

TRYBA ARCHITECTS

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Denver Colorado 80203
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MEMORANDUM

To: City of Centennial Planning Review Staff

From: Tryba Architects

Subject: Jones District Regulating Plan Amendment No. 3 Community Meeting Application

Date: 06/11/2025

a. The address/location of the Subject Property;

9595 E MINERAL AVE , Centennial, CO, 80112

b. Contact information for the applicant and/or developer;

Cary Wicker | 720.617.8460

c. Contact information for the property owner of the Subject Property;

Cary Wicker | 720.617.8460

d. The acreage and current zone district of the Subject Property, and if rezoning, to which zone district;

Site Area: 43.87 AC

Current Zoning: Urban Center (UC)

Proposed Zoning: Urban Center (UC)

e. A description of the proposed use(s);

Residential, Mixed-Use Commercial and Open Space

f. The approval process required for the application;

Regulating Plan Major Amendment - Approval process is recommendation by Planning and Zoning Commission and consideration of approval by City Council.

g. A description or elevation drawings of the existing or proposed building(s), including height, square footage, and building materials;

The proposed development includes mixed-use commercial buildings located east of S Dayton Street, intended to reinforce the character and activity of the I-25 Commercial Corridor. West of S Dayton Street, the plan features residential buildings arranged around a 2.79-acre central community park, contributing to a cohesive neighborhood setting. These new residential uses are designed to complement the existing on-site communities, including The Glenn, Embrey Hensley, and Embrey Keene developments. Building materials for the proposed structures are anticipated to align with surrounding architecture and may include brick, metal, glass, stucco, and fiber cement siding. Building siting and overall development will prioritize connectivity and access to the central park space and key street corridors, including the Midtown Loop along E Panorama Circle and the S Dayton Street Connector Loops.

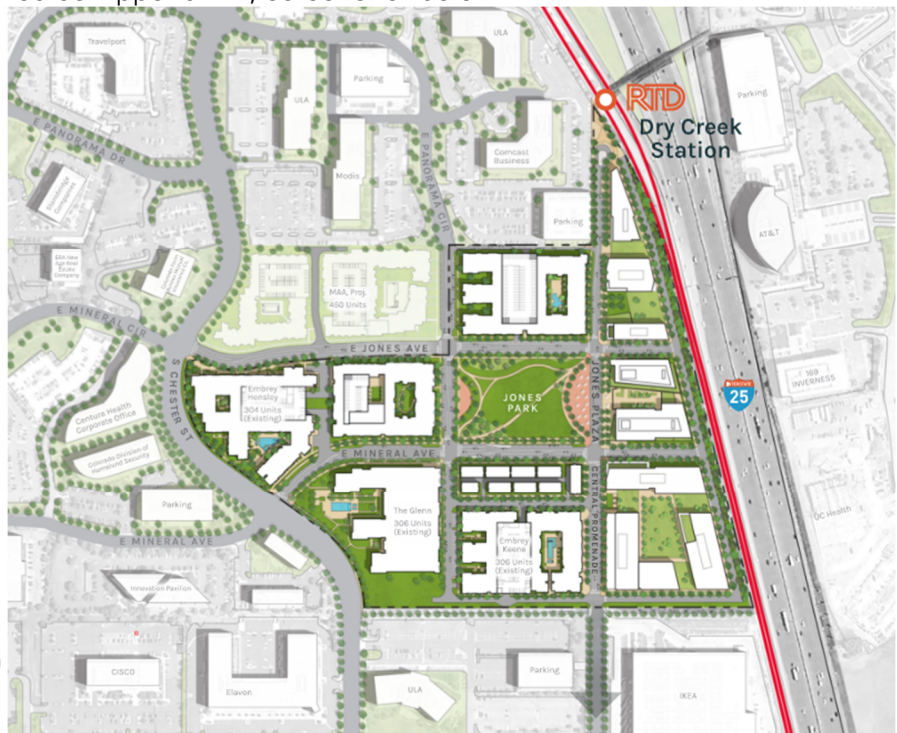
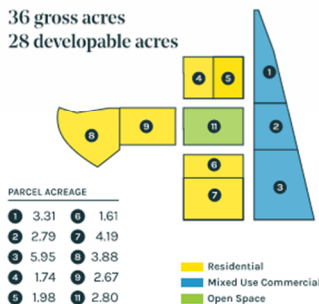
- h. **A description or conceptual plan that indicates the existing or proposed landscaping and buffering within and along the perimeter of the Subject Property;**

