



KENT PLACE INFORMATION SHEET

AS OF: 7/8/2011

The information provided below is intended to be a current status update on the Kent Place project schedule, projected uses and construction related coordination items. All information is subject to change and will be updated on a bi-weekly basis. Updates are denoted in RED below.

Off-Site Improvements:

- Improvements include University Blvd. widening, lengthening of the southbound right-turn and southbound left-turn deceleration lanes on University approaching Hampden, the installation of a new traffic signal on University at the Kent Place project entrance, utility (water and storm sewer) improvements, and the installation of a privacy wall, sidewalk and landscaping on the east side of University.
- Plan Submittals: Plans for the off-site improvements were submitted to the City, Arapahoe County and CDOT on 5/3/2011, **plan reviews and re-submittals are ongoing**. Water line plans were approved by CDOT on 5/5/2011.
- Anticipated Construction Start - August 1, 2011
- Anticipated Completion - November 1, 2011. Traffic signal may follow.
- Parking – All contractor parking will be on the project site.
- Construction Access:
 - University Blvd. north of the project site is NOT a designated truck route, therefore project related Semi-trucks are confined to the project frontage and not permitted to travel north of the project site.
- Off- Site Construction Hours:
 - University Boulevard – per Englewood roadway standard: 8:30 a.m. – 3:30 p.m. Lane restrictions on University are likely during off-site construction. Delays should be expected.
 - Hampden Avenue – TBD. Controlled by CDOT and its standards
- Traffic Impact Study:
 - Traffic generation by current plan vs. 2006 approved plan using similar trip rate methodology:
 - 10% reduction in daily trips from the project site.
 - 10% decrease to the AM peak hour trip volumes
 - 8% decrease to the PM peak hour trip volumes
 - The design provides for interconnectivity and coordination between the new traffic signal and the existing signal at University & Hampden which will help manage queuing between the intersections. The new signal will also provide an opportunity for additional gaps on northbound University north of the site for exiting from side streets.
 - To help mitigate existing and future peak hour queuing and access along southbound University Ave, the project proposes to add Do-Not-Block intersection markings and signage at the Floyd Place and Floyd Avenue intersections north of the project. These improvements will assist traffic in turning into and out of these side streets along University.

On-Site Improvements:

- Project to include (see attached site plan and updates at www.continuumpartners.com/projects/kentPlace.html):
 - A 30,000 square foot grocery store with a 10,000 square foot mezzanine for storage and food preparation. The grocery store will be the first store of this type for King Soopers and will emphasize fresh and organic foods presented with a market feel in a concept unique to this location. The store will feature chef-prepared items, along with special selections such as artisan breads, expanded specialty cheeses, freshly prepared sushi, and chef-prepared bistro meals. Expanded natural and organic products will be available throughout the entire market. Additionally, there will be specialty items prepared in the produce, meat, and seafood departments.
 - Approximately 14,000 square feet of retail and restaurant space.
 - Approximately 4,000 square foot free-standing Bank with limited drive-through service anticipated. A PUD amendment will be required for the drive-through and will be submitted once details and layout are determined.
 - Multifamily residential- Forum Real Estate Group (www.Forumre.com) to develop a 300-unit project, standing 4 stories tall above parking and stepping down along adjacent property lines in accordance with the PUD bulk planes.
- Plan Submittals: Plans for the on-site infrastructure improvements including underground utilities, roads, retaining walls, sidewalks and landscaping were submitted to the City of Englewood for permits on June 9, 2011. **Comments were received July 5th and plans were resubmitted to the City of Englewood on July 8, 2011.**
- **Elevation Submittal: Color elevations for the market were submitted to the City of Englewood on June 16, 2011**
- Anticipated Retail Infrastructure Construction Start - August 1, 2011
- Anticipated Retail Building Construction Start – September 15, 2011
- Anticipated Retail Opening - October 3, 2012
- Parking – All contractor parking will be on the project site.
- Construction Access –
 - University Blvd. north of the project site is NOT a designated truck route, therefore project related Semi-trucks are confined to the project frontage and not permitted to travel north of the project site.
 - Semi-trucks are not permitted to turn left from northbound University into the site until a traffic signal is installed.
 - Construction traffic will also utilize a right-in, right-out access along westbound Hampden Ave.
- On-site Construction Hours – Per City of Englewood Municipal Code or the existing PUD, whichever is more restrictive.

