

1. Who is the developer (name, address)?
The developer of the Project is Alberta Development Partners, 5750 DTC Parkway, Suite 210, Greenwood Village CO 80111
2. Who is the owner (name, address)?
The owner of the property is SG Property Holdings, LLC, 5750 DTC Parkway, Suite 210, Greenwood Village CO 80111
3. What is the zone district, and if rezoning, to what zone district?
The current zone district for the impacted parcels is PUD – The updates requested require no rezoning
4. What is the proposed use?
The existing use will remain as-is, no change in use requested.
5. What is the approval process?
The City of Centennial requires Planning and Zoning Public Hearing Recommendation with City Council Public Hearing Approval
6. What is the proposed building going to look like (height, square footage, building materials)?
No building proposed as part of the MDP Amendment. The requested amendment is to increase the building height allowed in the following Lots:
Lot 2, Block 1, Filing No. 3 request to increase the allowed building height from 50 feet to 100 feet,
Lot 6, Block 1, Filing No. 4 request to increase the allowed building height from 50 feet to 75 feet.
In addition to the building height change, new signage criteria will be added to allow for signage in designated areas along Arapahoe Road and University Boulevard.
Finally, a request to allow 550 additional Residential Units for the overall PUD is included in the Amendment request.
7. Will there be landscaping and buffering within and along the perimeter of the site?
This is existing landscaping and this will remain.
8. How will vehicles get to the site and park?
There is no changes requested as part of the amendments.
9. How will pedestrians get to the site and to the building?
Existing pedestrian access will remain unchanged as part of this amendment.
10. How will stormwater be managed if required?
Existing infrastructure will remain undisturbed by the request.
11. What kind of traffic impacts will there be and what kind of mitigation (if known)?

Trip Generation has been calculated and there is an average reduction of just under 1000 daily trips based on the reduced retail and increase in residential units in the PUD amendment.

12. When would the developer like to begin construction?

Construction will begin in 2026 for the new signage and in 2027 for the new residential.

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

Stepping buildings within the proposed lots where height adjustments have been requested that are adjacent to existing residential developments is accepted as a possibility to the owners.

Stepping buildings will aid in minimizing the impact to those existing neighborhoods.

14. Preliminary site plan sketch (showing landscaping preferred) and proposed elevation sketch (color preferred)

Color lot plan exhibit with the existing heights and proposed height changes is provided as a reference.