Conceptual Site Plan Attached as Appendix A, screenshot below

A Walkable, Mixed-Use Community

Jones District will be a distinct urban node defined by high-quality, active pedestrian streets, diverse amenities, inviting open spaces and stunning mountain views. A variety of commercial and residential developments will enjoy a dynamic urban environment and flexible building opportunities.

36 gross acres
28 developable acres



The Regulating Plan updates include incorporating a Central Park designed to support surrounding residential and mixed-use development as well as the broader community. Revisions also include updated street sections and amenity spaces along E Panorama Circle and S Dayton Street to reflect the City of Centennial's Midtown Vision and enhance connectivity, public realm quality, and multimodal access.

- i. **A description or conceptual plan that indicates how vehicles will access the Subject Property and where parking will be provided;**

Project traffic will utilize four primary access roadways to reach the site: from the north via E Panorama Circle, from the south via S Dayton Street, and from the west via E Mineral Avenue and E Jones Avenue. Parking will be accommodated both along these access streets and within individual development parcels. The central park space will rely exclusively on adjacent on-street parking to preserve its open and pedestrian-focused character.

j. A description or conceptual plan that indicates how pedestrians will access the Subject Property and the existing or proposed building(s) within the Subject Property;

The Arapahoe County Bicycle and Pedestrian Master Plan identifies designated bike lanes along Chester Street within the study area. The project encourages pedestrian and bicycle connections throughout the development to promote safe, convenient access to the Dry Creek RTD Station, benefiting both the Jones District and surrounding neighborhoods. Proposed off-street bicycle facilities are planned along S Dayton Street and E Mineral Avenue. In alignment with the City of Centennial's Midtown Vision, enhanced pedestrian corridors are proposed along E Panorama Circle and S Dayton Street, linking to the Central Park and surrounding streets, providing access to existing residential buildings as well as future residential and mixed-use commercial buildings. Additionally, pedestrian sidewalks or paths will be provided along all of the public and private streets within the Jones District development area.

k. A description or conceptual plan that indicates how stormwater will be managed, if required;

At full build-out, the development will include several multi-story mixed-use commercial and residential buildings, along with structured parking garages. Groundwater investigations will be conducted at the time of the Phase III Drainage Report and Site Plan submittal for each individual development phase. Stormwater will be managed in accordance with the Southeast Metro Stormwater Authority using a system that maintains the historic drainage patterns. A combination of onsite and offsite regional stormwater quality treatment and detention storage facilities will be utilized.

l. A description of potential traffic impacts and traffic mitigation measures;

The updated Regulating Plan is anticipated to generate less traffic at full build-out compared to the existing Regulating Plan. Therefore, the original regulating plan traffic study with conclusions and recommendations for transportation improvements remains valid. To address traffic impacts, a comprehensive set of mitigation measures have been proposed which will be phased over time. These include improvements to key external intersections such as additional through lanes, extended turn lanes, and signalization upgrades at locations including Dry Creek Road, County Line Road, Chester Street, and Yosemite Street. Internal roadway modifications include the introduction of intersections with appropriate stop control, and the addition of turn lanes to enhance circulation and reduce queuing. Parking access points will also be configured with stop signs and designed to facilitate efficient vehicle movements. Collectively, these improvements aim to support safe and efficient access to and from the development while maintaining acceptable traffic operations within the surrounding transportation network.

m. Information regarding when the applicant or developer anticipates beginning site construction, if applicable; and

The proposed site will be developed in phases based on market conditions.

n. Any other relevant information determined by the applicant or Director which community meeting participants may find pertinent to the proposed development.

N/A