

March 15, 2019

Dear Honorable Stephanie Piko and City Council Members,

Cherry Knolls has been a vibrant, integral part of our community since since 1960. It encompasses 701 homes, with neighbors ranging from young families to original homeowners. Our residents feel strongly about keeping the integrity of our beloved neighborhood intact. We have wonderful schools, trails, parks and retailers nearby that we consistently support and utilize. The Streets of SouthGlenn is no exception. Cherry Knolls' proximity to this retail hub makes it a high traffic destination for our neighborhood. With Sears recent closing, we understand the need for redevelopment is at hand. In a recent City of Centennial small group meeting, a proposal to build a 7-8 story mixed use building was mentioned. After speaking with our neighbors, and discussing it as a board, we have grave concerns we would like to bring to your attention.

As stated on your website, The City of Centennial "prides itself on a reputation of business friendliness, efficient business services, innovation, and outstanding customer service." We applaud and share this vision, as The Streets of SouthGlenn's immediate neighbor to the east, but we are against a construction project of this magnitude and scale as it will have a detrimental impact on our community.

- **Safety / Density / Traffic / Parking** - Adding an estimated 800 residential units will greatly increase traffic in and around already congested local roadways. Arapahoe High School, located just south of the proposed project, is home to hundreds of teenage drivers whose route to and from school will be impacted greatly. Families who have elementary aged children often have to cross over Easter, University and Arapahoe to bring their children to Sandburg Elementary, situated within Cherry Knolls. Adding hundreds of new vehicles to this corridor, will create potentially hazardous driving and walking conditions for all of neighbors who drive, walk and bike to work, school, restaurants and retailers around SouthGlenn. Parking, which is currently an issue, will only get worse with this project.
- **Scale and Height Impacting Sightlines / Mountain Views** - The proposed structure, which we understand will reach upwards of eight stories, is grossly out of scale with the existing structures and will immediately impact those neighbors with existing mountain views. Not only will views be impacted, but the overall visual weight of such a high density and large structure, does not mesh with the Streets of SouthGlenn or the surrounding neighborhoods. Constructing a behemoth that impedes the view of Colorado's beautiful foothills and mountains seems contrary to why we all choose to live here.
- **Quality of Retailers** - The Streets of SouthGlenn, which has seen consistent retail turnover in recent years is concerning. We have seen quality dining establishments and small, local businesses be replaced by large retail brands that have little connection to our community. This trend is understandable, due to economic forces and rising rents, but concerning as we have seen a degradation of retail diversity. We would not want the additional retail space that accompanies this project to house stores that do not compliment the carefully crafted vision of our local community. We are committed as a partner to uphold the city's statement of "working with the business community and regional economic development partners to establish and maintain a vibrant and diverse local economy".

We appreciate the city facilitating the joint study session process and upcoming community meeting on Tuesday, March 19. We strongly urge you to consider the concerns we have outlined in this letter during your conversations and deliberations. Cherry Knolls, Streets of SouthGlenn's neighbor and supporter, want to help bring to life the city's mission to create both business retention and expansion. As a partner in this process, we encourage you in the strongest terms to ensure that any proposed project enhance our community's economic prosperity, safety, beauty and improve liveability for all residents. We believe this proposed project runs contrary to these ideals and should not proceed as presented.

Thank you for your time and consideration in this matter,

Cherry Knolls Improvement Association