Dear Ms. Kaiser

I am writing to ask you to vote “NO” to the rezoning request to change 3400 Bayaud and 121 S Madison lots in Cherry Creek East from three to five stories.

I am aware that the CPD staff has indicated they would support rezoning these properties to five stories, but I believe they are wrong in that opinion. I have reread the Cherry Creek Area plan and believe it confirms the current three story limit on proposed development south of Bayaud and west of Madison. In fact, I think the Cherry Creek area plan is amazingly forward thinking in seeing this block as a community-focused area amid the allowable density to the north. (50 S Steel Street is now zoned to allow FIVE twelve story buildings with an estimated 500 additional residential units.)

Here are some pertinent quotes from the CCE Area Plan:

“Respect the existing scale. Enhance the existing pattern of development intensity with low scale buildings in the residential areas. Mid-rise buildings may be appropriate near Alameda and Colorado.”

“Activate Pulaski Park. Work with Parks and Recreation and the Gates Tennis Center to make the northern entrance to the park more visible and more accessible to all Cherry Creek residents.”

“Any reinvestment or redevelopment occurring on the southwest corner should incorporate access to and visibility of Pulaski Park into the design of the structure.”

The proposed rezoning does none of the above. Pulaski Park is CCE’s ONLY park, and the proposed rezoning will overwhelm the current park without providing any new benefits. I would. in fact, like to see Parks and Recreation focus on finding a way to enhance the northern entrance to the park for the benefit of CCE older (and younger) residents. Current residents of Allied Jewish Housing find it almost impossible to access the park due to the lack of a proper northern entry.

Finally, Denver is currently focusing on encouraging “green” activities and development. I would encourage the Council to be forward-thinking too and see this small area of the world as a place where they can not only protect the beauty of one neighborhood (CCE) but enhance the possibility of future “green” activities.

PLEASE vote AGAINST rezoning 3400 Bayaud and 121 Madison to five stories.

Sincerely,

Ione Hartley
111 S Monroe St
Cherry Creek East
Denver, CO 80209

From:	Nancy Rebek
To:	City Council District 10; dencc - City Council; City Council District 5
Cc:	Kaiser, Libby - CPD CE0429 City Planner Senior
Subject:	[EXTERNAL] Please do NOT rezone Cheery Creek East
Date:	Thursday, September 22, 2022 8:30:14 PM
Importance:	High

I urge all council members, especially who were voted to *represent residents of Cherry Creek East,* to respect the wishes of those who live here.
Please **REJECT THE REZONING** proposed for 3400 E Bayaud and 121 S Madison (Application #2021I-00052).
The infrastructure cannot support it; numerous repairs have been needed to sewer and water lines.
Simply put, it is NOT consistent with the adopted plan; most importantly, it threatens the health, safety and welfare of all who live in the area.
The traffic is largely unregulated as stop signs are routinely ignored, as is the speed limit. Children live here, elderly live here, people walk, bike and take out their dogs. Daily I witness a near miss to a tragic accident.
Go monitor the Bayaud & Madison intersection ; you will see the high risk of all who dare cross it.
As a 20 plus year resident of the neighborhood, please---it is time to just say NO to the developers.
Thank you.
Nancy

Nancy Rebek
156 South Jackson St
nancy@nrpr.com
303-941-2527

From:	Walt Smith
To:	dencc - City Council
Cc:	Kaiser, Libby - CPD CE0429 City Planner Senior
Subject:	[EXTERNAL] 121 S Madison and 3400 E Bayaud rezoning application #20211-00052
Date:	Thursday, September 22, 2022 7:32:21 PM

Dear Denver City Council Members:

My wife Tonya and I purchased our row home at 51 S Monroe Street in December of 2004. One of the things we liked when we bought our home and still love about Cherry Creek East, is it is predominately a low-density residential area, especially the properties on Madison Street, going East**.** As a result, our neighborhood is less congested with excess traffic , making the area perfect for walking and bike riding.

Denver City Council Members, we are asking you to vote no on the proposed rezoning of 121 S Madison and 3400 E Bayaud rezoning application #2021I-00052 for the following reasons:

A. THIS REZONING IS NOT CONSISTENT WITH THE ADOPTED PLANS.

The rezoning request is in conflict 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.

