



July 28, 2020

VIA EMAIL

Courtney L. Levingston, AICP, Denver Senior City Planner
Community Planning and Development
Webb Building, 201 W. Colfax Avenue
Denver, Colorado 80202

Re: LETTER OF SUPPORT FOR REZONING APPLICATION NO. 2019I - 00031 (THE "APPLICATION") FOR PROPOSED REZONING OF PROPERTY LOCATED AT THE NW AND SW CORNERS OF FIRST AVENUE AND COLORADO BOULEVARD (THE "FIRST AVENUE PROPERTY") AND THE PROPERTY LOCATED AT THE NW AND SW CORNERS OF BAYAUD AND COLORADO BOULEVARD (THE "BAYAUD PROPERTY") AS THE SAME ARE MORE SPECIFICALLY DESCRIBED IN THE APPLICATION AND ARE COLLECTIVELY REFERRED TO HEREIN AS THE "DEVELOPMENT PROPERTIES"

Dear Ms. Levingston:

This letter is submitted on behalf of the Cherry Creek North Neighborhood Association ("CCNNA") and the Cherry Creek East Association ("CCEA") in connection with the proposed rezoning and redevelopment of the Development Properties, all of which are owned and proposed for redevelopment by CC Gateways Owners, LLC (the "Developer"). CCNNA and CCEA request that this letter, together with two prior letters dated February 18, 2020 (one relating to the First Avenue Property and the other related to the Bayaud Property (collectively, the "Previous Letters")) and two final signed and recorded agreements entitled Development Agreement and Declaration of Restriction Covenants dated July 16, 2020 (one relating to the First Avenue Property and the other related to the Bayaud Property (collectively the "Development Agreements")) be included in the Application file for consideration by the City and County of Denver (the "City") office of Community Planning and Development, the City Planning Board, City Council and any other City departments processing, considering and voting on the Application. The terms of the Previous Letters and the Development Agreements are incorporated into this letter by reference.

In connection with this letter of support, CCNNA and CCEA would like to highlight the extensive processes that CCNNA and CCEA have undertaken to inform residents and members of the Cherry Creek North and the Cherry Creek East neighborhoods. CCNNA and CCEA are the Registered Neighborhood Organizations ("RNOs") in which the Development Properties are located. Representatives of the boards of CCNNA and CCEA began speaking with Doug McKinnon (as the representative for the Developer) in November of 2018 regarding his interest in redeveloping the Development Properties. Numerous meetings were then held in 2019 with the Developer and his architectural team with both the CCNNA and

CCEA communities, including presentations to the neighborhood associations' zoning and development committees and to the residents at meetings at the RNO-scheduled meetings and at special meetings hosted by the Developer.

In addition to scheduling numerous meetings, substantial outreach was made to the communities through email and website means. The Developer team had created project models and detailed presentation materials of the proposed projects so that interested persons could really see the context of the proposed project in the neighborhoods. Based on these presentations, input from residents was sought and considered. CCNNA sought written input on comment cards during the Developer presentation at the CCNNA general residents meeting. CCEA facilitated an on-line survey of its residents following the Developers presentation to the CCEA neighborhood and shared the results widely throughout the community. The RNO websites still contain information on the Gateways (see www.cnnneighbors.com and www.cherrycreekeast.org/development to see specific information on the status of the development process and the pertinent information and documentation needed to keep the residents informed about the projects). The RNOs communicated the status to the interested Hilltop neighborhood as well by email and website links.

These meetings and presentations resulted in articulated neighborhood concerns being shared with the Developer by residents, some of whom continue to be against the projects. However, the Developer modified his original proposal in an attempt to address the majority of the concerns raised. These negotiations and accommodations resulted in projects that reflect neighborhood input and desires. The agreements between the RNOs and the Developer were documented, first in the Previous Letters and finally in the Development Agreements, which were approved by the RNOs in accordance with their respective Bylaws.

One of the most widely perceived neighborhood benefits is the location of 'Gateways' on major intersections leading into Cherry Creek. The major intersection on First Avenue will be reconfigured as a condition of the project rezoning and moving forward. This reconfiguration will allow the Cherry Creek area to realize upon the goal (expressed in the Cherry Creek Area Plan and the Denver Comprehensive Plan 2040) to locate 'Gateway' improvements leading into the neighborhood. The RNOs do plan on continuing to work with the City and the Developer to finalize details on implementation of the 'Gateways' (including the form, design and location) in order to realize this benefit for all of the Cherry Creek area.

Councilman Hinds and his assistant, Teresa St. Peter have been kept in the information loop at all times on the project. They have been helpful in identifying City resources to assist in the further discussions that will be needed as we move forward together to locate the 'Gateway' improvements on their new future home. For that help, the RNOs are grateful.

It is, therefore, with much appreciation for the process, the cooperation and the abundance of attention paid by the numerous residents of our wonderful neighborhoods, that we strongly support the rezoning of the Development Properties in accordance with Application as modified by the agreements reached and documented in the Development Agreements.

Thanks to you and all City staff who have assisted us with this process.

