



JONES DISTRICT PARCELS 6 & 7
Virtual Community Meeting Presentation | October 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 308-unit multifamily housing community in a single, 5-story building with structured parking, located on an 4.32-acre vacant site (known as Parcels 6 and 7) west of S. Dayton Street within the Jones District Master Development Plan, in Centennial Colorado.

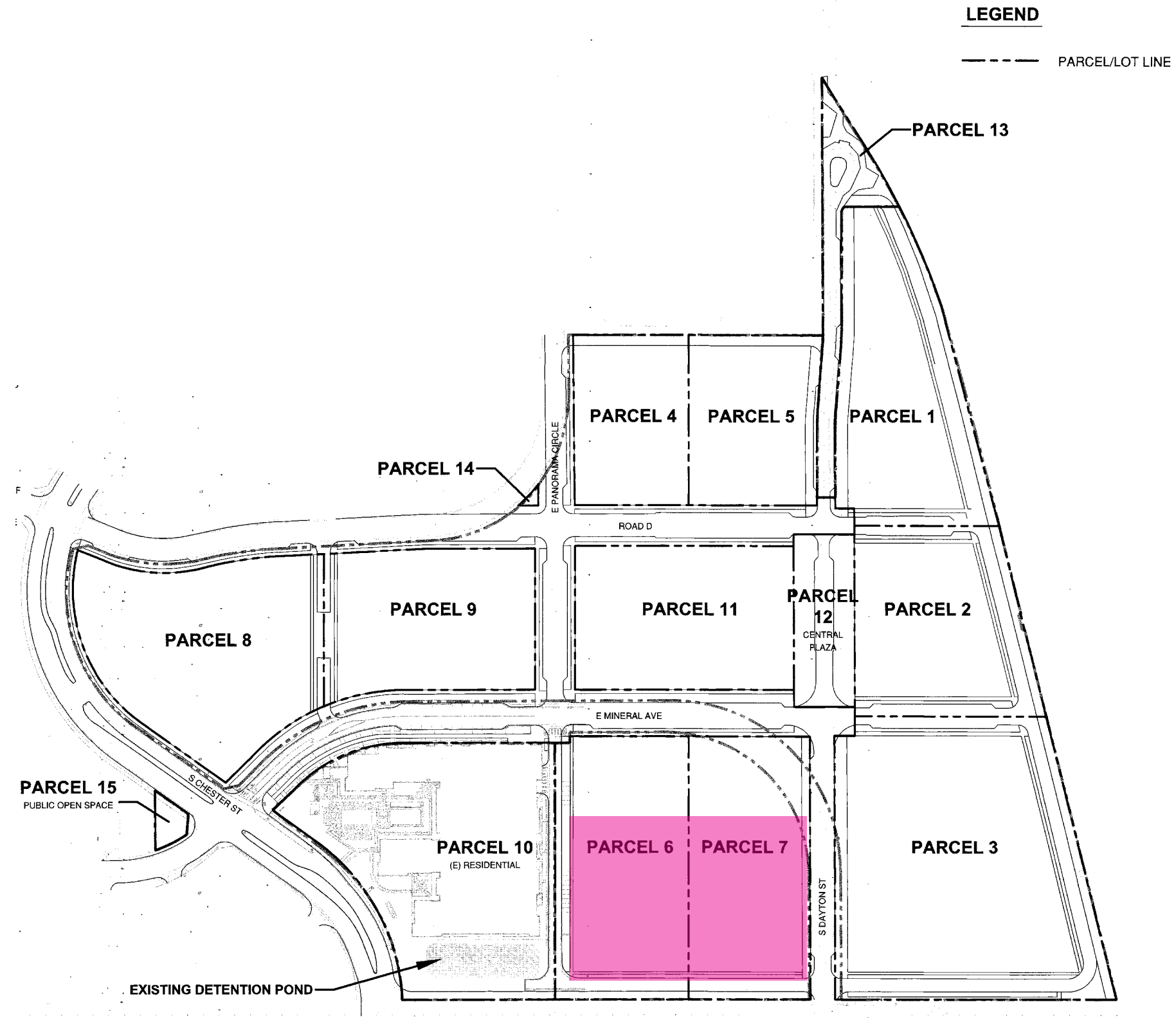
An approximately 503-stall integrated parking garage is provided along with 12 surface parking spaces

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 north and east, with an existing multifamily community (The Glenn Apartments) to the west, and an existing office building with surface parking to the south.

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.

The goal of Embrey Partners Ltd. is always to build places where people want to be that elevates the surrounding community. For nearly five decades, the company has been nationally recognized for excellence in markets across more than a dozen states. Their experience in working with multiple municipalities enables a collaboration to meet and exceed standards no matter the environment.

