



October 27, 2023

City of Centennial
13133 East Arapahoe Road
Centennial, CO 80112

Re: City of Centennial – Virtual Community Meeting

Hello,

Lokal Homes is excited to present a new project located at the southeast corner of the intersection of Otero & University within the City of Centennial. This new project proposes 110 condo units within eleven 10-unit condo buildings with associated attached garages as well as four townhome buildings where one building will have 6-units and three will have 8-units. The project will include some on-site detention as well as improvements to a pond located to the northwest of the proposed buildings. Drives, surface parking areas, sidewalks and other site elements will be included within the project design.

The current zoning for the site is Activity Center (AC) and this project has no intention to rezone the property. A lot line will be added between this site and the rest of the property as shown in the associated presentation. The site, after the addition of the lot line will be approximately 7-acres and the density that is allowed on the site is dictated by the AC zoning standards. As it is understood at the time of this letter the townhome footprints can occupy 20% of the amount of commercial footprint that is to remain on the site and the condo footprints, garages excluded can occupy 40% of the amount of commercial footprint to remain on the site. The current sketch plan shows approximately 20 units/acre and the condo footprints as well as the townhome footprints are within the zoning standard.

The maximum building height allowed within the AC zoning distinction is 50-feet and the proposed buildings have a maximum height of 35-feet. The setbacks for the project are shown below:

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

The existing site is a commercial development and this project plans to demolish the existing buildings, associated parking, streets, etc. to construct the townhomes and condos. This proposed development will provide an ample amount of greenspace and open areas for future residents to enjoy. The current site plan shows around 20% of the proposed project as landscaped/open space. The streets are laid out in a way to allow for adequate circulation and for emergency vehicles to access every building/structure on the site. The large majority of the roadways will be 25-feet in width with a 5-foot attached sidewalk to accommodate the 30-foot easement that is required by Denver Water. The access points to the site will remain as they currently are with additional access points added to the west side of the site and the south. These western and southern access points will be off of internal site roadways so that residents can access the rest of the AC zoned property. Please note that there is a shared parking agreement throughout the Festival center which allows us to count the parking along the proposed site's southern boundary towards the overall parking count.

As stated previously, this project is going to provide some onsite drainage although it will more than likely be for the project's water quality and not detention. There are two existing ponds on the overall property, one to the northwest and one to the southwest of the proposed project. There are no areas on the site that will be flowing to the pond to the southwest, therefore the site will only be utilizing the proposed onsite detention area and the pond to the northwest.



Upgrades to the northwest pond will be a part of this project's scope.

Thank you for your consideration and we look forward to working closely with the City and community to bring this project to life.

Sincerely,

Matt Long
Project Manager