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

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.

C. 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.

Over the years, we have been supportive of most all the rezoning proposals and new development in Cherry Creek East. Our position of voting against the rezoning application is consistent with the other residents of Cherry Creek East, as noted in a survey recently completed Cherry Creek East Neighborhood Association, of which we are members. Thanks in advance for supporting the residents of Cherry Creek East by voting no on this rezoning application.

Sincerely,

Walt and Tonya Smith

51 S Monroe Street

Denver, CO 80209

wsmithdenver@gmail.com

908-770-5372 Cell

From: Randall Moke
To: dencc - City Council
Cc: Kaiser, Libby - CPD CE0429 City Planner Senior
Subject: [EXTERNAL] Proposed development
Date: Thursday, September 22, 2022 7:24:44 PM

Dear Council Members:

My wife and I agree with all of the points raised by "We Agree on Three" regarding the proposed development of E. Bayaud. and S. Madison Streets. This development is not only wrong for this location, it is not in conformance with many, many, many plans and blueprints previously discussed and approved.

We are retired and live across the street (150 S. Madison St.) from the proposed behemoth and, frankly, see only degradation of our neighborhood and our lifestyle with this development.

It provides nothing that will improve our neighborhood, regardless of whether or not the developer includes an "ice cream parlor" (as suggested previously by his PR flaks). And, no, we are not interested in "energizing" our neighborhood (as proposed by the developer in his presentations).

Please ask yourself what your position would be if this project was proposed across for your home.

Thank you for your consideration.

Randall Moke
150 S. Madison St., #102 (btw, formerly a Hilltop homeowner)
Denver, CO 80209

From:	JANE NERO
To:	City Council District 10; City Council District 5; dencc - City Council
Cc:	Kaiser, Libby - CPD CE0429 City Planner Senior
Subject:	[EXTERNAL] Rezoning of 3400 Bayaud Ave. & 121 S. Madison
Date:	Thursday, September 22, 2022 7:01:15 PM

I have lived in Denver for 30 years and in the Cherry Creek neighborhood for 9 years. I love my neighborhood. 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.

I believe that the city's neighborhoods need to be a part of planning the very places in which we live. I know that growth and development are inevitable in Denver, but it sometimes seems that citizen/neighborhood input is discouraged or falls on deaf ears. Please prove me wrong.

I ask that you deny the request to rezone 3400 Bayaud Ave. and 121 S. Madison St. from 3-stories to 5-stories, with plans to build apartment buildings of 100 units or more and retail as well. Rezoning both of these lots will have a negative impact on this neighborhood.

Increased neighborhood traffic and on-street parking will certainly make what is already a busy area even more busy and more unsafe. This afternoon, I drove through this area on my way home as I do every day. There was absolutely no on-street parking, drivers were waiting in the street for other cars to vacate their parking place (so traffic was backed up) and the intersection was quite busy. On top of that, I witnessed a pedestrian who was almost hit while trying to cross the street. And.....it was not rush hour, it was 2 p.m. in the afternoon!

Rezoning to 5 stories is not consistent with the Blueprint Denver 2040 Plan or the Cherry Creek East Area Plan (which the neighborhood worked long and hard to develop). It's disheartening to work so hard and then have our plan completely ignored. Once again, it feels as if government is not listening to it's constituents but proceeding as they or someone with more influence or money wish. It should be noted that Blueprint Denver 2040 states that precedence should be given to local area plans whenever they are available.

Deviating from Blueprint Denver 2040 and the Cherry Creek East Area Plan sets a dangerous precedent for future rezoning requests. Both lots are adjacent to a two story (zoned 3-story) residential building. The owner of that adjacent building has publicly stated that he would have his building also rezoned to 5-story if this rezoning is approved. It's a domino effect which I hope you will help to avoid. This can and will happen in other neighborhoods as well.

As a long-time citizen of Denver and Cherry Creek, I ask that you please consider what is in the best interest of your citizens and reject this application.

