

## **Attachment 18: 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 Council's 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 benefit 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.

**Sonya Pennock**

Comments Regarding Amendment 8 to Streets at SouthGlenn Master Development Plan

The League of Women Voters of Arapahoe and Douglas Counties (LWVADC) is disappointed that the final version of proposed Amendment 8 to the Streets at SouthGlenn Master Development Plan neither includes an affordable housing component nor provides funding for alternative affordable housing efforts elsewhere in Centennial.

LWVADC applauds the City of Centennial's recent planning grant application to the Colorado Department of Local Affairs (DOLA) to help fund a study of housing needs and strategies to reduce barriers to affordable housing development. However, every large multi-family residential development that gets built without the Centennial Planning and Zoning Commission and City Council addressing this critical need is a lost opportunity.

High rental costs and the COVID pandemic's impact on the finances of many residents in Centennial have made the need for low income and affordable housing even more critical. Inclusion of such units in the development will enhance the public benefits of this project. It is also important to ensure that our sheriff's office and fire personnel, teachers, hospital staff and service workers (among many others) are able to afford to both live and work in our city.

LWVADC believes that housing is a basic human need and that addressing that need is a responsibility of all communities. This responsibility includes providing incentives for private developers to build an adequate supply of low income and affordable housing or provide funding for construction of such units elsewhere in the community.

Sonya Pennock, Homelessness Committee Chair League of Women Voters of Arapahoe and Douglas Counties  
6751 S. Marion Cir. W.  
Centennial, CO 80122

**Hannah Bryant**

As a resident in the neighborhood next to Streets of Southglenn, I strongly am against the proposed changes. First, I notice there has not been any changes from this proposal on height of new buildings and the number of residential units, from

The earlier proposals. This is a most concerning issue. I do not want the building to exceed the 50 ft original development plan. The neighborhoods surrounding S. Glenn are on lower ground than South Glenn. With the current building 50ft height, many of the current buildings loom over and block sky and mountain views, I do not want to increase the building sizing to have them become even larger eye-sores. There is a reference to an 85ft building, but this building is an example of how massive and obstructive the height can be. When you are in S. Glenn it does not seem large, however the buildings look massive when you are in the neighborhoods of The Knolls and Cherry Knolls and other like neighborhoods. Here in the South Suburbs we value open unobtrusive views and open green space. As far as open space, in this new redevelopment plan, I want the language to be better defined. Currently, there is a nice amount of "open space" in S. Glenn, but it is mostly concrete. I want the minimum open space to be no more than 20% concrete, and be more park like rather than a cement plaza. I value improvements to the area, but we do not need to destroy what is beautiful and unique about our area and neighborhoods.

### **Lila Greaves**

Residential density - I feel the average residential density per square foot, allowed at Southglenn Mall, including all the land, whether residential, commercial, greenbelt, or parking, should not exceed the residential average density of areas of land of the same size surrounding SG mall.

Height of buildings- The height of the buildings should not be increased. The more tall buildings, the more views blocked, the more heat collected and radiated at night, etc.

Parking- A minimum of two parking places per unit must be provided with the purchase or rental of a unit. If parking costs extra, residents would use shopper parking to avoid paying for their parking spaces. Parking provided to residents must not conflict with shopper parking.

Reasoning -

I moved to the suburbs to avoid the high density lifestyle of Denver. If I wanted high density, I would have stayed in Denver. I don't want Denver traffic and parking. I don't want greater density in our schools, parks, water and utility usage, rec. facilities, etc. The profits of developers should not take priority over my desire to continue living in a suburb, not a Denver-like area.

### **Ron Barton**

My name is Ron Barton, and I have been a resident here in South-Glenn for the past 40 years. I have been very comfortable in this community because of the light traffic as I navigate around the neighborhood except for university, and Arapahoe road. I use RTD as a mode of travel, and until up to a few years ago I was able to access RTD on Race street in front of the parking garage. Now I have to cross University, and walk north up to a bus stop in front of the First Watch restaurant. One of my biggest concerns is the huge increase in traffic making it more difficult to navigate around the neighborhood, and crossing university at Easter Ave. I bank at First Bank at the north side of Arapahoe Road at Arapahoe, and University so this huge increase in traffic will make it more difficult to cross Arapahoe at Vine to get to my bank.

Besides safety I am concerned that this large increase in apartment units will have a negative affect on the value of our homes. The increase in the amount of traffic will make the South-Glenn area less attractive for home buyers especially families with small children. This is a great community to live, and I hate to see it being destroyed by the huge increase in the number of apartments with this redevelopment.

Sincerely,

Ron Barton ADF Colorado Ambassador Captain

**Larry Strohl**

The Streets at Southglenn Residential expansion continues to have the same problems since the developers initial planning. Lack of adequate parking inside the mall boundaries and congested traffic on Arapahoe Road and University - the primary major arterials and the surrounding neighborhood community streets. The developers are obviously primarily interested in the profits of their enterprises and care little about the overall negative impacts on the surrounding neighborhoods. I live at Franklin St and Arapahoe Rd and will not shop at any of the businesses located within the mall.

**Greg Schoenfeld**

To the City Council of Centennial and Mayor and Planning and Zoning Decision makers,

11/2/2021

12:30PM

I have lived in my current home since 1973. I have seen a number of changes to the area since I moved to the neighborhood for sure. I have rented property at Southglenn mall in the past as well as a business owner. The new project included no plan to even try to bring back any of the vendors of the previous Mall. Some businesses just move across the street.

Kind of a disappointment from the start of the project along with the Developer having financial troubles.

First, Building height is a significant consideration, fire safety as well as equipment to serve the structures. Will it buy or generate tax revenues for its own fire equipment for the planned growth.

The project should be limited to single family condos for less density, approximately 500 units with a Max of three stories, with plenty of fire access. Served with open space for small parks on the property for the residents, a walk path for all residents of Centennial to enjoy like walking at the old mall. This is for the new construction proposed by the developers of the Sears and Macy's area.

Current traffic studies are not accurate due to the fact that they were taken during the COVID lock down. Significant traffic studies need to be performed. The traffic that this project far exceeds the capacity that the adjacent roads will absorb as well.

