

Virtual Community Meeting – Instructions for Developer

- 1. Who is the developer (name, address)?**
 - Holly Park Developer LLC – 410 17th St. Suite 1705 Denver, CO 80202
- 2. Who is the owner (name, address)?**
 - Kaiser Permanente – 5555 E. Arapahoe Rd. Centennial, CO 80122
- 3. What is the zone district, and if rezoning, to what zone district?**
 - BP50 – Senior Living is an allowed use and no rezoning is required.
- 4. What is the proposed use?**
 - Senior Living Facility
- 5. What is the approval process?**
 - Submitted the project per the City’s pre-submittal process for feedback from the City. Integrated City’s feedback into the plans and are now submitting for Community input. After plans are adjusted in response to the community input, the project will be resubmitted to the City for Formal Submittal. City and Developer will work together to address city comments to the Formal Submittal. Upon resolution of all outstanding comments and turns, the developer will seek Director Approval with Planning And Zoning Ratification.
- 6. What is the proposed building going to look like (height, square footage, building materials)?**
 - A 4-story building comprised of 160 senior living units totaling 185,000 square feet. Building will be architecturally appealing using first class design and materials.
- 7. Will there be landscaping and buffering within and along the perimeter of the site?**
 - Both the right of way and the land between the right of way and curb interior to the site will be landscaped.
- 8. How will vehicles get to the site and park?**
 - Vehicular access to the site will be from the existing access on Arapahoe Road and Forest Way. In addition, there will be a new right in right out access point on Holly. Holly Park Senior Living will have more parking than the code requires.
- 9. How will pedestrians get to the site and to the building?**
 - Public sidewalks on both Arapahoe Road and Holly Street will be constructed as well was a private sidewalk connection from the intersection of Arapahoe and Holly to the front door of the facility.
- 10. How will stormwater be managed if required?**
 - Storm water will be collected in new inlets and conveyed to a reconstructed detention and water quality facility capable of servicing both the existing Kaiser property and the Holly Park property.
- 11. What kind of traffic impacts will there be and what kind of mitigation (if known)?**
 - Traffic impact in minimal given the limited daily visits inherent in the senior living industry. Traffic is mitigated by provided additional access on Holly and circulating traffic efficiently within the senior living and Kaiser campus.
- 12. When would the developer like to begin construction?**
 - Spring of 2021
- 13. Other relevant information about the site that the neighbors might be interested in?**
 - MorningStar is already a corporate citizen of Centennial with their first location at Arapahoe and Jordan.