

September 24, 2020

Denver City Council

RE: CC Gateways rezoning application

Honorable Members of City Council:

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

Although I do not live within the boundaries of the Cherry Creek East or Cherry Creek North neighborhoods where the project is sited, I am a nearby neighbor in Hilltop/Hale, a neighborhood directly adjacent. I travel this corridor daily by car, scooter or bicycle. I appreciate that the applicant and team were willing to meet with our Hilltop RNO to present the proposed development to our neighborhood and answer questions. His team and CCE and CCN RNOs reached out to our neighborhood repeatedly to invite Hilltop residents to meetings and to share their input and concerns.

I support the project for several reasons, specifically:

- The current parcels have been vacant for a number of years. In the case of First Avenue and Colorado, they have been vacant, weed strewn lots since I arrived in Denver in 1997. These are challenging lots to develop and Tryba Architects, the Colorado-based firm designing the project has a great reputation. This is a project that will activate and elevate this major arterial corridor as envisioned in the neighborhood plans.
- 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 support.

I hope you will support the rezoning application for the CC Gateways development.

Sincerely,

Wende S. Reoch
666 Birch St.
Denver, CO 80220

From: [Barbara Metzger](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Re-zoning 2019I-00031 support
Date: Friday, September 25, 2020 11:53:09 AM

From: Barbara and Robert Metzger

RE: Re-zoning 2019I-00031

Good morning, Denver City Council members,

Please accept this email as our continued support for the Gateways re-zoning application, 2019I-00031. We submitted written support when the re-zoning application was discussed at Planning Board, and we wanted to confirm our confidence in the Gateways re-zoning, and in the project itself, as it is scheduled for City Council review. Mr. McKinnon and his team have created appropriate and responsible development that actually implements the vision in the 2012 Cherry Creek Area Plan. The Gateways project addresses the challenges of South Harrison St. in Cherry Creek East (CCE), proposes a re-invention of the unsafe and truly ugly entrance into Cherry Creek at 1st Avenue and Colorado Blvd., and creates needed residential infill for the Bayaud and Colorado Blvd entrance to CCE. The project at both locations is a real gift, serving as bookends that provide CCE's eastern boundary of Colorado Blvd with not only a finished edge of solid design and quality materials, but also advancing the McKinnon commitment to Colorado Blvd and its desperate need for pedestrian safety and better access to transit. The McKinnon approach to mitigating Colorado Blvd challenges is key, but as important, is the McKinnon commitment to Comp Plan 2040, with voluntary affordable housing options for Cherry Creek.

We support the Developer Agreement negotiated by Cherry Creek East Association, Cherry Creek North Neighborhood Association, and McKinnon. This complicated project, with no clear re-zoning solution in Denver's Zoning Code, with multiple locations involving multiple RNOs and with the major impact of a permanent Gateway to all of commercial and residential Cherry Creek deserves a productive, legal approach to protect the properties for responsible development now and in the future.

Thank you for your time reviewing our comments. Please contact us if you have any questions.

Most sincerely,

Barbara and Robert Metzger

242 South Monroe Street

Denver 80209