



6901 S Havana St

NEIGHBORHOOD MEETING
Centennial, CO



The Garrett Companies

5075 S Syracuse St Denver, CO 80237

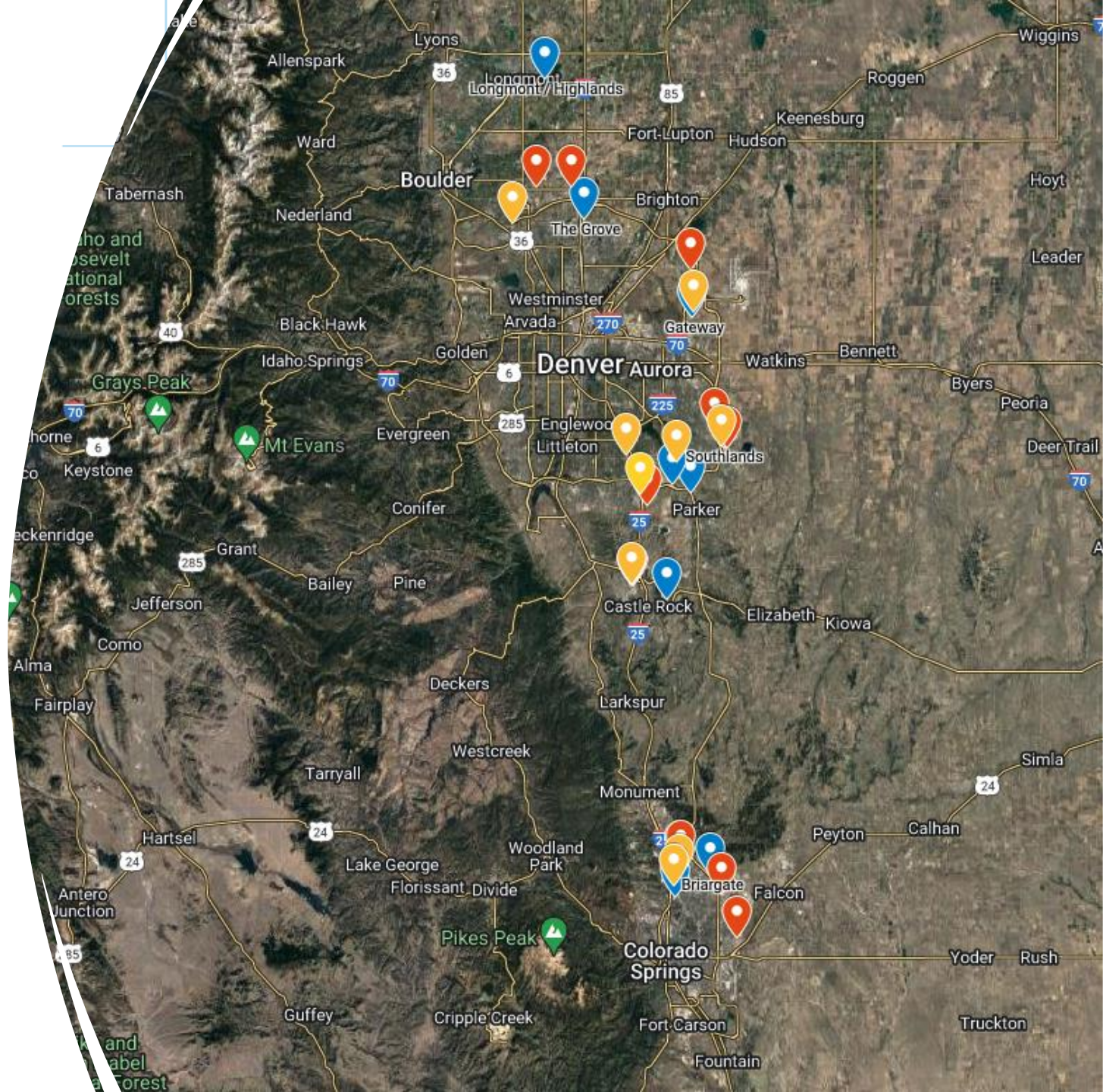
ABOUT THE DEVELOPER

- Fully integrated real estate company (Investments, Development, Construction, Management)
- Founded by Eric Garrett in 2014
- Current Employees: 350
- Headquartered in Denver, CO & Greenwood, IN
- Specialize in class-A multifamily
- 50+ projects across 17 states totaling nearly 15,000 rental apartment homes
- *Recognized with 35+ national and local awards for Employee Satisfaction, Fast Growth, & Business Integrity.*



