



CHERRY CREEK
BUSINESS ALLIANCE

October 28, 2021

Councilman Chris Hinds
Denver City Council
City & County Building
1437 Bannock, Room 451
Denver, CO 80202

Dear Councilman Hinds,

On behalf of the Cherry Creek Business Alliance, we are writing this letter in support of the 50 S. Steele St. rezoning application from C-MX-8 to C-MX-12.

The Cherry Creek Area Plan has recommended 12-stories for the 50 S. Steele site since it was adopted nearly 10 years ago in 2012. The 12-story/regional center designation was reinforced in the City's adoption of Blueprint Denver in 2019. Steele Street is envisioned in Denver Moves as a high-capacity transit corridor, which will require density to make any transit enhancements work.

It is no surprise that Denver is in a housing crisis. In Cherry Creek, we lack the amount and types of housing that are needed to serve our large and growing employee base. Cherry Creek also has a need for more affordable and attainable housing options, which this rezoning supports via its agreement with the Office of Housing Stability (HOST) for income-restricted units.

Broe Real Estate Group has worked hard to engage with the Cherry Creek and Cherry Creek East community since 2019 on this rezoning process. Through the collaboration with the neighborhood, we have seen many valuable comments from the community become part of the development plan at this point.

This rezoning application meets all the City's rezoning criteria for consideration and will help to add much needed housing to the Cherry Creek area. We urge you to vote yes on this rezoning.

Sincerely,

David Foster, Chair
Cherry Creek Business Alliance