

September 17, 2021

Mr. Michael Gradis
Senior Planner
City of Centennial – Community Development
13133 E Arapahoe Road
Centennial CO 80112

Re: Land Use Case No PUD-21-00004, The Streets of SouthGlenn Master Development Plan, 8th Amendment, 1st Review Response

Dear Michael:

Below are our responses to comments received from the Citizen Groups/ Individual comments on August 18, 2021.

Centennial Council of Neighborhoods (CenCON)

CenCON wants to thank and applaud both Northwood and Alberta Partners for the opportunity to sit down 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.

Response: Acknowledged.

Individual Citizen Comments from the City's "Have Your Say"

Please note that many of the comments from members of the public focused on traffic impacts, building height, affordability, loss of retail, and density/increase in dwelling units. You will need to provide thoughtful responses to their comments.

The below responses are not intended to address every individual question received from the community via the City's "Have Your Say" platform, but are instead responses to the most common themes seen throughout the community's comments.

Community Comment: Do not allow an increase in the maximum height to 75'.

Response: The proposed changes to the MDP do not look to increase the overall maximum height currently allowed at the Streets at SouthGlenn. The maximum height currently allowed on the site is 100' with select lots, including the Sears and Macy's lots, having a maximum height of only 50'. The proposed

changes to the MDP seek to change only the maximum allowable height on the Sears and Macy's sites to 75'. No other lots will be impacted nor will the overall maximum allowable height for the site be changed.

This change in height on the Sears and Macy's parcels will allow for the new buildings to be of a similar size and scale as what currently exists at the Streets at SouthGlenn, including the theater ($\pm 75'$), Pearson Office Building ($\pm 86'$), Race St Parking Garage ($\pm 70'$) and Portola Apartments ($\pm 71'$).

In addition, to provide a better transition to the adjacent neighborhoods the applicant has agreed to increase the required building setbacks on the Sears site from 25' to 35' and to provide a tiered height approach that includes a 55' zone from the property line before any buildings can increase above 50'.

Community Comment: Provide affordable housing

Response: The proposed changes to the MDP do not contemplate the inclusion of a dedicated affordable housing component. In most cases, the inclusion of affordable housing at a project like the Streets at SouthGlenn requires subsidies or other government involvement which the applicants are not contemplating at this point.

The proposed changes to the MDP will allow the applicants to execute projects that include a mix of studio, 1, 2 and 3 bedroom units of varying sizes and price points. With over 82% of Centennial's housing supply being owner-occupied, these units will provide important housing diversity in line with the goals of CentennialNEXT – 2040 Comprehensive Plan.

Community Comment: Do not allow so many residential units.

Response: As retail markets continue to change and vacancies in retail and mixed used centers like the Streets at SouthGlenn remain unfilled, it is imperative to backfill those uses to support the long-term viability of the center. The additional residential uses proposed will serve to increase foot traffic that will support future commercial activity as well as fortify the existing business at SouthGlenn.

After multiple discussions with the community, the applicant's current request reflects a reduction in the requested number of residential units of 48% (from 1600 to 775 additional units).

Community Comment: This will create too much traffic.

Response: The applicant retained the regions most highly respected traffic engineering firm, FHU, to conduct the required traffic analysis. The applicant also had FHU collect additional traffic volumes to reflect a data set that recognized schools in full session. All of that data has been incorporated into the traffic analysis. The traffic analysis has been performed based on all city criteria and national data set standards. The intersections required to be analyzed all continue to function at an acceptable level of service.

Community Comment: Do not allow a reduction in the amount of retail.

Response: The proposed reduction in the minimum retail square footage is to account for the loss of square footage from Sears and Macy's. From the time that SouthGlenn was originally redeveloped in

2009, there has been consistent vacancy of 50,000-75,000 square feet. Bottom line is too much retail was built. SouthGlenn does not need more retail or need to maintain its current retail as the market has spoken for 12 years. In fact, reducing the existing retail and adding additional residents will result in better performing remaining retail. The net outcome will be positive for the city and the long-term health of the tenants.

With this response letter, we feel we have addressed the comments received from the Citizen Groups.

Sincerely,

FARNSWORTH GROUP, INC.

A handwritten signature in blue ink, appearing to read "Brad Nelson". The signature is fluid and cursive, with the first name "Brad" and the last name "Nelson" clearly distinguishable.

Brad Nelson, AIA
Architectural Manager