Embrey has earned a reputation for meticulous attention to design, detail and craftsmanship. Their exteriors and interiors demonstrate an aesthetically pleasing sophistication and class, with an eye toward creating the ultimate living experience. Above all, in every community Embrey develops, they embrace a philosophy of: honesty, integrity and always doing the right thing – *The Embrey Way*.

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 has considerable grading challenges due to the elevation difference between South Dayton Street and the private roadway on the western boundary of the site. There is approximately 25 feet of fall between a high point located approximately 100 feet west of the South Dayton Street right-of-way and the site low point. To accommodate this grade change across the building, several steps in the building foundation are proposed, as well as the use of a lower building level which is proposed only along the western face of the building.

This site plan has been designed to complement the existing context and to provide a safe and desirable community for residents and visitors. This residential building is being placed directly adjacent to an existing multifamily community helping to complete and further the context of the area by creating a cohesive neighborhood. The frontage along S. Dayton will have an enhanced streetscape along the Central Promenade and corner emphasis for this key gateway to the Central Plaza (Parcel 12) which is northeast of the site.



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SITE DETAILS

Site Access, Circulation and Traffic Impacts

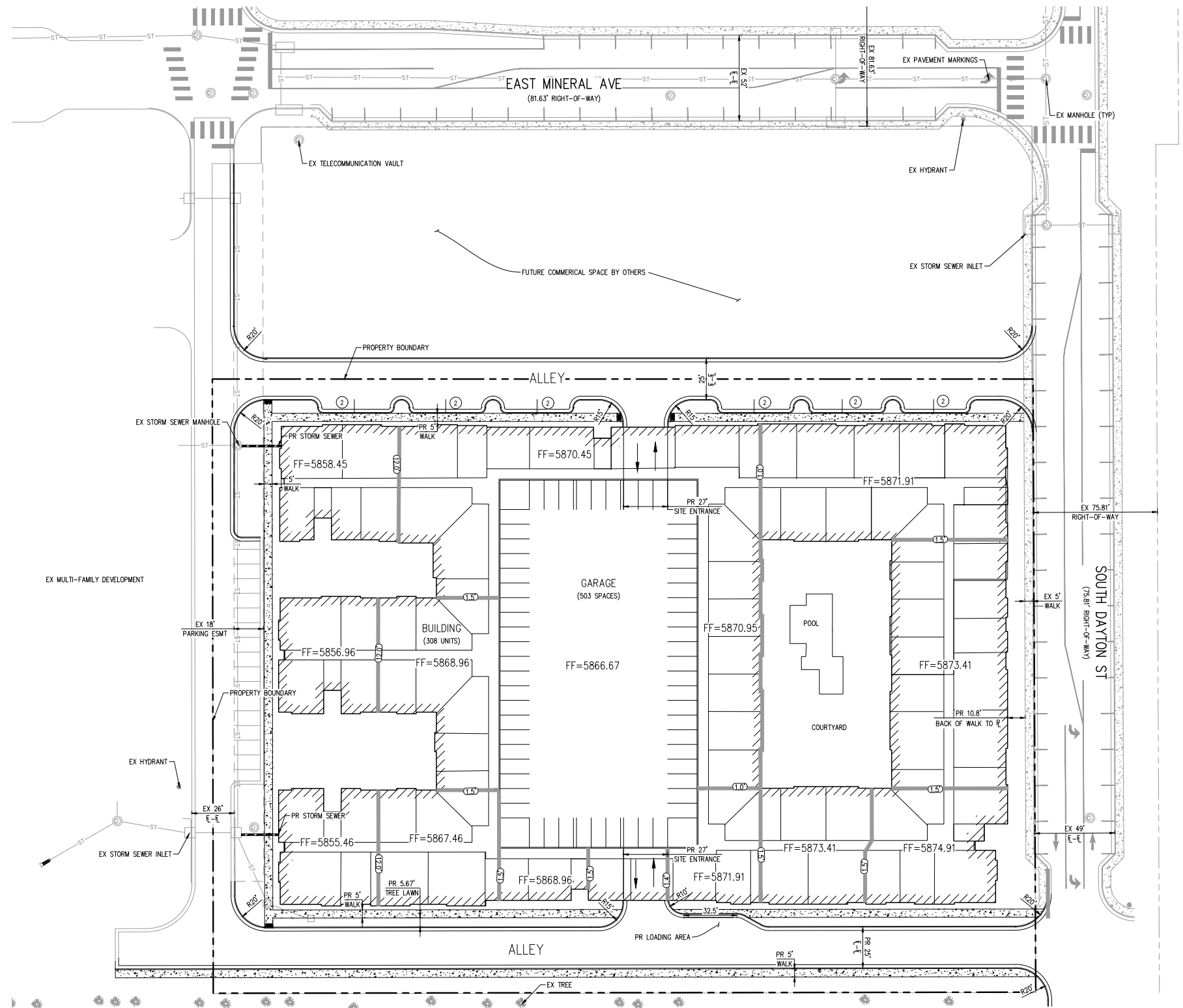
Vehicle access to the wrapped parking garage will be provided through two entrances, one to the north and one to the south through alleys off of S. Dayton Street.