AREA EXPERIENCE

- AlfaCharlie- Denver, CO
- The Prospector- Castle Rock, CO
- Five810- Aurora, CO
- Talus Flats- Castle Rock, CO
- The Mezz- Centennial, CO
- Hyland Village- Westminster, CO
- Meadows Luxury Apts- Castle Rock, CO
- Parker Mainstreet- Parker, CO
- The Zeb- Colorado Springs, CO



PROJECT PORTFOLIO



Current Site

Owner: Centura Health/Common Spirit

Owner Address: 3400 Data Drive, Rancho Cordova, CA 95670

Site Address: 6901 S Havana St

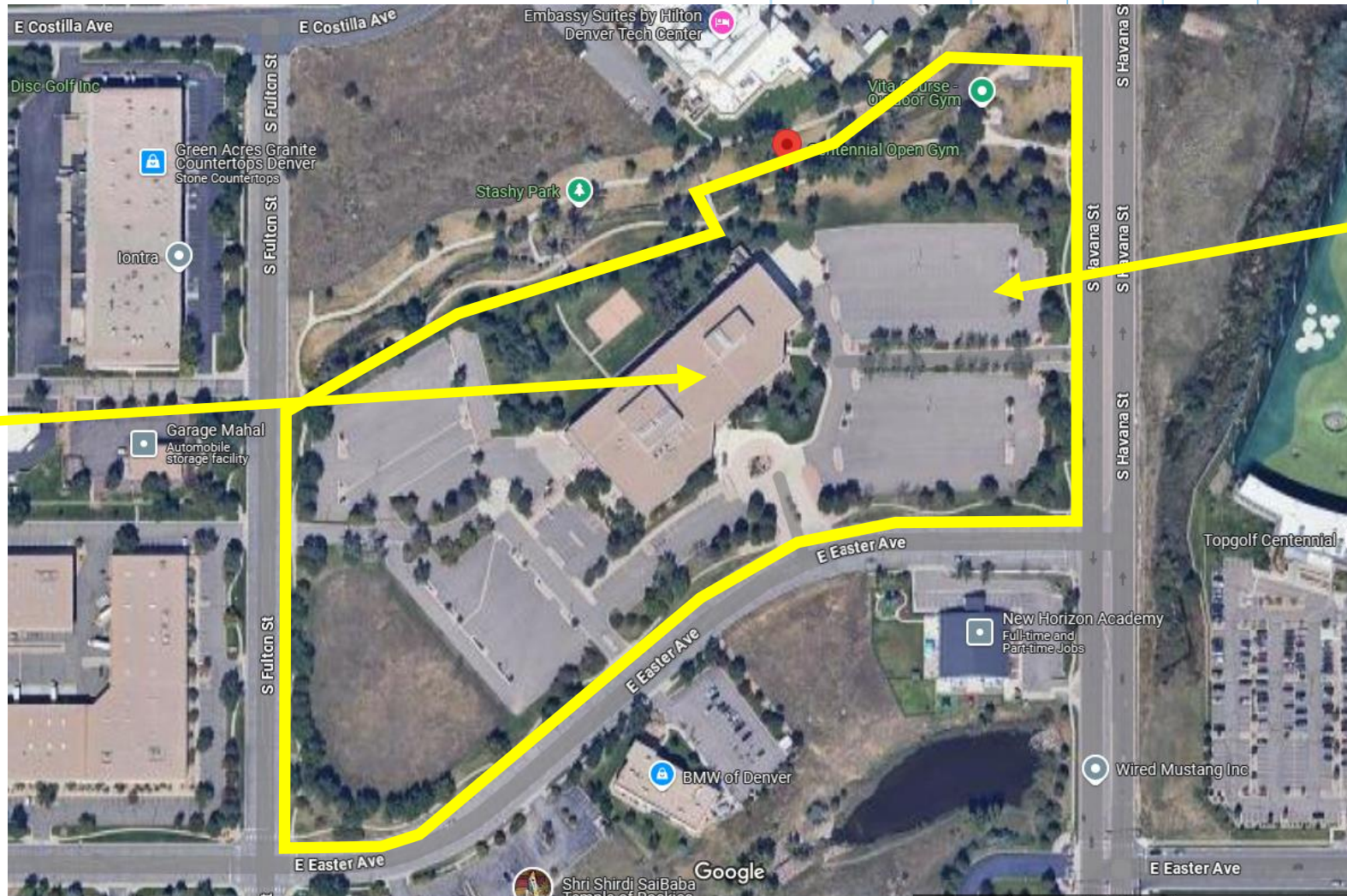
Current Use: Office (+-130,000 SF). The site was formerly administrative offices for Centura Health. The office building on the site is currently vacant.

