

Attachment 17: Comments Received at Southglenn@centennialco.gov

Dennis Brown

The developers appear to be doing a "BAIT AND SWITCH" approach to the redevelopment of the Sears and Macy's property at Streets of Southglenn. Agree to all the restrictions of the area, then petition to change those restrictions to increase their profit.

1. I moved here because I did not want the tall buildings and traffic congestion like is in Denver.
2. I liked the low tax rate prior to Centennial incorporation. That went away with incorporation.
3. Traffic on University, Arapahoe Road and down to Dry Creek is bad now and will worsen.
4. City council needs to listen to residents. Looks like 95% to at best 5% against the proposal.
5. Contractors need to stick to their plans.
6. The Rayhall deal on East Arapahoe was not supported by residents. Neither is this.
7. If council members disagree with the VAST majority or residents, update your resume and leave your elected position.

As a 36-year resident of the area dating back prior to the formation of Centennial, my wife and I strongly oppose the request to triple the number of apartments for that development.

Maud Naroll

I support Amendment 8 to the Streets at SouthGlen Master Development Plan, with two caveats: It should include some affordable housing, and enough new parking.

I live a mile's walk from the proposed apartments, and support a prosperous SouthGlen mall with small shops, eateries, and other businesses busy with foot and drive-in traffic. Currently the mall is in decline. A dying mall can drag down local property values, an adverse effect. I think the proposed additional housing could tip the mall toward bustling, a benefit to the mall, to the surrounding neighborhoods, and to the City as a whole.

Affordable Housing: The additional business will require more restaurant wait staff and store clerks, who will need someplace to live. What is likely the least expensive one-bedroom apartment near Streets of SouthGlen, at SouthGlen Place, rents for \$13,500/year, nearly half the income of a full-time \$15/hour worker. That's significantly higher burden than the federal definition of affordable, 30% or less of income going to rent plus utilities. I do not want to see the folks helping make SouthGlen a good place to eat and shop forced to commute an hour or more to work, couch surf, or worse, sleep in their car or a tent, their children added to the already 172 homeless students in Littleton Public Schools. Please support requiring some affordable housing in the project.

Parking: The project will replace a closed Sears and existing parking lot. The apartment residents will need places to park their cars, and their visitors' cars. In the online project comments, staff have

commented that SouthGlenn is required to provide one space per bedroom. Page 15 of Amendment 8 has, in the legend, a white arrow for pointing to proposed entry for lower level parking - but no arrows appear on the connectivity plan, so there is no evidence of parking in the amendment. Please ensure that the project includes the required parking, including one space per studio, if there are any.

Sharon Hill

I have been a resident of Cherry Knolls since 1984. My sons were raised here and went to the local schools. One of my sons has moved into my neighborhood with his family due to the quality of life here.

I read the article in the Denver Post yesterday about the development of Streets and I have been closely following the project's updates for 2 years.

I understand the developers want to make money on their investment and the City wants the revenue. However, you MUST think about the people who live here and listen to our voices . Remember, this is the suburbs, and many of us moved here to raise our children and retire here.

You have no idea how bad the traffic is at University and Arapahoe Roads. Since the development of Highlands Ranch many years ago, we have seen an increase of traffic from that direction. We have also seen many cars that cut through our neighborhoods to avoid that intersection. My guess is none of the Council members live over here.

How do you go from 350 to 1,125 units? Isn't there an inbetween number? The height of the buildings need to be lower so homeowners can see the mountains.

Please feel free to share my comments with other Council members. Please think carefully about your decisions before you vote.

Frank Middleton

The Streets at SouthGlen unbelievable expansion is City Councils opportunity to say we can make a difference in how Centennial grows in population etc.

The attached wording under item #3 attached says " The amendment will provide public benefits to the project" There are very few public benefits to the residence of Centennial if any.. I am not sure I can think of any!!!!!! The developer has not met the requirements for the proposed project. The public does not benifet from an increase in traffic congestion, smog, ozone, increased driving stress, more traffic lights, more police protection, increased costs of fire protection, more wear and tear on libraries and Centennial parks. The list goes on. Please vote NO. Everyone I talk to say I used to like living in Denver but no more. Mayor Hancock came very close to being voted OUT because of the tremendous population growth in Denver.

