

7400 S. ALTON COURT

VIRTUAL COMMUNITY MEETING
CITY OF CENTENNIAL

December 2023

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MEET OUR TEAM



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Developer



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Entitlements



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Civil Engineer



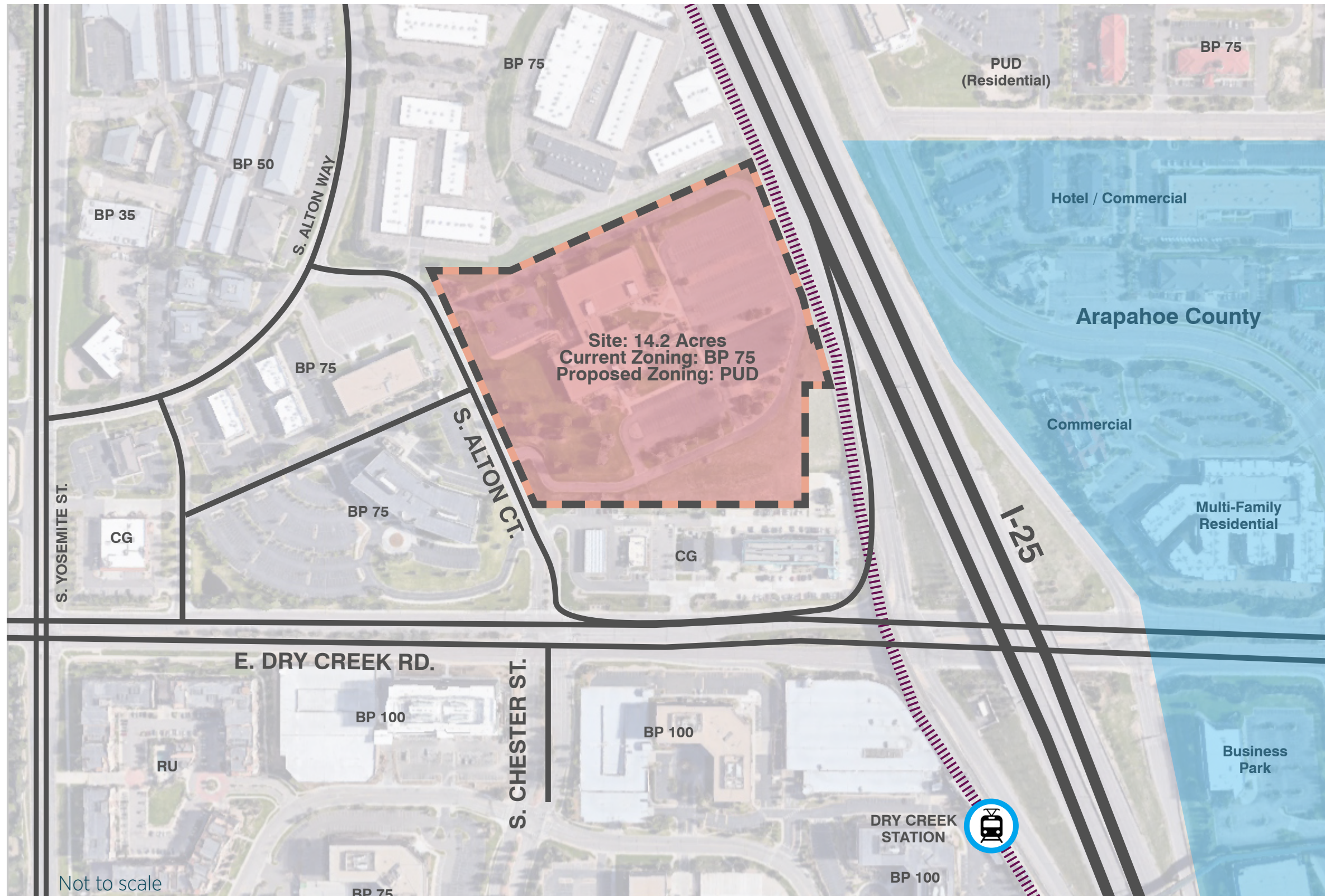
Architecture+Planning

Sarah Hunter
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Architect



Dan Delle
Dan@mjs-la.com
Landscape Architect

SITE CONTEXT



LEGEND:

