



January 29, 2021

Alisha Hammett  
Norris Design  
1101 Bannock Street  
Denver, CO 80204

**RE: Cherrywood Pointe/Lowry Senior Housing – Determination of Applicability for Large Development Review**  
**8890 E. Lowry Blvd.**  
Tracking Number 2020PM0000669

Dear Ms. Hammett,

On January 5th, 2021, a Pre-Application meeting was held to discuss the Cherrywood Pointe / Lowry Senior Housing Large Development Review (LDR) and associated rezoning. Pursuant to Section 12.4.12.5 of the Denver Zoning Code (DZC), the Development Review Committee (DRC) has determined that the LDR process **is not required** in accordance with Section 12.4.12.2 DZC.

Factors that were considered with the LDR determination include:

- A new coordinated master framework to guide the future development is not needed due to existing adopted plans and processes; and
- The open space and infrastructure needs are mostly constructed, and site-specific issues can be adequately resolved through other regulatory processes, such as site development plan review; and
- The subject area is part of the Lowry Reuse Plan that established a coordinated master framework process; and
- Community engagement will occur with the rezoning process.

The next steps in the process are a rezoning pre-application and a concept review application. Prior to release from concept review, the project must demonstrate the ability to meet the standards for publicly accessible open space, Section 10.8 DZC, and to maximize the interface with the Westerly Creek in accordance with adopted plan guidance. More specifically:

- Identify and restore site open space with adjacent Westerly Creek for greater combined ecological value (reference Game Plan - Strategy 1.11).
- Improve site trail connections to Westerly Creek to provide interconnectivity and park access (reference Game Plan - Strategy 5.5).
- Provide residents with on-site nature experiences especially for memory-impaired residents (reference Game Plan - Strategy 5.12 PRIORITY STRATEGY).

- Diversify mobility options and consider site plan less dominated and enclosed with interior roadways. Introduce more vegetation and tree cover, and integrate meaningful water quality measures that go above and beyond traditional benchmarks (reference Game Plan – Strategy 5.3)
- Utilize adaptive stormwater management (reference Storm Drainage Master Plan – Goal 2.3).

Additionally, prior to release from concept review, a conversation with the Department of Housing and Stability is needed to discuss how your project can help the City achieve its affordable housing goals.

If have questions about the applicability review or the comments above, please feel free to reach out to me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Stephen Wilson".

Stephen Wilson, AICP  
Senior Development Project Administrator  
[Stephen.Wilson2@DenverGov.org](mailto:Stephen.Wilson2@DenverGov.org)