

## Playground Garages of Centennial

Site Location: 4.78 acres on the east side of S Kenton St, south of Briarwood Avenue

### Frequently Asked Questions and Answers

**1. Who is the developer?**

Playground, LLC  
(641) 295-2146  
gerrit@playground.properties

**2. Who is the owner?**

BES Denver, LLC  
14880 Zuni St  
Broomfield, CO 80023

**3. What is the zone district, and if rezoning, to what zone district?**

The site is currently zoned BP-100 and no rezoning is proposed.

**4. What is the proposed use?**

The developer is proposing a 64,000 SF development of small bay commercial condos with a community clubhouse, front entry, front loading, and individual water, sewer, and power. These spaces are intended for workshops, maker spaces, personal storage, and small businesses. Currently the site is approximately 4.78 acres of vacant land. The adjacent land to the north and south is currently vacant.

**5. What is the approval process?**

The proposal requires City approval of a site plan and civil construction documents. This process includes:

- Community Meeting
- Site plan application
- Stormwater plan application
- City reviews and plan adjustments
- Administrative approval by the Director
- Building permit submittal
- Building permit approval

**6. What is the proposed building going to look like (height, square footage, building materials)?**

This light industrial style campus will be composed of three buildings, each featuring individual units ranging from 800 to 2,000 square feet. These units will feature large overhead doors with heavy duty insulation, front entry doors, and front and rear windows. The façade will articulate to provide shape and dimension to the buildings. Due to the existing topography, portions of the building will step up and down with the grade. The three buildings will total 64,000 square feet and will have sloped roofs ranging from 20' to 27' in height. The property will be fenced and gated for security, and will feature multiple profiles of architectural metal panels.

**7. Will there be landscaping and buffering within and along the perimeter of the site?**

The exterior and perimeter of the site will feature landscaping, adhering to or exceeding the city's landscaping requirements. This will include trees, landscape beds, and native shrub and grass species.

**8. How will vehicles get to the site and park?**

Vehicles will approach the site on S Kenton Street and access the property via a single access point on S Kenton Street. A gentle sloping driveway will convey vehicles into the property. Communal parking will be provided in nodes throughout the property and individuals will have parking spots in front of their unit and overhead door, as well as inside the units themselves.

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

Pedestrians will get to the site via sidewalks, which are part of our Public Improvements scope, and can approach the building, and enter the property through the clubhouse.

**10. How will stormwater be managed if required?**

Stormwater on the site will be professionally designed and will be approved by the Southeast Metro Stormwater Authority. There are currently stormwater easements along the southern portion of the site, designed to convey safely convey and discharge stormwater. The proposed development will use this existing infrastructure.

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

A dedicated traffic study will be conducted to study the impact of increased traffic resulting from this development. Historically, developments of this nature generate very little traffic, often fewer than one hundred trips per day. Given the heavy commercial nature of the area, the effect is predicted to be limited.

**12. When would the developer like to begin construction?**

The developer would like to begin construction once all applications are approved. This timing is expected to be in the third quarter of 2026.

Please refer to other materials for a depiction of the conceptual site plan and building elevations.