Yours Truly,

/s/ Lou Raders
Cherry Creek North Neighborhood Association
Lou Raders, President

/s/ John Tredennick
Cherry Creek East Association
John Tredennick, President

cc: Mr. Douglas McKinnon
c/o CC Gateway Owners, LLC
730 17th Street, Suite 220
Denver, CO 80202

cc: Councilman Chris Hinds



February 18, 2020

Courtney L. Levingston, AICP, Denver Senior City Planner
Community Planning and Development
Webb Building, 201 W. Colfax Avenue
Denver, Colorado 80202

Re: Proposed Re-Zoning of Property at 101 Colorado Blvd. in Cherry Creek North to G-MU-5 and Proposed Re-Zoning of Property at 97 Colorado Blvd., 45-51 Colorado Blvd. and 98 Harrison Street to G-RO-5

Dear Ms. Levingston:

This letter is submitted on behalf of the Cherry Creek North Neighborhood Association ("CCNNA") in connection with the proposed rezoning and redevelopment of the above-referenced property containing approximately 11,228 +/- SF of land area located on the NW corner of First Avenue and Colorado Boulevard (the "CCNNA Property"). This letter is also being submitted on behalf of the Cherry Creek East Association ("CCEA") relating to the property on the SW corner of First Avenue and Colorado Boulevard containing 20,245 SF +/- (the "CCEA Property"). Both the CCNNA Property and the CCEA Property (collectively, the "Properties") are owned and proposed for redevelopment by CC Gateways Owners, LLC or entities owned or controlled by Doug McKinnon (collectively, the "Developer"). The Developer has applied for rezoning of the Properties through the City and County of Denver (the "City") office of Community Planning and Development and we understand that you are the appointed contact for the City in connection with the Developer's rezoning applications. CCNNA and CCEA are the registered neighborhood organizations in which the Properties are located. This letter relates specifically to the CCNNA Property but is conditioned on the restrictions referenced below related to the CCEA Property.

Background: Over the last year, the Developer has made several presentations to the CCNNA and CCEA boards, members and surrounding stakeholder groups. In connection therewith, CCNNA and CCEA have received input and comments from residents and members in the respective registered neighborhood organizations. The zoning and development committees of CCNNA and CCEA have met on numerous occasions with the Developer and have negotiated points of concern raised by residents in the CCNNA and CCEA neighborhoods.

Agreements: Those negotiations have resulted in agreements of the Developer, which agreements will be documented in a Development Agreement with Covenants and Conditions (the "Development Agreement") which will bind the Developer and all future owners of the Properties to the conditions and restrictions on the development and use of the Properties. This letter outlines the material terms of

agreement which will be fully documented in the Development Agreement and which will be a condition of the rezoning. CCNNA, CCEA and the Developer have agreed to work diligently to complete the Development Agreement. However, CCNNA requests that no Planning Board hearings be held on the Properties until the Development Agreement is documented and recorded against the Properties.

Gateways: A fundamental aspect of the proposed agreements between the CCNNA and CCEA neighborhoods and the Developer is the agreement of the Developer to cause the reconfiguration of the intersection at First Avenue and Colorado Boulevard such that the 'porkchops' are removed and the turn-lanes are straightened or otherwise modified to provide for a 'right turn on red only' when the traffic so allows. This reconfiguration will also provide for a more pedestrian-friendly crossing with a First Avenue median to allow for a safer pedestrian crossing. The land areas gained by removal of the 'porkchops' and reconfiguration of the intersection will be set aside for use as a neighborhood 'Gateway' with any improvements thereon to be determined by a wider group of stakeholders, likely with or through the Cherry Creek Steering Committee with substantial input from CCNNA and CCEA. Any such improvements so approved (collectively, the "Gateway Improvements") are to be installed (except for cost of sculpture art, if any) by the Developer and maintained by the future owner or owners of the Properties and the buildings constructed thereon.

Outline of Material Terms: In addition to the Gateway requirements outlined above, the following material terms have been agreed to among CCNNA, CCEA and the Developer, which agreements are to be confirmed in the Development Agreement, zoning approvals and through appropriate Site Development Plan submittals, as the same shall be approved through the City Council rezoning process:

A. CCNNA Property Requirements and Restrictions:

1. *Zoning shall be residential G-MU-5 with restrictions to no more than four (4) stories of habitable development space and with a maximum permitted height for all buildings of 60 feet, calculated pursuant to the methods of the Denver zoning code for such zone category.*
2. *Rooftop activation improvements shall be allowed so long as they are set back and do not suggest a 5th floor. The anticipated use and elevation depiction to be prepared by Developer's architects and attached to the Development Agreement.*
3. *Maximum building gross above-ground square footage shall be set forth in the Development Agreement. A building 'apartment' form shall be used for the improvements. A maximum number of residential units and minimum square footage of 900 gross square feet per unit shall be confirmed in the Development Agreement.*
4. *All parking shall be underground, below grade parking with a single ingress/egress access on the northern end of the CCNNA Property on Harrison Street.*
5. *New sidewalk and streetscape improvements on Harrison Street, 1st Avenue and Colorado Blvd. adjacent to the property will include separated sidewalks with tree lawns and landscaping to be completed as part of the development. Landscape improvements shall take into account location and Xeriscaped options sensitive to water concerns, but shall not be comprised of just rocked areas.*
6. *Set-back and step-down requirements shall be observed for all vertical improvements on the CCNNA Property, with the requirement that depictions of the site plan and elevations showing improvement locations, massing, set-backs and step-down requirements shall be set forth and attached to the Development Agreement.*
7. *The Developer shall keep the neighborhood reasonably informed of the development, including presenting further design elements to neighborhood representatives and residents as the project proceeds.*