Jane Nero

111 S. Monroe St., A-102
Denver, CO
303-552-1380

From:	Jim Kohner
To:	City Council District 10; Kaiser, Libby - CPD CE0429 City Planner Senior
Subject:	[EXTERNAL] 3400 E Bayaud and 121 S Madison
Date:	Thursday, September 22, 2022 9:57:31 PM

Hello -
I live in Cherry Creek East and oppose the rezoning request for the above properties.

It would add to the congestion and is against the previously adopted plans for Denver.

Thank you,

James Kohner

From:	DeAnna Mayes
To:	Kaiser, Libby - CPD CE0429 City Planner Senior
Subject:	[EXTERNAL] 3400 E Bayaud Ave and 121 S Madison St (Application #2021I-00052)
Date:	Thursday, September 22, 2022 3:15:38 PM

Dear Libby,

I'm writing to you regarding the proposed rezoning request for 3400 E Bayaud Ave and 121 S Madison St (Application #2021I-00052) to express my strong opposition to this rezoning request.

I have lived in Cherry Creek East for 10 years and have been very proud of the responsible development that has occurred over the recent years. I personally have supported rezoning that, accumulatively, could potentially add over 900 apartment rental units to the neighborhood. Some of the most recent supported developments include 50 S. Steele St (adding 500+ rental units) and 5 Cook St (adding 20+ rental units).

Cherry Creek East is a small community that spans less than 1 square mile. Our neighborhood includes Gates Tennis Center and many, already existing, high-rise apartment buildings including Kavod Senior Life that offers over 200 HUD subsidized housing units.

I am against this rezoning request based on the following criteria:

Is the rezoning consistent with adopted plans?

- This rezoning request is not consistent with the Cherry Creek Area Plan. According to the Cherry Creek Area Plan, these two locations are appropriately zoned at 3-stories. Furthermore, the Blueprint Denver states that precedence should be given to local area plans whenever they are available, in this case the Cherry Creek Area Plan.

Is the rezoning consistent with the neighborhood context?

- This rezoning is not consistent with the neighborhood context. If approved, this rezoning would be the only 5-story buildings on the block of S. Madison St. and E. Bayaud Ave. It would overshadow the public tennis facility, not to mention the adjacent 2-story residence that currently exists on S. Madison St. Existing on the same block is 150 S. Madison St.; a residential building zoned as PUD. Again, the Cherry Creek Area Plan does not support buildings of this proposed height adjacent to Pulaski Park.

Does the zoning further public health, safety, and welfare?

- This rezoning does not further public health, safety, and welfare. The development does not provide anything to the neighborhood. Outside of adding density, for the sake of adding density, what goes to the community? In this rezoning, the developer has even adjusted their request from the original C-MX to G-RX, allowing them to not commit to providing any ground level retail space.

Cherry Creek East has a lot of room for development; therefore, we must be mindful of the

bigger picture. I am not against development, but I strongly believe, at this point, we must take into consideration all development projects and think about the impact, collectively, they will have on our community. This request is not thoughtful to the overall future of Cherry Creek East and I do not support it.

Respectfully,

DeAnna Mayes
93 S. Monroe St.
Denver CO 80209

From:	Patrick O"Toole
To:	Kaiser, Libby - CPD CE0429 City Planner Senior
Subject:	[EXTERNAL] Dissent for the proposed for 3400 E Bayaud and 121 S Madison (Application #2021I-00052)
Date:	Thursday, September 22, 2022 3:03:00 PM

Ms. Libby Kaiser,

I'm write you to share my dissent with the proposed request for rezoning at 3400 E Bayaud and 121 S Madison (Application #2021I-00052). I have also contacted Councilman Hinds and urged him to vote to reject this proposal.

I've been a Cherry Creek resident for many years and am pride myself in being a strong supporter of smart development. To give perspective, I supported the approved rezoning of development projects at:

- 50 S Steele (500+ units proposed)
- 5 Cook (30+ units proposed)
- 55 Cook (150 units)
- 3222 E 1st Ave (212 units)
- E Bayaud & S Harrison (100+ units proposed)

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. It 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 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.

· 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.