The Jones District Parcel 6/7 development is included as a part of the Jones District Redevelopment Traffic Impact Study (TIS) performed by Kimley-Horn in July 2019. In the Jones District Redevelopment TIS, the area has been designed to accommodate 1500 multi-family dwelling units, as well as other various uses. The number of units proposed by the Parcel 6/7 and Parcel 8 developments is 308 and 305 units respectively, combining for a total of 613 units, which is well under the total number of multi-family dwelling units which were accommodated in the TIS.

The proposed site plan incorporates sidewalks along all edges of the multifamily community, providing strong pedestrian connection and accessibility from the building to the remainder of The Jones District.

Stormwater Management

An existing detention pond located south of the existing multifamily community will need to be evaluated for capacity to account for the proposed development.



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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.



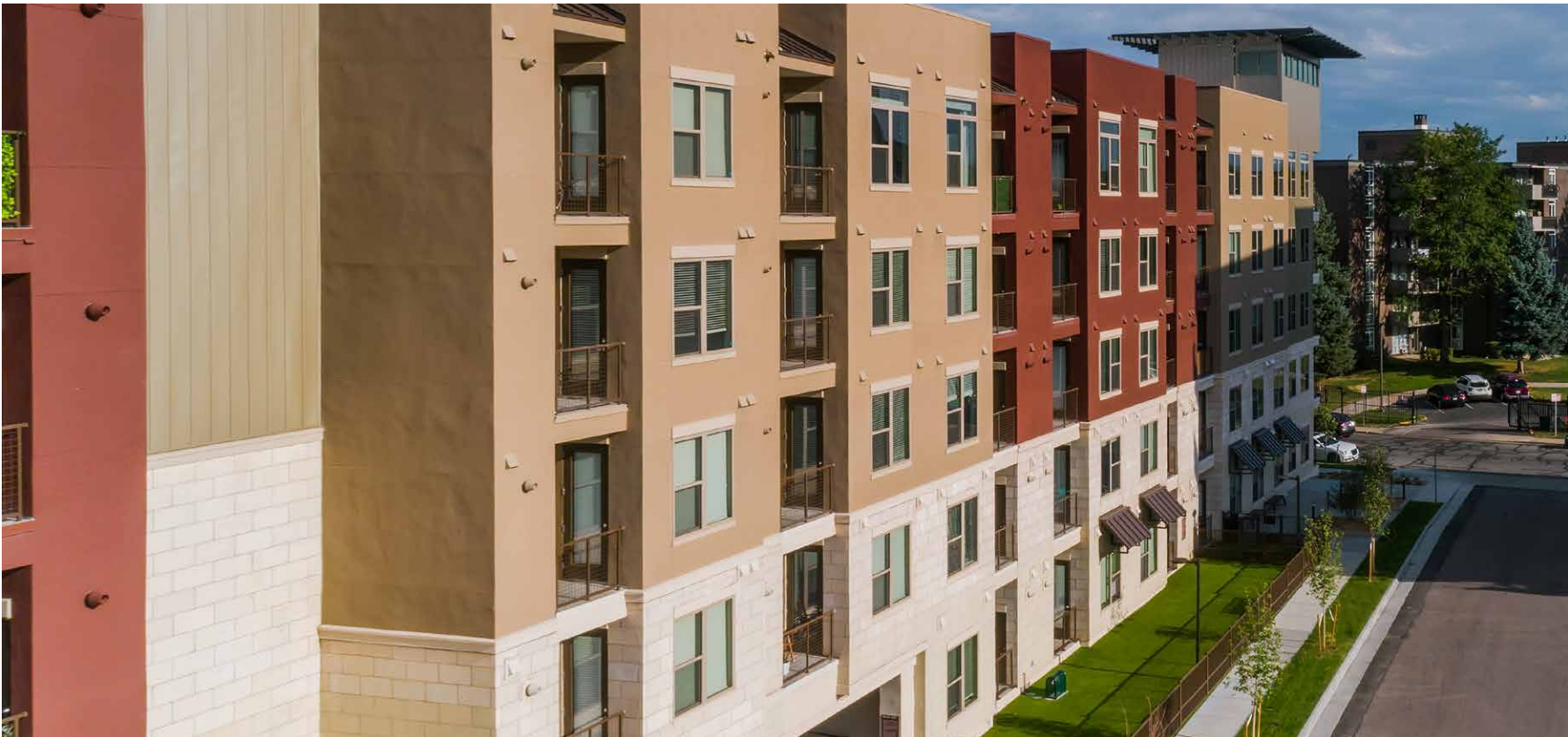
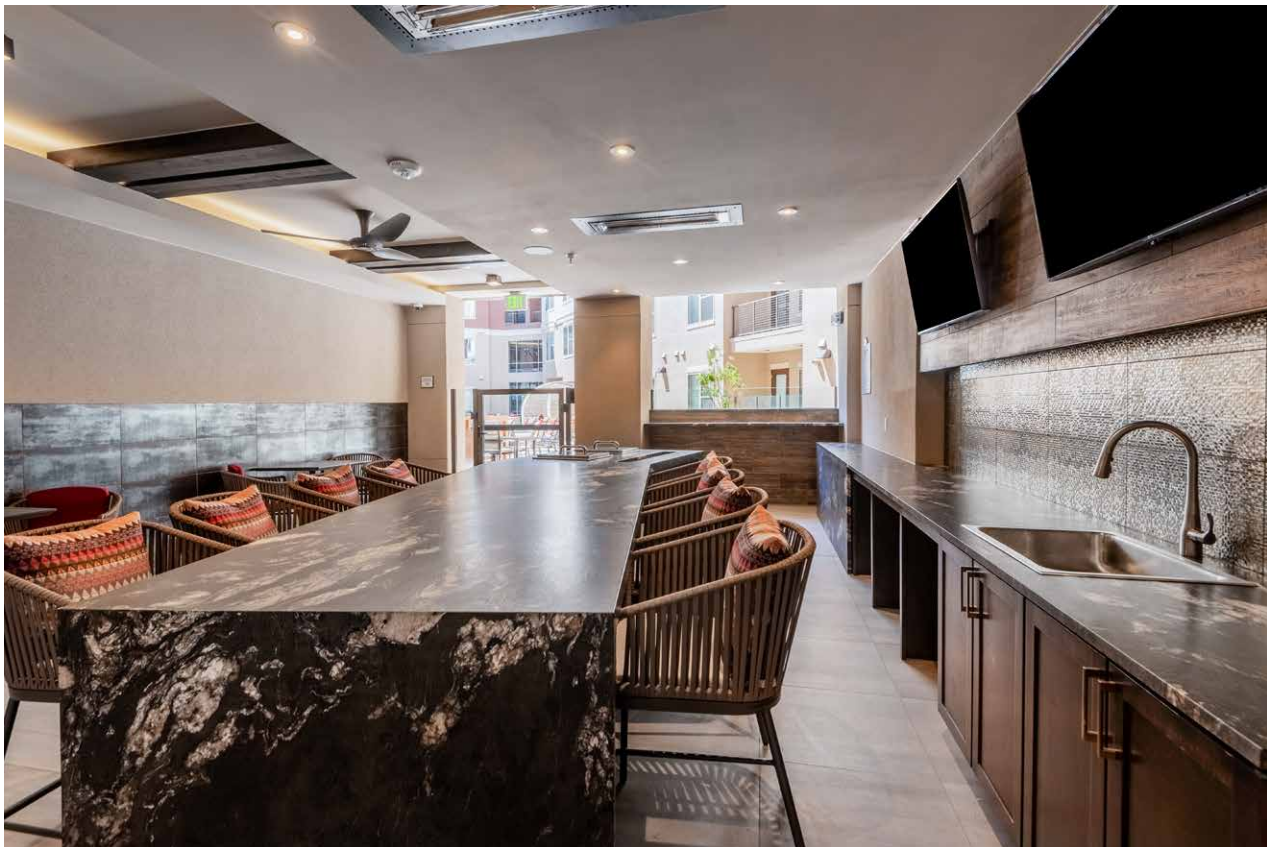
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CONCEPTUAL ELEVATIONS

Building Details

The proposed wrap building is anticipated to be 5 stories-high and 308 units.

This new community is comprised of a variety of apartment types including studio, 1-bedroom, and 2-bedroom apartments, with several resident amenities and community gathering spaces including a landscaped courtyard, leasing/ “clubhouse” internal to the building, and pool.



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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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