



W. Robert (Bobby) Smith
Smith Jones Partners, LLC
55 Madison Street, Suite 635
Denver, CO 80206

March 22, 2014

Re: Cherry Creek East Association Board Action on Rezoning Application for 3600 East Alameda Avenue/ 301 & 319 South Garfield Street/ 314 South Monroe Street.

Dear Bobby,

On March 12, 2014, the CCEA Board discussed your proposed rezoning on the above referenced properties. While this property is outside the official CCEA boundaries, the Board appreciates Smith Jones Partners, bringing the rezoning and development proposal to our Board for consideration and comment.

The CCEA Board discussed the rezoning application for CMX-5 and CMX-8 and voted to support the rezoning application, because the request is consistent with the Cherry Creek Area Plan. The Board also wishes to acknowledge our appreciation for your awareness of, and sensitivity to, public right-of-way requirements for Alameda Parkway. CCEA looks forward to continuing the relationship we have built during the first phase of your project. We are especially interested in continuing discussions about how to best enhance pedestrian and multi-modal transit connections between CCE and the CC Triangle. There are also some specific recommendations in the CCAP and additionally in our discussions that should be mentioned for incorporation in your development concepts going forward. These recommendations are as follows:

- Page 17 of the CCAP sites Pedestrian Priority Zones and Pedestrian Priority Intersections of which Alameda Ave & Garfield Street are specifically identified as "an opportunity for property owners, special districts and the city to work together to consider these (specific list) enhancements where appropriate."
- Pages 18 & 19 of the CCAP refer to a Bicycle Boulevard and Bike lanes on S. Garfield Street.
- Pages 20 & 21 related to improving the Alameda Parkway.
- Page 38 and 39 related to improving visual and physical access to and from the Greenway (Cherry Creek Trail) at Garfield Street and Dakota Street.
- We have also discussed possible inclusion of the CCE Pedestrian Lighting Program into your design to further support visual and physical ties between CCEA and the CC Triangle neighborhoods.

All the above items we have discussed at length and we look forward to continuing the dialogue with you and the city, leading to implementation of these important elements of the Cherry Creek Area Plan. Thank you again for the opportunity to work together toward making all of Cherry Creek a more connected and vibrant community.

With sincere appreciation,

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

Brooks H. Waldman, pres

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