In closing, I want to remind you that I am not in any way anti-development or anti-rezoning. As you can see above, 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,

Patrick O'Toole
93 S Monroe ST
Denver, Colorado

From:	Roger Bullard
To:	dencc - City Council
Cc:	Kaiser, Libby - CPD CE0429 City Planner Senior
Subject:	[EXTERNAL] Reasons for rejecting proposed rezoning (Application #2021I-00052).
Date:	Friday, September 23, 2022 11:06:47 AM

Dear Council Members:

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

I moved to Denver from Connecticut in 2021. My four children live in Cherry Creek. I became a Cherry Creek East resident specifically because of the three-floor residential zoning that surrounds me at the corner of Bayaud and S. Monroe. I specifically rejected other locations nestled within high rise residential/commercial structures. I urge you to reject rezoning Application #2021I-00052, because it damages the character of the neighborhood in the ways detailed below:

THIS REZONING IS NOT CONSISTENT WITH THE ADOPTED PLANS.

- The rezoning request is contrary to the Cherry Creek Area Plan and Blueprint Denver 2040. Blueprint Denver states that precedence should be given to local area plans whenever available. *The Cherry Creek Area Plan states that both 3400 E Bayaud and 121 S Madison are appropriately zoned at 3-stories.* The City Council recently relied on these area plans as important in their justification for the rezoning approval at nearby 50 S Steele. I ask that they apply similar judgment to subsequent/similar rezoning requests. Otherwise it might appear as spot zoning, perhaps preferential treatment for this applicant.

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

- Rezoning for big development should add benefit to the community. The applicant initially proposed a much taller project with C-MX zoning, offering the community commercial retail space and publicly available amenities. The City Planning and Development professional staff declined that rezoning request. This developer then reduced his application to 5-stories and with G-RX zoning. The current application no longer fulfills the requirement for retail space and public amenities. The applicant's request for rezoning does not further public health, safety, or welfare. If anything, it removes existing businesses and jobs from the community.

- The rezoning request joins two separate properties on separate streets. This establishes a mega property with two 5-story towers connected across the alley. In effect it creates a new and permanent barrier for the rest of the

community to access Pulaski Park. The effect of this massive, private barrier will be to isolate and endanger the public's health, safety and welfare through reduced access and visibility of the Denver Public Park. Pulaski Park is the only public park in Cherry Creek East. This application blocks public access to the Park through allowing the applicant's construction of joined multiple properties.

- The applicant's mega property channels its vehicular 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 creates additional safety hazards for emergency vehicles and cyclists.

THE REZONING IS NOT CONSISTENT WITH THE NEIGHBORHOOD CONTEXT.

- The proposed rezoning is inconsistent with the neighborhood context. It will be the only 5-story building on the block of S Madison and E Bayaud. It will dwarf the adjacent buildings on S Madison, especially the immediately adjacent 2-story residence. There are no buildings of this proposed height or scale adjacent to Pulaski Park. The Cherry Creek Area Plan specifically states that parkside buildings should be limited to 3-stories. Blueprint Denver states that precedence should be given to local area plans when available.

Thank you for your attention to my letter. I write out of concern to retain the residential 3-story character of Cherry Creek East, not out of a general rejection of development, per se.

Roger C. Bullard MBA, MDiv
111 S Monroe St (B202)
Denver, Colorado 80209
roger.bullard@outlook.com
(203)722-1535

Dear Chris Hinds,

I urge you to **APPROVE THE REZONING** proposed for 3400 E Bayaud and possibly reject the zoning at 121 S Madison (Application #2021I-00052).

I've been a Cherry Creek East resident for many years and pride myself in being a strong supporter of smart development. I also am a civil engineer that works with developers and local jurisdictions regularly. I love Cherry Creek East and respect the need for the community to evolve and provide additional housing in the City. In recent years, unlike many of my aging neighbors, I've supported the approved rezoning of development projects at multiple locations in Cherry Creek East which cumulatively will add over 900 housing units.

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

THIS REZONING IS CONSISTENT WITH THE ADOPTED PLANS.

- 3400 E Bayaud is already a 4 story building, adding another story seems reasonable to me.
- Adding more residential usages on Madison St makes sense to me, from my residential building across the street.

