

HIGHLAND COURT REZONE

9000 E. NICHOLS AVE.
NEIGHBORHOOD MEETING

PRESENTATION OUTLINE

Team

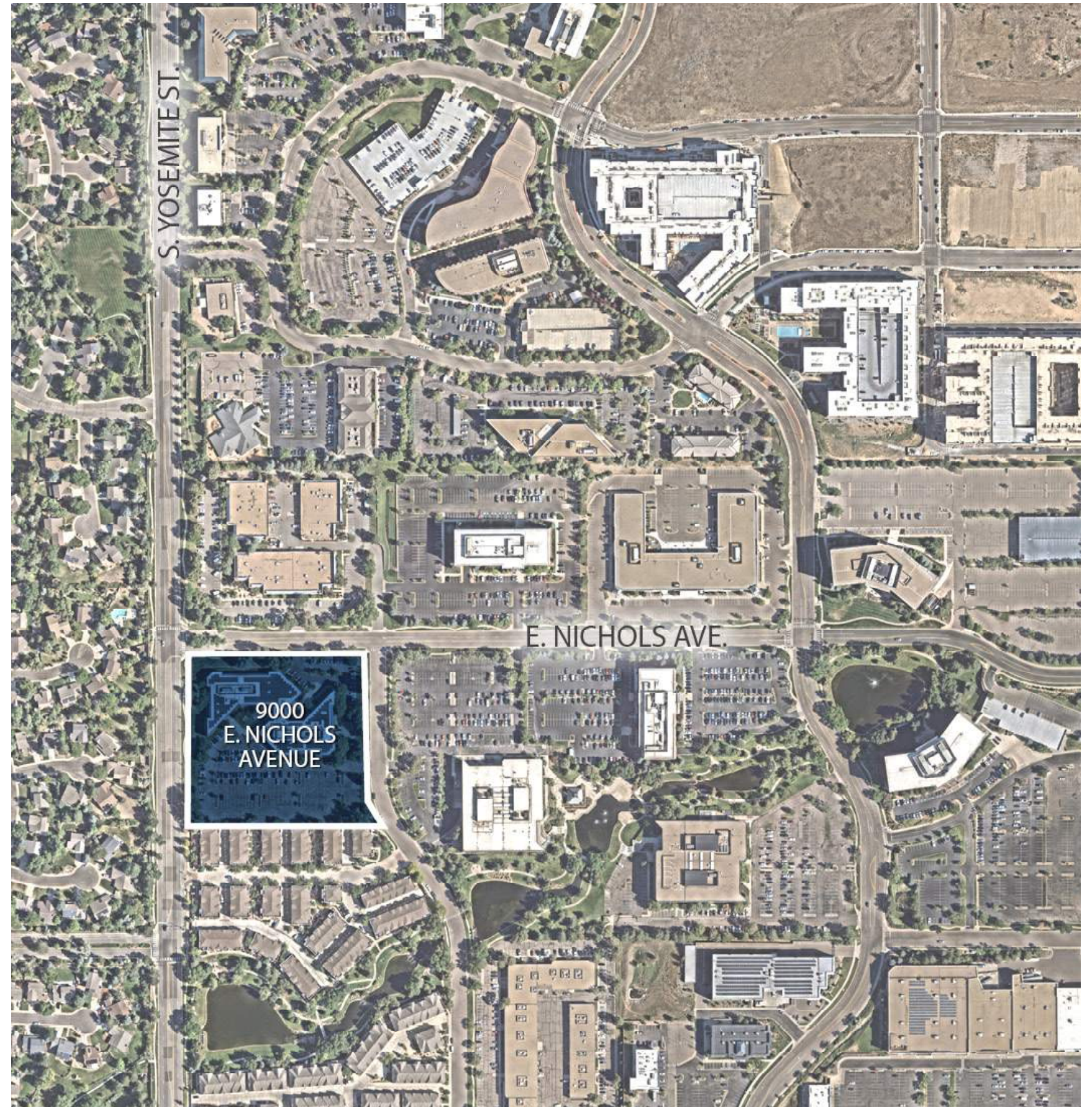
Site Context

Centennial Next

Rezoning Request

Code Compliance

Learn More

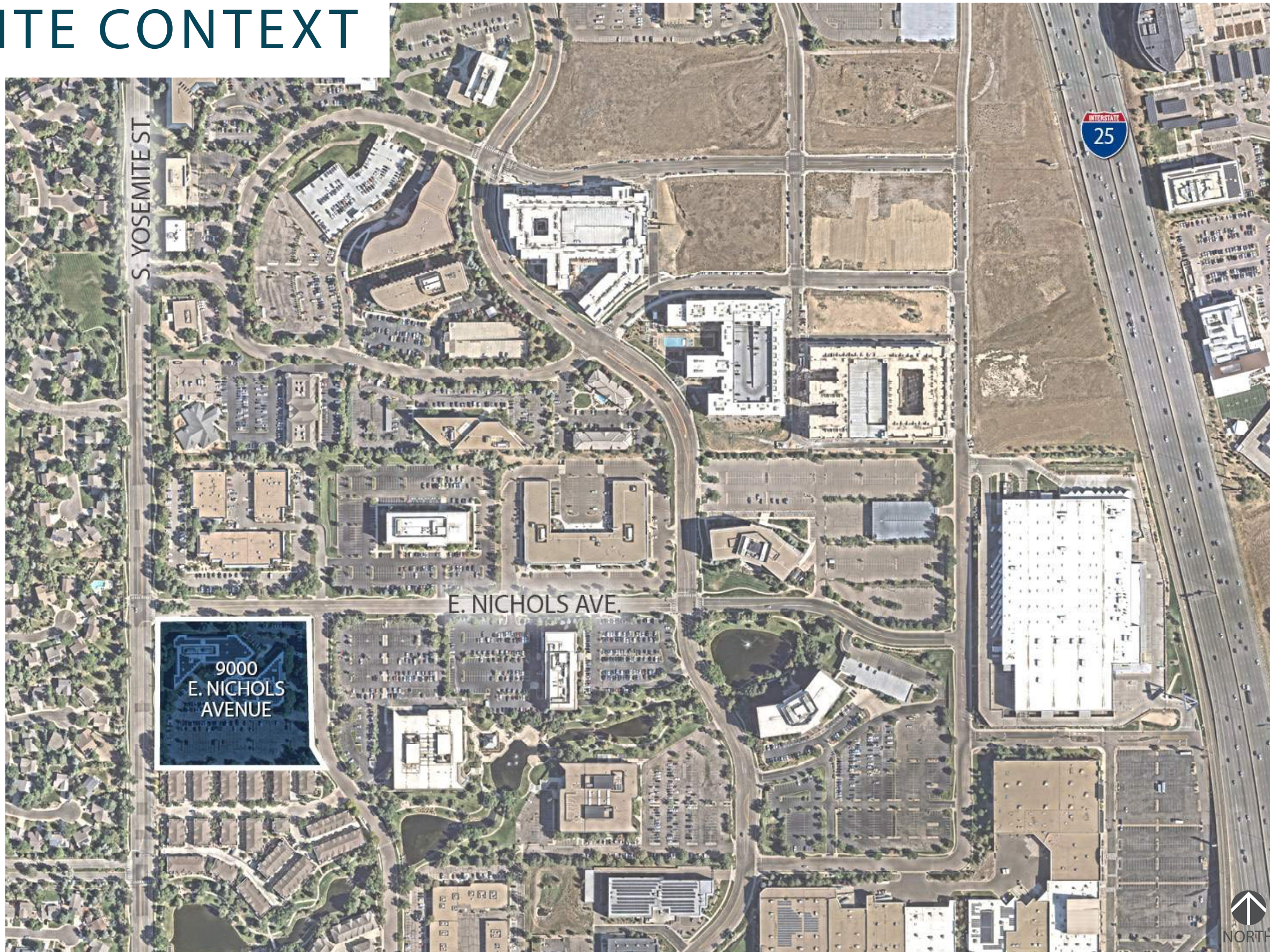


TEAM



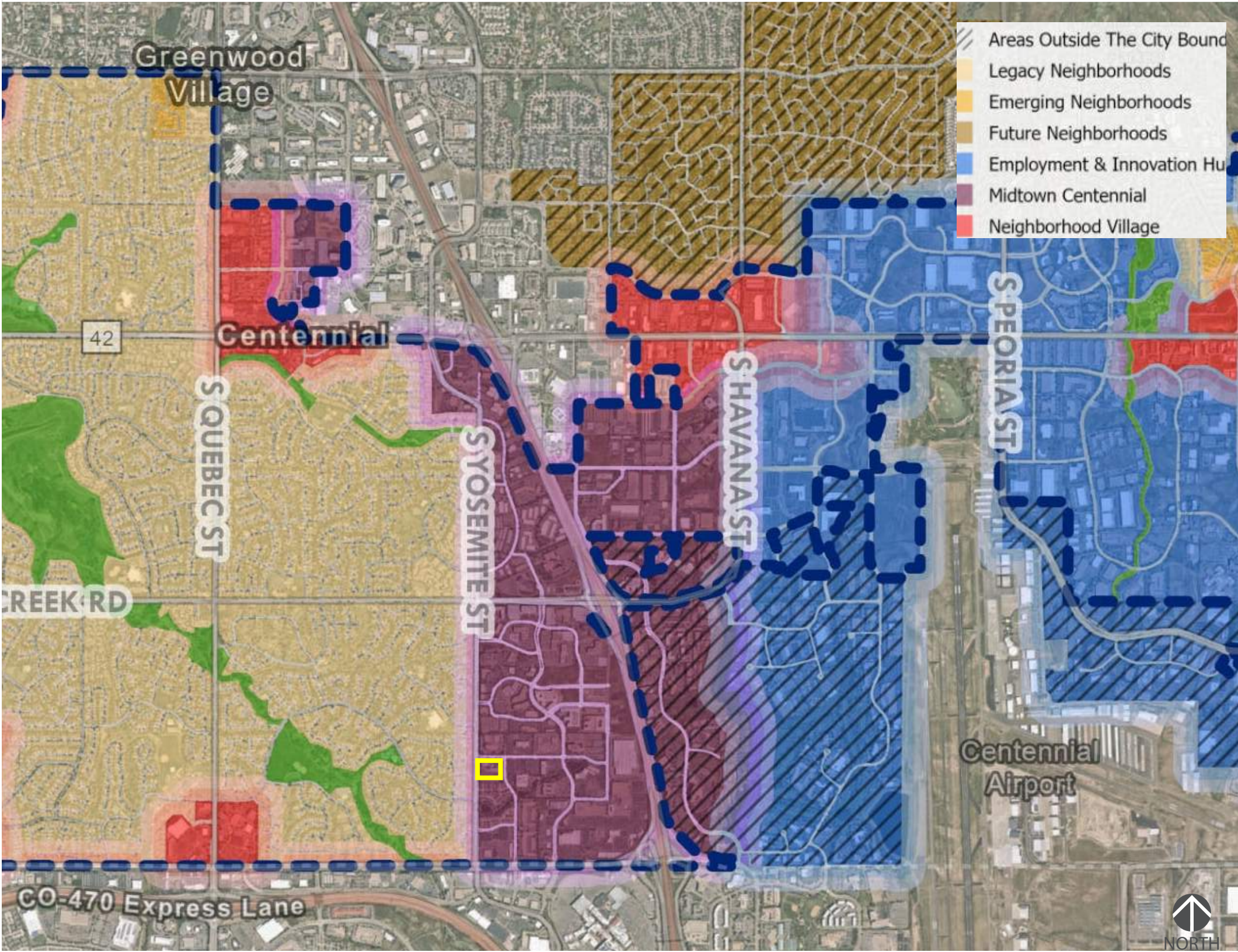
Ogilvie Partners, LLC is a real estate investment firm located in Colorado. Our principals include a Colorado native (Cherry Creek High School graduate) that still lives in the area. The firm manages approximately 1 million square feet of all commercial property types in Colorado. Our team has combined experience of nearly 100 years in the commercial real estate industry. Our backgrounds include brokerage, architecture, property management, construction management, finance, development, and corporate accounting. This diverse set of skill sets our company apart from others.

SITE CONTEXT



- 5.52 acres located at the southeast corner of E. Nichols Ave. and S. Yosemite St.
