August 13, 2021
City Council Members
Planning and Zoning Commission
Staff Members

Centennial Council of Neighborhoods (CenCON) is an umbrella organization of HOA's and civic associations in Centennial. CenCON frequently reviews and submits comments on projects within the City and is an official referral agency of the Community Development Department.

Over two years ago, CenCON was contacted by Northwood Investors, developer of the Sears property, to invite representatives of our group to sit down and discuss any thoughts and ideas we had regarding the development of the property. At the first meeting, we started from scratch with a blank piece of paper. Concepts and ideas were brought forward, discussed, and were accepted or rejected by both sides. (We note that this in-person meeting occurred prior to the COVID shut-down.) CenCON and Northwood continued to meet virtually throughout the pandemic. Northwood also continued to meet separately with a group representing the Southglenn area neighborhoods. After much discussion, a compromise was reached on the project and that compromise is represented in the plan as submitted.

Areas of compromise include:

- The tiered, step-back in heights with lower heights at the perimeter.
- The step-back in height approach resulted in fewer units.
- A roadway off of University Boulevard curving in front of the building was added.
- Cuts into the building along Easter provide little courtyards and space for tenants.
- A small park bordering Easter Avenue was included.
- Proposed landscaping along Easter and Race St will soften the buildings as it matures.

We suggest that parking for bikes near the park be added to the Plan.

CenCON wants to thank and applaud both Northwood and Alberta Partners for the opportunity to sit down and and address all concerns - not only with CenCON but also with the Southglenn neighborhood group. During our discussions our ideas were seriously considered and the compromise that was reached is one that CenCON can fully support.

Through this process, the bar has been set for community engagement between developers and community groups and raises the level of expectation that this will happen with future developments in Centennial.

CenCON supports the Plan for the Streets at Southglenn.

With regard;

Gerry Cummins,
President, CenCON

Rhonda Livingston,
Vice President, Pla

CHERRY KNOLLS IMPROVEMENT ASSOCIATION
WORKING FOR THE EXCELLENCE OF OUR RESIDENTIAL COMMUNTY

11/10/21

Dear Centennial Planning and Zoning Commission,

I am writing this letter on behalf of the Cherry Knolls Improvement Association Board Members in regard to the proposed redevelopment at the Streets of Southglenn. Specifically, we want to object to the proposal to increase the number of residential units from the current allowable total of 350 to the proposed 1,125 units. We also object to the proposal of modifying the allowable building height on the former Sear's and current Macy's land from the current 50 feet to the proposed 75 feet.

Our neighborhood, Cherry Knolls, is in very close proximity to the Streets of Southglenn sharing University as a border street. We are concerned that the proposed changes mentioned above will substantially increase cut through traffic in our neighborhood due to the increased number of cars and people if the number of units allowed is more than tripled. We are also concerned the increased number of residents will have a negative impact on the local schools and parks that already have a high volume of use of local residents, their children and their pets.

We are also a neighborhood that cherishes the stunning views to the west of the Rocky Mountains. Centennial is historically a residential city, and we do understand the need for change especially on such a large property that has sat empty for 3 years and has had difficulty keeping the leasable business units rented throughout the Streets of Southglenn. But we urge you to prevent the allowance of taller structures on the property as it will have a direct impact on so many of our neighborhood members and the mountain views that attracted them to Centennial. We are concerned that allowing the increased height in the proposed redevelopment of 75-foot-tall buildings will create a slippery slope for further height variances obstructing the views in the areas surrounding Streets of Southglenn.

We urge you to seriously consider how these two variances will negatively affect so many Centennial residents who support Streets of Southglenn and utilize the surrounding roadways on a daily basis. Please object to the developer plans regarding the number of residential units and the proposed building heights. Thank you for addressing our concerns with urgency.

Sincerely,

Dusty Laird,
CKIA President and Cherry Knolls Resident

STATE OF COLORADO

Traffic & Safety
Region 1
2829 W. Howard Place
Denver, Colorado 80204

COLORADO
Department of Transportation

Project Name: **SouthGlenn Redevelopment**

		Highway:	Mile Marker:
Print Date:	8/23/2021	177	

Traffic Comments:

Scherner 8-5-21

I agree with the findings contained in the submitted TIS. The new development does not introduce an overly amount of traffic than what could reasonably be expected from the existing condition to the proposed condition. the proposed mitigation measures are reasonable and acceptable.

