



# The Streets at SouthGlenn

## Community Meeting

November 19, 2019

# Welcome and Agenda Review

- Mayor Stephanie Piko
- City Manager Matt Sturgeon
- Facilitator Jody Erickson

# Meeting Objectives

- Build public understanding of developer's draft plans at this point – presentation and questions
- Gather feedback from the public to assist developers to improve proposals to better address neighborhood interests or concerns

# Agenda

- 6:00 p.m. Welcome & Agenda Review – City of Centennial & Facilitator
- 6:05 p.m. Presentations
  - Draft Development Proposal – Developers
  - Traffic – FHU
  - Development Process – City of Centennial
- 6:45 p.m. Clarifying Questions Session – Public/Attendees ask clarifying questions. Please keep questions to 1 minute.
- 7:15 p.m. Feedback – 3 minutes each, participants line up at microphones, alternate between microphones
- 7:55 p.m. Next steps
- 8:00 p.m. Adjourn



# Streets at SouthGlenn

COMMUNITY MEETING

NORTHWOOD  
INVESTORS



NORTHWOOD RAVIN





## History of SouthGlenn

- ❖ SouthGlenn Mall opens in 1974
- ❖ Anchors are Sears, Denver Dry Goods, and May D&F



## History of SouthGlenn

- ❖ Park Meadows Mall opens in 1996
- ❖ February 2006  
SouthGlenn Mall and  
Dillards close doors





South View - 2006

Sears

University Blvd.

Macy's

Arapahoe  
Road





## South View - Today

University Blvd.

Sears

Macy's



## Who We Are



**Based in Greenwood Village and  
Redeveloped The Streets at SouthGlenn**

*“Creating Environments that Engage the  
Senses, Spark the Imagination, and Bring  
Communities Together”*



**Based in Denver with Global Footprint**

*“Create Communities that Foster Healthy  
Lifestyles, Neighborhood Involvement, and  
Engaging Living Environments”*