Please vote NO to a project that doesn't meet the requirements of public benefits!!!!

Bob Christensen

I very much enjoyed chatting with you yesterday regarding the proposed improvements to the “Streets of Southglenn”.

The main purpose of my call was to identify a known storm drainage condition and potential hazard that is not identified in the Phase I Drainage Report that was referenced in the Denver Post Article of 8/22/2021.

As I explained to you, I was an engineer with URS Corporation when the property was converted from the old mall to the “Streets...”. At that time URS provided Land Use Services to the rather new City of Centennial. I was one of two or three engineers that worked with the group of planners that staffed this department. We worked out of the old City Building near Arapahoe Rd & Revere Parkway.

It has been interesting to reflect back on the frustration that Alberta Development folks expressed regarding the Sears & Macy’s properties. These stores were entrenched in the 1960’s view of retail America and wouldn’t change or accommodate to anything new.

My drainage concern regards offsite flow that is generated within a drainage sub-basin that drains University Blvd beginning near Dry Creek Road and drains north directly adjacent to the “Streets..”. In a perfect world, this storm water runoff should not affect the property. What we learned during the development of the property is that the curb and gutter on the west side of University is not capable of conveying the more intense runoff events. The problem is that University Blvd is too flat longitudinally at this location causing the depth of flow to overtop and come on to the property. An unusually high curb would result in a vehicle hazard on University.

This condition was made evident soon after the Verizon Building was constructed as part of the “Streets..”. The building had feet of storm water in it about the time that the tenants were first moving in. I can recall the peak water level visible on the inside of the glass windows. As a City reviewer of drainage, I felt terrible about this situation but chalked it up to an unknown and unexpected condition.

Fortunately, the situation allowed for drainage to be diverted around the north side of the building. A site visit today reveals unusual sidewalk and curb and gutter configurations intended to steer this drainage away from the building. The drainage pools up in low spots in the parking area near the existing Sears Building.

Future developers should know about this quantifiable risk and design accordingly. If I had to guess, maybe the 2-year event begins to overtop and the 5-year event begins to create significant impacts. This should be analyzed. The drainage basin responsible is large and includes parts of Arapahoe High School and condos/apartments south of “Streets..”

I do have design documents that I can provide you regarding the site’s existing drainage design. I need a couple of days to get them together. I will contact you later this week. We talked about the awkward transition of duties as SEMSWA transitioned in and the URS contract ended. My recollection is that the

City made a special contract with URS to extend our services for Southglenn only and that arrangement ended rather abruptly. I recall that we boxed up our files and they went either to the City or Iron Mountain for storage and it is not surprising that they are not readily accessible at this time.

I will be in touch as soon as possible and will be happy to donate the documents to my home town of Centennial.

Jill Wilson

Hello,
I am writing as a interested citizen.

I think something has to move forward at the Streets of Southglenn. I am not opposed to more apartments. I would like to see them more high end, but would like to some, a small percentage of affordable (not low income, but affordable) apartments. I know with other developments, that they have received tax benefits. I also would like to see more retail, not less. I think it is good for the community to have options for shopping and more sale tax revenues. With more retail, it would keep the owners investing in the area. It would help for the owners, to market the Streets of Southglenn better. Not much of that happens now. There are many empty store fronts now, with less retail space there will be less accountability for the owners.

Also, with less retail the owners would not have to even try to fill the current empty store fronts. I am concerned if we don't do something it will turn into a blighted area. That is not good for any property values.

Kathie Weaver

I am writing to share my thinking about the proposed redevelopment plan for the Sears and Macy's parcels in Streets of Southglenn. I believe it should be revised to include low income and affordable housing units in the project. High rental costs and the COVID pandemic's impact on the finances of many who live and work in Centennial have made the need for low income and affordable housing even more critical. The inclusion of such units in the development will enhance the public benefit of this project by making it possible for low- and middle-income workers in Centennial to live in the community.