Resident Engineer Comments:

JB 8-6-2021

I don't have any roadway comments. This doesn't seem to impact SH-177 (University Blvd.) from the plans that were provided.

Permits Comments:

BTS 8-9-21- I have no comments or concerns on the Rezoing.

Other Comments:

Please provide a utility plan for our review. Any proposed construction, utility, survey, or landscaping work within CDOT right-of-way will require a Special Use or Utility Permit issued by the Department. Also any modifications to CDOT signals on University will require a Utility Permit. These online permit applications can be found at the following link:
https://cdotpermits.force.com/portal/s/login/

Your contact for these permits is **Chris Laughlin** Permit Project Manager, christopher.laughlin@state.co.us, Office Ph: 303-512-4269, Cell 303-916-0463.

We will require change of use State Highway Access permits for the 3 private roads on the property: E Arapahoe Pl, E Commons Ave, and E Davies Ave. If any improvements are to be proposed for these accesses, please provide the plans for our review. In addition if physical improvements are needed for City Streets a new State Highway Access Permit will be required and the City will be the permittee. The access permit application can be found at:

https://www.codot.gov/business/permits/accesspermits/forms/cdot0137

DLD Aug 4, 2021

There are five line items listed in Table 6 of the TIS which are CDOT access locations. This table also identifies one of those intersections with “recommended improvements" to achieve the desired LOS. For each access on SH 177 where improvements are anticipated, permits will be required from CDOT as stated above.

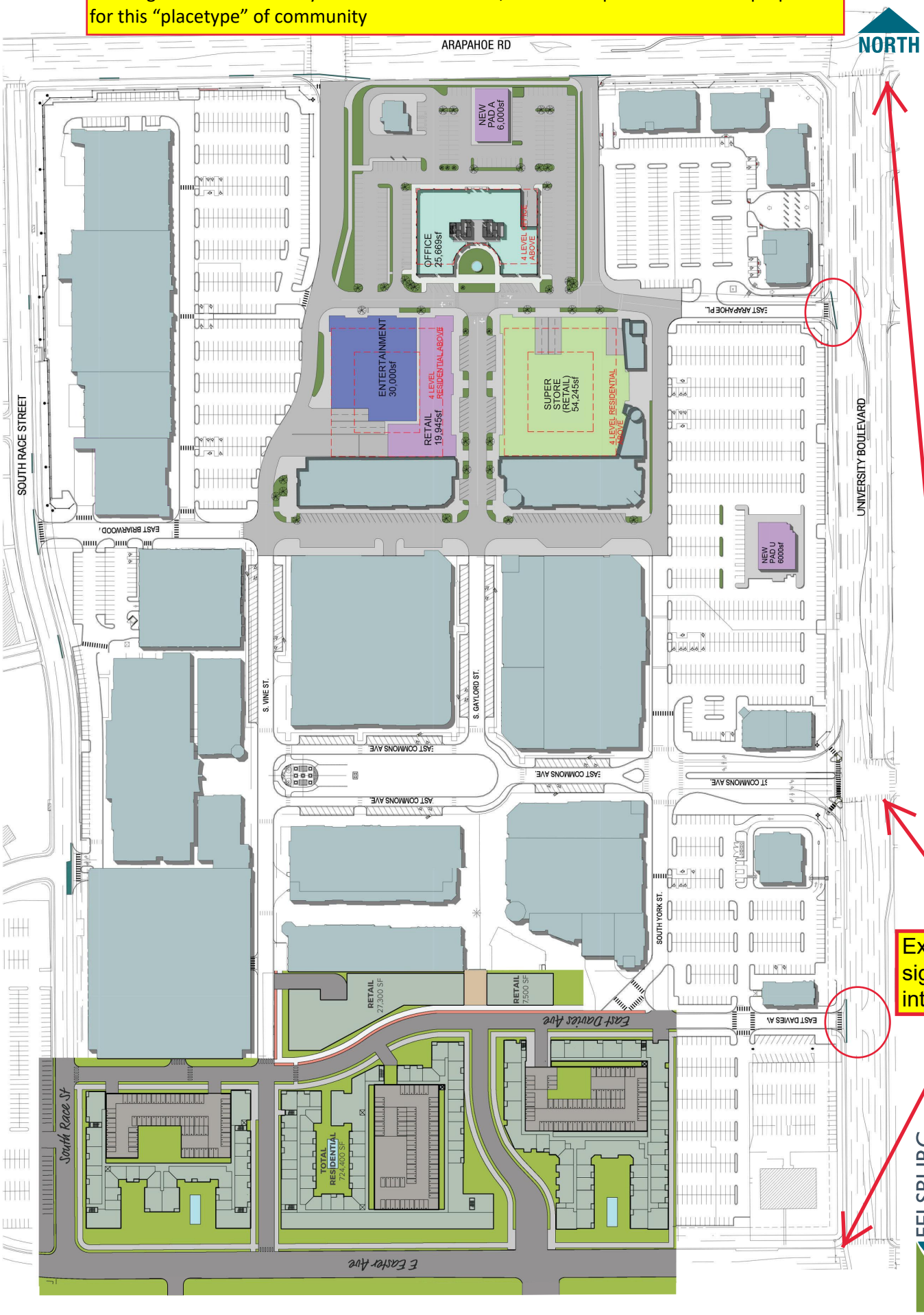
Adding / converting from commercial to residential also translates to more foot traffic and potential pedestrian crossings that needs to be examined in the context of “signal phasing" adjustments that are recommended within the TIS. Please contact for CDOT Traffic if needed to discuss signal phasing.