8. *A written Intergovernmental Agreement or other agreement with the City (and CDOT, if necessary) shall be completed such that the areas comprising the 'Gateways' and the use thereof shall be confirmed and documentation requiring 'Gateway Improvement' lighting and landscape watering installation and maintenance shall be confirmed as part of the overall project landscaping, watering and lighting improvements.*
- B. CCEA Property Requirements.*
9. *The CCEA Property zoning shall be G-RO-5 with four (4) habitable floors and with a height limitation identical to the CCNNA Property (as outlined in item A.1 above). A limitation on the gross building square footage (excluding parking, which shall be below grade accessible from the southern-most portion of the CCEA Property on Harrison St.) shall be set forth in the Development Agreement.*
10. *Rooftop activation improvements shall be allowed so long as they are set back and do not suggest a 5th floor. The anticipated use and elevation depiction to be prepared by Developer's architects and attached to the Development Agreement.*
11. *A building 'apartment' form shall be used for the improvements and the improvements shall be designed and constructed to be similar to the improvements on the north side of First Avenue such that, together, they give the appearance of a coordinated project in order to provide for a unified 'Gateway' concept.*
12. *A maximum number of residential units and square footage of office space shall be confirmed in the Development Agreement. Minimum residential unit square footage of 900 gross square feet per unit shall be confirmed in the Development Agreement.*
13. *The use of the CCEA Property shall be limited such that there shall be no medical/dental office uses.*
14. *All parking shall be underground, below grade parking with a single ingress/egress access on the southern end of the CCEA Property on Harrison Street.*
15. *New sidewalk and streetscape improvements on Harrison Street, 1st Avenue and Colorado Blvd. adjacent to the property will include separated sidewalks with tree lawns and landscaping (to be completed as part of the development. Landscape improvements shall take into account location and Xeriscaped options sensitive to water concerns, but shall not be comprised of just rocked areas.*
16. *Set-back and step-down requirements shall be observed for all vertical improvements on the CCEA Property, with the requirement that depictions of the site plan and elevations showing improvement locations, massing, set-backs and step-down requirements shall be set forth and attached to the Development Agreement.*
17. *The Developer shall keep the neighborhood reasonably informed of the development, including presenting further design elements to neighborhood representatives and residents as the project proceeds.*
18. *A written Intergovernmental Agreement or other agreement with the City (and CDOT, if necessary) shall be completed such that the areas comprising the 'Gateways' and the use thereof shall be confirmed and documentation requiring 'Gateway Improvement' lighting and landscape watering installation and maintenance shall be confirmed as part of the overall project landscaping, watering and lighting improvements.*

The Development Agreement shall include other and additional provisions that are typical for CCNNA and CCEA development agreements for similar projects. CCNNA and CCEA will work diligently with the Developer and the City to finalize the Development Agreement prior to Planning Board hearings and will be available to meet with City representatives to address any questions or concerns. In the meantime,

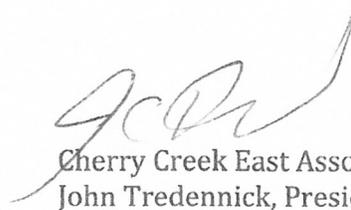
you are authorized to share this letter with City staff, appropriate related agencies and City Council as you move forward in the rezoning process.

We stress that this rezoning resolution should apply to the Gateway corners (at First and at Bayaud) and to the Developer's owned properties at the intersections of Colorado Blvd. and Bayaud (which shall be subject to a separate Development Agreement) but should NOT be a precedent for higher development projects along any other portion of Colorado Boulevard, most of which are and should remain G-RH-3.

Yours Truly,



Cherry Creek North Neighborhood Association
Lou Raders, President



Cherry Creek East Association
John Tredennick, President

cc: Mr. Douglas McKinnon
c/o CC Gateway Owners, LLC
730 17th Street, Suite 220
Denver, CO 80202

cc: Councilman Chris Hinds



February 18, 2020

Courtney L. Levingston, AICP, Denver Senior City Planner
Community Planning and Development
Webb Building, 201 W. Colfax Avenue
Denver, Colorado 802002

Re: Proposed Re-Zoning of Property at 55-65 S Colorado Blvd. to G-RO-5 and 101 S Colorado Blvd. in Cherry Creek East to G-MU-5.

Dear Ms. Levingston:

This letter is submitted on behalf of Cherry Creek East Association (“CCEA”) relating to the requested rezoning of the property on the NW corner of Bayaud and Colorado Boulevard located at 55-65 So. Colorado Blvd. containing 16,504 SF +/- to G-RO-5 (the “NW Property”) and the SW corner of Bayaud and Colorado Boulevard located at 101 S Colorado Blvd. in Cherry Creek East to G-MU-5 containing 9,527 SF +/- (the “SW Property”).

Both the NW Property and the SW Property (collectively, the “Properties”) are owned and proposed for redevelopment by CC Gateways Owners, LLC or entities owned or controlled by Doug McKinnon (collectively, the “Developer”). The Developer has applied for rezoning of the Properties through the City and County of Denver (the “City”) office of Community Planning and Development and we understand that you are the appointed contact for the City in connection with the Developer’s rezoning applications. CCEA is the registered neighborhood organizations in which the Properties are located.

Background: Over the last year, the Developer has made several presentations to the CCEA board, members and surrounding stakeholder groups. In connection therewith, CCEA has received input and comments from residents and members and has conducted an outreach survey. The board and development committee of CCEA have met on numerous occasions with the Developer and have negotiated points of concern raised by residents in the CCEA neighborhood.

Agreements: Those negotiations have resulted in agreements of the Developer, which agreements will be documented in a Development Agreement with Covenants and Conditions (the “Development Agreement”) which will bind the Developer and all future owners of the Properties to the conditions and restrictions on the development and use of the Properties. This letter outlines the material terms of agreement which will be fully documented in the Development Agreement and which will be a condition of the rezoning. CCEA and the Developer have agreed to work diligently to complete the Development Agreement. However, CCEA requests that no Planning Board hearings be held on the



Properties until the Development Agreement is documented and recorded against the Properties.

