

From: [Alex Nelsen](#)
To: [Kaiser, Libby - CPD CE0429 City Planner Senior](#)
Cc: [Amy Livingston](#)
Subject: [BULK] [EXTERNAL] Plan for rezoning the east side of S. Madison at E. Bayaud to Cherry Creek East Association
Date: Sunday, September 25, 2022 9:08:33 PM

Dear Ms. Kaiser –

My name is Alex Nelsen and my family, and I have been property owners in the Cherry Creek East (CCE) Community for over ten years.

I am writing to you today to express my objection and opposition to the high-rise property development that is being proposed within the Cherry Creek East area of Council District 10 and is currently under your Council's review.

Together with hundreds of my fellow neighbors and Community Members I wish to have the residential nature, architecture, and idyllic atmosphere of the Cherry Creek East Community preserved. To this end I wish to express my preference and desire to have the **2012 Cherry Creek Area Plan** and the **2019 Blueprint 2040** zoning – which was promised to us, and upon which hundreds of people based their long-term living decisions – upheld.

A five-story, high rise development will have an undeniably profound, and irreversible impact on our neighborhood's character in terms of architectural structure, population density, privacy, traffic, safety (associated with increased traffic volume), noise, and pollution.

Five-story development would most certainly degrade and forever ruin the community's unique atmosphere and environment, devalue existing properties, and greatly diminish the quality of life our community enjoys and values so dearly.

Neighborhoods such as Cherry Creek East are especially important and valuable to families with young children, as they serve as a residential alternative and reprieve from high-density, high-rise city dwellings that are encroaching on every available space that (re)zoning permits.

The residents, families, and parents of CCE have purposefully selected, and *elected*, to live in the Cherry Creek East vicinity precisely because they value and cherish the architectural integrity and characteristics of the neighborhood in its current state.

A significant proportion of the CCE's community has expressed its opposition and objection to five-story development in this neighborhood. We request that you please give our concerns and wishes due consideration.

Thank you,

Alex Nelsen and Amy Livingston
303-579-8577 / 303-870-3190
alexnlsnelsen@gmail.com / amyliv26@gmail.com

From: [Ellen Reynolds](#)
To: [City Council District 10](#); [City Council District 5](#); [dencc - City Council](#)
Cc: [Kaiser, Libby - CPD CE0429 City Planner Senior](#)
Subject: [EXTERNAL]
Date: Sunday, September 25, 2022 7:27:48 PM

Dear City Council,

I hope you will reject the proposal for rezoning at Bayaud and Madison.

When I moved into our wonderful neighborhood, it was a big change for me. But I moved with the expectation of a 3 story neighborhood. Recently I have seen near by neighborhoods (2nd and Madison and now 2nd and Cook) add 5 story buildings. It completely changes the neighborhood.

Now Cherry Creek West has been approved.

I hope you can respect the current zoning and not change our neighborhood, as there is so much other development happening.

Thank you for your consideration.

Ellen Reynolds
20 S. Monore St.
Denver, CO

From: [ken.hehir](#)
To: [dencc - City Council](#)
Cc: [Kaiser, Libby - CPD CE0429 City Planner Senior](#)
Subject: [EXTERNAL] REZONING proposed for 3400 E Bayaud and 121 S Madison (Application #2021I-00052).
Date: Sunday, September 25, 2022 2:36:20 PM

Dear Council Members

I urge you to **REJECT THE REZONING** proposed for 3400 E Bayaud and 121 S Madison (Application #2021I-00052).

I've been a Cherry Creek East resident for 5 years and pride myself in being a strong supporter of smart development. My residence is directly across the street from 121 S Madison. I love Cherry Creek East and respect the need for the community to evolve. In recent years, I've supported the approved rezoning of development projects at multiple locations in Cherry Creek East which cumulatively will add over 900 housing units.