Because of the mixed use that currently exists here, and whereas this is a “rezone" of a 72-acre PUD to inject additional residential, CDOT suggests the City devise and implement a TDM strategy for the conversion of this Hub into a “Placetype" Neighborhood center. The City of Centennial supports on- site multi-modal improvements to support greater bicycle and foot-traffic while minimizing improvements warranted by additional vehicular use, especially short trips. The TIS fails to include this strategic approach. Any multi-modal improvements that may be needed within the adjacent CDOT RoW would require permits.

See red-line.

RS 08-19-21

A higher degree of pedestrian traffic crossing SH 121 should be anticipated Not all ped crossings are ID in the study and as recommended, a TDM component should be prepared for this "placetype" of community



Existing signalized intersection

FIGURE 2

Conceptual Site Plan

Streets at Southglenn Redevelopment - REPORT UPDATE | 19380-02 07/08/21

FELSBURG HOLT & ULLEVIG

These are all CDOT RoW accesses

Operations

al concerns were identified in the total traffic scenarios, assuming the identified background improvements are in place. Hence, no traffic mitigations have been identified. **Table 6** presents a summary of the operational results.

Table 6. Operational Results Summary

Intersection	AM / PM Level of Service				
	Existing	Short Term Background	Long Term Background	Short Term Total	Long Term Total
Arapahoe Rd / Race St	A/A	A/A	A/A	A/A	A/A
Arapahoe Rd / Vine St	D/F	A/C[1]	A/C[1]	A/C[1]	A/C[1]
Arapahoe Rd / York St[2]	b/c	b/b[1]	b/b[1]	b/b[1]	b/b[1]
Arapahoe Rd / University Blvd	D/D	D/D	D/D	D/D	D/D
University Blvd / Arapahoe Pl[2]	c/c	c/c	c/c	c/c	c/d
University Blvd / Commons Ave	B/B	B/B	B/A	B/C	B/D
University Blvd / Davies Ave[2]	b/f	b/f	b/f	b/c[1]	b/d[1]
University Blvd / Easter Ave	B/B	B/B	B/B	B/B	B/B
Easter Ave / Mall Dwy[2]	b/b	b/b	b/c	b/c	b/c
Easter Ave / Gaylord St[2]	b/b	b/b	b/b	b/b	b/b
Easter Ave / Vine St[2]	b/b	b/b	b/b	b/b	b/b
Easter Ave / Race St[2]	a/a	a/a	a/a	a/a	a/a
Race St / Davies Ave[2]	a/a	a/b	a/b	a/b	a/b
Race St / Davies Pl (Garage)[2]	b/b	b/b	b/b	b/c	b/c
Race St / Briarwood Ave[2]	a/b	a/b	a/b	b/b	b/b