Outline of Material Terms: CCEA and the Developer, which agreements are to be confirmed in the Development Agreement, zoning approvals and through appropriate Site Development Plan submittals, as the same shall be approved through the City Council rezoning process:

A. SW Property Requirements and Restrictions:

1. *Zoning shall be residential G-MU-5 with restrictions to no more than four (4) stories of habitable development space and with a maximum permitted height for all buildings of 60 feet, calculated pursuant to the methods of the Denver zoning code for such zone category.*
2. *Rooftop activation improvements shall be allowed so long as they are set back and do not suggest a 5th floor. The anticipated use and elevation depiction to be prepared by Developer's architects and attached to the Development Agreement.*
3. *Maximum building gross above-ground square footage shall be set forth in the Development Agreement. A building 'apartment' form shall be used for the improvements. A maximum number of residential units and minimum square footage of 900 gross square feet per unit shall be confirmed in the Development Agreement.*
4. *All parking shall be underground, below grade parking with a single ingress/egress access on the southern end of the SW Property on Harrison Street.*
5. *New sidewalk and streetscape improvements on Harrison Street, Bayaud and Colorado Blvd. adjacent to the property will include separated sidewalks with tree lawns and landscaping to be completed as part of the development. Landscape improvements shall take into account location and Xeriscaped options sensitive to water concerns, but shall not be comprised of just rock areas.*
6. *Set-back and step-down requirements shall be observed for all vertical improvements on the SW Property, with the requirement that depictions of the site plan and elevations showing improvement locations, massing, set-backs and step-down requirements shall be set forth and attached to the Development Agreement.*
7. *The Developer shall keep the neighborhood reasonably informed of the development, including presenting further design elements to neighborhood representatives and residents as the project proceeds.*
8. *A portion of the ROW adjacent to the SW Property on the corner of Bayaud and Colorado Blvd. shall be completed such that there shall be an area for location of a 'Gateway' sign or other improvements on a smaller scale to what is being proposed*



at First Avenue and Colorado Blvd. The 'Gateway Improvement' lighting and landscape watering installation and maintenance shall be confirmed as part of the overall project landscaping, watering and lighting improvements.

9. *There shall be a bike-lane improvement along Bayaud from Colorado Blvd to the existing bike-lane beginning west of Harrison.*

B. NW Property Requirements.

10. *The NW Property zoning shall be G-RO-5 with four (4) habitable floors and with a height limitation identical to the SW Property (as outlined in item A.1 above). A limitation on the gross building square footage (excluding parking, which shall be below grade accessible from the northern-most portion of the NW Property on Harrison St.) shall be set forth in the Development Agreement.*
11. *Rooftop activation improvements shall be allowed so long as they are set back and do not suggest a 5th floor. The anticipated use and elevation depiction to be prepared by Developer's architects and attached to the Development Agreement.*
12. *A building 'apartment' form shall be used for the improvements and the improvements shall be designed and constructed to be similar to the improvements on the south side of Bayaud such that, together, they give the appearance of a coordinated project in order to provide for a unified 'Gateway' concept.*
13. *A maximum number of residential units and square footage of office space shall be confirmed in the Development Agreement. Minimum residential unit square footage of 900 gross square feet per unit shall be confirmed in the Development Agreement.*
14. *The use of the NW Property shall be limited such that there shall be no medical/dental office uses.*
15. *All parking shall be underground, below grade parking with a single ingress/egress access on the northern end of the NW Property on Harrison Street.*
16. *New sidewalk and streetscape improvements on Harrison Street, Bayaud and Colorado Blvd. adjacent to the property will include separated sidewalks with tree lawns and landscaping (to be completed as part of the development. Landscape improvements shall take into account location and Xeriscaped options sensitive to water concerns, but shall not be comprised of just rock areas.*
17. *Set-back and step-down requirements shall be observed for all vertical improvements on the NW Property, with the requirement that depictions of the site plan and elevations showing improvement locations, massing, set-backs and step-down requirements shall be set forth and attached to the Development Agreement.*



18. *The Developer shall keep the neighborhood reasonably informed of the development, including presenting further design elements to neighborhood representatives and residents as the project proceeds.*
19. *A portion of the ROW adjacent to the NW Property on the corner of Bayaud and Colorado Blvd. shall be completed such that there shall be an area for location of a 'Gateway' sign or other improvements on a smaller scale to what is being proposed at First Avenue and Colorado Blvd. The 'Gateway Improvement' lighting and landscape watering installation and maintenance shall be confirmed as part of the overall project landscaping, watering and lighting improvements.*
20. *There shall be a bike-lane improvement along Bayaud from Colorado Blvd to the existing bike-lane beginning west of Harrison.*

The Development Agreement shall include other and additional provisions that are typical for CCEA development agreements for similar projects. CCEA will work diligently with the Developer and the City to finalize the Development Agreement prior to Planning Board hearings and will be available to meet with City representatives to address any questions or concerns. In the meantime, you are authorized to share this letter with City staff, appropriate related agencies and City Council as you move forward in the rezoning process.

We stress that this rezoning resolution should apply to the Gateway corners (at First and at Bayaud) and to the Developer's owned properties at such intersections but should NOT be a precedent for higher development projects along any other portion of Colorado Boulevard, most of which are and should remain G-RH-3.

Yours Truly,

A handwritten signature in black ink, appearing to read 'John Tredennick', is written over a faint, larger version of the same signature.

