future growth and development and the important balance between commercial development and residential quality of life.

Sincerely,



Wayne New
President
Cherry Creek North Neighborhood Association

cc: Mayor Michael Hancock
Mollie Urbina, CPD

CCN District Zoning and Urban Form Working Group White Paper Zoning Recommendation Comparison

Urban Form Working Group Members Appointed by Councilwoman Robb:

Bob Mattucci (Developer / BID Board), Chris Dunn (Landscape Architect / BID Board), Brian Klipp (Architect / CCN Resident), Pat Dawe (Architect / Planner / CCNNA Board), Jonathan Salber (Architect / Business Owner / BID Resident)

Maximum Building Heights		CCN District Zoning	White Paper	% Increase
2nd Avenue (150' N of 2nd Ave / 30% of Block)		4 Stories / 55'	8 Stories / 110'	100%
2nd to 3rd Mid Block (150' N of 2nd to 200' S of 3rd / 30% of Block)		4 Stories / 55'	5 to 7 Stories / 70' to 96'	25 - 75%
3rd Ave (200' S of 3rd / 40% of Block) - Solar Access		4 Stories / 55'	2 to 5 Stories / 31 to 70' **	Minimal
3rd Ave (North Side - 150')		4 Stories / 55'	4 Stories / 57"	0%
Horizontal Building Length		CCN District Zoning	White Paper	% Increase
Upper Level Building Notch for Sun Light / Lower Building Mass		No Reference	Buildings 31'+ High & 150' Length	NA
Physical Separation to Break Horizontal Building Mass		No Reference	Buildings 400'+ Length	NA
Floor Area Ratio (FAR) - Size of Building to Size of Lot		CCN District Zoning	White Paper	% Increase
Base FAR		1 sq ft to 1 sq ft	2.5 sq ft to 1 sq ft	150%
Incentive FAR (parking, residential, open space)		0.5 sq ft addition	0.5 sq ft (residential only)	NA
Total FAR		1.5 to 1	3.0 to 1	100%
Parking		CCN District Zoning	White Paper	% Decrease
Office		1 space / 300 sq ft ***	2 spaces / 1000 sq ft	67%
Retail		1 space / 300 sq ft	3 spaces / 1000 sq ft	Minimal
Residential		2 spaces / dwelling unit	1.5 spaces / dwelling unit	25%

* bulk plane along south side of both 2nd and 3rd initiates at 31' and cuts back at a 45 degree angle. Note bulk plane all other locations initiates at 35'.
 ** with the exception of small lots (less than 9,375 sf) height along s. side 3rd restricted to 31' then rises at a 1:2.25 ratio (sun angle) up to a maximum of 5 stories in the first 200 feet south of 3rd. Small lots allowed to go to 4 stories along 3rd without bulk plane set back.
 *** current CCN parking requirements as listed are for larger sites (> 15,000 sf). Smaller sites have diminished parking requirements for both retail and office though salons, eating/drinking places are always at 1:300.

Williams, Gretchen - City Council

From: Robb, Jeanne - City Council Dist. #10
Sent: Thursday, June 28, 2012 10:44 AM
To: Williams, Gretchen - City Council
Subject: FW: Cherry Creek Area Plan

Follow Up Flag: Follow up
Flag Status: Flagged

For the record.



Jeanne Robb
Denver City Council District 10
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Jeanne.Robb@denvergov.org

From: Polly P. Reetz [<mailto:reetzfam@juno.com>]
Sent: Thursday, June 28, 2012 8:47 AM
To: Frommell, Barbara J. - Community Planning and Development
Cc: Robb, Jeanne - City Council Dist. #10
Subject: Cherry Creek Area Plan

This message is a response to the final version of the Cherry Creek Area Plan, of which we received an announcement on 6/27/2012.

We have read over the Plan and are in agreement with many of the statements in it about preserving the character of the Cherry Creek area, including the business district. Right now the district is mostly 1 -3 story buildings and the low profile gives the area a pleasant and appealing atmosphere unlike the tall buildings of downtown Denver.

By allowing buildings of 7-8 stories in the business district the City will be drastically changing the nature of the area described in the Plan. The developers who are counting on increased retail activity will find that, in fact, these changes make the area LESS attractive and reduce income. Many of the small businesses that now exist in the area will not be able to pay the increased property taxes that the new zoning will bring (cf. statements by David Ramsey of Shver-Ramsey Gallery at the CCNNA neighborhood meeting recently) and many of them may close their doors. This doesn't seem to us to contribute to the vibrancy of the business district or the neighborhoods adjacent to it or to maintain the character of the area. It will bring more traffic (which is already heavy), more noise and more air pollution into the district, contribute to snow and ice buildup in the winter, and make it a less pleasant place for people like us who walk through the area to do our daily business. We believe this proposed change is contrary to the goals of the CCAP.

Unlike the official neighborhood association, we are opposed to allowing 7-8 story buildings anywhere north of 2nd Avenue. We are extremely disappointed that CCNNA backed a plan to allow them and do want to register our differences with the organization even though we are long-time members in good standing. We think the current zoning, allowing buildings up to 4 stories, would be sufficient/

Thank you for the opportunity to comment.

Sincerely,
Gene and Polly Reetz
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Denver, Co 80206
Tel. 303-333-2164