Furthermore, I am not in favor of altering the existing Streets of Southglenn Master Plan regarding zoning. The residential development of 1000+ units is too dense for the site. Also the building height limitations should remain at 50'. Thank you for your attention.

Juliet Beckman

No. No. And, no.
Gridlock, congestion and over saturation.
NO.

Margo Branscomb

I am surprised that you were considering a proposal with so much residential included in it. I think this will be extremely harmful to all the neighborhoods around it. The traffic flow will be impacted negatively. I am sure the schools will have to take a hard look at how they fit the new students in. I understand the need to revitalize that development, and that it includes a lot of land. However I do object to the amount of residential buildout currently in the proposal.

Cathy Marble

Please don't put 1000+ apartments in our neighborhood.

Jaimee Mulder

Hi there, I am a resident in the Southglenn area. I would like the buildings to stay within the 50ft height. I moved to this area for the suburban feel outside the city and mountain views. Southglenn has always been a favorite place for my family to walk and enjoy, from the little shops, restaurants, to the library and small community feel. It makes me sad this may go away.

John Letzelter

I cannot find where to share my comments on the website but I am 100% AGAINST this proposal being approved. Traffic and crime are already bad enough.....why do we feel the need to keep cramming more and more people into the same area. Tax dollars? I already pay plenty in taxyou don't need more.

Donna Chrislip

Hello- I have already submitted one set of comments. However, the information in the Streets of Southglenn newsletter prompts me to note that the content is devoted solely to policy issues, and the benefits of such to the NEW residents. Please take into consideration those of us who already reside in the surrounding area. The buildings proposed will decrease the values of our homes - increased traffic and blocking our mountain views. Elections roll around in Nov. Your constituents will remember your decisions and how they have impacted us.

Jeanette Egan

Dear Centennial officials,

I do not agree with increasing the number of living quarters OR the height addition!! Please listen to the people not the developers.

Christine Kass

I am sad to see Macy's is going to be gone first of all. It is an anchor store and was nice to have it close to home instead of going all the way to the mall in lone tree. Next I do not think we can handle putting that many units in Southglenn. Littleton has gotten crazy with traffic!!! Also where r all those people going to park? I am opposed to more residences in the first place and now they want to up the number. They just want to make more money. Places r selling for so much they can make a bundle! But they do not live here and drive on our streets!! Please do not let that many be built there!!

Thank you.

Cindy Jenkins

Ms. Sweetland,

As 18 year residents of this area, we are strongly against the amended MDP for Streets at Southglenn and urge you to vote against it. Increasing the number of residential units to 1125 would have negative impacts on traffic congestion, noise, safety and our community as a whole. The traffic study submitted by the developers is not adequate. Many people already take the neighborhood side streets to avoid the Arapahoe/University intersection. Revising the 50 foot building limits would have an adverse effect on the

character and landscape of the neighborhood. We don't want to become an area like DU. The developers state in their letter that this redevelopment would "enhance our sense of community". The developers don't live here and know nothing about our sense of community. Thank you for your service and commitment to Centennial.

Sonya Pennock

I live in Southglenn and have been following the discussions about the proposed redevelopment of Streets of Southglenn. I urge you as my Centennial City Council representative to support requiring the developers of the project to include low income and affordable housing units in the development or provide funding to the city to help develop low-income and affordable housing in other locations. For decades the rising costs of rent have significantly outpaced wage growth for middle-class and low-income families. It is very hard for people of modest means to find housing in Centennial. I believe that it the responsibility of every community to ensure that those who work in the area can afford to live there too. The Streets of Southglenn is an excellent location for affordable housing. It is bordered on two sides by commercial development and on the other two sides by existing multi-unit housing. It is along RTD mass transit corridors and has access to schools and grocery shopping locations. Please advocate for increased access to low income and affordable housing in our area and specifically in the Streets of Southglenn redevelopment project.

Ben Rejai

Hi Candace and Vorry,

Hope all is well with you and you have been enjoying the summer. I just heard about the new plan for the development which I had thought was off the table. Well, apparently not, as I am sure you are aware of. I just submitted a request / comment on the discussion board below asking to reduce the size of this to limit the impact on traffic, noise, pollution, water resources and other consequences:

I'm wondering if the City Council can have a say in the approval based on the criteria and regulations or maybe we haven't gotten to that stage yet.