Current Zoning: BP100

Zoning Description: Generally Office/Industrial with a height limit of 100'

Current Site Aerial

+/- 130K SF
Office Building



18.9 Acre Site

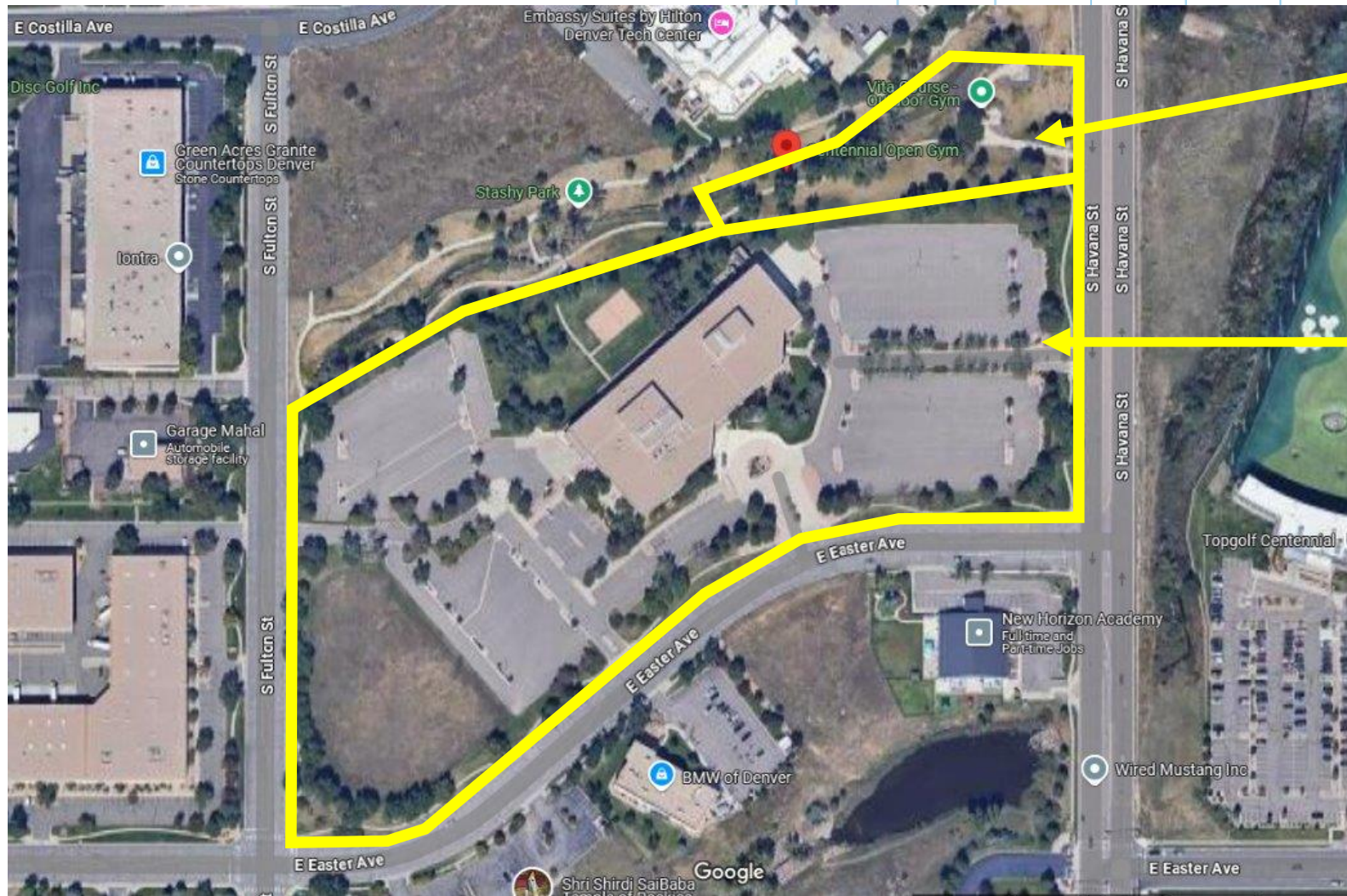
Proposed Site Zoning

Proposed Use: Multi-Family Residential

Proposed Zoning: EC-MU-75

Proposed Zoning Description: Mixed use, including residential, with a height limit of 75'

