

777 South Yarrow Street Project Community Commitment Letter

Following the facilitated discussion on December 6, 2023, Kairoi has remained in collaborative communication with the City of Lakewood (“City”), the Belmar Commons HOA (“BCHOA”) and other neighborhood stakeholders regarding the multifamily residential development located at 777 South Yarrow Street (“Project”). To publicly memorialize this collaboration, the outline below summarizes the formal commitments that are being made to the BCHOA, Belmar Park (“Park”) and the broader Lakewood Community.

- I. As part of Kairoi’s tree mitigation fee-in-lieu payment to the City, Kairoi has coordinated with the City to have these funds used for:
 - A. Planting approximately 25 deciduous trees in the existing irrigated bluegrass turf areas in Belmar Park as generally depicted in the locations outlined in Exhibit A.
 - B. Planting the remainder of the replacement trees associated with Kairoi’s fee payment in Ward 3 at the parks depicted in the locations outlined in Exhibit B which include Addenbrooke Park, Bonfils Station Park, Lakewood Link Recreation Center, South Sheridan Field Park, Lasley Park and the Lakewood Estates Park.

These trees will be installed within two years following the City receiving the fee payment from Kairoi.

- II. Kairoi will replace approximately 5 dead trees that are currently in the South Yarrow Street public right-of-way abutting the Belmar Commons Condominiums as generally depicted on Exhibit A with one of the following tree species: David Elm Choice City-Ulmus davidiana ‘Choice City’, Western Hackberry-Celtis occidentalis, Kentucky Coffee Tree-Gymnocladus dioicus ‘Espresso’-Seedless variety, Redpointe Maple-Acer rubrum ‘Frank Jr’, or Chinkapin Oak-Quercus muehlenbergii. These trees will be replaced by Kairoi (or their appointed contractor(s)) in the same general timeframe in which Kairoi (or their appointed contractor(s)) installs the on-site trees associated with the Project.
- III. Subject to further City review, Kairoi plans to explore how to revise their Major Site Plan to preserve an additional 74” of existing trees which will be formally reflected in future Major Site Plan submissions.
- IV. Kairoi will restore the exterior of the existing pumphouse located on the Project site. This work will be performed by Kairoi (or their appointed contractor(s)) during the normal course of construction on the Project.
- V. As part of Kairoi’s parkland dedication fee-in-lieu payment to the City, Kairoi has coordinated with the City to have a portion of these funds used for:

- A. The installation of a sizeable pollinator garden within the Park that's approximately 0.25 acres in size and generally located as depicted in Exhibit A in efforts to further enhance the bird, animal, insect and larval host environment within the Park. The pollinator garden will be installed within two years following the City receiving the fee payment from Kairoi.

- B. The installation of multiple bird nesting boxes within the Park in the areas generally depicted in Exhibit A in efforts to further enhance the bird nesting environment within the Park. The bird nesting boxes will be installed throughout the 2024 calendar year.

- C. Making improvements to the Morning Mist sculpture in the Park including benches and hardscape improvements that will be designed to enhance the bird watching experience at the Park. The Morning Mist sculpture improvements will be installed within three years following the City receiving the fee payment from Kairoi.

- D. The construction of a new trailhead parking lot within the northeastern open space area at Belmar Park directly adjacent to the City Library.

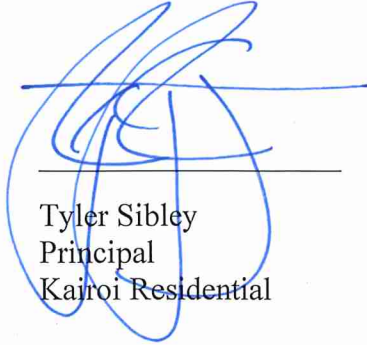
- VI. Kairoi has and will continue to consult with their team of design and ornithological professionals to study what design modifications may be worthwhile to incorporate into the Project in efforts to mitigate potential impacts to how the birds and the Project will interact.

- VII. Kairoi will formally commit to not revise the Major Site Plan and accompanying civil construction documents to discharge emergency stormwater overflow piping to the north of the property as was previously designed in the 2nd Major Site Plan submission.

- VIII. Kairoi will formally change their Major Site Plan to add additional vehicular parking stalls compared to the programming provided in the 3rd Major Site Plan submission in efforts to provide parking stalls that accommodate the residents of the Project and their guests.