*S. Race Street*

**SEARS  
GROUND  
LEASE  
PARCEL  
1.9 ACRES**

**SEARS  
PARCEL  
10.4 ACRES**

**SOUTHGLENN  
43.5 ACRES**


**MACY'S  
PARCEL  
10.6 ACRES**


**HALLMARK  
PARCEL  
1.3 ACRES**


*S. University  
Blvd.*

*Arpaho Road*

*E. Easter Ave.*

 = Northwood

 = Alberta

 = Third Party



## What is Allowed Under the Zoning Today?

### Currently Allowed

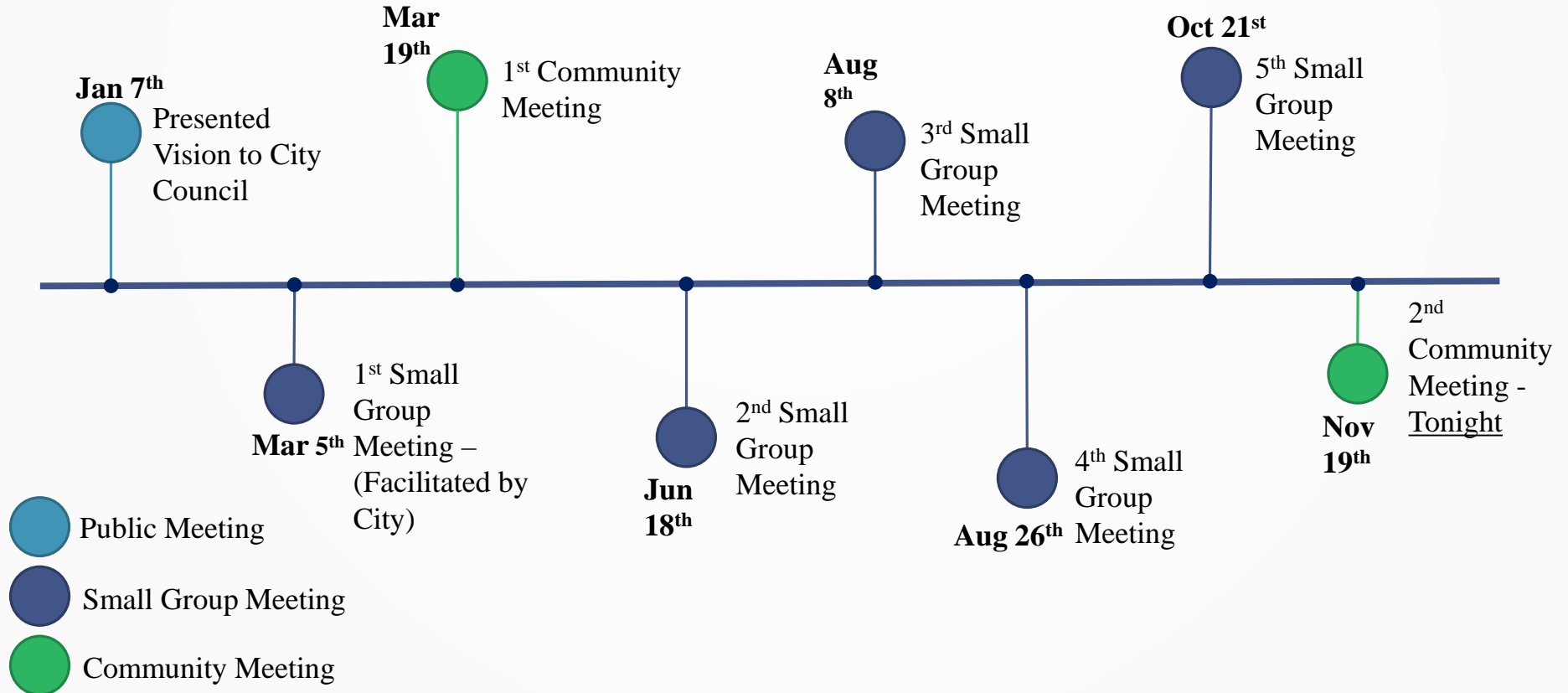
- ❖ Maximum of 2,000,000 sf Office/Retail
- ❖ Minimum of 909,815 sf Retail
- ❖ 350 Residential Units
- ❖ 25' Setbacks from surrounding streets  
Various Height Limits (100', 75', or 50')

### Currently in Place

- ❖ 1,124,853 sf Office/Retail
- ❖ 948,853 sf Retail  
(*Sears and Macys = 307,000 sf*)
- ❖ 202 Residential Units (Portola)
- ❖ Setbacks of 25', Heights from 50' – 100'



