



JONES DISTRICT PARCEL 8
Virtual Community Meeting Presentation | August 2020

Developer
Embrey Partners, Ltd.
1020 NE Loop 410, Suite 700
San Antonio, TX 78209

Owner
The Jones District LLC
1555 Blake St Ste 210
Denver, CO 80202



INTRODUCTION AND SITE CONTEXT

Site Location and Development Proposal

Embrey Partners, Ltd. is proposing a new approximately 307-unit multifamily housing community in a single, 6-story building with structured parking, located on an 3.7-acre vacant site (known as Parcel 8) at the northeast of S. Chester Street and south of E. Panorama Circle, within the Jones District Master Development Plan, in Centennial Colorado.

An approximately 447-stall integrated parking garage is provided along with 4 surface parking spaces. All parking and drive surfaces will be designed per the standards defined in the Centennial Zoning Code.

Zoning

The site is currently zoned as Urban Center (UC) within the General Subdistrict (Jones District Regulating Plan), and multifamily dwellings are a permitted use. Adjacent land is vacant to the west, north and east, with an existing multifamily community (The Glenn Apartments) to the south, across E. Mineral Avenue on Parcel 10.

About The Jones District

The Jones District name comes from the late property owner and cable television pioneer, Glenn Jones, who envisioned a dynamic, mixed-use area, similar to The Streets at SouthGlenn, featuring a network of walkable blocks, active streets, and public gathering spaces such as plazas.



**All images and plans are conceptual and subject to change.*

INTRODUCTION AND SITE CONTEXT

About the developer Embrey Partners, Ltd.

For more than four decades, Embrey has built a record of accomplishment. Embrey's experience in different markets spans more than a dozen states. Working with multiple municipalities enables them to achieve goals and meet standards of excellence no matter the environment.

Embrey has earned a reputation for excellence in style and craftsmanship. Their exterior designs are aesthetically pleasing, with sophistication and class. Embrey designs their properties for the ultimate living experience. Above all, in every community Embrey develops, they follow the Embrey tradition: "Honesty and integrity in everything we do."

Approval Process

The proposed development will undergo an Administrative Site Plan review, which requires Director Approval and Planning and Zoning Commission ratification.

Anticipated Start Date

Construction is anticipated to begin third quarter 2021.



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SITE DETAILS

Site Design

The site slopes from Mineral Avenue to the corner of Panorama Circle and Chester Street with roughly 32-ft of fall across the site. To accommodate this, 6 levels in the building are proposed, with levels decreasing in height as they climb uphill resulting in a 3 level building along Mineral Ave.

This residential wrap building is designed to provide a pedestrian-oriented street frontage. The site design includes a 9.5' wide sidewalk, street trees planted in tree-lawns or grates, a public plaza at the corner of Panorama and Chester, and direct pedestrian access for ground-floor units situated along Panorama Circle and Mineral Avenue. The primary building entrance is located in the southeast corner of the site and accessed from private alley that connects to Mineral Avenue.

Site Access, Circulation and Traffic Impacts

Currently the intersection at Chester Street and Panorama Circle is unsignalized with eastbound and westbound stop control. With increased traffic volume and sight visibly standards a traffic signal may be an appropriate control at this intersection with construction of the Jones District Redevelopment. Vehicle access to the wrapped parking garage will be provided through two entrances. The lower level entrance is connected to Panorama Circle; the upper level entrance is connected to Mineral Avenue.

Stormwater Management

No on-site water quality or detention facilities will be required. The stormwater runoff from the site will be routed to the Panorama Park Regional Detention Pond.