Traffic is obviously the biggest concern with Arapahoe High School so close to the project as well.

This project needs special Community oversight to make sure it serves all of Centennial especially District 1 where the property resides.

Please let the residents of the surrounding area have input to the project.

Please use your Fiduciary Responsibility and Duty on the consideration of this project.

Let this please be part of the record.

**Julie Gumper**

Hello,

I was at some of the community meetings with the developers and listened to the traffic study by Felsburg Holt & Ullevig (FHU). I know that the FHU consultants state in their report that there will not be significant Loss Of Service (not sure how this term is defined) with the increase of 1071 dwelling units creating an estimated 6100 daily trip increase. I believe they stated at one of the meetings that that is considered a "D" rating , but is still acceptable. I use University and Arapahoe Rd. frequently as I live in the area and these are 2 very busy streets comprising major traffic arteries for our area. It is hard to believe that this increase will not create a significant Loss of Service, especially if these new drivers travel at morning and afternoon rush hour. I don't think this is acceptable for our roadways. The only feasible resolution I can see is to decrease the number of dwelling units. Decreasing the number of dwelling units in the proposed high density structures would also help the development blend in better with the suburban feel of the area.

I am also concerned with the increased impact the additional dwelling units will have on the Southglenn library regarding available books, resources, etc.

**Roberta Joyce**

1. The amendment is compatible with or will not materially and adversely affect existing development on adjacent properties, or measures will be taken to substantially buffer or otherwise substantially mitigate any incompatibility or adverse impacts.

think the increased housing doesn't meet this criteria.

The expansion of the Master Development Plan has too much overlap between mall residents, mall shoppers and the surrounding residential community. The 350 residences, not to exceed 50ft would keep this overlap to reasonable growth. Also, if mall size is increased now doesn't that make room for more increases in the future. Look at poor Cherry Creek.

The North and South mall shopping entrances will coincide with entrance/exits between the public and mall residents. The West entrances to the mall risk being a bottleneck for existing streets. The east entrances are on University Blvd., which is an already busy 24/7 street.

Based on a recent traffic study traffic on East Easter Avenue is at 1700 vehicles each way with an average speed of 37mph on a 25mph legal limit. Increased traffic can create pedestrian-car issues. Also current excessive speeds needs to be addressed and resolved.

Numerous parking spaces within the mall are being eliminated. Where will residents and their families and friends park. Will there be sufficient parking for the mall shoppers. If parking encroaches on neighborhoods will the mall management pay for towing from neighborhoods? Will neighbors have to just deal with overcrowded parking on streets

The public park bordering Easter Avenue, will dogs be allowed. Off leash? If dog owners will be responsible for cleanup who will be responsible when pet owners don't clean up. Since the park will be on mall property what happens when both mall property residents and neighboring residents begin to crowd each other.

Included in the final submission is the following: "The project's Letter of Intent notes the proposed changes, which are highlighted below."

"Zoning

- Rezone the 1.3 acre parcel at the northeast corner of E. Easter Ave. and S. Race St. to the MDP (2001 E. Easter Ave.)"

For the above submission what is the rezone plan? Currently there is a sidewalk and from the final plan submitted it still will be a sidewalk. Is the sidewalk being widened? Also, this route is used by children going to school, is pedestrian vs traffic studies including school age children?

The Master Development Plan, Amendment NO.8, page 2 of 11 includes a Police Substation, listed under Civic Uses. Is this mall security or will this be Centennial Police or Arapahoe County Sheriffs? Who's paying for this? Will all community members have access to this service if it public law enforcement. Will this be a 24/7 substation?

### **Tom Cooper**

To all council members,

These final plans ignore everything the people who live in the area have suggested / demanded.

I am not surprised. I intend to see if people in the area would like to demand an investigation to see if graft was paid to any council member or government official.

This gives the developer everything they wanted from the beginning. It will flood the area with traffic. I have heard this developer intends on doing the same thing all the way up the University Corridor to C-470.

The increase in apartment units means they will be smaller, and less expensive, making for what will become lower income housing over time and depreciate the neighborhood.

I believe you are being influenced by the Agenda 21 /30 plans and the Biden plan to destroy suburbs and private property rights. Also described in Klaus Schwabs The Great Reset. This is why the amendment for



tax reduction for property owners was changed to exclude private homes and benefit just rental properties.

Everyone who goes along with this plan is suspect as far as I am concerned. If you do not know about the communist plans being forced upon us right now in plain sight then you are ignorant and not competent to do your job.

Centennial was supposed to retain its small town atmosphere and lower tax rates. Just like all government promises, it is taken over by power hungry / money hungry carpetbaggers and thieves.

This plan must be soundly rejected, and the city needs to put real restrictions on number of units (350 at the most) and keep the height at 50 feet. This is disgusting. Any council member that approves of it is reprehensible.

I hope I made myself clear!

### **Ilene Johnson**

The amended and final plans for redevelopment of the Streets at SouthGlenn submitted for approval by Alberta Development Partners and Northwood Investors are similar to the previous plan submitted in July this year. Again, these plans are unacceptable to me and many others who would be impacted by the large number of residents projected to live in the to-be-built Streets of SouthGlenn apartment buildings.

**PLEASE POSTPONE THE SCHEDULED PUBLIC HEARINGS UNTIL THE MANY RESIDENTS WHO ARE SEVERLY IMPACTED BY THIS PLAN CAN BE MADE AWARE OF THIS AMENDED PLAN AND ARE ABLE TO VOICE THEIR OPINIONS AT A COMMUNITY MEETING. THE LAST COMMUNITY MEETING WAS HELD IN NOVEMBER, 2019! Neighbors of the Streets at SouthGlenn and other interested parties deserve an opportunity to inspect, to discuss and to have this plan explained by the owners.**

The last community meeting to explain the plan (as it was at that time) was held in November, 2019 and of the 400 or so people who attended the meeting only a handful of those attending were in favor of this project. I say that it is imperative and urgent that another community meeting be held before the Public Hearings so that all people who would be impacted by this plan would have the chance see the plan and to express their thoughts. That is fair!