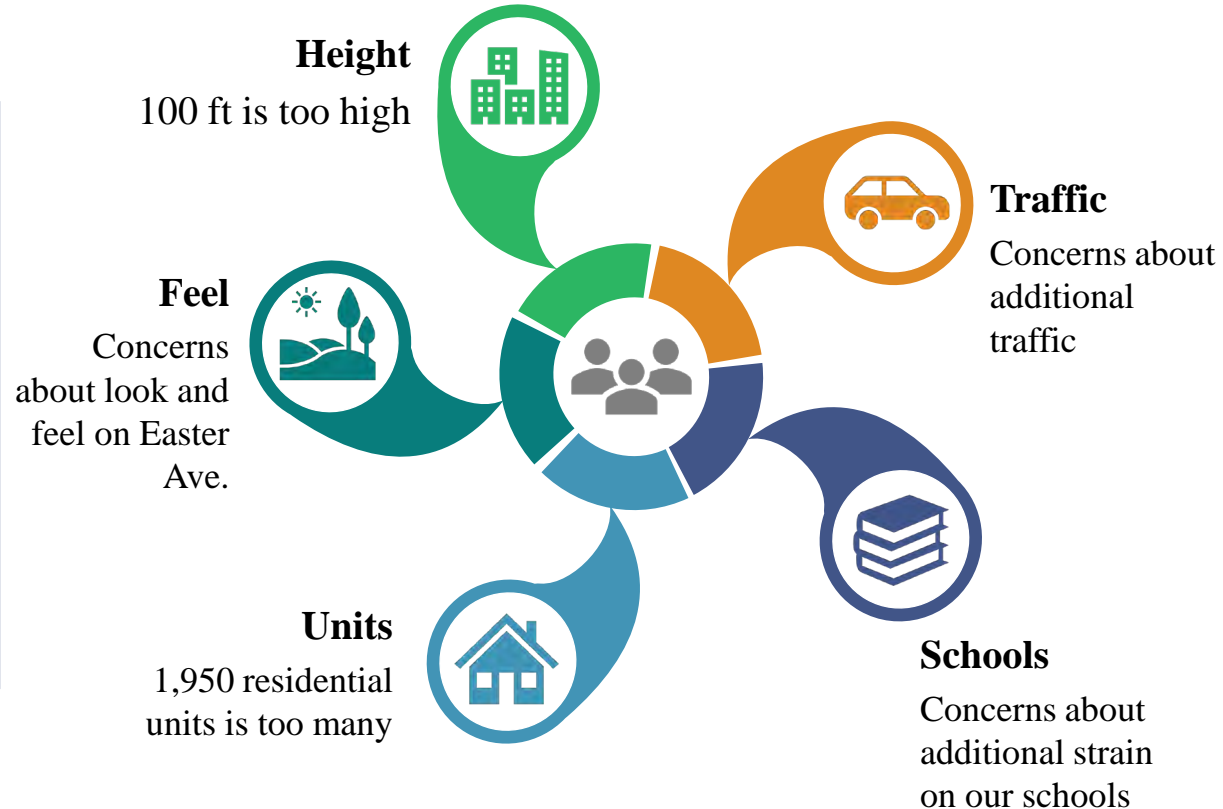
# Timeline of Community Feedback



## What We Heard from the Community

*“We Love the Streets at SouthGlenn”*

*....So Do We*



## How Has the Plan Evolved?



Reduced Maximum Height of Sears Parcel from 100' to 75'



Decreased Number of Residential Units by 35%



Studied Feel and Character along E. Easter Avenue (Setbacks, Landscaping)



Accelerated Traffic Study to Occur Prior to Submittal



Assessed Impact with Utility Providers, and Littleton Public Schools

# What do We Want to Change?

## Previous Request [03/19]

## Revised Request [11/19]

### Height

Sears – Raise from 50' to 100'

Macys – Raise from 50' to 75'



Reduced Height  
Increase by  
50%

### Height

Sears – *Raise from 50' to 75'*

Macys – Raise from 50' to 75'



