

Neighbors for the Streets@SouthGlenn (N4S@SG)

New Development Streets at Southglenn

At the **November 19th Community Meeting (Powell Middle School @ 6:00pm)**, the developers will present their updated plans to become primarily a high-density residential housing complex.

Below is our understanding of what they will present -

Alberta Development Proposal (Macy's):

- 1) Level the Macy's building.
- 2) Construct three new 5-story mixed use buildings.
 - a. Two buildings are projected to have one ground floor of retail spaces and the other four floors for apartments with an estimated **240** total combined apartment units.
 - b. The third 5-story building proposed is an office building.
- 3) Two stand alone pads will be added to the property, each being 6,000 sq/ft in size.

Northwood Raven Proposal (Sears):

- 1) Level the Sears building.
- 2) Construct three new 5-story apartment buildings with an estimated **698** combined units.
- 3) Construct 2 new small retail buildings with an estimated combined sq/ft of 35,000.

To accomplish this, the DEVELOPERS want the following zoning modifications:

- 1) Increase the current height limitation on the outer edge of the Streets at SouthGlenn from 50 feet to 65 feet or more. (For reference the current parking garage is 75 feet and Pearson Building is 85 feet).
- 2) Reduce existing retail square footage within the project by, 155,000 sq/ft.
- 3) Increase the total residential units from 350 to **1,288** (350 existing + 240 new + 698 new= 1,288).

WE ARE CONCERNED that the changes will result in the development being **TOO HIGH** obstructing our views, **TOO DENSE** and destroying our suburban neighborhood, **TOO LITTLE RETAIL** to support the sales tax base (don't let the city raise our taxes!!)

(See other side for more details on how the proposal does not meet approval criteria.)

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A small research committee met to review the rezoning proposal. They found that the rezoning proposal does not meet the city's approval requirements for new development (as specified city's Land Development Code, city's NEXT Vision plan, and the development's Master Development Plan (MDP) and Master Development Agreement (MDA)).

The draft proposal fails to meet the city's approval criteria in four ways:

- 1) Compatibility with adjacent neighborhoods.
 - a. Currently the project is surrounded by one and two-level residential.
 - b. The estimated total number of apartments equate to 91% of all the single-family homes in the immediate Southglenn subdivision, but the redevelopment is on a much smaller land size.
- 2) Provides Public Benefit in the immediate area and the city as a whole.
 - a. Project is focused solely on the west side of Centennial.
 - b. Project's majority focus is on private housing and private office.
- 3) Consistent with the overall design of the original Master Development Plan.
 - a. Increased height limitation.
 - b. Reduces retail space
 - c. Substantially increases apartment units.
- 4) Consistent with the City's 20-year Comprehensive Plan, (Centennial Next Plan).
 - a. A large citizen response and focus of the Comprehensive Plan is open space, parks and recreation and trails. None of which is proposed here.

This flyer was produced by a citizen watch group, Neighbors for The Streets@SouthGlenn, and is not affiliated with the City of Centennial or developers. The purpose of this flyer is to activate interest and encourage your participation in the review process of the new development of The Streets at SouthGlenn.

To join the conversation – email ronphelps@gmail.com to be added to the email distribution (currently 400+ neighbors from over 20 of the surrounding neighborhoods)

(See Other Side)