

CHERRY CREEK EAST ASSOCIATION

COMMUNITY MEETING

THURSDAY, 1-16-14

President Brooks Waldman welcomed the guests and introductions were made. Brooks also told the group that our membership now stands at 75.

Introduction of State Representative Lois Court:

- Lois informed the group that the legislative session has begun. She left some cards and encouraged us to contact her if we had any questions.

“Discover Denver” Project:

- Jessica Ugarte informed residents that this is defined as taking a snapshot in time of history. She explained the survey pilot project which does not yet include CCE. This project will provide information about what our city looks like and how Denver has developed and grown over the years. CCE could be a neighborhood to survey in the future if it wants to be. For further information, visit www.discoverdenver.com

New Projects – Old PUDs:

- 43-45 S. Monroe St (PUD 615): was not discussed as Kathryn Johnson had an accident and was unable to attend the meeting.
- 12 S. Garfield (PUD 583): Michael Moylen and representatives from MAG Builders discussed this property that was zoned and approved as a PUD in 2007. They indicated that they would like to change it to a 2-duplex project. This change will require a rezoning from PUD to a new G-RH-3. Phyllis Sinclair stated that she thought their original design was not appropriate for our neighborhood and thanked them for being kind enough to make some modifications. However, she suggested that they consider more brick on Ellsworth in addition to a pitched roof. The developers stated that they are not in a hurry and would like to request our approval before going forward with the rezoning. They agreed to present a drainage and a landscape design. They also stated that they will install the pedestrian lighting and the street trees per our CCEA guidelines. They will request another meeting to discuss their updated proposal and would like to have their plans submitted within 2 months and start the project possibly as early as May. They hope to have the project completed by the end of the year. Brooks requested that they landscape the alley side which they agreed to.
- E. Cedar Ave & S. Harrison St (PUD 625): Reid Phillips and his Architect, Stephen Sparn, discussed this ½+ acre PUD that was approved in 2007. They would like to improve upon the original PUD design. Reid stated that they would like to make some changes- to the building floor plans and elevations. He discussed changing to flat roofs which will add to the outdoor living experience with each unit having a rooftop deck. Although the design guidelines call for pitched roofs, it was thought that this particular location within our Harrison St/Colorado Blvd.

corridor was more appropriate for a significantly different design. He realized that the interior of the CCE neighborhood is more traditional while the outskirts may lend itself to a more contemporary design. Parking will be increased from 25-28 spaces. The smallest unit will be 1956 square feet with the price beginning in the low 600's. Drainage will be tied directly to the storm sewer system in Harrison Street, which will eliminate any street drainage issues. Reid assured the residents that they want to put their best foot forward and that the project will be constructed just as presented to the group. He asked for community support as they move forward to the planning board. Community members present showed no opposition to this request.

Updating of "Cherry Creek East Design Guidelines":

Trish Palamara provided background and current status on the Cherry Creek East Design Guidelines. During the 2000 Cherry Creek Neighborhood Plan process, design guidelines were created with stated architectural goals and requirements for Cherry Creek East. Guideline examples include requirements for alley access to garages to minimize sidewalk curb cuts, pedestrian lighting, lush landscaping with street trees and detached sidewalks that are a minimum of 5 feet.

For the next decade, the guidelines were operational, posted on the city's website and consistently referenced by residents and city staff as redevelopment activity occurred. During the transition to the new form-based zoning code in 2010, CPD (Community Planning and Development) assured the association that the guidelines would continue as an overlay to the new zoning code.

In conjunction with the 2012 Cherry Creek Area Planning process, CPD determined that the guidelines had not been officially adopted by Denver City Council in 2000 and were therefore unenforceable. CPD committed to initiating a project to formalize the guidelines and also update the content as an overlay to the new zoning code.

Scarce CPD resources and a pause in development activity allowed the guidelines project to be viewed as important but not urgent. However, the uptick in redevelopment requests plus ambiguity by CPD and other city staff regarding the applicability of the guidelines make this an important and urgent need.

Immediate next steps are to identify CCE residents (5 or 6) residents who will commit to working on this project. Brooks Waldman, Susan Smernoff and Trish Palamara have already said yes. If anyone is interested, see Trish after the meeting.

Once a working team is identified, CCEA will approach Rocky Piro, CPD Director, and Councilwoman Robb to request the assignment of CPD resources. We (CCEA) know the drill on how to execute initiatives like this -- draft documents, share with community and stakeholders for comments, and shepherd through Planning Board and City Council. Time to get this done.

Updates on Working Committees:

- Transportation/Connectivity: Reported by Barbara Metzger

CCEA's recently initiated committee advocating for complete streets in CCE and for identifying and organizing action for mobility solutions, is up and running (nice pun) and will post on the CCE website in mid-February the date and location of its monthly meetings. The committee is

representing the neighborhood at the INC Trans. Committee, Transportation Solutions, and the Transportation Committee for Cherry Creek Steering Committee and welcomed interested residents for inclusion in the committee's informational updates and in joining the committee.

- Neighborhood Outreach: Reported by Nancy Austin
Nancy stated that the holiday celebration was a success and thanked developers such as Reid Phillips for his generous donation. She stated that it is our intention to have another neighborhood gathering in late spring or early summer before the annual Pulaski Park concert. She also reminded people to offer any suggestions that they might have for social activities.
- Design & Development: The report on the Design Guidelines above is a large part of this committee's work and can be considered the report and update for this committee.
- Infrastructure/Streetscaping: No committee report due to the lateness of the hour.
- Harrison Corridor/Colorado Blvd Corridor Initiative: No committee report due to the lateness of the hour.

The meeting was adjourned at 7:45pm.