



STARBOARD REALTY GROUP, LLC

**825 E. Speer Blvd. Suite 312
Denver, Colorado 80218**

720-441-3310

bodonnell@starboardrealtygroup.com

www.starboardrealtygroup.com

January 31, 2025

Community Development Department
City of Centennial
13133 E. Arapahoe Road
Centennial, CO 80112

RE: Pre-Submittal Request for Rezoning

Please accept this Letter of Intent on behalf of Public Broadcasting of Colorado (Colorado Public Radio "CPR"). This Letter of Intent and the Pre-Submittal meeting request are related to CPR's plan to rezone its 7409 S. Alton Court property (the "Property") from BP to EC-MU-100 zoning.

Rezoning to EC-MU will be an implementation step of Centennial's comprehensive master plan: Centennial NEXT 2040 (the "Plan"). The Plan identifies the Property as being in the Midtown Centennial area which is intended to be a vibrant mixed-use area that encourages both multi-family residential and commercial redevelopment opportunities supported by existing infrastructure and transit investment.

The Plan's recommendations and goals resulted in Centennial's creation of the new EC-MU Zone Districts as the Plan vision cannot be achieved with the existing and antiquated BP zoning on the Property.

CPR will be relocating to a new headquarters facility and desires to rezone to EC-MU-100 while still occupying the site to assure future redevelopment predictability and consistency with the City's policy goals including opportunities for implementation of Centennial NEXT 2040's vision for the Property. This is in part informed by the rezoning and redevelopment of neighboring properties to the east and south of the CPR Property.

It is anticipated that the existing building is not well suited for adaptive reuse and that a future developer will demolish the building and take better advantage of the 2.148 acre site for redevelopment consistent with Plan recommendations and the EC-MU zoning. The Sketch Plan accompanying this LOI identifies a potential building envelope consistent with EC-MU setbacks that conceptually identifies a possible area of disturbance for redevelopment.

We look forward to working with the City of Centennial and the community to successfully rezone the Property in a manner consistent with the policy goals and recommendations in the Centennial NEXT 2040 Plan. In addition to this LOI, the required supporting materials have been electronically uploaded to the City's online Self Service Portal.

Please contact me should you require any additional information and for scheduling our Pre-Submittal Conference.

Sincerely,

A handwritten signature in blue ink, appearing to read "B O'Donnell", with a stylized, cursive script.

Bruce C. O'Donnell
President

cc: Jenny Gentry, CPR