I am also proud to note that Cherry Creek East is home to two large senior living communities including Kavod Senior Life which has over 200 HUD subsidized housing units. Cherry Creek East is a small area of less than one square mile with high-density housing, high-rises, office buildings and many duplexes and row-homes. Cherry Creek East is also the proud host to the City's gem, the Gates Tennis center which attracts tennis and pickle ball enthusiasts from across the City and the metro area.

The reasons I urge you to reject this specific rezoning request are:

THIS REZONING IS NOT CONSISTENT WITH THE ADOPTED PLANS.

- The rezoning request is contrary to the Cherry Creek Area Plan and Blueprint Denver 2040. Specifically, Blueprint Denver states that precedence should be given to local area plans whenever they are available. **In this case, that is the Cherry Creek Area Plan and that plan states that both 3400 E Bayaud and 121 S Madison are appropriately zoned at 3-stories.**
 - The City Council, having recently relied upon these area plans as a significant part of the justification for the rezoning approval for the at 50 S Steele (just 100s of feet away), should continue to rely on these plans for subsequent and similar rezoning requests. To do otherwise, would be tantamount to spot zoning and preferential treatment for this developer.

THIS REZONING DOES NOT FURTHER PUBLIC HEALTH, SAFETY AND WELFARE.

- Rezoning for big development should bring some benefit to the community. In this instance the developer originally proposed to the City a much taller project with C-MX zoning and promised the community commercial retail space and publicly available amenities. The City Planning and Development professional staff rightfully assessed that rezoning request to be a non-starter and the developer revised to the current request at 5-stories and with G-RX zoning. The developer has effectively eliminated the requirement for retail space and stated the public amenities will be eliminated. This rezoning does not further the public health, safety, or welfare. If anything, it removes existing businesses and jobs from the community.
- The rezoning request would join two separate properties on separate streets and essentially create a mega property with two 5-story towers connected across the alley. While this may be lovely for the privileged occupants of those luxury buildings, it will create a new, and permanent barrier for the rest of the community to access Pulaski Park. A massive, private barrier as the proposed project will serve to isolate and endanger the public's health, safety and welfare with reduced access and visibility of the Denver Public Park. Pulaski Park is the only public park in Cherry Creek East and access, especially from the most densely populated corner should not be further restricted by joining multiple properties together with a rezoning request which will result in blocking public access to the park.
- This mega property also plans to channel all its vehicle traffic off East Bayaud through the alley to a parking garage. East Bayaud is both a City designated bike route and a designated collector road. It is the designated route for fire and other emergency vehicles transiting and responding to Cherry Creek East. The proposed routing of these additional vehicles just feet from the congested intersection of S Madison and E Bayaud would create additional safety hazards for emergency vehicles and cyclists.

THE REZONING IS NOT CONSISTENT WITH THE NEIGHBORHOOD CONTEXT.

- The rezoning is not consistent with the neighborhood context in that it would be the only 5-story building on the block of S Madison and E Bayaud. It would dwarf the adjacent buildings on S Madison and especially the immediately adjacent 2-story residence. There are no buildings of this proposed height or scale adjacent to Pulaski Park and the Cherry Creek Area Plan specifically states that buildings along the park should be limited to the 3-stories. Blueprint Denver states that precedence should be given to local area plans when available.

Finally, I want to remind you that I am not in any way anti-development or anti-rezoning. I have supported many smart rezoning and development decisions. I am simply against this specific rezoning for the reasons stated and especially because it goes against the Cherry Creek Area Plan.

Sincerely

Ken & Allison Hehir
150 S Madison St, Unit 104
Denver CO 80209

From: [Gaylene Garbizo](#)
To: [City Council District 10](#)
Cc: [Kaiser, Libby - CPD CE0429 City Planner Senior](#); [City Council District 5](#); [dencc - City Council](#); ["We Agree On Three"](#)
Subject: [EXTERNAL] Reject 3400 E Bayaud Rezoning
Date: Friday, September 23, 2022 11:58:18 PM

Dear Council Member Hinds

I urge you to **REJECT THE REZONING** proposed for 3400 E Bayaud and 121 S Madison (Application #20211-00052).