Cherry Creek East Association
John Tredennick, President

cc: Mr. Douglas McKinnon
c/o CC Gateway Owners, LLC
730 17th Street, Suite 220
Denver, CO 80202

cc: Councilman Chris Hinds

July 21, 2020

Denver Planning Board
201 W Colfax Avenue Dept. 205
Denver, CO 80202

RE: CC Gateways rezoning application

Honorable Planning Board Members:

We are writing to encourage your **approval** of the rezoning application for the CC Gateways development, 2019I-00031. We are strong supporters of needed infill in this challenging location. CC Gateways completes what was envisioned in the Cherry Creek Area Plan (2012) for these parcels and it affords needed housing opportunities. The quality of the developer, the architect, and their vision, for both locations offer a win/win for Cherry Creek, Blueprint Denver, and so importantly, for Colorado Blvd. CC Gateways development provides better and safer access to buses, a chance for better pedestrian access to Burns Park, and with more than a glimmer of hope for detached sidewalks. We are excited for a build out in the near future.

The McKinnon team has been willing to answer individual questions/concerns, while working patiently to sustain involvement with two RNOs, as well as partnering with leadership from Cherry Creek North Neighborhood Association (CCNNA) to successfully negotiate development agreements, specific for the CCN/CCE and CCE locations. To our knowledge, McKinnon and CCNNA worked diligently to include and encourage CCEA leadership involvement in development agreement negotiations as well as all outreach aspects of such a major re-zoning.

As residents of Cherry Creek East, and 16 year members of Cherry Creek East Association (CCEA), we feel it important that Planning Board understand our need to submit a personal letter of support for CC Gateways. If CCEA Board submits a recommendation to Planning Board in support of CC Gateways, it does not reflect voting results of CCEA members. It reflects a majority of the 11 member CCEA Board of Directors. There has been no scheduled CCEA meeting (Zoom) for the purpose of a final membership vote to support or oppose the McKinnon re-zoning application. A community survey reported at cherrycreekeast.org was produced in July, 2019. We are most grateful to have this opportunity to submit our CCEA "vote" in support of CC Gateways. We are unable to WebEx the 8/5 meeting. Please contact us if you have any questions.

Most sincerely,

Barbara and Robert Metzger

242 South Monroe Street/bhm242@comcast.net

The
Cranmer Park / Hilltop
CIVIC ASSOCIATION

Thomas A. Hart, A.I.A.
Zoning Committee Chair
Cranmer Park/Hilltop Civic Association

24 July 2020

Planning Services
Community Planning and Development
201 W. Colfax Avenue, Dept 205
Denver, CO 80202

Re: Rezoning Application – Case No: 2019I-00031
55, 65, 101 S Colorado Blvd; 51, 97 & 101 N Colorado Blvd & 98 Harrison St

Summary: The Cranmer Park/Hilltop Civic Association **supports the rezoning** from PUD 56, G-MU-3 & G-RH-3 to G-RO-5 & G-MU-5

To: Courtney Levingston, Senior City Planner, Courtney.Levingston@denvergov.org

The Cherry Creek East Association and the Cherry Creek North Neighborhood Association have entered into development agreements with the applicant and established restrictive covenants that will govern height, setbacks, parking, massing, traffic analysis, intersection configuration and more should the Denver City Council approve the rezoning.

Our zoning committee and our full board of directors have reviewed the application and the development agreements between the Cherry Creek Associations and the developer. On July 22nd, our board of directors voted to support our neighbors and the agreements they have negotiated with fourteen votes in favor, one in opposition and three abstentions. With this letter, we offer our support for the rezoning application.

The Cranmer Park/Hilltop Civic Association is a non-profit, volunteer neighborhood association made up of residents within the area bounded by Colorado Blvd on the West, Alameda on the South, Holly Street on the East and 8th Avenue on the North. The mission of the association is to preserve, protect, and enhance the quality of life and existing character of the Cranmer Park/Hilltop neighborhood. There are approx. 2,500 households within our boundaries, all residents are members. There are approx. 300 dues paying households.

Respectfully submitted,

Thomas A. Hart, A.I.A.
Zoning Committee Chair
Cranmer Park/Hilltop Civic Association
tomh@hartstudio.net
303-388-9498

Cc:

Amanda Sawyer
Denver City Councilwoman – District 5

Jeffrey Cuneo
President
Cranmer Park/Hilltop Civic Association

July 27, 2020

Denver Planning Board
201 W Colfax Avenue Dept. 205
Denver, CO 80202

RE: CC Gateways rezoning application

Honorable Planning Board Members:

I am writing you to encourage your approval of the rezoning application for the CC Gateways development, 2019I-0003

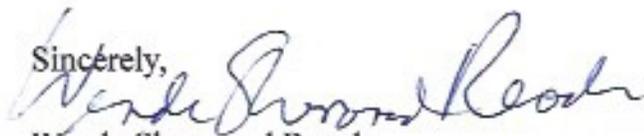
While I do not live within the Cherry Creek East or Cherry Creek North neighborhoods where the project will be built, I am a resident of Hilltop, the neighborhood directly adjacent and travel this corridor daily. I appreciated that the applicant and his team were willing to meet with our Hilltop RNO to present the proposed development and answer questions. This was done in addition to the robust community engagement with the RNOs in Cherry Creek, as required by the city.