- Existing 94,000 square foot, 2-story office building on site
- Midtown Centennial placetype identified in Comprehensive Plan
- 1.25 miles from Dry Creek light rail station
- Existing right-of-way and utility infrastructure

CENTENNIAL NEXT - MIDTOWN PLACETYPE



Midtown Centennial Midtown Centennial (“Midtown”) is envisioned as a meaningful place of activity that builds off of the area’s major transportation infrastructure, including I-25 and the Light Rail. Midtown’s employment, and retail infrastructure, when combined with the proximity to regional transportation networks, provides unique opportunities for development and redevelopment at appropriate densities. Largely characterized by aging office development, Midtown can support new residential development, particularly multi-family housing typologies, along with a variety of commercial opportunities, including office and retail. The mix of uses at varying intensities intends for continual activation, with Midtown Centennial providing the closest access to motorized and non-motorized transportation infrastructure within the City and beyond. Midtown envisions three (3) connected anchor points: Arapahoe Urban Center District No. 4 (AUC-4), The District – Centennial, and Centennial Promenade. These anchor points are predicted to be the focus for redevelopment opportunities along I-25, including adaptive reuse of office buildings (where feasible) or new construction opportunities. Midtown Centennial is intended to operate as a connected core, taking advantage of Transit Oriented Development (TOD) opportunities and tying into micromobility options. The future of Midtown Centennial contains a series of compact and walkable environments at those key anchor points, with complementary development filling the areas in between those anchors to create a truly Signature Centennial environment.