1- With improvements
2- Unsignalized intersection – worst approach

This = access permitting (or SUP)

DENVER WATER

1600 West 12th Ave
Denver, CO 80204-3412
303.628.6000
denverwater.org

#PUD-21-0004_1/Street at Southglenn, City of Centennial

Plan Review Coordinator: Anthony Nazarenus at 303.628.6491 or email anthony.nazarenus@denverwater.org

This project appears to be a redevelopment of an existing site to include two new residential sites. I did not see any proposed utility plans so we cannot comment on specifics at this time, but it would be beneficial to review the Denver Water Engineering Standards, and the Plan Review Process for information on requirements.

Here is some General information that could be helpful.

This document is intended to help guide developers on *issues that are more likely to impact project success*. All developments are required to have an approved water plan in accordance with Denver Water Operating Rules and Engineering Standards and this is not intended as a substitute. Details on Denver Water's Plan Review Process are located at: https://www.denverwater.org/contractors/construction-information/plan-reviews

SECTION 1

A. Project Requirement

Water Service

1. The Developer is responsible for all necessary water distribution system modifications needed to meet the required fire flows, as directed by Denver Fire. *These may vary in scope and is* ***an area that may significantly impact project cost and feasibility.***
    a. Each fire hydrant must supply a **minimum** of 1500 GPM at a residual pressure of at least 20 psi.
    b. Existing hydrants or new hydrant locations on existing mains, may not meet fire flow requirements as is, and replacement or modification of the existing distribution system may be required to meet fire protections.
    c. Overall site flow requirement may involve multiple hydrants. The distribution system must be capable of delivering to overall total site flow, as well as the minimum of 1500 gpm to each of the individual hydrants.
2. Water distribution mains that dead-end and are not looped, may cause water quality and/or fire protection issues and are therefore only permitted in limited circumstances as required.
3. Each independent structure must have its own separate tap, service line and meter.
4. A complete evaluation of existing taps is required.
5. If there are existing water taps on the site that will not be used, the Developer is responsible for cutting the taps at the water main, and passing an inspection by Denver Water.
6. As part of Denver Water's lead service line replacement program, the entire length of the service line must be replaced in full if original house is older than 50 years.
7. If building up to the property line, a 5-foot setback for meter or vault installation may be required.

Easements

1. If a water easement is required, the easement will be granted to Denver Water in a separate package with the initial submittal of water plans, prior to installation.
2. Easement widths require a minimum of 30 or 50 feet, depending on easement type. Non-exclusive allows other utilities in easement.

    i. 30–Foot PUD/PBG Roadway Easement (most common)
    - Entire 30-foot must be hard surface.
    - Permanent delineation on both sides.

ii. 50-Foot Non-Exclusive Open Space Easement
- Only used to meet looping requirements outside of the roadway (i.e. crossing a greenbelt/open space area to achieve loop; not to be used to circumvent parking restrictions through a PUD easement).
- Hard Surface and delineation is not required.

3. Landscaping depicted in future water easements must comply with restrictions contained within the standard water easement agreement.
4. Hydrant pocket easements require a minimum of 5-feet from the operating nut on the hydrant to the easement/property line.
5. When a hydrant lateral extends more the 20-feet beyond the edge of the right-of-way or easement, a 30/50 foot easement is required in lieu of the 10-foot pocket easement.
6. Parking is NOT allowed in the Planned Unit Development (PUD) or Planned Building Group (PBG) easement.
7. Islands/medians are not allowed in the easement.
8. Landscaping is not allowed in the PUD/PBG easement (must be fully hard surfaced).
9. Structures, light poles, signs, trees, shrubs, fencing, etc. cannot encroach in the easement.