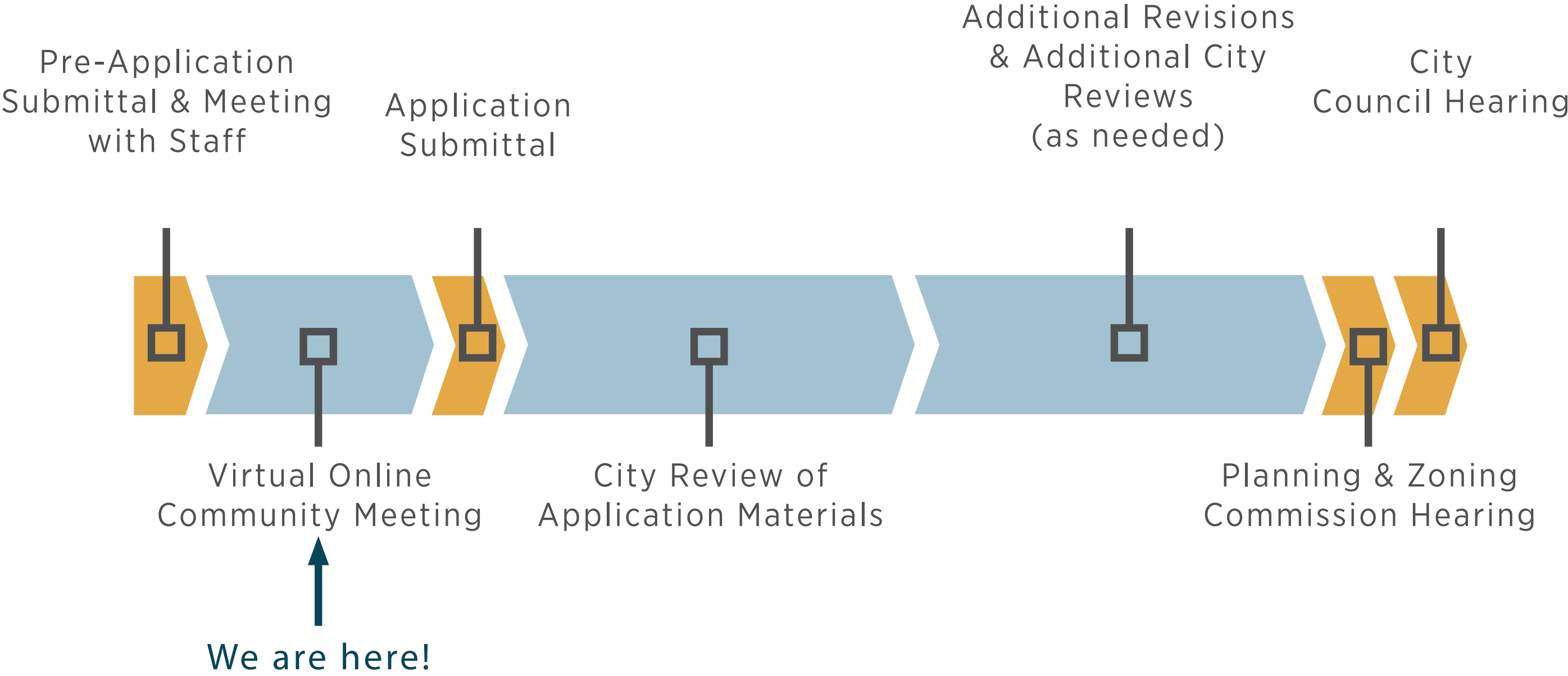
-  Project Site
-  E-Line & R Line

- CG - General Commercial
- RU - Residential Urban
- PUD - Planned Unit Development
- BP 100 - Business Park (100' max. height)
- BP 75 - Business Park (75' max. height)
- BP 50 - Business Park (50' max. height)
- BP 35 - Business Park (35' max. height)