THIS REZONING SHOULD 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. I am disappointed about the loss of convenient businesses in the neighborhood. I hope that future rezonings take into account that the developer will pull the commercial uses out if the height is reduced.
- The large building proposed would not be a barrier to Pulaski Park - people don't typically access it through the parking lot under 3400 E Bayaud. People access it from the Seasons by walking through the grass tract adjacent to the tennis courts. Having people living along the park will provide more sets of eyes keeping watch and will hopefully deter illicit activities. I have seen some weird things living across the street for 7 years.
- 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. As a collector, not a local road, this makes sense. Also, there will be hardly any other users contributing to alley traffic there. I am looking forward to the improved sidewalks and maybe storm drainage along the project's frontage.

- More housing could mean cheaper rent which is great for my friends!

THE REZONING IS AND IS NOT CONSISTENT WITH THE NEIGHBORHOOD CONTEXT.

- The rezoning of 3400 E Bayaud is consistent with the neighborhood context in that it is across the street from multiple 8-15 story buildings. 7 stories would have been fine too. The proposed building is north of the park so it won't cause any ice issues.
- The rezoning of 151 S Madison would be the only 5-story building along S Madison which would look odd. It would dwarf the adjacent buildings on S Madison and especially the immediately adjacent 2-story residence. Note that this residence used to be a dispensary within the past 5 years. I hope that the whole corner is redeveloped in the near future and definitely will be within the design life of this project's buildings.
- Keeping the old dilapidated low density buildings in Cherry Creek East would be consistent with the neighborhood context on this corner - I look forward to that changing.

Respectfully,
Miranda Johnson
150 S Madison St

From:	brooks waldman
To:	Kaiser, Libby - CPD CE0429 City Planner Senior; Sawyer, Amanda - CC Member District 5 Denver City Council; Hinds, Chris - CC Member District 10 Denver City Council; Kashmann, Paul J. - CC Member District 6 Denver City Council; Black, Kendra A. - CC Member District 4 Denver City Council; kneichatlarge@denvergov.org; Ortega, Deborah L. - CC Member At Large Denver City Council
Subject:	[EXTERNAL] 3400 E Bayaud Ave & 121 S Madison St. Rezoning - Letter of Support - Application #20211-00052
Date:	Friday, September 23, 2022 9:33:11 AM

Dear Council Members:

Please except this email written in support of Application #20211-00052 for the rezoning of the properties at 3400 E Bayaud Ave and 121 S Madison St in the Cherry Creek East neighborhood.

As an introduction, I have been a property owner in Cherry Creek East for over forty years, and a resident for over twenty years, and served on the board of Cherry Creek East Association (CCEA) and as a past president. As a board member and later as president of CCEA, I was deeply engaged in the 2010 rezoning and the preparation and approval of the Cherry Creek Area Plan (CCAP) in 2012. Since my background is in architecture, urban design and planning I have endeavored to promote the improvement and betterment of my neighborhood for many years. That said, I have reviewed CPD's staff report to the LUTI Committee, dated 8/5/22, by Libby Kaiser, and I very much support this report and its recommendations. In addition I would like to emphasis and bring special attention to several points made in this report, as follows:

- Beginning on page 15 of the report, under Cherry Creek Area Plan (2012), I would emphasis the quote that "Madison Street serves to define two character areas: east of Madison Street is low-to medium-scale residential and west is a mid- to high-rise area." (p.70). "The subject property is west of Madison Street and within an area defined as Town Center, also called The Madison-Bayaud Village Center. The plan says this small commercial node has seen little reinvestment since the 1980's and lacks a pedestrian-friendly streetscape." The plan goes on to make a number of recommendations. Many of us in this neighborhood have worked diligently for many years to encourage the implementation of this vision of a Village Center. The zoning in question could very much help move this forward.

- On page 17 of the report, reference is made to Blueprint Denver with additional guidance. I would particularly note the last item on page 18, which states under Furthering Urban Design Goals: "The redevelopment of the subject property under the current Denver Zoning Code would result in a building form with build-to and transparency requirements that would better address the street compared to the existing development. Reconstruction of the streetscape with a detached sidewalk and landscaping would also help further urban design goals."

