

3400 EAST BAYAUD

Frequently Asked Questions

What is 3400 East Bayaud?

3400 East Bayaud is a planned project located at the corner of East Bayaud Avenue and South Madison Street in Denver's Cherry Creek East neighborhood. The new community will include:

- Approximately 150 residences in studio, one- and two-bedroom floor plans
- 150 resident parking spaces
- Neighborhood connection to Pulaski Park

Who is the development team?

3400 East Bayaud is being developed through a partnership between Travis McAfoos and NAVA Real Estate Development (NAVA).

Travis McAfoos is an accomplished long-time landowner and developer in Denver. He purchased the East Bayaud Avenue and South Madison Street site several years ago with the intention of developing it and selected NAVA as the development partner to help craft the vision and execute the project.

A Colorado native, his professional experience relating to historic redevelopment spans over a decade and continues to drive his commercial real estate focus today. Notably, he redeveloped the historic Holiday Theatre in Denver's lower Highlands neighborhood, repurposed Capital Hill's historic Croke Patterson Mansion into a boutique bed and breakfast, and most recently, repurposed the Red Owl mixed-use development in west Washington Park.

Over the last 10 years, McAfoos has re-positioned, developed, stabilized and acquired a significant portfolio of diverse commercial real estate assets.

NAVA was chosen for its Denver expertise and commitment to crafting placemaking communities. As a Certified B Corporation, NAVA is dedicated to operating with transparency while focusing on protecting the environment and its inhabitants.

NAVA is proud to work with the best technology, resources and teams to ensure the greatest economic, social and environmental success for our investments and our partners.



NAVA is known for developing high-quality, environmentally-progressive projects. For more information, visit www.navareal.com.

What is currently on the 3400 East Bayaud site?

The project site consists of Cherry Creek East's Parcel 19 and Parcel 8 and forms an L-shape with street-front presence on both East Bayaud Avenue and South Madison Street.

The parcels are currently used for buildings and parking lots. The parcel at the corner contains two buildings, which are not part of the project.

How will the building be sustainable and healthy?

Creating spaces that are both respectful of the environment and building end-users is of utmost importance to the development team. NAVA completed the first LEED Certified project in Summit County, as well as Lakehouse, the first project in Colorado - and one of the first residential projects in the world - to achieve Gold Certification under the WELL Building Standard. The globally-recognized performance-based program promotes human health and wellness within the built environment.

In 2021, Lakehouse was named "Innovative Development of the Year" by NAIOP Colorado and "Best Health & Wellness Design Solution" at the PCBC Gold Nugget Awards.

It is anticipated that 3400 East Bayaud will have a range of features incorporated into its design in order to bring modern, sustainable and healthy living to the Cherry Creek East neighborhood.

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How will the development and design team respond to the recommendations of the Cherry Creek East Subarea?

The project responds to the recommendations in the following ways:

Respect the existing scale. The project is pursuing G-RX-5 zoning in order to transition from the existing higher density north of Bayaud to the existing lower density east of South Madison Street.

Formalize the Cherry Creek East design guidelines. The development and design team will help to review and revise the guidelines in order to shape future neighborhood development.

Activate Pulaski Park. The development team will work with Parks & Recreation and the Gates Tennis Center to make the northern entrance to the park more visible and accessible. Our goal is for more people to enjoy Denver's park assets.

Create a "village center." The intersection of East Bayaud Avenue and Madison has long been envisioned as a walkable town center hub for Cherry Creek East. 3400 East Bayaud will make this a reality through inspiring architecture, needed housing and stronger connection to Pulaski Park.

Improve Bayaud Avenue. As part of the project, part of East Bayaud Avenue will be reconfigured to include bike lanes, separated sidewalks, trees and improved urban design. The development and design team will also address traffic management strategies to reduce vehicular impacts and improve access and flow.

How will parking be handled?

Resident parking is planned at approximately 150 spaces.

Will retail space be included?

While the original design for included ground-floor retail space, the proposed zoning does not allow for retail.

Will there be any affordable housing onsite?

Yes. The community will include affordable housing units onsite.

How will the building change the existing streetscape?

3400 East Bayaud will enhance and beautify the streetscapes along Bayaud and Madison so that both are more accessible for pedestrians, safer for cyclists and inviting to all who wish to gather with friends and neighbors. Enhanced landscaping will add life to the existing streetscape and encourage residents and visitors to stay awhile.



Why G-RX-5?

The development team has followed the recommendations of the Cherry Creek Area Plan addressing appropriate transitions and uses at the site. The district supports primarily high-rise residential and office uses west of South Madison Street with buildings reaching 16 stories tall. The area to the east of South Madison Street is mostly low-to-medium scale residential. The 3400 East Bayaud site sits at the intersection of two varying density areas and was designed to take on characteristics of both.

What is the timeline for completing the project?

3400 East Bayaud is currently in the design and entitlements phase with construction likely to commence in 2024 and complete in 2026.

Who do I contact with questions or questions?

We encourage you to register on the Connect page of our website at www.3400ebayaud.com or contact us directly at info@3400ebayaud.com.

Please direct all media inquiries to Sarah Cullen at 720.726.6823 or sarah@sidecarpr.com.