

Site Location:

Please see the included community meeting package for the conceptual site plan and other relevant conceptual site renderings.

1. Who is the developer (name, address)?

The developer of the project is:

East Panorama Associates, LLC.

2. Who is the owner (name, address)?

The owner of the site is:

East Panorama Associates, LLC.

3. What is the zone district, and if rezoning, to what zone district?

The existing zoning of these parcels is Business Park 100. Per a future land use map adopted by the City of Centennial on November 8th, 2023. It suggests these existing lots as key components to “The Midtown Centennial” placetype as identified in the City led Centennial Next 2040 Comprehensive plan. It is proposed to rezone five parcels of land to an Urban Center (UC) District with a minimum of 10% of the total rezoning area to be dedicated as Public Open Space as required by the Land development Code.

4. What is the proposed use?

The vision for this redevelopment is to create a vibrant, mixed-use Transit Oriented Development (TOD) neighborhood that capitalizes on the existing momentum and synergy generated by the recently approved plans and construction of projects in “The District” to the south of this project. Together Panorama Center and the former Jones District can shape a new “Midtown Centennial” envisioned as a dynamic hub of mixed-use activity, leveraging major transportation infrastructure investments, such as I-25 and the Light Rail, and a strong adjacent employment base of users.

5. What is the approval process?

- Pre-Application Submittal and Meeting with City Staff (*Complete*)
- Virtual Community Meeting (*In-Progress*)
- Formal Application Submittal
- Staff and External Agency Reviews (Reviews and resubmittals continue until comments are addressed)
- Approvals and Public Hearings
 - Planning and Zoning Hearing with Recommendations
 - City Council Public Hearing for Rezoning and Regulation Plan Approval

6. What is the proposed building going to look like (height, square footage, building materials)?

Given the high visibility of the site from both I-25 and the surrounding neighborhood, the project has the opportunity to be a new standard for a mixed-use community in Centennial. The design intent is for a richly detailed and scaled urban neighborhood that is livable and attractive. Building heights will range from 5 to 15 stories based on the zoning districts, with a general trend of lower heights towards Chester, and building to the highest scale residential and office buildings towards the light rail station and I-25. The full buildout is anticipated to be over 4 million square feet across 8-12 buildings that will be varied in scale with different sized lots and heights.

7. Will there be landscaping and buffering within and along the perimeter of the site?

The site will be buffered with landscape along the perimeter in accordance with the City code requirements. This planning process is intended to help define the public right of way, where the team is ensuring the vision is providing appropriate landscaping and buffering along the perimeter to be a walkable midtown and main street feeling as desired by the Centennial Next 2040 Plan Survey Results.

8. How will vehicles get to the site and park?

Regional access to Panorama Center will be provided by Interstate 25 and C-470. Primary access will be provided Dry Creek Road, County Line Road, Yosemite Street, and Chester Street. Primary access to parking structures will be provided from alleys connecting to Panorama Circle internal to the development area. On-street parking is also proposed.

9. How will pedestrians get to the site and to the building?

The project will incorporate improved pedestrian and bicycle connections throughout the development to provide appropriate connections to the existing Dry Creek RTD Station for Panorama Center and surrounding areas.

10. How will stormwater be managed if required?

Stormwater will be conveyed to the Panorama Regional Detention pond at the southeast corner of S Yosemite St and E Panorama Drive where water quality and detention is provided for up to 73% imperviousness. Supplemental stormwater treatment and storage for any developed imperviousness above 73% will be provided within the proposed development boundary. Storage and conveyance of stormwater will be designed to meet the Southeast Metro Stormwater Authority and Mile High Flood District criteria.

11. What kind of traffic impacts will there be and what kind of mitigation (if known)?

As Panorama Center is a redevelopment of existing office buildings, the incremental impact of increased traffic above previous and existing office space will be studied. The surrounding street network and intersections were designed and constructed to successfully accommodate traffic generated by this project area. As such, we anticipate minimal additional traffic impacts from this proposed redevelopment project. Presently, a complete transportation analysis is being prepared in accordance with City standards and requested scope. Any mitigation measures needed to maintain acceptable traffic operations will be identified and implemented into the study area.



12. When would the developer like to begin construction?

Project to be developed as current lease and market opportunities allow.

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

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14. Optional: preliminary site plan sketch (showing landscaping preferred) and proposed elevation sketch (color preferred)

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