I support the project for several reasons:

- The current parcels have been vacant for a number of years and are an eyesore. In the case of First Avenue and Colorado, they have been weed strewn lots periodically littered with illegal yard signs since my husband and I arrived in Denver in 1997.
- The pork chops at First Avenue and Colorado are dangerous for pedestrians and bicyclists. As an advocate for thoughtful development and multi-modal transportation, I strongly believe the project proposals for these parcels will improve the safety and increase mobility, along with diversifying and revitalizing this long dormant section of Colorado Boulevard.
- Finally, the restrictive covenants negotiated in good faith between the developer and the two RNOs and the community they collectively represent, is a model and best practice I wish to support.

I urge you to offer your full support of the CC Gateways development.

Sincerely,



Wende Sherwood Reoch
666 Birch St.
Denver, CO 80220

From: [Planningboard - CPD](#)
To: [Levingston, Courtney L. - CPD City Planner Senior](#)
Subject: FW: Denver's Planning Board Comment Form #13160332
Date: Monday, July 27, 2020 5:37:50 PM

From: noreply@fs7.formsite.com <noreply@fs7.formsite.com>
Sent: Monday, July 27, 2020 9:44 AM
To: Planningboard - CPD <planningboard2@denvergov.org>
Subject: Denver's Planning Board Comment Form #13160332



Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit www.DenverGov.org/planningboard.

Name	Robert Bailey
Address	113 S Garfield St
City	Denver
State	Colorado
ZIP code	80209
Email	rbailey5280@gmail.com
Agenda item you are commenting on:	Rezoning

Address of rezoning 55, 65, 101 S Colorado Blvd; 51, 97 & 101 N Colorado Blvd & 98 Harrison St: 2019I-00031

Would you like to express support for or opposition to the project? Strong support

Your comment: I would like to express support for the proposed Zoning changes agreed to by the Cherry Creek neighborhoods and the developers. This agreement allow for 60 foot height, with increased parking and use limitations. These changes address the needs of the property and the neighborhood to develop these difficult & blighted properties.

This email was sent to planning.board@denvergov.org as a result of a form being completed.
[Click here](#) to report unwanted email.

From: [Planningboard - CPD](#)
To: [Levingston, Courtney L. - CPD City Planner Senior](#)
Subject: FW: [EXTERNAL] 55, 65, 101 S Colorado Blvd; 51, 97 & 101 N Colorado Blvd & 98 Harrison St: 2019I-00031
Date: Tuesday, July 28, 2020 10:48:26 AM

From: Connie Larkin <connie@elevatorealtyinc.com>
Sent: Monday, July 27, 2020 6:27 PM
To: Planningboard - CPD <planningboard2@denvergov.org>
Subject: [EXTERNAL] 55, 65, 101 S Colorado Blvd; 51, 97 & 101 N Colorado Blvd & 98 Harrison St: 2019I-00031

I sent a letter yesterday but received a canned response.

Want to make sure my letter is received.

To: City Planning Board members
Re: Planning board public hearing Aug 5, 2020

The two parcels that are on Bayaud and Harrison are the ones I am commenting on.

We have a developer requesting a zoning change from Residential to Office (no medical) on the NW property, the SW property will stay residential. They are also requesting a change from 3 story to 4 story, although the height requested is 60'. We have been told the minimum size of a unit will be 865 sf.

We have an RNO that has approved this rezone although there has only been one survey initiated asking the neighbors would you consider a rezone of these two properties. Photos used in this survey were not photos that the developer said he would build, they were misleading. The survey asked for a vote of Yes, No, or Maybe if a good developer agreement came about. Our RNO never came back with another survey or community meeting to say, this is what was negotiated, would you be in favor of this project, Yes or No. No other vote was ever asked for even though we had community meetings and requested this of the RNO. The RNO board has ONLY just shared the developers agreement with CCEA members on July 20, 2020. CCEA never informed the neighbors of this meeting coming up, a neighbor sent me the details. Our RNO has 6 board positions open and we were supposed to vote in April 2020 to fill those positions, but the vote was pushed to August 3rd (Covid). We have 12 candidates running for these 6 positions so that alone probably tells you that the neighborhood wants some change and wants transparency.

I am just asking you to table any decision on this rezone until after we have our new board. This way instead of a few people making the decision to push this rezone through we can have

an official vote of the neighborhood and see what the true response is based upon the developers agreement details.

The other main concern is Bayaud is very busy. Between Colorado and Steel St there is one stop sign at Madison St (Choppers). Traffic cuts through our neighborhood and usually they are going over the speed limit. We have NO CROSSWALKS, there are many pedestrians walking with dogs, babies and children, much less we are an older community and not all people walk quickly. What do we need to do to get crosswalks? We have had meetings with Chris Hinds to voice our concerns. At the very least we would like another TRAFFIC Device between Colorado and Madison to slow down the traffic, this developer will create more traffic so he should pay for this device and it's installation.

I have asked people on the RNO and City planners when the last extensive Traffic Study was done, someone commented 20+years ago. Denver has changed a lot within that time, neighbors have concerns about the office zoning bringing more traffic to our Residential neighborhood. There is plenty of office in Cherry Creek North. The ingress and egress at this property should be reviewed. If you lived in our neighborhood you would know that after 3pm headed East on Bayaud the traffic would back up to Jackson or Garfield (this was pre Covid), how would traffic on Harrison get out and get onto Bayaud? It would back up. They could zip over to 1st Street but there is also traffic backed up, especially headed north. Going south should not be a problem. There are reasonable concerns about not just traffic now but future traffic and how that will affect the walkability of our neighborhood. We really would like a very extensive traffic study completed between Steel St and Colorado Blvd (our neighborhood).