I've been a Cherry Creek East resident for many years and pride myself in being a strong supporter of smart development. I love Cherry Creek East and respect the need for the community to evolve. In recent years, I've supported the approved rezoning of development projects at multiple locations in Cherry Creek East which cumulatively will add over 900 housing units.

I am also proud to note that Cherry Creek East is home to two large senior living communities including Kavod Senior Life which has over 200 HUD subsidized housing units. Cherry Creek East is a small area of less than one square mile with high-density housing, high-rises, office buildings and many duplexes and row-homes. Cherry Creek East is also the proud host to the City's gem, the Gates Tennis center which attracts tennis and pickle ball enthusiasts from across the City and the metro area.

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- The rezoning request is contrary to the Cherry Creek Area Plan and Blueprint Denver 2040. Specifically, Blueprint Denver states that precedence should be given to local area plans whenever they are available. **In this case, that is the Cherry Creek Area Plan and that plan states that both 3400 E Bayaud and 121 S Madison are appropriately zoned at 3-stories.**
 - The City Council, having recently relied upon these area plans as a significant part of the justification for the rezoning approval for the at 50 S Steele (just 100s of feet away), should continue to rely on these plans for subsequent and similar rezoning requests. To do otherwise, would be tantamount to spot zoning and preferential treatment for this developer.

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- Rezoning for big development should bring some benefit to the community. In this instance the developer originally proposed to the City a much taller project with C-MX zoning and promised the community commercial retail space and publicly available amenities. The City Planning and Development professional staff rightfully assessed that rezoning request to be a non-starter and the developer revised to the current request at 5-stories and with G-RX zoning. The developer has effectively eliminated the requirement for retail space and stated the public amenities will be eliminated. This rezoning does not further the public health, safety, or welfare. If anything, it removes existing businesses and jobs from the community.
- The rezoning request would join two separate properties on separate streets and essentially create a mega property with two 5-story towers connected across the alley. While this may be lovely for the privileged occupants of those luxury buildings, it will create a new, and permanent barrier for the rest of the community to access Pulaski Park. A massive, private barrier as the proposed project will serve to isolate and endanger the public's health, safety and welfare with reduced access and visibility of the Denver Public Park. Pulaski Park is the only public park in Cherry Creek East and access, especially from the most densely populated corner should not be further restricted by joining multiple properties together with a rezoning request which will result in blocking public access to the park.
- This mega property also plans to channel all its vehicle traffic off East Bayaud through the alley to a parking garage. East Bayaud is both a City designated bike route and a designated collector road. It is the designated route for fire and other emergency vehicles transiting and responding to Cherry Creek East. The proposed routing of these additional vehicles just feet from the congested intersection of S Madison and E Bayaud would create additional safety hazards for emergency vehicles and cyclists.

THE REZONING IS NOT CONSISTENT WITH THE NEIGHBORHOOD CONTEXT.

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Finally, I want to remind you that I am not in any way anti-development or anti-rezoning. I have supported many smart rezoning and development decisions. I am simply against this specific rezoning for the reasons stated and especially because it goes against the Cherry Creek Area Plan.

Respectfully,
Gaylene Garbizo
170 South Jackson Street, #105

From: [Clark, Haley - CC YA2245 City Council Aide](#)
To: [Kaiser, Libby - CPD CE0429 City Planner Senior](#)
Subject: FW: [EXTERNAL] Rezoning proposed for 3400 E Bayaud and 121 S Madison (Application #2021I-00052).
Date: Monday, September 26, 2022 11:52:53 AM

From: Robin Pittman <robinpittman@yahoo.com>
Date: Friday, September 23, 2022 at 9:46 AM
To: City Council District 10 <District10@denvergov.org>
Subject: [EXTERNAL] Rezoning proposed for 3400 E Bayaud and 121 S Madison (Application #2021I-00052).

Dear Councilman hinds,

Please REJECT THE REZONING proposed for 3400 E Bayaud and 121 S Madison (Application #2021I-00052).