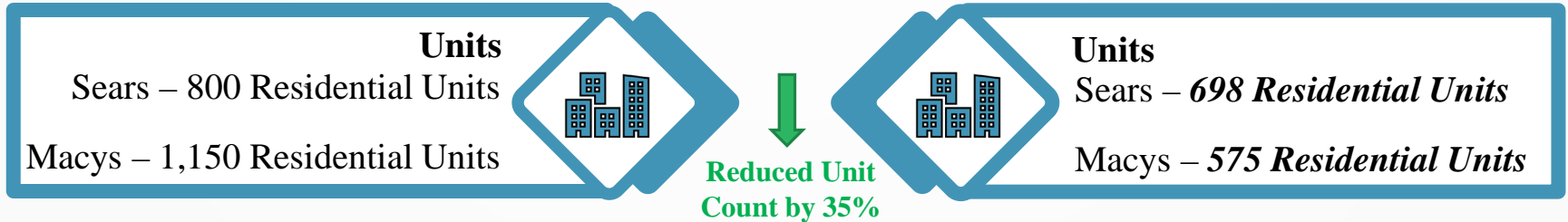


# What do We Want to Change?

**Previous Request [03/19]**

**Revised Request [11/19]**

**Total = 1,273  
Units**



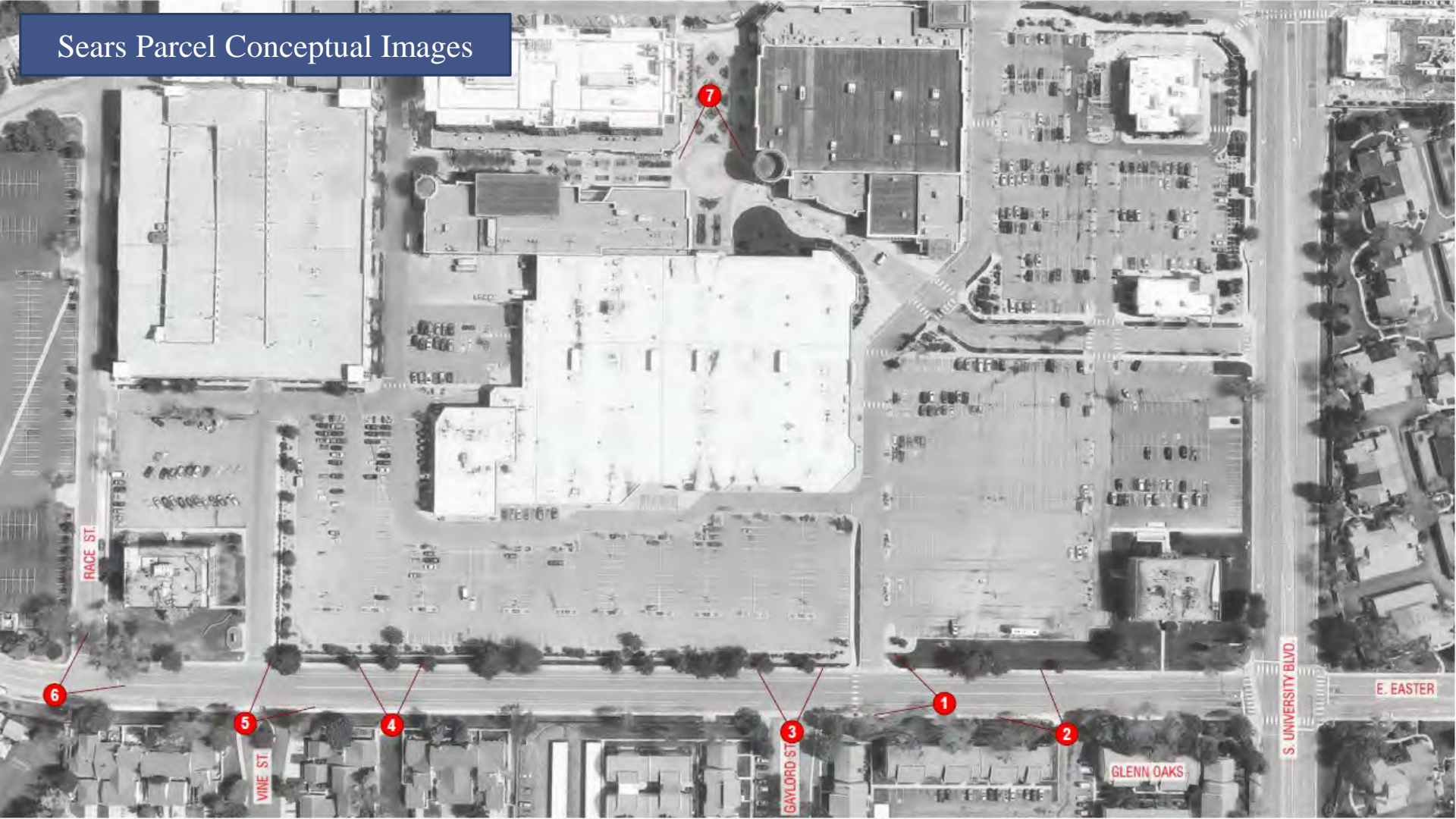
# What do We Want to Change?