Right-of-way

1. When Water mains are to be installed within a dedicated public street right-of-way, a copy of the recorded plat must be submitted showing such public use dedication.
2. When mains are to be installed in future right-of-way, water plans will not be approved until the plat is recorded.
3. Platted private roadway tracts will require an easement.
4. The easement must follow the radius of the curbs in the roadway for delineation.
5. No more than a 4% cross slope is allowed

Water Service Line

1. The service line shall be installed in a continuous straight line, perpendicular to the water main from the tap, to a point 5 feet past the back wall of the meter pit or vault.
2. The water service line, shall be a minimum of 5 feet from any side property line.
3. The water tap at the water main shall be at least 3 feet from any pipe joint or fitting or from the end of any pipe segment.

Water Meter

1. The water meter pit or vault shall be located in a landscaped area that is 2 to 5 feet after the curb stop or property line valve.
2. If there is a tree lawn between the curb and the sidewalk, the stop box and meter setting shall be installed in the tree lawn.
3. Curb stops and meter settings shall not be placed behind existing or future fences or walls that may block access from the public ROW or easement.
4. The area around the stop box and meter vault shall be kept free of vegetation, structures, or other objects that may interfere with access or with the transmission of meter reading radio signals from the AMR device.
5. The tap, stop box, and meter pit or vault, shall be in a straight line.

Cross Connection

1. An approved Backflow Prevention Assembly shall be installed on the following types of service lines, Fire, Irrigation, Domestic Commercial and Multi-Family, and may apply to additional applications in accordance with Denver Water Operating Rules and Engineering Standards.
2. Specific types of Single Family residences with internal fire sprinkler systems may also require backflow prevention.

**This project will require a Denver Water Plan Review. A pre- submittal package may be sent to watersalesplanreview@denverwater.org

To request a pre-design meeting please send us your request with the following information to watersalesplanreview@denverwater.org

1. Please provide your discussion outline so that I can include the necessary subject experts.
2. Please meet with the local fire department regarding emergency access, hydrant locations and site fire flow estimates. The following items are needed to have a productive meeting:

a) Infrastructure Master Plan – for large redeveloped areas

b) Type of building (e.g., residential, commercial, industrial, manufacturing, mixed use, etc.).

c) All points of connections per structure

d) Sizes, location and material of new or improved mains, hydrants and taps

e) Special features such as control valves, PRVs, blow-offs, etc.

f) Requirements for easements and/or dedicated public right-of-way

g) External utility interference.

h) Hazardous conditions (if known).

i) Total acreage of irrigation.

j) Any water features such as pools, ponds, fountains, detention pond

k) The overall site flow requirement determined by fire department.

SECTION 2

B. Tap Sales Requirements

To obtain an estimate of System Development Charge (SDC) fees due please contact a Tap Sales Representative at watersales@denverwater.org and submit the https://www.denverwater.org/sites/default/files/tap-sales-quote.pdf or submit the Water Supply License sheets 4-5 along with a fireline-domestic-irrigation-connection-demand.pdf (denverwater.org) & either a https://www.denverwater.org/sites/default/files/2017-05/fixture-count-calculations.xlsx or https://www.denverwater.org/sites/default/files/2017-05/single-service-flow-demand.xlsx as needed, License must be signed by the District, Southeast Englewood Water District

IF the domestic taps are installed on a new main – refer to SECTION 1 and only submit documents and payment once the mains have passed the chlorination test.

Fees maybe due to others outside the City and County of Denver [CCD]

Denver Water only supplies 2” and smaller meters. All 3” and larger must be purchased from a vendor (not DW) and brought to us for calibration only after the service line passes the chlorination test and payment is processed for the Water Supply License fees.

Littleton Public Schools

From: Marcy Phelps
To: Michael Gradis
Subject: Southgenn
Date: Thursday, August 19, 2021 12:44:36 PM

Michael,

Terry Davis forwarded this info to me. I do not have a comment regarding this project at this time.

Sincerely,

--
Marcy Phelps
Director of Transportation Services
(office) 303-347-4785
(cell) 720-641-0654
(fax) 303-347-4789

13133 E. Arapahoe Road
Centennial, CO 80112
(P): 303-754-3308
www.centennialco.gov

EXTERNAL REFERRAL FORM

The enclosed case has been submitted to the City of Centennial Community Development Department for review and subsequent consideration by the Planning and Zoning Commission and City Council. Because of the potential impacts of the proposed development to you or to your organization, this case is being referred for comment.