I'm an East Cherry Creek homeowner and wish to preserve the existing character of this neighborhood. We cannot continue to absorb high-rise apartment buildings.

Specifically,

This application is not consistent with the Cherry Creek Area Plan and Blueprint Denver 2040. Specifically, Blueprint Denver states that precedence should be given to local area plans whenever they are available. In this case, that is the Cherry Creek Area Plan and that plan states that both 3400 E Bayaud and 121 S Madison are appropriately zoned at 3-stories.

Also, we're waiting for the city's decision on the proposed Cherry Creek development overlay. Allowing developers to "keep moving forward" without the overlay is a disservice to city employees, elected officials and residents who have been working on it for years. This takes into consideration the existing neighborhood context that is predominately three-story owner-occupied townhomes.

Finally, the project doesn't enhance public health, safety or welfare. It will add traffic and car fumes. This is important to consider in light of the Kavod senior center nearby, as well as the Garfield Street bike path.

Respectfully,
Robin Pittman, 66 S. Monroe St.

From: [Robert Bailey](#)
To: [Kaiser, Libby - CPD CE0429 City Planner Senior](#)
Subject: [EXTERNAL] Rezoning at 3400 E Bayaud Avenue and 121 S Madison Street
Date: Friday, September 23, 2022 7:31:38 PM

I am writing to express my support for the proposed rezoning of 3400 E Bayaud Ave and 121 S Madison from 3 stories to 5 stories. I own a home near Bayaud & Garfield. The developers plans would be good addition to our neighborhood from my perspective.

I wanted to reaffirm my support for this rezoning.

Thank you for your time.

Robert D Bailey
113 S Garfield St
Denver, CO 80209

Sent from my iPhone

From: [Clark, Haley - CC YA2245 City Council Aide](#)
To: [Kaiser, Libby - CPD CE0429 City Planner Senior](#)
Subject: FW: [EXTERNAL] Zoning change 3400 E. Bayaud/121 S. Madison - Map Amendment Application #2021I-00052
Date: Monday, September 26, 2022 11:52:23 AM

From: Kevin Shea <shea.kevin.m@gmail.com>
Date: Friday, September 23, 2022 at 1:22 PM
To: City Council District 5 <DenverCouncil5@denvergov.org>, City Council District 10 <District10@denvergov.org>
Subject: [EXTERNAL] Zoning change 3400 E. Bayaud/121 S. Madison - Map Amendment Application #2021I-00052

Dear Council Members Hinds and Sawyer,

I don't like the piece-meal approach to zoning changes and would rather see blanket upzoning across all of Denver so every neighborhood contributes to increasing our housing stock. But, unfortunately, that's not the system we currently have.

In the meantime, I would ask that you vote yes on the zoning change requested for 3400 E. Bayaud/121 S. Madison. This is a modest increase of two stories from 3 to 5 in an area surrounded by high rises, and it will also have some affordable units. Denver desperately needs more housing, and this development will help add to the many units we need.

Sincerely,

Kevin Shea
4531 W 34th Ave

From: [Clark, Haley - CC YA2245 City Council Aide](#)
To: [Kaiser, Libby - CPD CE0429 City Planner Senior](#)
Subject: FW: [EXTERNAL] Zoning change 3400 E. Bayaud/121 S. Madison - Map Amendment Application #2021I-00052
Date: Monday, September 26, 2022 11:51:54 AM

From: Macon Fessenden <maconfessenden@gmail.com>
Date: Friday, September 23, 2022 at 1:36 PM
To: City Council District 5 <DenverCouncil5@denvergov.org>, City Council District 10 <District10@denvergov.org>
Subject: [EXTERNAL] Zoning change 3400 E. Bayaud/121 S. Madison - Map Amendment Application #2021I-00052

Dear Council Members Hinds and Sawyer, I am a current district 10 constituent and I am asking that you vote yes on the zoning change requested for 3400 E. Bayaud/121 S. Madison. This is a modest increase of two stories from 3 to 5 in an area surrounded by high rises, and it will also have some affordable units. This is a great neighborhood and it would be wonderful for more people to be able to live there. Denver desperately needs more housing, and this development will help add to the many units we need.

