



September 23, 2020

City of Centennial
Community Development
Attn: Michael Gradis
13133 E. Arapahoe Road
Centennial, Colorado 80112

Re: Holly Park Senior Living Development - NW Corner of Arapahoe Rd. and Holly St.
Community Meeting

Dear Neighbors:

Edgemark Development and MorningStar Senior Living, in cooperation with the existing Kaiser Permanente facility (Seller) are grateful for the opportunity to present our proposed site plan and preliminary elevations for Holly Park Senior Living.

Holly Park Senior Living helps fill an underserved demand for seniors and their adult children seeking to maintain or consolidate the family unit within this community. We are encouraged to be aligned with Kaiser in our belief that this is the appropriate development for the site, which is designed to create a "campus" that is complimentary to Kaiser's existing facility and the immediately surrounding community.

While the proposed development and senior housing use are allowed per the Centennial Zoning Ordinance, we are seeking neighborhood input to be collaborative on the architecture and design, recognizing listening is an integral part of being a good neighbor.

Our project will comprise approximately 85 Independent Living units, 50 Assisted Living units and 25 Memory Care units under one roof on approximately 3.42 acres. The development provides more parking than the code requires, reflects first-class design and materials, and will result in minimal traffic impact – especially when compared with other allowed uses.

Our group appreciates the opportunity to share our vision for the project and we look forward to being part of a collaborative effort to develop a high-quality community serving the needs of Centennial seniors and families.

Sincerely,

A handwritten signature in blue ink that reads "Aaron Metz".

Aaron Metz
Principal
Edgemark Development

A handwritten signature in blue ink that reads "Richard Sapkin".

Richard Sapkin
Principal
Edgemark Development

A handwritten signature in blue ink that reads "Matt Turner".

Matt Turner
Managing Partner
MorningStar Senior Living