Proposed Site Allocation



Preserved Open Space
+- 2.25 Acres

Proposed Area for Multifamily
Redevelopment
+- 16.65 Acres

Site Plan

*Development Summary

Residential Buildings: 14

Total Residences: 368

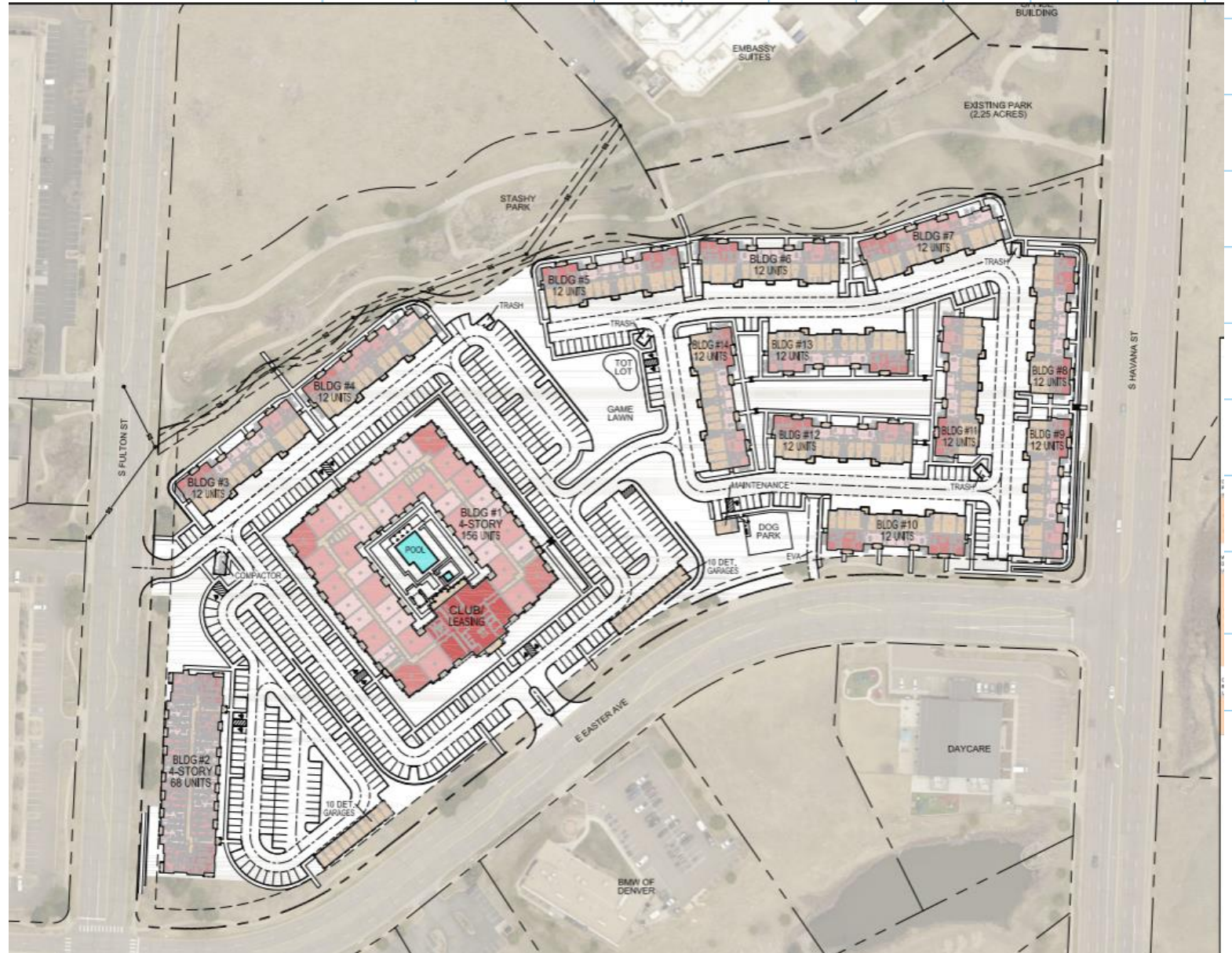
Total Parking: 616

Parking Ratio: 1.67

Total Parking w/ Tandem spaces: 776

Parking Ratio w/ Tandem spaces: 2.1

*Site Plan is preliminary and subject to change



Proposed Building Types

*Building renderings and building types for this project are conceptual and subject to change. Buildings will adhere to section 12-4-502 – Residential Housing Type Design Standards.

*2 Story - Walk-Up (12 units Each, Multiple Buildings Proposed)

- Height: +-30'
- Gross Square Footage: Estimate 18,998 SF (Each building)
- Building Materials: Masonry (brick or stone), hardy siding or board & batten, with shingle/pitched roofs.