For the past year and a half the pandemic has made community meetings of any kind impossible to hold up to now. However, rushing these hearings when they have not been announced until just days before the Public Hearings are to be held is not fair to those who of us may strongly oppose the plan's approval.

If the number of apartment units remains at 1125, this would mean that thousands of people would be crammed into the appointed area which in size is just a portion of one city block. These buildings would exhibit all of the accompanying over-crowding problems associated with this type of project. I suggest that the number of apartments of this project be limited to less than half of the current number. And I suggest that the current now-standing buildings be repurposed which is far less wasteful than to

demolishish. Another problem is that there is not enough parking available for the thousands of people who would live in these buildings. NO! This plan needs to CHANGE!

**Sue Jonas**

I am writing to strongly oppose the new plans for developing the Streets of Southglenn. The new proposal for 1,125 units instead of 350 as originally proposed is very concerning. Adding even 1,000 more people with their cars in that 1 square block seems irresponsible. It doesn't take a traffic study to realize the strain it will put on that area that is already congested. More is not always better. Please reconsider the increase and stick with the original plan!

**Jason Jarvis**

No one can afford the apartments at the streets of southglenn especially with the new townhouses

Why is there no art at the streets of southglenn?

**KC Church**

I am wondering, with the development for the Streets of Southglenn, whether the Arapahoe library will be moved or affected in any way.

**Uriel Akiva**

Per Article II, section 2.3, subsection A of the Master Development Plan:

Major Amendments to the master development plan must meet 5 criteria for the Planning and Zoning Commission to make a positive recommendation and for City Council to approve.

1. The amendment must be compatible with the Comprehensive Plan; This amendment isn't compatible with the comprehensive plan as the Streets of Southglenn is zoned as Mixed-Use. Mixed use developments are not clearly defined, but they must have a "lower density than an Urban Center." If the current proposed amendment is approved the residential sq footage for the Streets at Southglenn will exceed 1 million square feet. At full buildout this will be nearly 500,000 sq feet over the commercial square footage. This will be a much higher ratio of residential to commercial than comparable Urban Centers, such as Arapahoe Urban Center (AUC 4), The Jones District and Centennial Promenade. This high level of density will clearly violate if not the word of the Comprehensive Plan, then the spirit of it, as you will have a Mixed-Use development with a higher level of density than the existing Urban Centers. Sources referenced: Centennial NEXT, November 5, 2018. Pg 25, pg 28, pg 37, pg 43.
2. This amendment violates the key provision in the MDP, which is that "Minimum Retail is a principle and material element of this agreement." Source referenced Pg. 8 of the master development plan. This amendment will change this from a mixed-use area into a dense urban

development without any transit improvements necessary for this type of high-density building.

3. This amendment will provide public benefits to the Project and the City as a whole? At best I think we can argue that this amendment will benefit the developer, but without additional retail to balance out the increase in residential sq ft, coupled with the tax financing that the Southglenn Metropolitan District (SMD) receives from the Centennial Urban Renewal Authority, I think a fair argument is that at best this amendment is a wash for the City. For reference, pg 123 of the 2020 City Budget outlines that since 2010 the City has redistributed \$31.9 million to the SMD with the final target number being about \$100 million by 2030.
4. This amendment improves the ability of the CURA and District to meet their financial obligations.
5. The vast majority of homeowners adjacent to the property have concerns about traffic and crime that have not been addressed by the applicants.

In order to approve this amendment, the applicant must meet all 5 criteria and this amendment does not meet all 5.

I strongly urge the Planning and Zoning Commission to reject this application and to ask that the developer proposed a new application in line with the "Mixed-Use" development goals as outlined in the comprehensive plan as this amendment is in line with the "Urban Center" development.

### **Jane Mataich**

Please pass this on to P&Z commissioners for the Southglenn Public Hearing on 11/10.

**Subject:** Sears development at Chapel Hills Mall

The Sears store at Chapel Hills Mall, in Colo Springs, is being redeveloped as 300 apartments.

For comparison, the Chapel Hills Mall Sears is 12.3 acres, about the same size as Sears Southglenn site. At Chapel Hills Mall Sears they will build 300 3-story apartments. At Southglenn Sears they want to build 550 5-story apartments. Same size site, similar demolition and drainage work, but 550 vs 300 apartments.

Details below.

**Message:** Demolition of former Sears store to begin next month at Chapel Hills Mall in Colorado Springs

**From:** [jelizmata@yahoo.com](mailto:jelizmata@yahoo.com)

**Document link:** [Demolition of former Sears store to begin mid-month at Chapel Hills Mall in Colorado Springs](#)

### **Demolition of former Sears store to begin mid-month at Chapel Hills Mall in Colorado Springs**

Newspaper June 1, 2021

Gazette, The (Colorado Springs, CO)

Rich Laden

The **Sears store** at the **Chapel Hills Mall**, which was closed by the financially troubled retailer in 2019 after a nearly 40-year run, will be razed starting **next month** by a real estate company that plans to

develop a suburban-style apartment complex on the site.

The transformation marks another major change **in Colorado Springs'** retail landscape, which **in** recent years has seen **store** closings, arrivals and the development **of** newer and trendier shopping centers.

Evergreen Devco, which has offices **in** Denver, Phoenix, Los Angeles and Salt Lake City, completed its purchase this **month of** the **Sears** property **at Chapel Hills**, northeast **of** Academy and Briargate boulevards on the **Springs'** north side.

The company contracted **to** buy the **Sears** site last year and paid \$5.7 million on May 13 for the two-story, 141,000-square-foot building, parking lots and 12.6 acres, El Paso County land records show.

The property was purchased from Northwood Investors, a global real estate investment and management firm with an office **in** Denver; land records show a Northwood limited liability company paid \$12 million **in** 2018 for the **Sears** property.

Like Dillard's, Macy's and other **mall** anchors, the **Sears** property **at Chapel Hills** was owned separately; Namdar Realty Group **of** New York owns the **mall's** interior areas.