Sincerely, Macon Fessenden

Sent from my iPhone

From: [Clark, Haley - CC YA2245 City Council Aide](#)
To: [Kaiser, Libby - CPD CE0429 City Planner Senior](#)
Subject: FW: [EXTERNAL] Vote YES on Zoning change 3400 E. Bayaud/121 S. Madison - Map Amendment Application #2021I-00052
Date: Monday, September 26, 2022 11:51:53 AM

From: John Riecke <toast2042@me.com>
Date: Friday, September 23, 2022 at 1:50 PM
To: City Council District 5 <DenverCouncil5@denvergov.org>, City Council District 10 <District10@denvergov.org>
Subject: [EXTERNAL] Vote YES on Zoning change 3400 E. Bayaud/121 S. Madison - Map Amendment Application #2021I-00052

Dear Council Members Hinds and Sawyer,

I would ask that you vote yes on the zoning change requested for 3400 E. Bayaud/121 S. Madison. This is a modest increase of two stories from 3 to 5 in an area surrounded by high rises, and it will also have some affordable units. Denver desperately needs more housing, and this development will help add to the many units we need.

Sincerely,

John Riecke
2650 W 13th Ave

"However beautiful the strategy, you should occasionally look at the results."

Why save dollars when you can save gold? [Open](#) a gold savings account!

From: [Clark, Haley - CC YA2245 City Council Aide](#)
To: [Kaiser, Libby - CPD CE0429 City Planner Senior](#)
Subject: FW: [EXTERNAL] Zoning change 3400 E. Bayaud/121 S. Madison - Map Amendment Application #2021I-00052
Date: Monday, September 26, 2022 11:51:24 AM

From: A Westphal <atwestphal96@gmail.com>
Date: Friday, September 23, 2022 at 1:53 PM
To: City Council District 5 <DenverCouncil5@denvergov.org>, City Council District 10 <District10@denvergov.org>
Subject: [EXTERNAL] Zoning change 3400 E. Bayaud/121 S. Madison - Map Amendment Application #2021I-00052

Dear Council Members Hinds and Sawyer,

I am writing you today to ask for your vote "Yes!" on the zoning change requested for 3400 E. Bayaud/121 S. Madison. This is a modest increase of two stories (from 3 to 5) in an area already surrounded by higher structures, and it will also have some affordable units. Denver desperately needs more housing, and this development will help add to the many units we need.

Sincerely,
Andrew

From: [Clark, Haley - CC YA2245 City Council Aide](#)
To: [Kaiser, Libby - CPD CE0429 City Planner Senior](#)
Subject: FW: [EXTERNAL] Zoning change 3400 E. Bayaud/121 S. Madison - Map Amendment Application #2021I-00052
Date: Monday, September 26, 2022 11:51:24 AM

From: Andre Barrett <barrettandre90@gmail.com>
Date: Friday, September 23, 2022 at 1:52 PM
To: City Council District 5 <DenverCouncil5@denvergov.org>, City Council District 10 <District10@denvergov.org>
Subject: [EXTERNAL] Zoning change 3400 E. Bayaud/121 S. Madison - Map Amendment Application #2021I-00052

Dear Council Members Hinds and Sawyer, I would ask that you vote yes on the zoning change requested for 3400 E. Bayaud/121 S. Madison. This is a modest increase of two stories from 3 to 5 in an area surrounded by high rises, and it will also have some affordable units. Denver desperately needs more housing, and this development will help add to the many units we need. Sincerely, {Your name} {Your address}

From: [Clark, Haley - CC YA2245 City Council Aide](#)
To: [Kaiser, Libby - CPD CE0429 City Planner Senior](#)
Subject: FW: [EXTERNAL] Zoning change 3400 E. Bayaud/121 S. Madison - Map Amendment Application #2021I-00052
Date: Monday, September 26, 2022 11:50:54 AM