*4 Story - Bar Building (68 units)

- Height: +-60'
- Gross Square Footage: Estimate 90,307 SF
- Building Materials: Masonry (brick or stone), hardy siding or board & batten, with shingle/pitched roofs.



*4 Story - Donut Building (154 units)

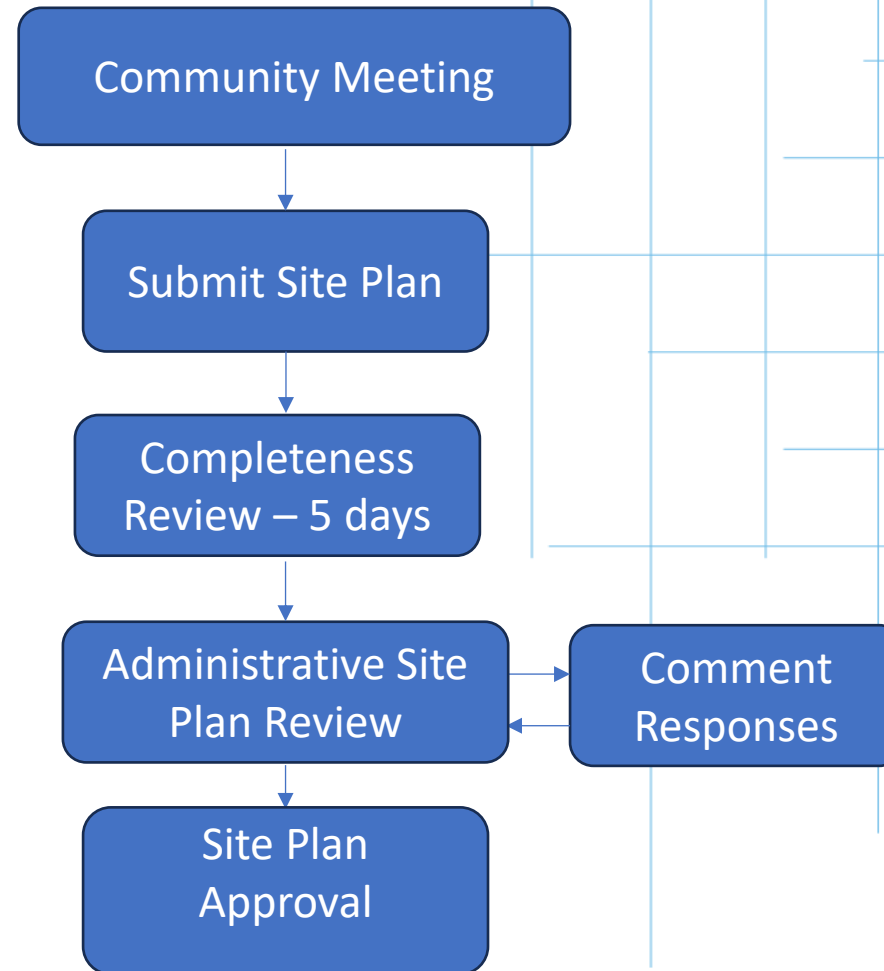
- Height: +-60'
- Gross Square Footage: Estimate 203,978 SF
- Building Materials: Masonry (brick or stone), hardy siding or board & batten, with shingle/pitched roofs.



Approval Process - Rezone



Approval Process – Site Plan



Site Elements

Landscaping

- The property will have 25' setbacks along the street frontage on the South/West/East for landscaping. The North side of the site will have landscaping and connectivity to the adjacent park. The interior of the site will be landscaped.

Vehicle Access

- Vehicles will access the site from S Fulton St and E Easter Ave. The existing S Havana vehicular access will be removed as part of the redevelopment proposal. All parking for the development will be on site. Parking will be provided in garages and with surface parking.

Pedestrian Access

- Pedestrian connectivity will be provided from all sides of the proposed development, with connections to sidewalks along S Havana St, E Easter Ave, S Fulton St, along with pedestrian connections to Stashy Park. Sidewalks within the site will be provided between buildings, to parking, and community amenity areas.

Site Elements

Stormwater

- Stormwater will be handled per South East Metro Storm Water Authority (SEMSWA) regulations. There is existing storm water infrastructure serving the site that may be redesigned or modified for the proposed development.

Traffic Impacts

- Traffic impacts are not known at this time. The site is currently developed, with a 130K SF Office building, which can generate significant vehicular traffic. Vehicular infrastructure is existing to serve the existing site. A traffic report will be completed, and any necessary mitigation will be identified.

Construction Timing

The Garrett Companies would like to start construction in Q1 2026.

Indiana Headquarters

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Colorado Headquarters

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