- IX. Kairoi has boarded up the ground level doors and windows of the existing building on the Project site and has installed a perimeter fence around the existing building in efforts to provide an additional layer of public security and safety.

We appreciate the feedback, communication and collaboration throughout the process of designing and constructing this unique and special Project. We look forward to this Project becoming part of the Lakewood community and believe that it will provide a tremendous community benefit.

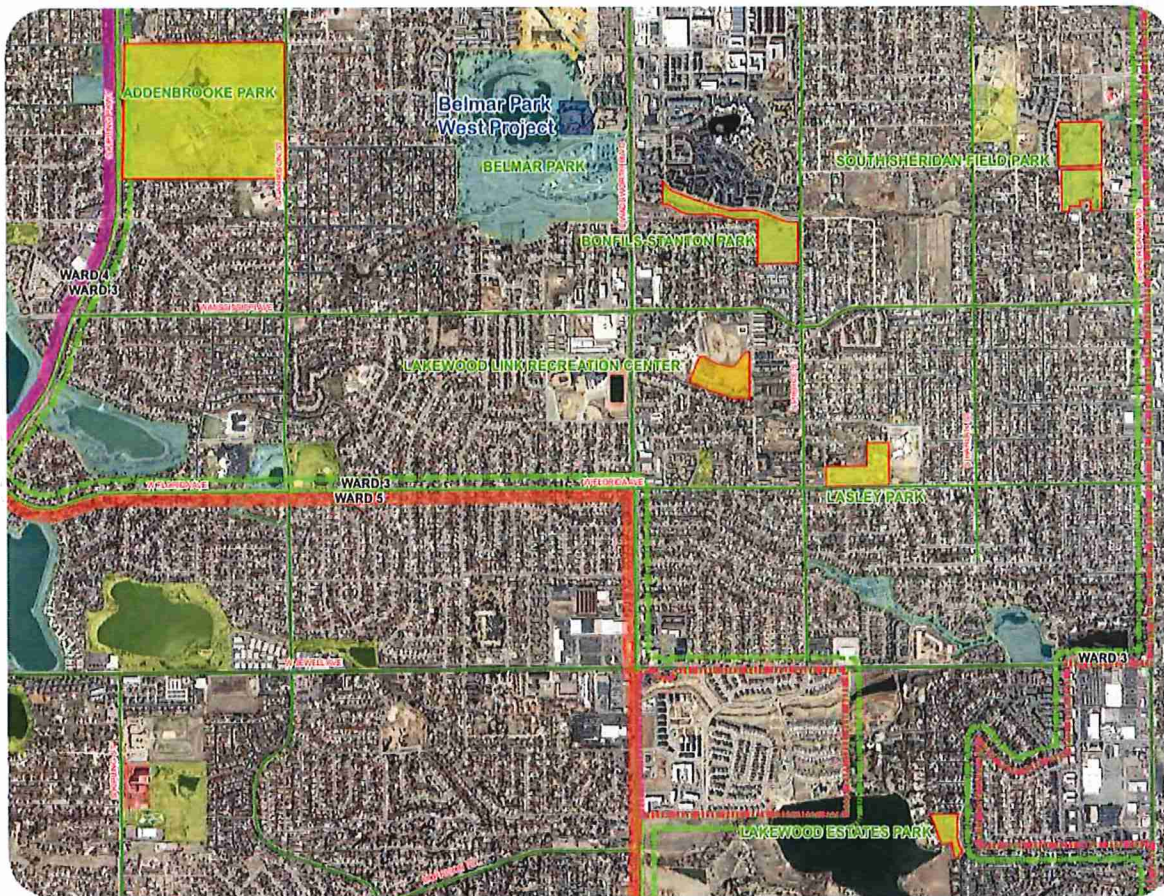


Tyler Sibley
Principal
Kairoi Residential

EXHIBIT A



EXHIBIT B



Belmar Park West Tree Funds
777 S. Yarrow St
January 2024

EXHIBIT C



Department of Community Resources

480 South Allison Parkway
Civic Center South
Lakewood, Colorado 80226-3127
(303) 987-7800 Fax (303) 987-7821
TDD (303) 987-7599

Tyler Sibley
Principal
Kairoi Residential

Mr. Sibley,

Thank you for participating in the facilitated discussion on December 6, 2023, with Kairoi, Lakewood, and the Belmar Commons HOA. Based on discussions at, and following, that meeting the City has made determinations about how we will expend the fees in lieu that are due to the City from both the Park Dedication and the Tree Replacements from the Kairoi development at 777 S. Yarrow Street.