Evergreen Devco expects **to begin** tearing down the **Sears** building June 15 or 16, said Robert Place, the company's multifamily development director for **Colorado**. **Demolition** could take 30 **to** 45 days, he said.

The company then will **begin** construction on a 300-unit apartment complex **to** be called Outlook Briargate. Apartments will be spread across several buildings; amenities will include a clubhouse, fitness center, outdoor pool, shade structures and barbecue areas. The first units should be available **to rent in** 2022.

The apartments, a mix **of** one-, two- and three bedroom units, will rent **at** market rates; **in** the first quarter **of** this year, **Colorado Springs** rents averaged nearly \$1,334 a **month**, according **to** a recent report by a University **of** Denver associate business professor and a Denver economic consulting firm.

**Chapel Hills** officials — whose shopping center competes with newer north side developments such as the Promenade Shops **at** Briargate, Victory Ridge and InterQuest Marketplace — have said they welcome Evergreen Devco's apartment complex, which will bring shoppers **to** the area and spur the addition **of** stores and restaurants.

Evergreen Devco, meanwhile, is bullish on **Colorado Springs'** multifamily market, Place said. The company is one **of** several out-**of**-town developers that have built or plan apartment projects **in** the area and who say they've been attracted by the **Springs'** population growth, strong economy and quality **of** life.

"We'll see how we lease up," Place said. "We're pretty excited about that. We think we're going **to** do real well there, obviously, We're very excited **to** have that project nearing the point **of** construction."

Outlook Briargate is one **of** several Evergreen Devco projects **in Colorado Springs**.

The company plans Outlook Centennial, a 312-unit apartment complex near Centennial Boulevard and Fillmore Street on the **Springs'** northwest side.

Evergreen Devco also developed a King Soopers-anchored shopping center southeast **of** Marksheffel Road and Constitution Avenue **in** unincorporated Claremont Ranch on the **Springs'** east edge that opened **in** 2017.

It's also developing Falcon Marketplace, another King Soopers-anchored center northwest **of** Woodmen and Meridian roads **in** unincorporated Falcon, northeast **of Colorado Springs**.

The **Sears store at Chapel Hills** was built **in** 1981 and opened the following year along with the rest **of** the **mall**, whose debut **at** the time underscored the city's residential and commercial growth **to** the north.

**Sears**, however, has seen tough times over the last several years. Its aging stores have lost ground **to** newer retailers and **to** online competitors such as Amazon, which have benefited from consumers who prefer online buying **to** brick-and-mortar shopping.

**Sears'** parent company filed for Chapter 11 bankruptcy protection **in** 2018 and closed many **of** its stores. **Colorado Springs'** two **Sears** locations, **at Chapel Hills** and the Broadmoor Towne Center on the south side, were shuttered **in** March 2019.

The **Sears at** Broadmoor Towne Center since has been sold and the building remodeled into multiple spaces, including a Magnum Shooting Center.

**Sears** isn't the only brick-and-mortar retailer that's faced tough times. Pier 1 Imports, Bed Bath & Beyond, Gordmans and Stein Mart are among retail chains that have closed locations **in Colorado Springs in** recent years.

Contact the writer: [rich.laden@gazette.com](mailto:rich.laden@gazette.com)

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### **Erica Sorensen**

Good afternoon-

I wanted to make comments on the proposed redevelopment at Southglenn. This is feedback from my family:

- keep buildings at 50 ft. high to maintain the smaller-scale feel of this retail area
- 1,000+ units is far too many to maintain our neighborhood feel. While we understand the need to double or even triple the number of units that exist currently, having over one thousand will SIGNIFICANTLY change the look and feel of this development, as well as cause major traffic and parking problems. The similar developments like Belmar, Northfield at Stapleton and Southlands are all in major retail areas with large thoroughfares and intersections that can handle the volume of people traveling at all times of day. Southglenn is a heavily residential area with sparse commercial areas. This massive development will not fit in at all and will cause unwanted congestion and other problems.
- As we see, the restaurants and retail at Southglenn currently are struggling to stay open. Can we use the ground floor retail space to move the Southglenn public library to the street level and add in some public performance, conference room, event center or art gallery space? If we are going to be overrun with apartments and people, having community gathering places and an easily accessible library will go a long way to create a sense of belonging and engagement. Already the Southglenn library is too small and does not meet the needs of children and adults who need computer time, study rooms and meeting rooms. This demand will only rise as people continue to work from home. With an influx of apartment dwellers, they will utilize these areas in much larger volume and it will add much more value than just more shops and restaurants.
- Having green space, outdoor gathering areas, a playground, a larger area to have concerts or movies will be essential if there will be many more people living there.
- It is essential to have at least one parking spot per apartment unit

Please keep in mind that the nearby residents will be negatively impacted by a massive redevelopment, so please consider the above suggestions.

### **Jim Mason**

In 2012, my wife and I decided to sell our home in Douglas County and move to the Southglenn area. We chose this area because it was quiet, less congested than other areas we were considering, and had convenient shopping and services. We have lived about 3/4 of a mile from the Streets of Southglenn in for almost 10 years. Many of our neighbors have lived here for 20 years or more, a surprising number are the original purchasers of their houses.

We are all extremely interested in the proposals to re-develop the streets of South Clinton. And we are all astounded to read very low estimates regarding the impact to traffic on Arapahoe Road, University Boulevard, and the local roads.

It is not reasonable to think that 775 new housing units, likely resulting in at least 1200 new cars on the road every morning and every evening, will cause as little as a 3-5% increase in traffic and the main roads and a minimal impact to the neighborhoods.

There is simply no doubt that such a dramatic increase in cars will increase congestion on Arapahoe and University while significantly impacting Easter, Franklin, Clarkson, Washington, Geddes, and more.

There's no question in the minds of myself and our neighbors that 775 new housing units will absolutely violate the spirit of these two goals in the development documents:

1. The amendment will provide public benefits to the project and the City as a whole;
2. The amendment is compatible with or will not materially and adversely affect existing development on adjacent properties, or measures will be taken to substantially buffer or otherwise substantially mitigate any incompatibility or adverse impacts.