Lastly, the developer wants a 4 story building at maximum of 60' height. The developer claims he can make a more attractive looking building by going up to 60'. Remember he also has the ability to potentially use the rooftop with setbacks. Why so high, this is 5' away from a typical 5 story building. If our neighborhood has the opportunity to do a survey and give the neighbors a vote on this development and we get a majority vote of Yes, we want to make sure the City Planning department stipulates that at no time in the future will a waiver be granted on these two parcels. We understand with economic times always changing and developers selling their interests in a development that the next developer may try to say "it's only 5' from what a typical 5 story building would need".

The majority of our homes are two stories, the original 3 story zoning in this neighborhood was very reasonable. We have no problem with density, just keep the character of our neighborhood. We moved here because of the residential feel, the walkability, please consider these concerns. I live one townhome off of Bayaud.

Thank you very much for reading this.

Sincerely, Connie Larkin
104 S Monroe St.
Denver, CO 80209

July 27, 2020

Denver Planning Board
201 W Colfax Avenue Dept. 205
Denver, CO 80202

RE: CC Gateways rezoning applicaton

Honorable Planning Board Members:

I am writing this letter to encourage your **approval** of the rezoning application for the CC Gateways development, **2019I-00031**. I am a strong supporter of this application and of these proposed CC Gateways which help move forward a concept originally envisioned in the Cherry Creek Area Plan (2012). This application also addresses properties which have long been neglected and are in much need of improvements. The quality of the developer, the architect, and their vision, for both locations offer a unique opportunity for the larger Cherry Creek community and for the Colorado Blvd entries to CCE and the larger Cherry Creek area. These Gateway developments can provide better and safer pedestrian and bike access to Burns Park, and the Hilltop neighborhood. It will be critical, however, that the developer and his team continue to engage with the community, CDOT and the City to insure that this becomes a reality. The Burns Park plan completed a few years ago envisioned a bike/pedestrian path along the north side of the park. (parallel to Leetsdale Blvd.) This is yet to be implemented.

The McKinnon team has been willing to negotiate development agreements specifically for the CCN/CCE and CCE locations. They have worked diligently to include and encourage CCEA leadership involvement in this development agreement and they have provided open community meetings and outreach to the community.

As a property owner and resident of the CCE neighborhood for more than twenty years, and as a past president of both the CCEA and of the Cherry Creek Steering Committee, I felt it was important to submit a personal letter of support for the CCGateways project. I very much appreciate the sometime difficult and very time consuming job of representing your community and the best interest of the City of Denver. I very much respect your service and I'm confident that the planning board will see the value of these projects and will help to move them forward.

Respectfully,

Brooks H. Waldman

66 S. Garfield St.
Denver, CO 80209
(o) 303.320.6800
(c) 720.323.5157
brooks@brookswaldman.com

Lawrence S. Fullerton
5501 South Clarkson Street
Greenwood Village, CO 80121
303 594-4920

July 27, 2020

Denver Planning Board
201 W Colfax Avenue Dept. 205
Denver, CO 80202

RE: CC Gateways - 2019I-00031

Dear Members of Denver Planning Board:

I am writing in support of the rezoning application for the proposed development known as "CC Gateways". I have been an active participant in real estate and development in Denver for over 30 years, including developing over 200 lofts in Denver, serving for Mayor Pena on the redevelopment of the Buell Theatre and Colorado Convention Center, the Permit Center and other public buildings.

The Gateway proposal offers a new approach to the Cherry Creek neighborhood. I have followed the planning of this project for over a year, and am very impressed by the thoughtful approach to neighborhood concerns that Doug McKinnon and his development team have taken. Based on my years of experience in development, I give them an A+.

My office is in Cherry Creek and I welcome this new development in our neighborhood. I am very familiar with Mr. McKinnon's history of very high-quality development projects. I am sure the Gateway will again show his concern for great design, and for all the nearby neighborhoods.

I support this project, and encourage you to approve the application. Please feel free to contact me with your questions.

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Thank you.

Sincerely,

Lawrence S. Fullerton
Lawrence S. Fullerton

From: [Nancy Terry](#)
To: [Levingston, Courtney L. - CPD City Planner Senior](#)
Subject: [EXTERNAL] Proposed Rezoning Bayaud & Harrison
Date: Thursday, July 30, 2020 2:34:53 PM

To City Planning Board Members:

I'd like to voice my opposition to the rezoning petition for property at the corner of Bayaud and Harrison.

The zoning code identifying 3-story buildings in the Cherry Creek neighborhood has already successfully supported the growth of a diverse but still pleasant residential neighborhood. The existing zoning code permitted the evolution from original single-family bungalows to diverse types of residential groupings throughout its wide, treed streets - single-family, townhomes, condos, apartments, all three stories or less. Four-and five-story multi-use buildings (and the development proposal is within 5' of being 5 stories) are an entirely different animal - office and much higher-density residential, with attendant parking and traffic increases, frozen shadowed roads, noise and trash. The only advantage of this proposal seems to be that developers can make a higher return on their investment, at the expense of quality of life for current and future residents.

I live on Harrison St. , and while teeming Colorado Blvd lies immediately east, Harrison St. north of Cedar maintains an active but still harmonious residential flavor, fully developed with 2-story apartments and condos, 3-story townhomes, and a new 3-story condominium complex. There is no reason to go higher - our zoning code defined years ago the type of neighborhood this would be and it has worked well, allowing a wide diversity of residential living.