Lakewood will use the fees associated with tree replacement as follows:

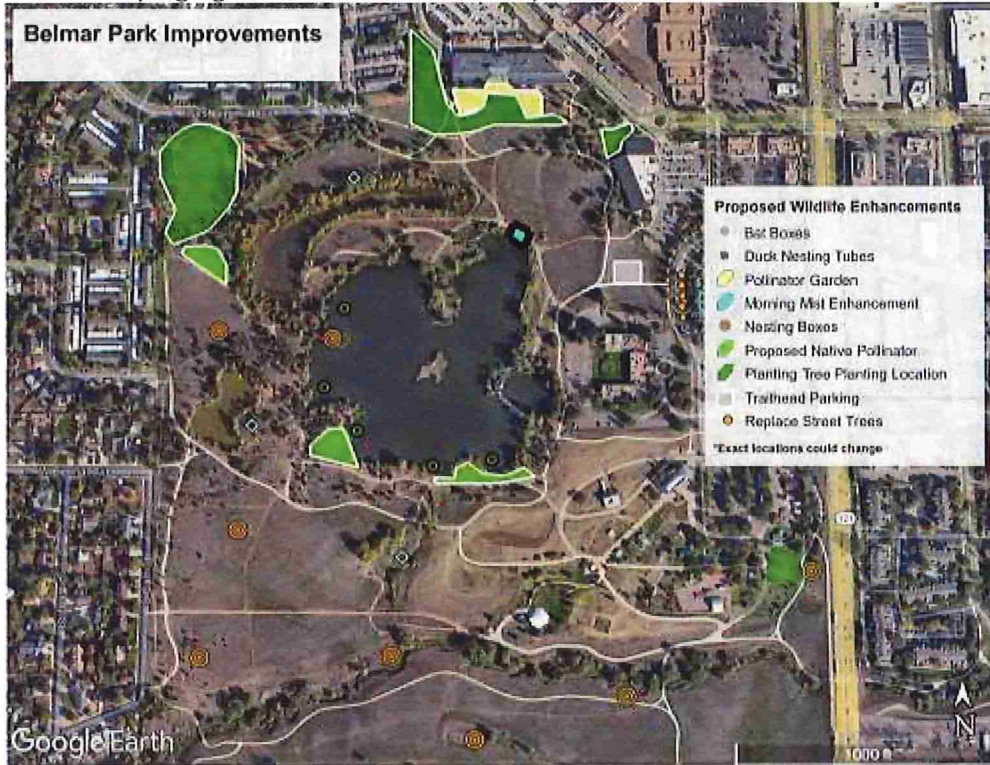
- Plant approximately 25 deciduous trees in the existing irrigated bluegrass turf areas in Belmar Park as generally depicted in the locations outlined in attached map.
- Plant the remainder of the replacement trees associated with Kairoi's fee payment in Ward 3 at the parks depicted in the locations outlined in attached map which include Addenbrooke Park, Bonfils Station Park, Lakewood Link Recreation Center, South Sheridan Field Park, Lasley Park and the Lakewood Estates Park. These trees will be installed within two years following the City receiving the fee payment from Kairoi.

Lakewood will use the fees associated with park dedication as follows:

- Install a sizeable pollinator garden within the Park that's approximately 0.25 acres in size and generally located as depicted in Exhibit A in efforts to further enhance the bird, animal, insect and larval host environment within the Park. The pollinator garden will be installed within two years following the City receiving the fee payment from Kairoi.
- Install multiple bird nesting boxes within the Park in the areas generally depicted in attached map in efforts to further enhance the bird nesting environment within the Park. Bird nesting boxes will be installed throughout the 2024 calendar year.
- Make improvements to the Morning Mist sculpture in the Park including benches and hardscape improvements that will be designed to enhance the bird watching experience at the Park. The Morning Mist sculpture improvements will be installed within three years following the City receiving the fee payment from Kairoi.

- Build a new trailhead parking lot within the northeastern open space area at Belmar Park, directly adjacent to the Library.

Attached map highlights areas for the discussed improvements.



Kind regards,

Kit Newland
Director of Community Resources