1200+ additional cars will absolutely have a negative impact on our enjoyment of life and will adversely affect all the adjacent properties.

Please keep the welfare of the current residents at the forefront during these discussions. Government is should seek the common good and protect the interests of the current residents.

### **Carol Bickers**

I am strongly against the redevelopment of Southglenn. This area cannot afford the influx of thousands of people. There is absolutely no adequate parking which leaves people to park in residential areas. Traffic ( which is already bad ) will get worse and worse with more traffic accidents.

### **Steve and Diane Porterfield**

Good Morning, and thanks for reaching out to citizens of Centennial for feedback on the Southglenn Redevelopment Project.

We have lived in the Centennial (formerly Littleton) community since 1968. Yes, a long time. It's been great living in Centennial. As such, we have frequented the Southglenn area for many years, and watched it's growth and then it's demise and then redevelopment and now more redevelopment as time passes and calls for new ways to utilize this space effectively for those of us who reside in Centennial and the Littleton area too.

We are in full agreement that Southglenn will benefit from new development to offer new housing opportunities as well as to have new retail space that is desired by Centennial and Littleton citizens. It would be nice to have shops that are both practical, so to speak, as well as boutique stores such as those presently at Southglenn.

With respect to new housing the current 214 apartment units appears reasonable. The allowed amount of 350 apartment units is on the far side of acceptable. The request to increase the number of units to

1125 is absolutely absurd. As apartment units increase in an area so does the rate of health consequences (at present think of more transmission of a virus such as Covid), petty crime and possible assaults to people shopping and for those people living in a high footprint development area. Additionally studies on community redevelopment show a sociological impact for a redevelopment such as Southglenn can go from a 'friendly and accessible area to visit and shop' to being one that is over crowded and difficult to physically maneuver in and out of, plus have immense parking issues for many. We also believe a smaller area that promotes some walking but not an environment that takes 'forever' to get from place to place would be best. A 'much too large' shopping area and huge apartment development would be an additional burden for Seniors and physically challenged individuals who prefer to visit complexes easy to navigate to enjoy shopping, go to a hairdresser or catch a bite to eat (Seniors pretty much prefer Southglenn over malls such as Park Meadows and Cherry Creek because of the imposed long distance walking requirements in malls).

We would also like to see future housing development plans contain affordable housing units for those within lower income brackets. Centennial and Littleton have always been home to a culture of 'mixed income levels' which creates a nice balance for family opportunities, educational opportunities and new cultural exposure for many who want to live in a 'town' type atmosphere as opposed to an urban one. This mixed income combination of housing also promotes both professional and semi-professional individuals to live close to work so that a large variety of jobs can be filled with nearby locals. Having employees close to their work environment boasts a strong and stable community that can thrive.

It would be a real plus to have new condos be developed in the Southglenn vicinity to complement those condos now in place (such as Southglenn Commons and Glen Oaks) since home ownership is so difficult for many to afford at this point in time, and a condo to buy (vs an apartment to rent) would yield a stabilized number of people living in one place for an extended period of time vs tenants consistently moving in and out of apartment settings. We know condo development is not on the plate of discussion at this time but would really like to have the Council become creative in attracting condo development vs larger 'brokers' owning apartments where rents and accommodations do not enhance the financial portfolio of a tenant at all (i.e. no equity building nor pride of ownership within our community).

Important matters to be addressed by the developers would be security, guaranteed free parking, an abundance of parking for both shoppers and residents (such as the underground garages being proposed), a community meeting center for a variety of different ages who are Centennial citizens to have a place to meet up (and this would also support the stores at Southglenn with increased foot traffic of customers), excellent lighting, special events for shoppers and residents to enjoy (such as local artisan pop-ups throughout the year or concerts, et al) and the creation of a 'smaller town' feeling (think Olde Town Littleton some) as opposed to a 'Big Town Feel'.

Littleton and Centennial communities have consistently prided themselves on being 'smaller', not so rushed as other parts of Denver and metro-Denver and a friendly and welcoming location. That's how we would like to see Southglenn be in the future. An approachable location for all that feels welcoming to many.

Thanks for your time and looking out for the best for Centennial.



**Kevin Daley**

Will there be electric vehicle charging stations in either the public parking areas or the apartments.

**Frank Middleton**

You couldn't care less about our comments and at this late date you really don't care.

The public has had big time meetings in school buildings telling you NO to the project and you couldn't care less.

This will add traffic, water usage, dirty air, more police protection, added fire protection and the list goes on.

**Jim Elliott**

I adamantly opposed to adding any more than the 350 units that were included in the plan. There is a concentrated amount of multi unit development in this area. Adding more will lead to additional demands and strain on limited infrastructure. Traffic is already an issue as it continues to grow in residential streets. This increased flow will create potential hazards at uncontrolled intersections, residential through streets and "shortcuts" discovered in areas not designed for the flow.

In the recent past, the plans for multi unit development have been objected to and withdrawn by the developer. To see that a submitted plan, approved at 350, now revised to a request 3 times the amount approved is an obvious end run in residents' desires. The residents of Southglenn have made their voices heard. You as a planning board need to abide by these demands and hold to the plan that was approved, not the one "snuck" in by this developer.

**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 tax .....you 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 are 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 are 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](mailto: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.





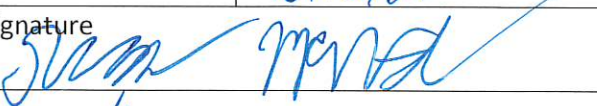


We the undersigned residents of the City of Centennial have the following concern:

The residential parking requirements in the SouthGlenn MDP do NOT meet City of Centennial standards.

- The MDP requires 1 parking space per bedroom, while the city requires 1.5 spaces for a studio or one bedroom unit.
- The MDP requires no guest parking, while the city requires 1 guest space for every 4 residential units.

Given the large increase in the number of residential units (from 200 to 1125 units), we request the developer use the city's residential parking standards, or demonstrate (with public review) that the MDP will provide sufficient parking.

