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7400 S. Alton Court  
Project Information

Site Location: 7400 S. Alton Court, Centennial, CO 80112

Frequently Asked Questions and Answers

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

The developer is:  
CV Alton LLC (dba Cityview)  
1901 Avenue of the Stars, Suite 1950  
Los Angeles, CA 90067

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

The site owner is:  
S&P Global, Inc.  
55 Water Street  
New York, NY 10041

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

The 14.2-acre property is currently zoned Business Park 75 (BP75) which allows for office, light industrial and some residential uses up to 75 feet in height. The site is occupied by a vacant office building and surface parking.

Our proposal will rezone the property to a Planned Unit Development (PUD) to redevelop the obsolete office building. The PUD will establish new land uses and design standards for the site and create a unified plan of development for the proposed program.

**4. What is the proposed use?**

A predominantly residential planned development including three multi-family buildings, pedestrian-oriented landscaped green space corridors, outdoor recreation, and neighborhood-serving retailer(s) on the ground floor to create walkable everyday shopping.

The proposal addresses the growing need for new housing for Centennial residents and employees from DTC and Inverness Business Park. The project will have minimal impacts to Centennial's existing residential communities given the site's location on the I-25 corridor surrounded by office, commercial and light industrial uses.

**5. What is the approval process?**

The proposal requires City approval of a Planned Unit Development, Site Plan, and a Final Plat Map. This process includes the following steps:

- Pre-submittal meeting (completed),
- Virtual Community Meeting (current step),
- Formal application submittal,
- City reviews and applicant resubmittals until comments are resolved,
- Planning and Zoning Commission approval, and
- City Council approval and ratification.



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

The site design includes three buildings, each of which will be five stories in height and contain a wrapped or partially wrapped parking structure. The massing of each building will respond to the surrounding context and provide a comfortable street level experience.

The building floor areas are approximately 327,000 square feet for the west building, 309,000 square feet for the east building and 302,000 square feet for the south building (excluding parking garages). There will be between 300 and 350 apartment homes per building, with a mix of floor plans to meet the needs of households ranging from singles to families.

Each building will include a comprehensive package of resident serving amenities including a fitness center, community room, pool/spa, mail/package rooms, quiet space for residents who work remotely, as well as various areas programmed for al fresco dining and outdoor recreation.

Appropriate ground level height, upper story setbacks and façade articulation will generate architectural interest. The design will integrate changes in exterior building materials through texture, depth, finish, and detailing. Each building will have its own distinct identity and all the buildings will create a cohesive whole.

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

Landscape buffering will be provided around the perimeter of the site with trees, vertical accents along the building face and decorative shrub planting. Within the property, there will be an emphasis on pedestrian scale landscape spaces to enhance the user experience through activated nodes, green space corridors and unifying design features. To draw people to the development, the design will allow spaces, events, and activities to blend with the open spaces distributed throughout the site.

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

Vehicles will access the property's internal drives at two locations on S. Alton Court. The internal drives loop around the site's perimeter and between the buildings for fluid circulation and access to each building's parking structure.

Internal street design will prioritize pedestrian activity through safe vehicle speeds and walkable connections throughout the property's open spaces. In addition to structured parking, surface parking spaces will be distributed throughout the site.

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

Pedestrian access is provided from the public sidewalk on S. Alton Court. The sidewalk connects to an internal network of pedestrian walkways within the site, taking residents and visitors to building entrances and outdoor recreation areas to create a vibrant, walkable environment.

The property is approximately ¼ mile from the RTD Dry Creek Station, which is a 10 to 12-minute walk. This proximity makes this site among the most transit friendly housing locations in the City and will encourage RTD use by future residents.

**10. How will stormwater be managed if required?**

Stormwater will be managed through a combination of on-site water quality and detention facilities and off-site regional basins and detention ponds, in conformance with Southeast Metro Stormwater Authority (SEMSWA) requirements.

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

A traffic impact study will be included with the formal application.



**12. When would the developer like to begin construction?**

Construction is planned to begin in Winter 2025. It is anticipated that the buildings will be constructed in overlapping phases, starting with the west building, followed by the east building and finally the south building. Each building has an estimated construction duration of 2 years. Construction phasing and timelines are based on current estimates.

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

The neighborhood serving retail space planned within the site will be available not only to tenants of the new community, but also to Centennial residents and neighboring businesses.

Please refer to the Virtual Community Meeting Presentation for additional information about the property, proposed site plan and design features.