**Previous Request [03/19]**

**Revised Request [11/19]**



# Sears Parcel Conceptual Images





Looking West on Easter Ave.





Looking West on Easter Ave.





13 FT.  
RIGHT OF WAY

25 FT  
SETBACK

PROPERTY LINE

Looking West on Easter Ave. w/ Setbacks



Looking North on Gaylord St.







Looking North on Gaylord St.







Looking North on new Vine St.



Looking North on new Vine St.





Looking East at Easter Ave. and Vine St.





Looking East at Easter Ave. and Vine St.



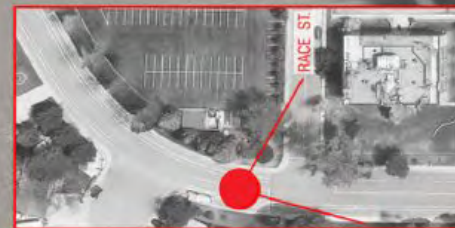


Looking East at Easter Ave. and Race St.





Looking East at Easter Ave. and Race St.





Looking South towards Gaylord St.





Looking South towards Gaylord St.



# Macy's Parcel Conceptual Images



ARAPAHOE RD.

S. UNIVERSITY BLVD.

RACE  
ST.





View 1 - Looking South at S. York St.





View 2 - Looking South at S. York St.

## What Will Not Change from Existing Zoning

- 1 | High Quality Landscape Design
- 2 | Architectural Standards that Govern Fell of Streets at SouthGlenn
- 3 | Areas of Retail other than Sears and Macys Sites
- 4 | Minimum Building Setback from Street
- 5 | Parking Requirements





## Why Does this Work for the Community and City?



New Uses Positively Impact Existing Retail



Redevelopment Improves the Long Term Viability of Streets at SouthGlenn



Improves Walkability and Connectivity from South



Vacant Sears or Macys = Blight



Will Attract and Retain a Range of Age Groups to Live and Work in Centennial

*“Centennial NEXT sets the stage for the City’s future growth and development”*





## How is Today's Feedback Used and What's Next?

- ❖ Alberta and Northwood to Discuss Feedback
- ❖ Meet with Design Team to Refine Concept
- ❖ Continue to Receive Input and Prepare Official Submittal





# Thank You

NORTHWOOD  
INVESTORS



NORTHWOOD RAVIN



# Traffic Impact Study/Analysis

- Jeff Dankenbring, Public Works Director, City of Centennial
- Paul Brown, Traffic Engineer, Felsburg Holt & Ullevig





- Study evaluated planned redevelopment in The Streets at SouthGlenn
  - Assess the effects of project-related vehicle trips
  - Identify roadway improvements needed to accommodate anticipated traffic
  - Input from the City of Centennial
- The study reflects
  - Existing conditions (2019)
  - Future traffic growth (2022 and 2040)
  - Development data (2022 and 2040)







# Existing and Background Scenarios

- Existing traffic counts were conducted in 2018 and 2019
  - Fifteen locations
  - Tuesday, Wednesday and Thursdays are used as a “typical” commuter day
  - The counts were collected AM and PM peak periods
  - Supplemental counts were collected to account for school traffic
- Background conditions account for general traffic growth
  - Short-term (2022) and long-term (2040) time periods
  - Growth based on accepted regional patterns and Centennial plans



# Level of Service

- Intersection Level of Service (LOS) is a measure of average delay
  - LOS ranges from A to F, with LOS A being best and LOS F being worst
  - The City requires LOS D or better, which is the nationally accepted best practice
- LOS is a key indicator used to establish traffic mitigation needs
- Safety can also be used to establish traffic mitigation needs