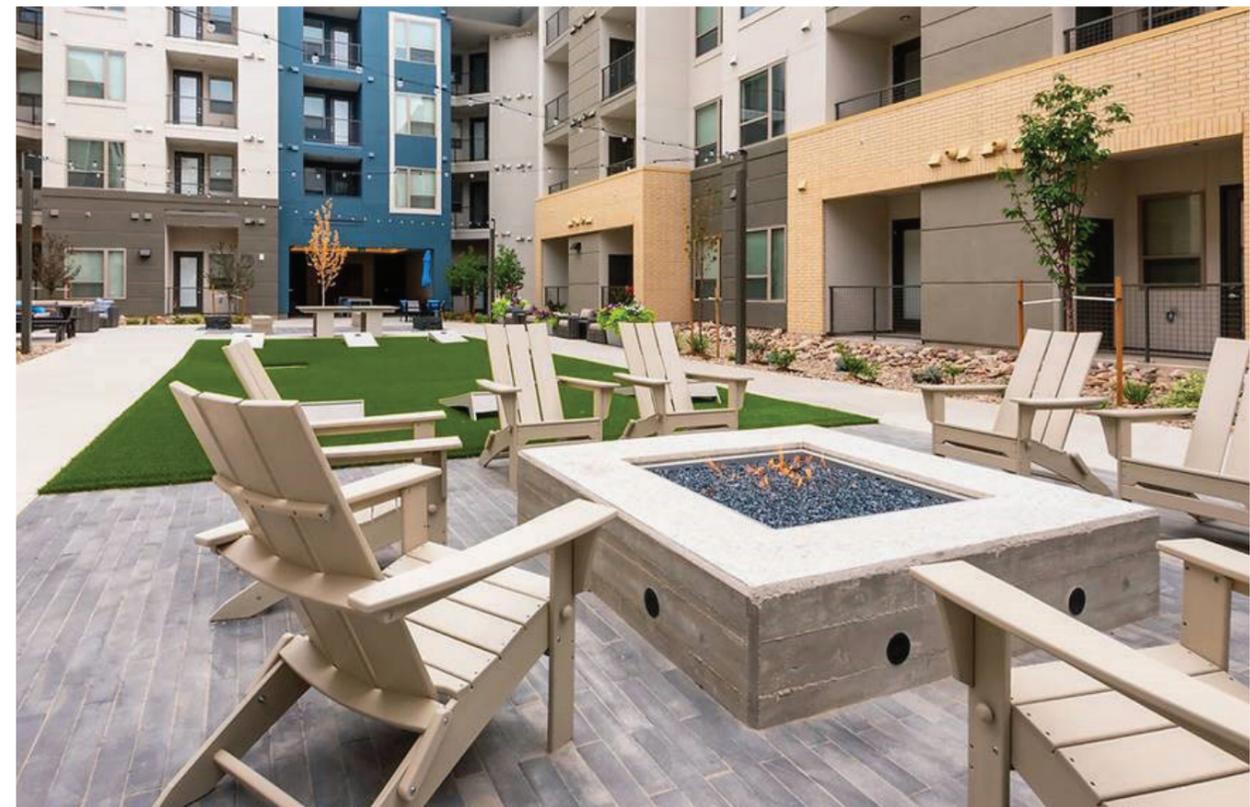


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COMPLIANCE WITH JONES DISTRICT REGULATING PLAN

This new multifamily housing community is designed to embrace the intent of the UC District and Jones District Regulating Plan, specifically by:

1. Creating quality streetscapes and public spaces.
2. Integrates higher density in a way that respects the character of the adjacent areas and neighborhoods;
3. Balances vehicular uses with the needs of pedestrians and other modes of transit;
4. Promotes a cohesive development pattern, while allowing for diversity and variety in design and construction of individual projects.
5. Combines a mix of uses to create a safe, vital community that yields a range of choices; and
6. Uses placemaking to create unique, attractive, pedestrian and bicycle-friendly places.



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CONCEPTUAL ELEVATIONS

Building Details

The proposed wrap building is anticipated to be 6 stories-high and approximately 273,000 square feet.

Community amenities include a two-story clubhouse with fitness center, rooftop lounge, business center, outdoor pool, and courtyards.



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THANK YOU.

Do you have additional questions about this development application?

Please contact Alisha Hammett with Norris Design at ahammett@norris-design.com or call 303-892-1166.

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