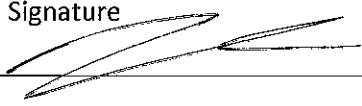
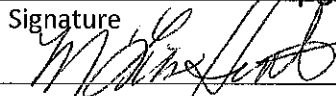
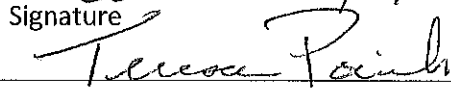
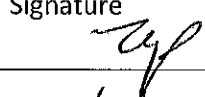
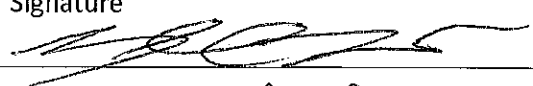
Name Lorrie McNamee	Signature 
Address 7013 S. Knolls Way	
Email lorrie.mcnamee@gmail.com	Date 10/16/2021
Name Ted C Kuroiwa	Signature 
Address 6947 S. Knolls Way	
Email tckuroiwa@gmail.com	Date 10/16/2021
Name DANNA HOLLAND	Signature 
Address 6949 S Knw	
Email dannaholland@comcast.NET	Date 10/16/2021
Name Annarda Zimbeck	Signature 
Address 6941 S Knolls Way	
Email formanac@gmail.com	Date 10/16/21
Name Thomas McNutt	Signature 
Address 6939 S Knolls Way	
Email	Date 10/16/21

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Name Betsy LaCroix	Signature 	cm
Address 7063 S. Knolls Way		
Email Betsy.LaCroix@gmail.com	Date 10/16/21	
Name M'Liss Hunter	Signature 	
Address 6921 S. Knolls Way		
Email MLH Hunter@msn.com	Date 10/17/21	cm
Name TERESA Parish	Signature 	
Address 6927 S Knolls Way Centennial CO 80122		
Email TParish6075@msn.com	Date 10/17/21	
Name TED KAYS KEYS-TED	Signature 	
Address 2680 E Egan Ave Centennial CO 80122		
Email kays_ted@yahoo.com	Date 10/17/21	
Name Nellie Thayer	Signature 	
Address 6923 S Knolls Way Centennial CO 80122		
Email nethayer@gmail.com	Date 10/17/21	

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Name	Ross Duval	Signature	Ross Duval
Address	6923 S Knolls Way		
Email	rdavall.75@hotmail.com	Date	10/17/2021
Name	Sean Schiltz	Signature	Sean Schiltz
Address	6909 S. Knolls		
Email	Se3Schil@s.mail.com	Date	10/17/21
Name	Jennie Maen	Signature	Jennie Maen
Address	6907 S. Knolls Way		
Email	LLmaen@aol.com	Date	10/17/21
Name	Kenn Berg	Signature	Kenn Berg
Address	7087 S. Knollsway		
Email	Berg-K@MSN.COM	Date	10-18-21
Name	Sandy Gwaltney	Signature	Sandy Gwaltney
Address	7023 S. Knollswy		
Email	SKgwaltney325@gmail.com	Date	10-18-21

GNL

GNL

BERG-K



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Name Carol Mooney	Signature Carol A. Mooney
Address 7027 So. Knolls Way	
Email capmooney@aol.com	Date 10/18/21
Name Trevor Cambron	Signature Trevor Cambron
Address 7081 S Knolls way	
Email Clever-trev.cambron@gmail.com	Date 10/18/21
Name Shannon Stone	Signature Shannon Stone
Address 7081 S. Knolls Way	
Email Shanstone528@gmail.com	Date 10/18/21
Name MARGARET Heinen	Signature Margaret Heinen
Address 7077 S. Knolls Way, Centennial, Co 80122	
Email mheinen@sah.com	Date 10-18-2021
Name Eileen Marman	Signature Eileen Marman
Address 7031 SKW	
Email	Date 10-18-2021

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Name Kathryn A Fink	Signature Kathryn A Fink
Address 7039 S Knolls Way	
Email ka-fink@hotmail.com	Date 10/16/2021
Name Jacqueline Sanders	Signature Jacqueline Sanders
Address 7099 South Knolls Way	
Email jacquelins@aol.com	Date 10/16/2021
Name Kathryn F. Molidor	Signature Kathryn F. Molidor
Address 7049 S. Knolls Way	
Email	Date 10/16/2021
Name Doug Schoeni	Signature Doug Schoeni
Address 7079 S. Knolls Way	
Email Doug dschoeni4477@gmail.com	Date 10-16-21
Name Lori Hemesath	Signature Lori Hemesath
Address 7061 S. Knolls Way Centennial CO 80122	
Email ljhemesath@yahoo.com	Date

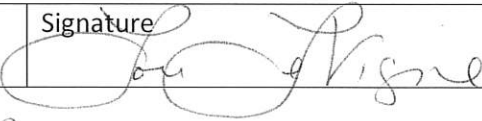

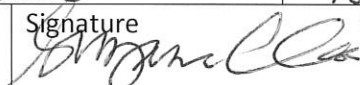
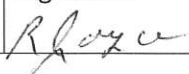
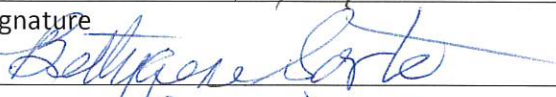


We the undersigned residents of the City of Centennial have the following concern:

The residential parking requirements in the SouthGlenn MDP do NOT meet City of Centennial standards.

- The MDP requires 1 parking space per bedroom, while the city requires 1.5 spaces for a studio or one bedroom unit.
- The MDP requires no guest parking, while the city requires 1 guest space for every 4 residential units.

Given the large increase in the number of residential units (from 200 to 1125 units), we request the developer use the city's residential parking standards, or demonstrate (with public review) that the MDP will provide sufficient parking.

