

CHERRY CREEK EAST ASSOCIATION

COMMUNITY MEETING

THURSDAY, 10-18-12

President Brooks Waldman welcomed the guests and introductions were made.

Introduction of State Rep Lois Court & State Senator Irene Aguilar:

- Lois Court described her district (House District 6) and provided handouts for the guests. She also gave her contact information for those who would like for the information to be emailed.
- Lois discussed the sex offender issue. She stated that the reporting requirements were tightened at the last session and that the state has done all they can do. Any issues will now be dealt with at the city level.
- Lois introduced Irene Aguilar as the state senator who replaced Romer when he left to run for governor.
- Irene addressed the group indicating that she is a doctor and is working toward health care reform. She provided handouts to the guests reviewing the bills that she has sponsored and were passed.

Presentation on Housing Project at 360 S. Monroe Street:

Bobby Smith presented to the group and made the following statements:

- The new name for Alameda Triangle is now Cherry Creek Triangle.
- The project is currently going through the city council process for approval.
- They are in partnership with the Rifkin family who owns and developed Monroe Point.
- They are working with an architectural group from Houston, TX.
- Proposed is an 8-story project stepping down to 5 stories with 298 luxury rental units.
- There will be 1.2 parking spaces allowed per bedroom.
- A pocket park and a link to the Cherry Creek hike/bike trail was explained.

Update on 88 Steele Project:

Phil Workman was in attendance to represent this project. He made the following statements:

- Eric Bush is still involved.
- The project will be all rentals with main floor retail space.
- The hotel project is no longer being considered as they were unable to get financing.
- There were some concerns from the community regarding so many rental projects in the area.
- It was clarified that we cannot dictate percentage of the mix in mixed use properties with the new zoning in effect.
- Financing has been obtained for the proposed project.

- Once they have concrete plans for the development, Phil stated that he will come back to the community for a presentation.

Update on 61-81 S. Garfield Street Project:

Brooks discussed this project and shared this information with the community:

- The board met with the developer and we are very optimistic that they are a quality group and they have agreed to comply with the current CCE design guidelines, including pedestrian lighting.
- They are currently considering three duplexes with the possibility of building the first one on the corner of Bayaud and Garfield. It was also mentioned that a single family home is a possibility as a buyer has expressed interest.

A community member asked if a landscaped alleyway could be considered.

Jodi Addison stated that she will put photos of the developers' previous projects on the website for community review.

Update on Broadstone at Cherry Creek Project:

Brooks stated that the project is going well and Alliance is cooperating with the community.

Update on Property at Alameda and South Jackson Street:

Greg Wolf discussed this "neglected" corner, which is located across from the Broadstone Project. He made the following statements:

- The property was previously owned by C-DOT and has been transferred to the County and City of Denver.
- He has been working with the city and Broadstone to see what can be done with the lot. A small city park / green space has been discussed. The lack of water is a problem.
- It is hopeful that Alliance will contribute to the project.
- This could be a small step toward partnerships to improve Alameda.

Update on 100 S. Jackson:

Jodi Addison shared information regarding this property:

- She has been working with the city regarding things in the public right of way at this address.
- She stated that the homeowner got a variance for the water fountain and therefore it will remain as it is.
- The city inspector has been contacted and will be coming back out to see if the homeowner is in compliance as required by the city.

Update on status of “Cherry Creek East Design Guidelines”:

Information was shared by Jodi:

- She stated that we have been informed that our CCE Design Guidelines are not valid even though the city has been enforcing them for 10 years (they were written in 1999).
- She stated that it is now a good time to review the guidelines to determine if still relevant.
- Perhaps the guidelines need to include existing properties.
- New guidelines will provide an overlay to zoning.
- We are trying to get on the city’s schedule for 2013.

The meeting was adjourned at 7:35pm.