Level of Service	Delay (seconds/vehicle)	
	 Traffic Lights	 Stop Signs
<b>A</b>	0-10	0-10
<b>B</b>	11-20	11-15
<b>C</b>	21-35	16-25
<b>D</b>	36-55	26-35
<b>E</b>	56-80	36-50
<b>F</b>	>80	>50

**Best Practice:** LOS Levels of D or Better



# Existing and Background Results

- Existing operational issues identified at two locations
  - Arapahoe Road & Vine Street
  - University Boulevard & Davies Place
- Collision pattern identified at University Boulevard & Davies Place
- Background operational issues identified at the same two locations
- Mitigation measures proposed for both





## Proposed Mitigation – Arapahoe Rd & Vine St

- Current conditions
  - Operating below City LOS standards
- Proposed mitigation changes traffic signal operations to split phasing
  - Eastbound and westbound – no change
  - Northbound and southbound
    - Existing - both directions go at once
    - Proposed mitigation – northbound and southbound go separately
- Improves operations to above City LOS standards



## Mitigation – University Blvd at Davies Pl

- Current Conditions
  - Operating below City LOS standards
  - Northbound left turn crash pattern identified
- Proposed mitigation converts the intersection to a right-in/right-out only configuration
  - Like the University Blvd / Arapahoe Place intersection
- Improves operations to above City LOS standards and addresses safety

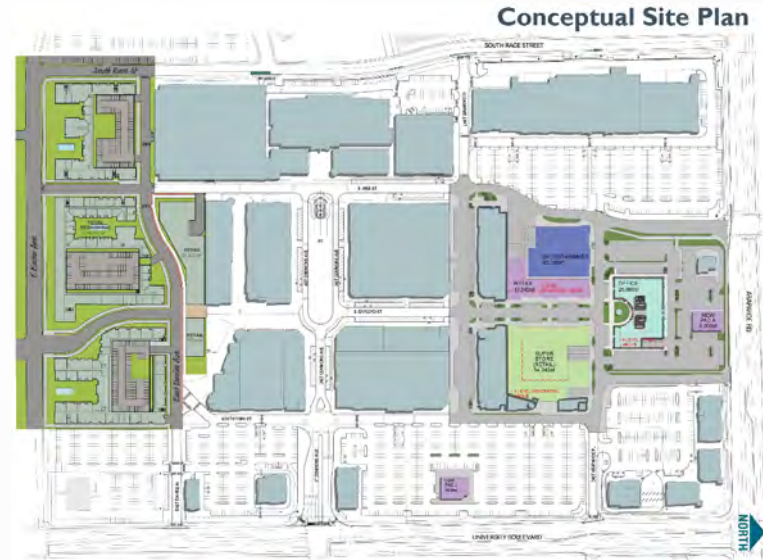






# Development Scenario

- Maximum development scenario consists of:
  - 1,071 additional residential units
    - 1,273 total units
    - Zoning for 923 new units
    - 148 zoned units not yet built
  - 128,350 sf of new office space
  - 151,200 sf of new retail and entertainment space





# Development Trips

- Each land use generates trips at different rates
  - Rates are based on years of nationally recognized research
- Retail and entertainment uses are forecasted to generate the most daily trips
- Trips have been assigned to area roadways based on accepted future traffic models

A.M. Peak Hour Trips by Use



P.M. Peak Hour Trips by Use





# Traffic Volume Changes

- Few additional trips to/from adjacent neighborhoods
  - 10 or less trips at each intersection during peak hours
- Trips on roadways adjacent to the site in 2022
  - Projected trips on Arapahoe Road and University Boulevard are less than 10% of total traffic
  - Projected trips on Race Street are between 40% and 70% of total traffic
  - Projected trips on Easter Avenue are less than 5% of total traffic