Many parts of Denver have accepted and moved forward with higher and denser buildings, there is certainly no shortage of places for residents who want more dense places to live. Our neighborhood deliberately chose to grow and evolve to a more modest degree - to remain less maximally developed. What is the point of having a carefully crafted zoning code when someone who suddenly wants "more" can move in to change it when they feel like it? I thought the point of the zoning code was to protect citizens from random growth and to promote consistent, predictable neighborhood uses.

I hope you'll recognize that the bulk of the residents in this neighborhood moved into 3-story zoning and prefer that it maintain its really wonderful character, leaving high-density and mixed-use development to other neighborhoods where that might be appreciated.

Please include this letter with the staff report as part of any public comments section.

Nancy Terry
150 S. Harrison St., Unit 9
Denver, CO 80209

From: noreply@fs7.formsite.com on behalf of pam_at_pclester.com
To: [Planningboard - CPD](#)
Subject: Denver's Planning Board Comment Form #13180944
Date: Wednesday, August 5, 2020 9:16:33 AM

Denver Logo



Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit www.DenverGov.org/planningboard.

Name	Pam Lester
Address	111 Harrison street
City	Denver
State	Colorado
ZIP code	80206
Email	pam@pclester.com
Agenda item you are commenting on:	Rezoning
Address of rezoning	101 Harrison Gateway project
Case number	2019I-00031
Would you like to express support for or opposition to the project?	Moderate opposition
Your comment:	Traffic on Harrison St. From Colo. Blvd and 2nd they go down Harrison to first as a short cut. Huge trunks, cars speeding down single lane between parking on both sides of street

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From: [Planningboard - CPD](#)
To: [Levingston, Courtney L. - CPD City Planner Senior](#)
Subject: FW: Affordable housing Gateway Project
Date: Wednesday, August 05, 2020 7:18:32 PM

From: Sandy Levine <SandyLevine@msn.com>
Sent: Wednesday, August 5, 2020 1:11 PM
To: Planningboard - CPD <planningboard2@denvergov.org>
Subject: [EXTERNAL] Affordable housing Gateway Project

1. How many affordable housing units in all?
2. Who will monitor compliance?

I am STRONGLY opposed. This is far too much density with a great likelihood of abuse. It's the wrong neighborhood for affordable housing, and the number of permitted residents in a single dwelling unit is far too high for ANY neighborhood without creating a slum: 10 unrelated persons and an unlimited number of relatives....this is a horrifying prospect. Our neighborhood is quiet, mostly single family and duplex residences, and our property values and quality of life will be severely harmed by such a development.

Please deny the rezoning.

3. Why isn't the affordable housing change to zoning on the public notice signs at the site? The signs only make reference to the height restriction (going from 3stories to 5). This seems like an underhanded attempt to slide it through without having properly notified the local residents. Shameful

Sandra Levine
148 Jackson St.
Denver 80206
970-485-2814

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From: louraders@gmail.com
To: Levingston, Courtney L. - CPD City Planner Senior; louraders@gmail.com
Subject: RE: [EXTERNAL] Development Agreement for McKinnon Project (1st and Colorado Blvd.)
Date: Friday, August 07, 2020 10:53:25 AM
Attachments: [image001.png](#)

Thank YOU Courtney for a great presentation. One Question – will my response be added to the file? I want to address the ‘hubris’ comment about having these types of private agreements ‘last forever’ which is clearly NOT the care here. If he had only just asked a question (or read the document on that point) before making such a condemning comment. We are cognizant of the need for neighborhoods to changes and built that into the document here so that, if another zoning use is desired at that time and neighbors have a right of input, then the current agreement can be terminated.

Again, thank you very much!

Lou Raders, President CCNNA

From: Levingston, Courtney L. - CPD City Planner Senior <Courtney.Levingston@denvergov.org>
Sent: Thursday, August 6, 2020 5:54 PM
To: louraders@gmail.com
Subject: RE: [EXTERNAL] Development Agreement for McKinnon Project (1st and Colorado Blvd.)

Thank you Lou for providing additional clarification.

Courtney L. Levingston, AICP | Senior City Planner
Community Planning and Development | City and County of Denver
p: (720) 865.3074 | courtney.levingston@denvergov.org
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Community Planning and Development is doing our part to support social distancing recommendations. Please help us in this effort by doing business with us online instead of in person: www.denvergov.org/cpd.

From: Planningboard - CPD
Sent: Wednesday, August 05, 2020 7:18 PM
To: Levingston, Courtney L. - CPD City Planner Senior <Courtney.Levingston@denvergov.org>
Subject: FW: [EXTERNAL] Development Agreement for McKinnon Project (1st and Colorado Blvd.)

From: louraders@gmail.com <louraders@gmail.com>

Sent: Wednesday, August 5, 2020 6:17 PM

To: Planningboard - CPD <planningboard2@denvergov.org>

Cc: 'John Tredennick' <jtredennick@gmail.com>; 'Douglas McKinnon' <dm@mckinnonre.com>;

'Quander, Caitlin S.' <CQuander@BHFS.com>

Subject: [EXTERNAL] Development Agreement for McKinnon Project (1st and Colorado Blvd.)

Dear Planning Board:

In response to concerns raised by Planning Board members about the Development Agreements lasting 'forever', I wanted to let you know that we agree with the concerns and that is why these Development Agreements do not last forever. Section 3.06 provides that the agreements last for the longer of 50 years or earlier if the property is rezoned through a rezoning process in which the neighborhood is properly notified and allowed to participate. Of course, the agreements may also be terminated by agreement of the then owner and the then RNOs. I just wanted to make sure that you were aware of this provision since it was included to address this exact concern.

Best regards and thank you for listening to residents.

Lou Raders, President CCNNA