Kathy Davidson

Dear Candace Moon,

I attended a meeting last night and one of the members indicated that there will be a move forward in building more housing at The Streets of Southglenn. I ask you and the other board members to PLEASE push for more affordable housing in these apartments. It seems the current apartments are high end and I feel strongly that there should be more affordable housing as well. It seems to me that people should be able to live in an area where they serve or work be they health care professionals, police officers, teachers as well as other front line workers. Also young people joining the work force should also be able to afford a nice place to live. High end is nice for those who can pay for it but many folks cannot and should not be priced out of an apartment in a location where they work and live. Centennial should be for everyone.

July 446

How will you handle increased traffic? Will there be any retail or restaurants? This sounds like poor planning, leaving the people who live here to adjust for mismanagement.

August, 2021
To all those interested in the 2021
Streets at SouthGlenn developers' newest proposal

My name is Ilene Johnson. I am a very long-time resident of Southglenn and I sincerely hope you will pay attention to what I have to say and to those of us who are voicing strong opposition to the current plans developers have for Streets at SouthGlenn.

I object to the most recently proposed development plan (*— to change southside entrances and exits of the complex, destroy and remove the former Sears building and substantial office buildings at the southern edge of the Streets at Southglenn as well as the Macy's building and other existing buildings on the north side of the complex thus reducing the square footage of dedicated commercial space in order to build **1125** new rental apartments. This far too large a number of apartments would cram thousands of new renters into the space of one city block. And without accompanying parking facilities of several levels either above or below ground, the parking spaces remaining in the area are absolutely inadequate to accommodate new additional automobiles numbering in the thousands.—*) which **is absolutely against the best interests of all present and future area residents and with all surrounding Centennial neighborhoods. This outrageous proposal would create more traffic, more congestion, more pollution and more general turmoil for those of us who NOW live in Centennial. PEOPLE THINK THAT IF BUILT, THESE BUILDINGS AND THEIR THOUSANDS OF NEW RENTERS WOULD CHANGE THE LIVES OF PRESENT RESIDENTS FOR THE WORSE AND THREATEN AN ENTIRE WAY OF LIVING.**

The fact that developers want to build such a huge number of new apartments in an area the size of **ONE CITY BLOCK** says to me that those who are involved in promoting this absolutely disastrous plan **care only about their own pocket-books** and their **own financial benefits**. The developers are **not listening to us** and they really don't really care about those of us who already live near. The old saying, "follow the money" applies here. Squeezing **hundreds and hundreds and hundreds** of people into this space would certainly lower the overall quality of life of current residents in all nearby neighborhoods and **I can't even imagine** the traffic tie ups on Arapahoe Road, Easter Avenue, Race and Vine Streets and other streets that would occur **EVERY SINGLE DAY!** **MY SUGGESTION IS THAT THE SEARS AND MACY'S BUILDING REMAIN IN PLACE AND BE REPURPOSED.**

The zip code for the Streets at Southglenn is 80122. This area code is primarily made up of neighborhoods of free-standing individual housing. Before the pandemic the zip code 80122 was nationally recognized as one of the best, most attractive, safest and most livable places in the entire country. Our schools are excellent and up to now we have had a well established high quality of life. In this area crime rates have been low, but of course with hundreds and hundreds of new people moving in to the Streets at SouthGlenn, the crime rate would grow exponentially. Schools would become over crowded and property values would fall. I believe also that building so many new apartments in the Streets at Southglenn would cause great difficulty in providing enough services such as electricity, gas, water and sewers and would result in shortages and outages that would negatively effect every resident already living here in the surrounding neighborhoods.

Please look around you. ANYONE who is familiar with the Front Range of Colorado will tell you that the entire Denver Metro area now has severe traffic congestion plus more traffic accidents and more pollution due to population growth during the last few years. South of us Highland Ranch continues to grow and much of HR traffic already passes through the Southglenn area. **No new roads or highways have been built in this general area for DECADES** and as time passes it will be even more difficult to handle the forecasted ever increasing amount of traffic. There is no space to add more roads and streets to accommodate the proposed Streets at Southglenn “new-to-the-area drivers” unless already built houses and other buildings are demolished to make room for new roads.