From: Malorie Torrey <malorietorrey@gmail.com>
Date: Friday, September 23, 2022 at 2:02 PM
To: City Council District 5 <DenverCouncil5@denvergov.org>, City Council District 10 <District10@denvergov.org>
Subject: [EXTERNAL] Zoning change 3400 E. Bayaud/121 S. Madison - Map Amendment Application #2021I-00052

Dear Council Members Hinds and Sawyer,

I would ask that you vote yes on the zoning change requested for 3400 E. Bayaud/121 S. Madison. This is a modest increase of two stories from 3 to 5 in an area surrounded by high rises, and it will also have some affordable units. Denver desperately needs more housing, and this development will help add to the many units we need. Cherry Creek is an extremely supply constrained market for housing, and the best way to increase affordability is to increase the supply of housing. I urge you to vote yes on this zoning change.

Sincerely,

Malorie Torrey
2730 Steele St

From: [Clark, Haley - CC YA2245 City Council Aide](#)
To: [Kaiser, Libby - CPD CE0429 City Planner Senior](#)
Subject: FW: [EXTERNAL] Zoning change 3400 E. Bayaud/121 S. Madison - Map Amendment Application
Date: Monday, September 26, 2022 11:50:54 AM

From: Ian Corder <ian.corder@protonmail.com>
Date: Friday, September 23, 2022 at 2:25 PM
To: City Council District 5 <DenverCouncil5@denvergov.org>, City Council District 10 <District10@denvergov.org>
Subject: [EXTERNAL] Zoning change 3400 E. Bayaud/121 S. Madison - Map Amendment Application

Good afternoon,

I am a Denver resident and urban planner for the City of Lone Tree. As a resident, I have a great appreciation for the vibrancy economic vitality that comes from denser development within a city. As a land use professional, I can speak to the benefits of appropriately designing our cities. For too long we have given way to the idea that one can live a suburban lifestyle within a city. We are starting to see and feel the economic and environmental impacts of these development mandates that ignore the realities of land use markets.

This up-zoning is absolutely appropriate for its location and, frankly, we need more of it across city limits. I ask that you please support this project/re-zoning and pave the way for more like it.

Lets let cities be cities.

Thank you,

Ian Corder

From: [Clark, Haley - CC YA2245 City Council Aide](#)
To: [Kaiser, Libby - CPD CE0429 City Planner Senior](#)
Subject: FW: [EXTERNAL] Zoning change 3400 E. Bayaud/121 S. Madison - Map Amendment Application #2021I-00052
Date: Monday, September 26, 2022 11:50:24 AM

From: John Watkins <jmwatkin713@gmail.com>
Date: Friday, September 23, 2022 at 2:48 PM
To: City Council District 5 <DenverCouncil5@denvergov.org>, City Council District 10 <District10@denvergov.org>
Subject: [EXTERNAL] Zoning change 3400 E. Bayaud/121 S. Madison - Map Amendment Application #2021I-00052

Dear Council Members Hinds and Sawyer,

I would ask that you vote yes on the zoning change requested for 3400 E. Bayaud/121 S. Madison. This is a modest increase of two stories from 3 to 5 in an area surrounded by high rises, and it will also have some affordable units. Denver desperately needs more housing, and this development will help add to the many units we need.

Sincerely,

John Michael Watkins
1269 N Marion St, Apt 1
Denver, CO 80218

From: [Clark, Haley - CC YA2245 City Council Aide](#)
To: [Kaiser, Libby - CPD CE0429 City Planner Senior](#)
Subject: FW: [EXTERNAL] Zoning change 3400 E. Bayaud/121 S. Madison - Map Amendment Application #2021I-00052
Date: Monday, September 26, 2022 11:50:24 AM

From: Trena Moya <trena@d-flux.com>
Date: Saturday, September 24, 2022 at 9:21 AM
To: City Council District 5 <DenverCouncil5@denvergov.org>, City Council District 10 <District10@denvergov.org>
Subject: [EXTERNAL] Zoning change 3400 E. Bayaud/121 S. Madison - Map Amendment Application #2021I-00052

Dear Council Members Hinds and Sawyer,

I am writing to ask you to vote yes on the zoning change requested for 3400 E. Bayaud/121 S. Madison. This is a modest increase of two stories from 3 to 5 in an area surrounded by high rises, and it will also have some affordable units.