- Creating a transition from the west side of Madison at a five story height, to the east side at three stories is a challenge. A good urban design transition is possible, but only with cooperation from adjacent property owners and some urban design leadership from CPD and possibly some involvement by our newly appointed Urban Design Director.

- Another important opportunity lies with engagement and dialogue with our Department of Parks and Recreation and the Gates Tennis Center management who controls the properties to the south and west of this parcel. There are few if any Denver City Parks that have mixed use zoned properties directly adjacent on two side

of a park. And in this case a narrow strip of land directly to the west of this parcel, between the Gates Tennis Center and this property, is providing the only convenient pedestrian access to the park for a large senior community and other higher density development to the north. Providing a permanent connecting walkway with some access to the 3400 E Bayaud Ave parcel would serve the neighborhood and help activate the park from the north.

- Also of note, as a member of the CCEA Development Committee, I have worked for over two years with consultants and CPD staff on a mixed-use "overlay" that will hopefully soon come to council for adoption. The developers of these parcels have committed to incorporate the requirements of this overlay as a part of the design for this project; along with other commitments made to the neighborhood in the form of a "good neighbor agreement."

Thank you for considering my comments above in your deliberations on this rezoning application. If you should have any questions regarding any of my comments, please do not hesitate to reach me at the contacts below.

Respectfully,

Brooks Waldman

66 S. Garfield St.
Denver, CO 80209
(c) 720.618.5905
brooks@brookswaldman.com

From:	LIZ ADAMS
To:	Kaiser, Libby - CPD CE0429 City Planner Senior
Cc:	Hinds, Chris - CC Member District 10 Denver City Council
Subject:	[EXTERNAL] Rezoning Support - 2021I-00052 - 3400 E Bayaud Avenue and 121 S Madison Street
Date:	Friday, September 23, 2022 8:04:52 AM

Ms. Kaiser:

As a resident of Cherry Creek, I am writing in strong support of this proposed rezoning which will provide much-needed affordable housing in the Cherry Creek area.

This area of the City has lots of amenities and employment options but is also incredibly expensive. Denver has been working hard to focus on equity in our city and this rezoning supports that effort. The proposed zone district would ensure the creation of residential units, including affordable, to allow a greater number of people to have access to this neighborhood and take advantage of all it has to offer.

In addition, the increase in height from three to five stories, provides a nice transition from the much taller properties nearby. This site next to Pulaski Park is also well served by various transportation options, another critical component to more equitable development.

Sincerely,

Liz Adams
396 Steele St
303-514-7938

From:	John Watkins
To:	Kaiser, Libby - CPD CE0429 City Planner Senior
Subject:	[EXTERNAL] Support for rezoning: 3400 E Bayaud Avenue and 121 S Madison Street, Zoning change: from C-MX-3 to G-RX-5
Date:	Friday, September 23, 2022 12:37:34 AM

Hello,

I tried submitting a comment online but was unable to, so I wanted to email you and let you know that I support the rezoning of 3400 E Bayaud Avenue and 121 S Madison Street, from C-MX-3 to G-RX-5. I have a biweekly appointment in this area, and this particular lot is severely underdeveloped. Most of the buildings in this lot are only one or two stories tall.

It would be a great idea to have this lot redeveloped for 5-story mixed business & residential usage. I would be in favor of even more stories, but I can live with the 5-story proposal for now. It would also fit in with the rest of the neighborhood, since there's plenty of even taller buildings nearby (both residential and business).

I'm sure some short-sighted citizens may have raised concerns about parking in this neighborhood due to an increase of residents. Firstly, my observation is that the parking in this neighborhood is more than sufficient, and this neighborhood can handle significantly more residents. Secondly, if the city could put in more protected bike lanes + run the 83L more frequently than once every half-hour during off-peak, this neighborhood is close enough to the rest of the city that it could appeal to car-free residents, and proper bike/ped/transit infrastructure could completely offset the possible demand for more parking.

I hope my comment is being submitted soon enough for consideration. Thank you for your time.

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