The Sears and Macy’s buildings should remain in place and be re-purposed. What a tremendous waste it is if these buildings are torn down and the parking lot dug up only to throw away most of the in-place building materials. Are those of us who live in Southglenn and surrounding areas are not ignorant of universally recognized worldwide severe environmental concerns? If the current buildings are destroyed as planned, the developers’ actions would help perpetuate this country’s “throw away society” when in fact **the United States’ natural and building resources are painfully limited**. The international scientific community is shouting to us in this country to change our wasteful habits as the **time is fast running out to find ways to address and confront various disastrous environmental crises**. **We all must make a difference by NOT ADDING to the crisis of waste.**

Why can we not come up with **new ways to enhance the lives of those people who already live in this area?** Why can we not adapt and enhance these still-standing-buildings into beautiful, environmentally friendly projects that would attract and benefit Southglenn residents as well as the larger Centennial community? Why not repurpose the Sears Building as the foundation for **the 140 some apartments** which have been previously approved by all required agencies and boards and keep that new building within the already established height limitations?
PLEASE TELL ME WHY NOT!

The Macy's building could be repurposed and enhanced to hold **multi-sized spaces for multi-uses** within, such as entertainment, educational and recreational purposes for the enjoyment of ALL of our residents. This place could be known as "The Southglenn Center". The Center could have several daily uses as well as hosting large events on special occasions. And I propose that **we leave much of the existing parking space in tact.**

One example of daily use of this building would be to move the SG Library into the repurposed building. The existing Library in the Streets at South-Glenn would benefit greatly by being moved to the first floor of a building such as I have described above. The SG Library as it stands is rather small, unattractive, and located on the second floor of one of SSG's commercial buildings. One must use a very slow moving elevator or climb a steep stairway to gain entrance to the Library. I think that the Library would be visited much more often if it were enlarged and placed on the first floor of a different building with close-in parking within the complex.

At present Heritage, Littleton and Arapahoe High Schools hold their large events and commencement ceremonies at places like DU's arena because there are no facilities big enough to hold events such as commencements fairly close to these schools. Why not make a venue large enough to hold such events which is closer to home? Other schools and organizations in surrounding areas would probably find such a place convenient for their large events as well. This type of venue could be available for a variety of types of events and of course, professional entertainment as well.

All over the Denver Metro area we see thousands of truly **ugly** new apartment buildings jammed in to spaces where these new buildings really

neither fit architecturally nor with the spirit of their surroundings. Voters are upset and angered by excess development and they are speaking out, push-ing back and voting their convictions. They are upset and dissatisfied with traffic congestion, over crowded schools, higher rental rates, overall prices rising, more air pollution, and much higher crime rates.

Voters are also very concerned by the lowering of overall personal satisfaction and the tragic loss of the basic elements of happiness which, in the past, were real goals in this State and our country as well. Some think that this proposal for the Streets at Southglenn development is automatically destined to take place. **IT ISN'T!** Residents must have a say in future development of this neighborhood and we must insist that **developers listen** to us. AND, we must become aware of ALL of the developers' short and long term plans. We must go slowly, think through all proposals and come forward with better, more responsible and acceptable ways of replanning this space. **WE MUST BE HEARD!**

Sincerely,

(Mrs.) Ilene Johnson
(303) 795-3127
impj@estreet.com

P.S. The small proposed park is an interesting afterthought but sadly it would probably turn in to a dog latrine, not neccesarily what has been originally intended. How about planting trees along the perimeter of the entire complex in occasional but convenient places rather than planting a small forest altogether in one tiny area?

Also while we are all waiting for the answers to planning questions, it would be advantageous for S. at SouthGlenn management to fix pot holes and other road issues within the complex. I can think of at least one pot hole that has been in existence since last winter. What are you waiting for? It may be many months before all is finally resolved. Fix it now rather than waiting for your proposed building to start.