Denver desperately needs more housing, and this development will help add to the many units we need. It is only fair that ALL Denver neighborhoods do their part in providing this much needed housing.

Sincerely,
Trena Moya
3516 N Gaylord

Sent from my iPhone

From: [Clark, Haley - CC YA2245 City Council Aide](#)
To: [Kaiser, Libby - CPD CE0429 City Planner Senior](#)
Subject: FW: [EXTERNAL] Zoning change 3400 E. Bayaud/121 S. Madison - Map Amendment Application #2021I-00052
Date: Monday, September 26, 2022 11:49:53 AM

From: Sara O'Keefe <sara@turncorps.com>
Date: Saturday, September 24, 2022 at 2:04 PM
To: City Council District 5 <DenverCouncil5@denvergov.org>, City Council District 10 <District10@denvergov.org>
Subject: [EXTERNAL] Zoning change 3400 E. Bayaud/121 S. Madison - Map Amendment Application #2021I-00052

Dear Council Members Hinds and Sawyer,

I would ask that you vote yes on the zoning change requested for 3400 E. Bayaud/121 S. Madison. This is a modest increase of two stories from 3 to 5 in an area surrounded by high rises, and it will also have some affordable units. Denver desperately needs more housing and density in every single neighborhood, and this development will help add to the many units we need.

Sincerely,

Sara O'Keefe
2432 N. Washington St.
Denver

From: [Clark, Haley - CC YA2245 City Council Aide](#)
To: [Kaiser, Libby - CPD CE0429 City Planner Senior](#)
Subject: FW: [EXTERNAL] Zoning change 3400 E. Bayaud/121 S. Madison - Map Amendment Application #2021I-00052
Date: Monday, September 26, 2022 11:49:23 AM

From: Derek Parks <dnparks@gmail.com>
Date: Saturday, September 24, 2022 at 9:09 PM
To: City Council District 5 <DenverCouncil5@denvergov.org>, City Council District 10 <District10@denvergov.org>
Subject: [EXTERNAL] Zoning change 3400 E. Bayaud/121 S. Madison - Map Amendment Application #2021I-00052

Dear Council Members Hinds and Sawyer,

I would ask that you vote yes on the zoning change requested for 3400 E. Bayaud/121 S. Madison. This is a modest increase of two stories from 3 to 5 in an area surrounded by high rises, and it will also have some affordable units. Denver desperately needs more housing, and this development will help add to the many units we need.

Sincerely,

Derek Parks
4938 Hooker St

From: [Clark, Haley - CC YA2245 City Council Aide](#)
To: [Kaiser, Libby - CPD CE0429 City Planner Senior](#)
Subject: FW: [EXTERNAL] Zoning change 3400 E. Bayaud/121 S. Madison - Map Amendment Application #2021I-00052
Date: Monday, September 26, 2022 11:48:53 AM

From: Jake Williams <jacalawilliams@gmail.com>
Date: Sunday, September 25, 2022 at 1:29 PM
To: City Council District 10 <District10@denvergov.org>
Subject: [EXTERNAL] Zoning change 3400 E. Bayaud/121 S. Madison - Map Amendment Application #2021I-00052

Dear Councilman Hinds,

I'm a constituent of yours here in Uptown. I ask that you vote **yes** on the zoning change requested for 3400 E. Bayaud/121 S. Madison. This is a modest increase of two stories from 3 to 5 in an area surrounded by high rises, and it will also have some affordable units. Denver desperately needs thousands of additional housing units, and this development will help add to the many units we need. Concerns raised about parking are overblown (lots of Denverites like me don't drive!) and should not be prioritized over our very real housing crisis.

Thanks!

Jake Williams
1647 N Clarkson St. #4
Denver, CO 80218