Name	Lori Lefigne	Signature	
Address	6959 S Knolls Way		
Email	lori.lefigne@gmail.com	Date	10/21/21
Name	Troy Kessler	Signature	
Address	6913 S. Knolls Way Centennial, CO 80122		
Email	Troy.Kessler07@gmail.com	Date	10/21/21
Name	Suzanne Clark	Signature	
Address	2670 E. Easter Avenue Centennial CO 80122		
Email	suzanneclark77@gmail.com	Date	10/21/21
Name	ROBERTA JOYCE	Signature	
Address	7051 S. KNOLLS WAY CENTENNIAL, CO 80122		
Email	robbie0759@hotmail.com	Date	10/21/21
Name	Bethyore Sorte	Signature	
Address	2548 E Easter Ave Centennial, 80122		
Email	Bg.sorte@comcast.net	Date	10/21/2021

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Name	Justine Holak	Signature	Justine Holak
Address	7062 S. Knolls Way		
Email	hjustine25@gmail.com	Date	10/22/2021
Name	Wes Porter	Signature	Wes Porter
Address	7078 S. Knolls Way		
Email	Wes@QUICKPUTTUS.COM	Date	10/22/2021
Name	Beverly Jacobsen	Signature	Beverly Jacobsen
Address	6990 S. Knolls Way		
Email		Date	10/24/21
Name	Katherine Roben	Signature	Kath Rob
Address	6900 S. Knolls Way		
Email		Date	10/24/21
Name	Raguel Dunn	Signature	Raguel Dunn
Address	6916 S. Knolls Way		
Email	Beedebee@gmail.com	Date	10/24/21

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CHRISTIE BERNHARDY@COMCAST.NET	
Name CHRISTIE BERNHARDY	Signature Christie Bernhardt
Address 6966 S. Knolls WAY Centennial CO 80122	
Email	Date
Name Tad Mockway	Signature Tad Mockway
Address 2657 East Fremont PL Centennial CO 80122	
Email tmockway32@gmail.com	Date 10/31/22
Name Carol Myers	Signature Carol Myers
Address 2451 E. Geddes Ave. Cent. CAROL MYERS G 80122	
Email carolmyers6@gmail.com	Date 10/31/22
Name Carla McKenny	Signature Carla McKenny
Address 7368 S. Columbine	
Email CCESSMM1952 720-493-8834	Date 10-31-21
Name Lisa Stennes	Signature Lisa C Stennes
Address 7366 S. Columbine way Centennial CO 80122	
Email jlhstennes@comcast.net	Date 10/31/2021

← NO SA NOTICE



Jane Mataich 8 days ago

Traffic Impact Study question posted on have-your-say website Nov 2. Never got an answer.

Fig 3, Existing Traffic Volumes: Traffic counts were conducted in 2018 at three intersections along Easter (Vine, Gaylord and Mall Dwy). All other traffic counts were conducted in 2019 and 2020. The Sears store closed in 2018.

Table 4, Sears Trip Generation: Shows PM In trips reduced by 131 (removing existing Sears store), resulting in 130 PM In trips. "Sears Site New External Trips" reflects the increase in traffic beyond the original Sears store.

It appears "Sears Site New External Trips" were added to the Existing Traffic Volumes to arrive at Fig 10, 2022 Short Term Total Traffic. But since nearly all the traffic counts were taken in 2019 and 2020 (particularly the counts along University Blvd), when Sears was closed, seems like the reduction of existing Sears store does not apply. Since Sears was closed when most traffic counts were taken, wouldn't the PM In trips from Sears development area be 261 instead of 130?

**My concern is 2022 Short Term Total Traffic volume at intersection of Commons Ave and University.** Without the reduction of Sears store trips, wouldn't these volumes be higher? Fig 10 show WBLT PM as 272. **Without the reduction of Sears store trips, isn't WBLT PM over 300 (maybe about 330)? Would a double left-turn lane be required?**

**Table 4. Streets at Southglenn Sears/South Redevelopment Area Trip Generation Estimates**

Description	Land Use	ITE Code	Quantity	Units	Daily Trips	AM Peak Hour Trip		PM Peak Hour Trips		
						In	Out	In	Out	Total
Remove Existing Development										
Retail	Department Store	875	133.00	ksf	3,043	49	28	130	130	260
Office	Office	715	8.00	ksf	76	8	1	1	8	9
Existing Sears Reduction					-3,119	-57	-29	-268	-131	-138
Add New Development (per allowable zoning)										
Residential	Multifamily Housing (Mid-Rise)	221	550 <sup>1</sup> 698 <sup>1</sup>	DU	3,797	65	186	187	120	307
Retail	Shopping Center	820	35.00 <sup>2</sup>	ksf	2,931	105	64	120	129	249
Sears New Development					6,728	170	250	307	249	556
Total Sears Site Trips					6,728	170	250	307	249	556
Sears Site Internal Trips (see text)					-920	-3	-3	-46	-46	-92
No	Sears Removal (from above)				-3,119	-57	-29	-131	-138	-268
Sears Site New External Trips					2,689	110	218	130	65	196

ADD BACK IN → 131 138 268  
NEW TOTALS → 261 203 464

SEARS MAJORS CLOSED IN 2018. TRAFFIC COUNTS TAKEN 2019/2020. SHOULD BE NO "SEARS REMOVAL"