CENTENNIAL NEXT - MIDTOWN PLACETYPE



Live, Work and Play!

In addition to outlining numerous objectives for the community, the Centennial Next Master Plan was adopted in 2018 and amended in 2023 to set forth the collective desire by Centennial to target certain areas for higher and better purposes as the City has evolved.

Specifically, it identifies the area bordered by E Dry Creek Rd on the North, S Yosemite Street on the West, I-25 on the East, and E County Line on the South as Midtown Centennial. As one of the main victims of a move away from office utilization and toward work from home practices, this area is seen as the future “downtown” of Centennial. Its proximity to mass transit, tremendous retail amenities, and major transportation corridors, places Midtown Centennial in an ideal location for greater density and the area evolves.

9000 E Nichols Ave is applying for the new zoning designation of EC-MU-75 with the goal of allowing for flexibility in the future to allow for residential uses. Although no project is currently being proposed, the designation would allow preservation of value for potential future redevelopment in a market that is quickly losing value due to the evolution of office investment.

CENTENNIAL NEXT - MIDTOWN PLACETYPE

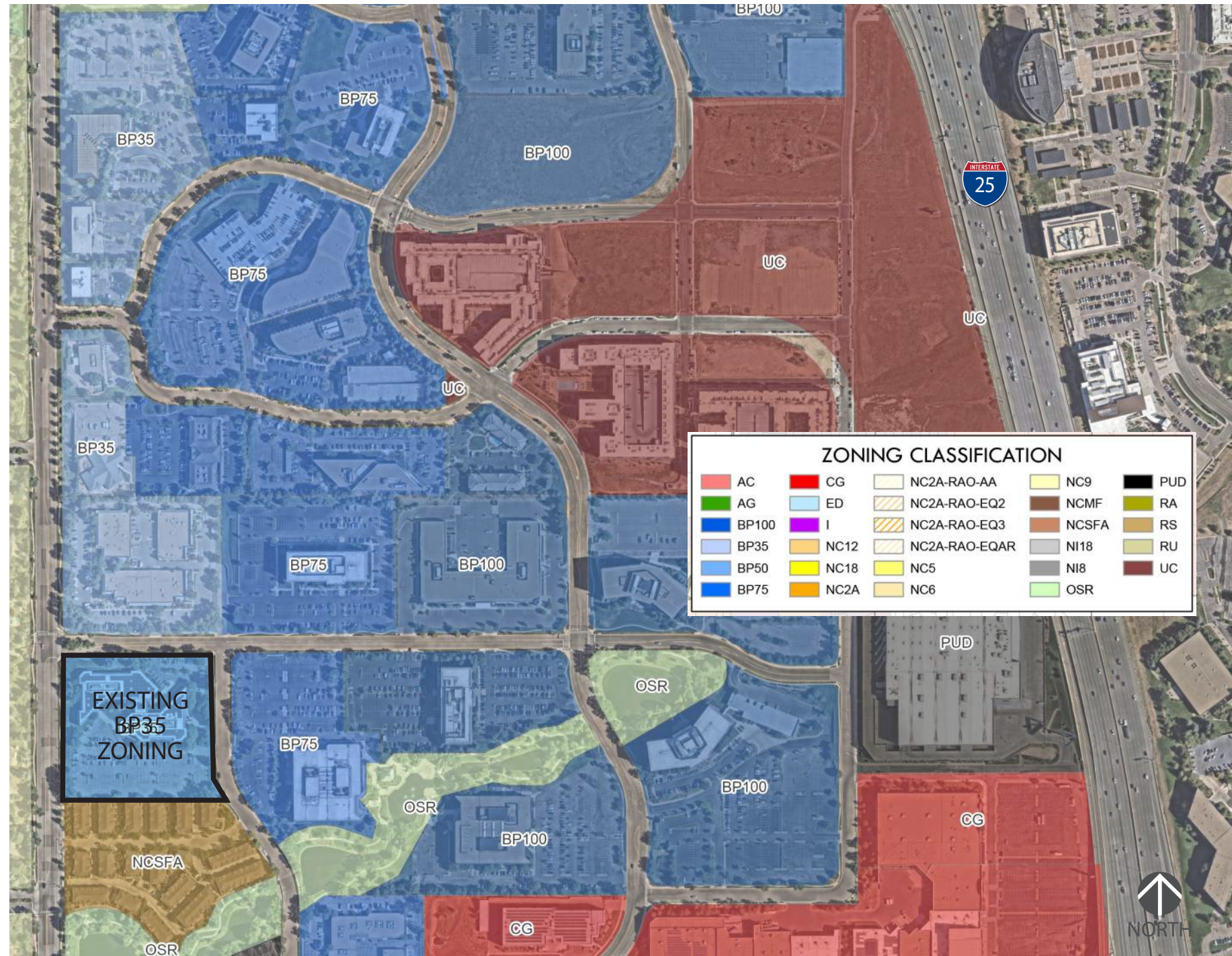


How Project Meets Placetype Goals:

- Aging office building built in 1980's is losing relevance in a post-Covid environment
- This property sits at the entrance to Highland Park and will serve as the Western entrance to Midtown Centennial
- Proactively pursuing a rezone at this site will make it less likely that this asset slowly devolves into a vacant office building ripe with crime and homelessness and instead positions it to be repurposed into a lively residential reuse.
- The proposed rezoning and eventual redevelopment will allow for preservation of value and increased tax revenue to City
- The density allowed will greatly benefit residents in the area helping to continue to activate Midtown Centennial eventually supporting retail and community amenities that require a certain density to construct (think areas like Bellevue Station).

REZONING REQUEST

Current Zoning: BP
Business Park



Proposed Zoning: EC-MU-75 Employment Center Mixed Use

- Allows for greater density
- Allows for greater mix of uses
- Midtown Centennial placetype identified in Comprehensive Plan
- Supported by existing infrastructure

This zoning will allow for flexibility to potentially transition the property to residential in the future. The reason we are requesting the 75' designation is due to the economics that would be required to support a density that would justify a potential redevelopment. Although no project is currently proposed, this designation will meet the density envisioned by the City for this area East of Yosemite toward I-25 along the transit-oriented development corridor. There are no physical modifications being proposed to this site included in this request.