Please examine this case request and, after review, upload your comments to the EnerGov Self-Service portal at https://www.centennialco.gov/onlinepermits on or before the date indicated below. You may fill out and attach this form or upload your own letter on your organization's letterhead.

CASE NAME: The Streets at SouthGlenn Master Development Plan, 8th Amendment
CASE NUMBER: PUD-21-00004
DATE OF REFERRAL: 7/21/2021
DATE TO BE RETURNED: 8/13/2021

For questions about the case, please contact the case planner:

NAME: Michael Gradis
EMAIL: mgradis@centennialco.gov
PHONE: 303-754-3356

Please fill out the following:

☐ I have **NO** comments to make on the case as submitted.

☐ My comment letter is attached.

☒ I have the following comments to make related to the case:

1. A sanitary sewer study will be required at the Site Development Plan stage for the project.
2. Sanitary sewer lines downstream of the project may need to be upsized based on the sanitary sewer study.
3. It appears that there are existing sewer mains that will be impacted by the project. These sewer mains will need to be relocated at the developer's cost.

NAME: Jamie Overgaard	**TITLE: District Engineer**
AGENCY: South Arapahoe Sanitation District	**PHONE: 720-744-2208**
DATE: 8-4-2021	**EMAIL: jamieovergaard@kennedyjenks.com**

SOUTH METRO FIRE RESCUE
FIRE MARSHAL'S OFFICE

Michael Gradis
City of Centennial
13133 E Arapahoe Rd.
Centennial, CO 80111
303-325-8000
720-488-0933 Fax

Jurisdiction Contact Information
Include phone numbers / email addresses as appropriate

Project Name: The Streets at SouthGlenn – 7001 S UNIVERSITY BLVD
Project File #: **PUD21-00004**
S Metro Review # REFMDP21-00172

Review date: 07/28/2021

Plan reviewer: Dan Russell
720-989-2240
Dan.russell@southmetro.org

Project Summary: New master development plan amendment.

Code Reference: 2015 Fire Code Edition, 2015 Building Code Edition

South Metro Fire Rescue (SMFR) has reviewed the above project and has approved the plans.

COMMENTS:

1. **South Metro Fire Rescue has no objection to amending the master development plan. However, a site plan referral will need to be reviewed for the change of uses and allowable building heights, etc. when that information is available.**

Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

August 12, 2021

City of Centennial Planning Department
13133 East Arapahoe Road
Centennial, CO 80112

Attn: Michael Gradis

Re: The Streets at SouthGlenn Master Development Plan, 8th Amendment
Case # PUD-21-00004

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the master development plan amendment for **The Streets at SouthGlenn**. Please be aware PSCo owns and operates existing natural gas and electric distribution facilities throughout the subject property. Public Service Company has no objection to this proposed amendment, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

For future planning and to ensure that adequate utility easements are available within this development and per state statutes, PSCo requests the following:

- 15-foot-wide dry utility easements abutting South University Boulevard and East Arapahoe Road
- 10-foot-wide perimeter dry utility easements abutting all public rights-of-way except those stated above and all tracts that are dedicated for access/driving (if applicable)

As the project progresses, the property owner/developer/contractor must complete the application process for any new natural gas or electric service, or *modification* to existing facilities including relocation and/or removal via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements *will* need to be acquired by separate document for new facilities (i.e. transformers) – be sure to contact the Designer and request that they connect with a Right-of-Way Agent.

Donna George - Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

November 22, 2021

City of Centennial Planning Department
13133 East Arapahoe Road
Centennial, CO 80112

Re: Streets at SouthGlenn Amendments

To Whom It May Concern:

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for **Streets at SouthGlenn Amendments**. Please be aware PSCo owns and operates existing natural gas and electric distribution facilities within the subject property. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities including relocation and/or removal via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted.

Space consideration must be given to locate pad mount transformers (or any necessary switch cabinets) on this property with ground to sky clearance. For details, please consult Xcel Energy's Electric Standards located at:
https://www.xcelenergy.com/staticfiles/xe-responsive/Admin/Managed%20Documents%20&%20PDFs/Xcel-Energy-Standard-For-Electric-Installation-and-Use.pdf

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com