



1. Who is the developer (name, address)?
Lokal Homes
8310 S. Valley Hwy, Suite 115, Englewood, CO 80112
2. Who is the owner (name, address)?
Kwenda, Inc
6900 E Belleview Ave, Centennial, CO 80122
3. What is the zone district, and if rezoning, to what zone district?
AC (Activity Center). No rezoning is proposed.
4. What is the proposed use?
Residential - Single Family Attached and Condominium style housing
5. What is the approval process?
Concept Plan / Site Plan / Final Plat / Construction Documents/ Building Permit
6. What is the proposed building going to look like (height, square footage, building materials)?
The sizes of the buildings within the proposed layout are diverse, and the interiors of each unit will also vary. The condominium buildings have a footprint of approximately 5,600 square feet, while the townhome buildings range in size from 4,800 to 6,400 square feet. Individual units are proposed to have 2 to 3 bedrooms, with sizes ranging from 1,200 to 1,600 square feet. Additionally, each townhome unit will come equipped with a two-car garage. Parking provisions for each condominium building will offer six interior parking spaces and six exterior parking spaces. Furthermore, there will be off-street parking available in close proximity to each building for guests. The maximum building height allowed within the AC zoning district is 50-feet and the proposed buildings have a maximum height of 35-feet.
7. Will there be landscaping and buffering within and along the perimeter of the site?
The proposed development is designed to offer future residents an different green spaces and open areas to use. The current site plan illustrates that approximately 20% of the entire project area is allocated for landscaped and open spaces
Furthermore, setbacks are as noted:
Front (Otero): 0-feet
Side (East): 25-feet plus one foot for every foot the building height is above 30-feet
Rear (South): N/A
Side (West): N/A
8. How will vehicles get to the site and park?
The site's road layout has been carefully designed to ensure smooth circulation and enable emergency vehicles to reach every building or structure on the premises. Most of the roads will



be 25 feet wide, with an additional 5-foot sidewalk to accommodate the necessary 30-foot easement required by Denver Water.

Access points to the site will largely remain unchanged, with new access points planned for the western and southern sides of the property. These new access points will be integrated with internal site roadways, allowing residents to conveniently access the entire AC-zoned property. It's worth noting that there's a shared parking agreement in place across the Festival center, which permits the project to include the parking spaces along the proposed site's southern boundary in the overall parking count.

9. How will pedestrians get to the site and to the building?

The proposed community is situated within an infill site, with established infrastructure encompassing all four sides of the property, including roads and sidewalks. East Mineral Avenue and South Clarkson Street already feature existing bike lanes, enhancing multimodal connectivity. Additionally, South University Blvd and East Otero Ave are earmarked for future bike lane routes as per the City's 2017 Trail and Recreation Plan. Moreover, the property benefits from close proximity to the existing Big Dry Creek Trail spur.

The project plans to implement internal walkways and pedestrian paths that will connect residents with interior green spaces, plaza areas, and all the residential buildings envisioned within the site.

10. How will stormwater be managed if required?

There are two existing ponds on the overall property, one located to the northwest and another to the southwest of the proposed project. The project entails the addition of on-site detention facilities, as well as improvements to the pond situated to the northwest of the proposed buildings. These upgrades to the northwest pond are included within the scope of this project.

The project is primarily focused on providing on-site drainage, with a greater emphasis on water quality rather than detention. It's important to note that there are no areas on the site that will flow into the pond to the southwest. Therefore, the site will utilize the proposed on-site detention area and the pond to the northwest for its drainage needs.

11. What kind of traffic impacts will there be and what kind of mitigation (if known)?

While a traffic study has not yet been conducted, one will be necessary as the project progresses. Currently, there is a traffic signal in place at the intersection of South University Blvd and East Otero Ave to regulate vehicular traffic.

Given that the proposed use for the site is residential and is expected to be less intensive than the previous commercial uses, the daily volume of vehicular trips to and from the site is anticipated to be lower. It's worth noting that the surrounding roads, such as South University Blvd (classified as an arterial roadway) and East Otero Ave (classified as a collector roadway),

have been designed to accommodate the volume of vehicles associated with the previous more intensive commercial use.

12. When would the developer like to begin construction?

An ideal construction timeline would see the commencement of work in the summer of 2025.

The project would begin with the demolition of the existing vacant commercial buildings and the removal of the asphalt on the site

13. Other relevant information about the site that the neighbors might be interested in?

As part of the Festival redevelopment, the property is set to be subdivided, marking the initial phase of this project. A lot line will be introduced to separate this site from the rest of the property, as depicted in the associated presentation. Following this subdivision, the proposed site plan will encompass approximately 7 acres, with the allowable density governed by the AC zoning standards.

As of current, the townhome footprints can occupy up to 20% of the remaining commercial footprint on the site, while condo footprints, excluding garages, can occupy 40% of the remaining commercial footprint. The concept plan currently outlines around 20 units per acre, and both condo and townhome footprints align with the zoning standards