CODE COMPLIANCE: COMMUNITY MEETINGS

- a. The address/location of the Subject Property;
9000 E. Nichols, Centennial, CO
- b. Contact information for the applicant and/or developer;
Dustin Jones, 303-550-8500, dustin@ogprops.com
- c. Contact information for the property owner of the Subject Property;
Dustin Jones, 303-550-8500, dustin@ogprops.com
- d. The acreage and current zone district of the Subject Property, and if rezoning, to which zone district;
5.52 acres; Currently zoned BP; Proposed zoning EC-MU-75
- e. A description of the proposed use(s);
Rezoning to allow for 75’ height and more uses
- f. The approval process required for the application;
Planning & Zoning Public Hearing Recommendation with City Council
Public Hearing Decision
- g. A description or elevation drawings of the existing or proposed building(s), including height, square footage, and building materials;
No site plan or new construction is proposed as part of this rezoning request.
- h. A description or conceptual plan that indicates the existing or proposed landscaping and buffering within and along the perimeter of the Subject Property;
No site plan or new construction is proposed as part of this rezoning request.

- i. A description or conceptual plan that indicates how vehicles will access the Subject Property and where parking will be provided;
No site plan or new construction is proposed as part of this rezoning request.
- j. A description or conceptual plan that indicates how pedestrians will access the Subject Property and the existing or proposed building(s) within the Subject Property;
No site plan or new construction is proposed as part of this rezoning request.
- k. A description or conceptual plan that indicates how stormwater will be managed, if required;
No site plan or new construction is proposed as part of this rezoning request.
- l. A description of potential traffic impacts and traffic mitigation measures;
No site plan or new construction is proposed as part of this rezoning request.
- m. Information regarding when the applicant or developer anticipates beginning site construction, if applicable; and
No site plan or new construction is proposed as part of this rezoning request.
- n. Any other relevant information determined by the applicant or Director which community meeting participants may find pertinent to the proposed development.
All relevant information is included in this presentation.

WANT TO LEARN MORE?

Contact: Dustin Jones

Phone: 303.550.8500

Email: dustin@ogprops.com