# Total Traffic Results

- Potential redevelopment in the Streets at SouthGlenn will generate additional trips
  - Most roadways experience an increase of less than 10%
  - Assumes a maximum development scenario
- Development trips can be accommodated with acceptable LOS
  - Short-term and long-term LOS D or better
  - Assumes background mitigations described earlier

# Process and Next Steps

- Michael Gradis, Senior Planner, City of Centennial

# SouthGlenn Plan Amendments

- Since the initial zoning (MDP) approval in 2006, the zoning rules have been revised **seven (7) times.**
  - Signage: three (3) times
  - Lighting: one (1) time
  - Area: two (2) times
  - Parking Garage: one (1) time
- It is common for plans to change over time.



# What is the Process?



## (Step 7)

# Who Will Have An Opportunity to Review the Plans?

- The Public
- Centennial Council of Neighborhoods (CenCON)
- SEMSWA
- Littleton Public School District
- South Arapahoe Sanitation District
- Southeast Englewood Water District
- South Suburban Park & Recreation District
- SouthGlenn Metropolitan District
- South Suburban Park & Recreation District
- South Metro Fire Rescue
- Arapahoe Libraries
- Urban Drainage and Flood Control District
- Arapahoe County Sheriff's Office
- Regional Transportation District (RTD)
- Colorado Department of Transportation (CDOT)
- CenturyLink
- Xcel Energy

# After Tonight, What Happens?





# What Happens to Comments Before the Owner-Developers Submit a Formal Application?

- Written comments submitted before the submittal of a formal application will be organized and forwarded to the owner-developers for their consideration.

# What Happens to Comments After the Owner-Developers Submit a Formal Application?

- Written comments submitted after the submittal of a formal application will become part of the permanent public record.
- City Staff will share with the owner-developers and work in good faith with them to address comments.

# What Happens to Comments After the Owner-Developers Submit a Formal Application?

- The Planning and Zoning Commission and City Council will be able to review them as part of the MDP Amendment decision.
- Ultimately, the decision of whether to approve or deny the requested amendments must be based upon the five (5) criteria.



# Criteria for Consideration

The Planning and Zoning Commission and City Council must consider the changes based on **five (5) criteria**:

- 1) Consistent with the Comprehensive Plan [*Centennial NEXT*];
- 2) Consistent with the intent of the overall design and mixed-use concept of the zoning of the property;

# Criteria for Consideration

- 3) Provide public benefits to the project and the City as a whole;
- 4) Continues to meet the financial obligations to pay back debt issued for public improvements made at the time of initial redevelopment; and
- 5) Compatible with existing development on adjacent properties and address measures to substantially buffer or mitigate any incompatibility or adverse impacts.

# Suggestions for Effective Comments

- You are more than welcome to comment however you would like, but **detailed comments that offer explanations or alternatives are most effective.**
- As your comments will be shared with the owner-developers, the Planning and Zoning Commission, and City Council, **the more detailed the comment is, the more effective it is.**
- These following examples offer suggestions:

Original Comment	Suggested Comment
“I like apples.”	“I enjoy eating apples because they are crunchy, sour, and sweet.”
“Your shoes are awful. You need to fix them.”	“I dislike your shoes because my feet become wet when walking in the rain. Would you consider making waterproof shoes?”
“If you don’t turn down the television volume, you’ll be in big trouble.”	“After dinner please keep the television on low volume; I have to work early in the morning.”



Website: [centennialco.gov/southglenn](http://centennialco.gov/southglenn)

Email: [southglenn@centennialco.gov](mailto:southglenn@centennialco.gov)

- Comments received **before** a formal submittal will be shared with the owner-developers.
- Comments received **after** a formal submittal will be included in the permanent record and shared with owner-developers, Planning & Zoning Commission and City Council.
- **Make sure you have signed in tonight or sign up for the newsletter on the website to receive additional communication**

# Clarifying Questions Session

- Please keep questions to 1 minute

# Feedback

-Please keep feedback to 3 minutes

# After Tonight, What Happens?





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