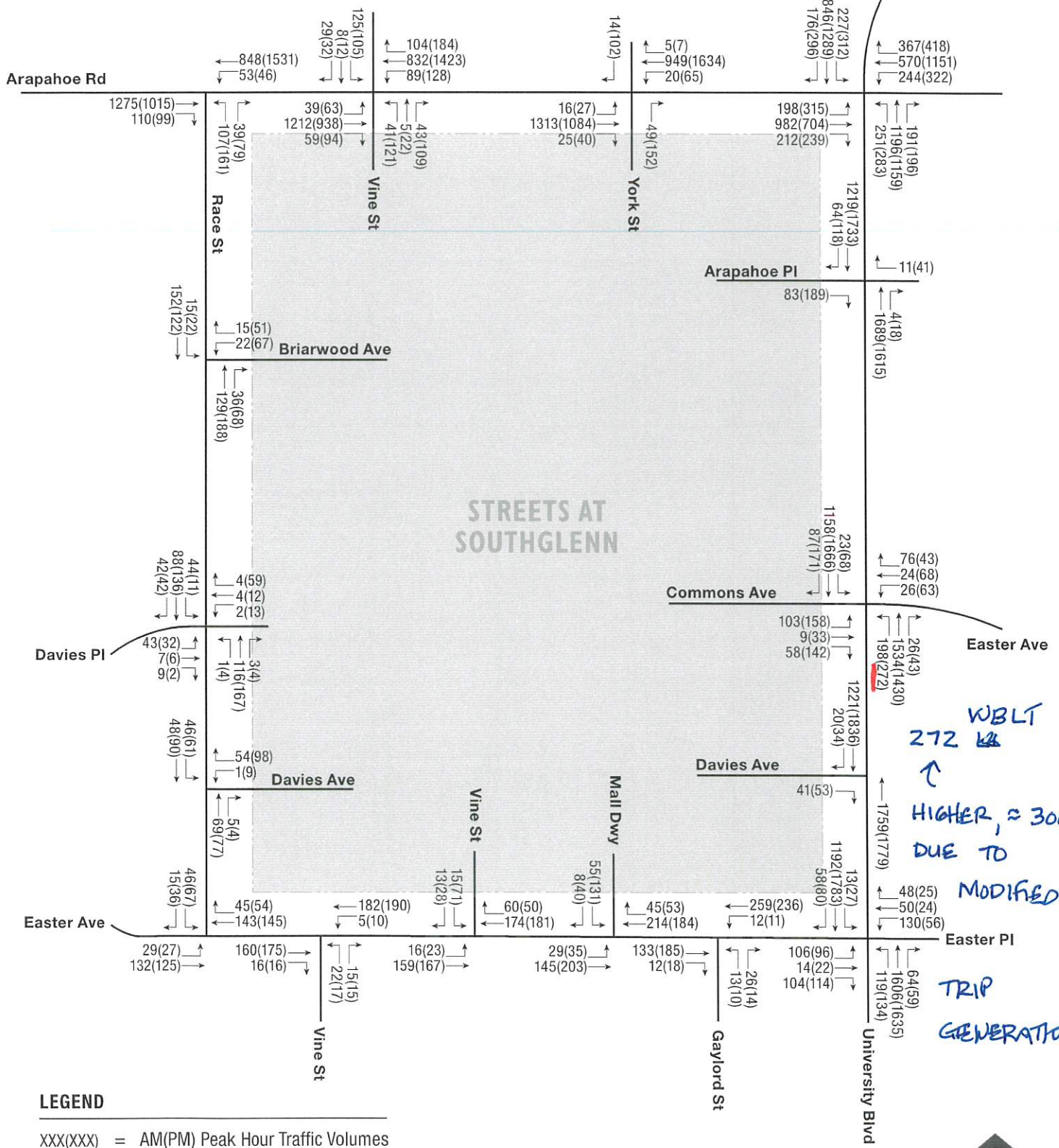
<sup>1</sup> This value reflects the highest land use that could be accommodated within the zoning. Current site plans reflect refinements to the development plan resulting in 550 DUs, so 698 DUs is a conservative assumption.

<sup>2</sup> This value reflects the highest land use that could be accommodated within the zoning. Current site plans do not include retail space, so 35,000 ksf is a conservative assumption.

WBLT AT COMMONS + UNIV. = 272

WILL BE HIGHER DUE TO REVISED

TRIP GENERATION (REMOVAL OF SEPRS REDUCTION)



WBLT  
272  
↑  
HIGHER, ≈ 300  
DUE TO  
MODIFIED  
TRIP  
GENERATION



November 10, 2021

The City of Centennial  
Planning and Zoning Committee  
13133 East Arapahoe Road  
Centennial, Colorado 80112

Gentlemen:

Since I am unable to attend the P&Z Public Hearing on November 9 and 10, enclosed are my comments that I would have read at the council meeting tonight. Please read them, enter them into the record and consider them in your deliberations on this issue.

Sincerely,



Patricia S. Smith  
6923 S. Jackson Way  
Centennial, CO 80122

Enc.



Twenty years ago, the City of Centennial and the SOS developers entered into a legal agreement that limited the density and appearance of the new Streets of Southglenn. With total disregard for these Covenants, the current developers now want to destroy the complexion of our suburban neighborhood by "to dramatically reshape the complex" at Arapahoe/University. The Mayor and City Council are complaisant with this idea.

Every day I read in The Denver Post that another building downtown has been sold to make way for more apartments. Soon there will be a plethora of vacant buildings to match the current oversupply of office buildings. Denver will soon become a concrete jungle.

Is that the type of development Southglenn residents want and deserve? Does that type of development serve the residents of Southglenn? Three years ago, four hundred residents of Southglenn filled the auditorium at Powell Middle School to say NO. For some unknown reason the Mayor and City Council members were not allowed to listen to their constituents that night. They want our vote but not our voice.

This troubling rescue plan serves developers and city officials while ignoring what Southglenn residents need and want. The only reason to build 911 apartments is to fill the coffers of the Southglenn developers and turn a deaf ear to what the residents want and need; however, there is something in the deal for the City Council members. It is hard to believe that a few perks – be they, weekends in the mountains, Bronco tickets, dinners at restaurants are enough to do the job. There must be something more to this. It is also common knowledge the developers paid for the 20<sup>th</sup> Anniversary Celebration at Streets of Southglenn in September, 2021. To paraphrase Shakespeare 'There is something rotten in Centennial!'

Has the City Council ever vetted Mr. Provost? Why have we seen such a huge tenant turnover at SOS over the past 20 years? Have they consulted LPS and the utilities about this influx of people? There must be other ways and other developers who can preserve the original intent of the Southglenn Mall.

Of course, the traffic study is a sham. Mr. Provost paid for it so Felsburg, Holt tells him what he wants to hear. When asked about the raw number of trips through adjacent neighborhoods after the redevelopment at their November 1<sup>st</sup> meeting, Mr. Provost deferred questions to the traffic engineers. He just wants to line his pockets and move on.

We want development that is financially sound, socially responsible and befitting the up-and-coming nature of Centennial. Former Mayor Kathy Noon said it best, "Listen to the people".

My family and I have lived in Centennial for 41 years and we like it "just the way it is".

Patricia S. Smith