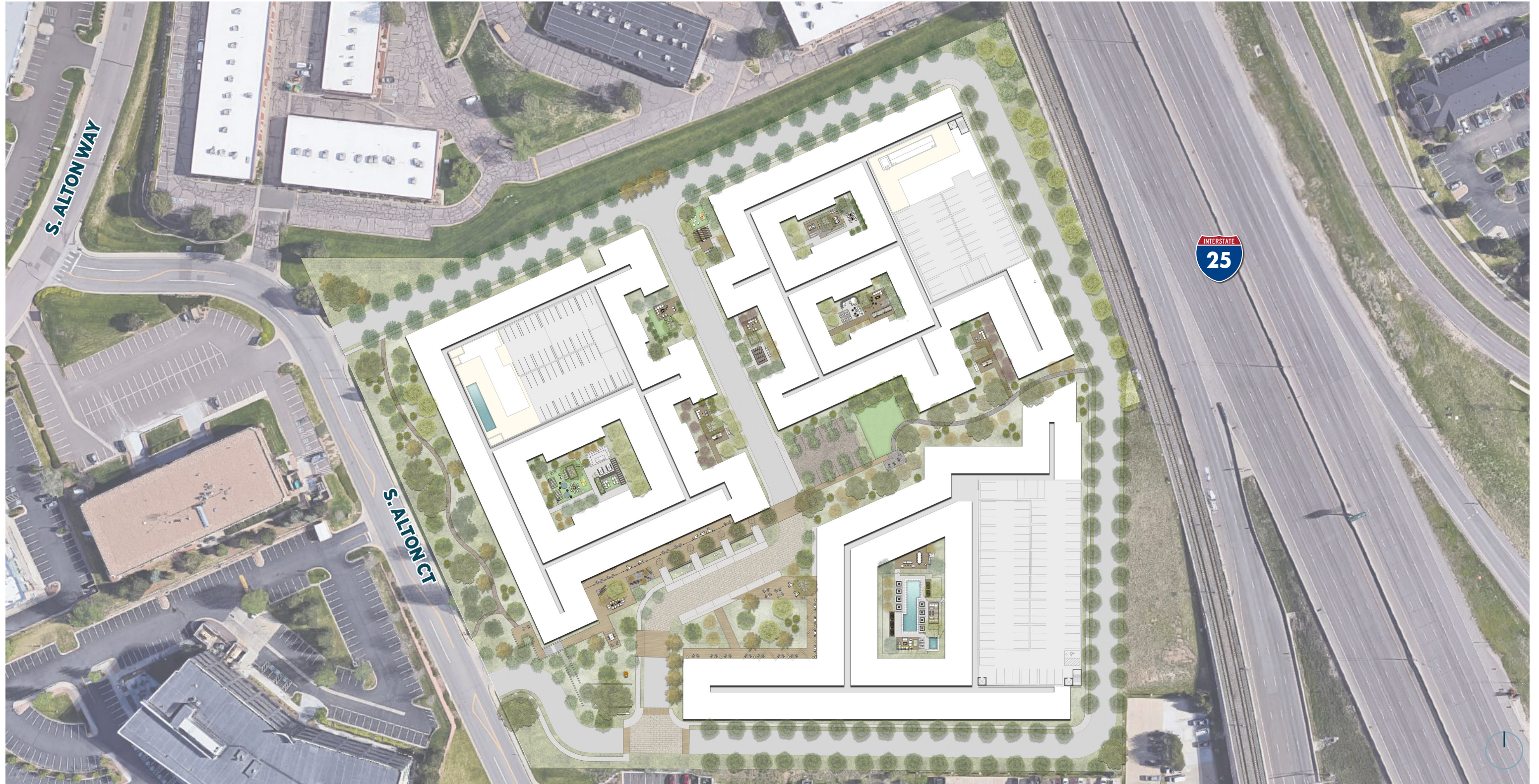
PROPOSED APPLICATIONS

- **Rezone to Planned Unit Development (PUD)**
 - Rezone parcel from BP-75 to Planned Unit Development, to allow for the unique development concepts not otherwise permitted within a standard zone district.
- **Preliminary Development Plan (PDP)**
 - Establishes land uses, design parameters, and development standards to create a unified plan of development.
- **Site Plan**
 - Establishes the layout of the development.
- **Final Plat**
 - Subdivision of the property into legal lots corresponding with phasing.

CITY OF CENTENNIAL APPROVAL PROCESS

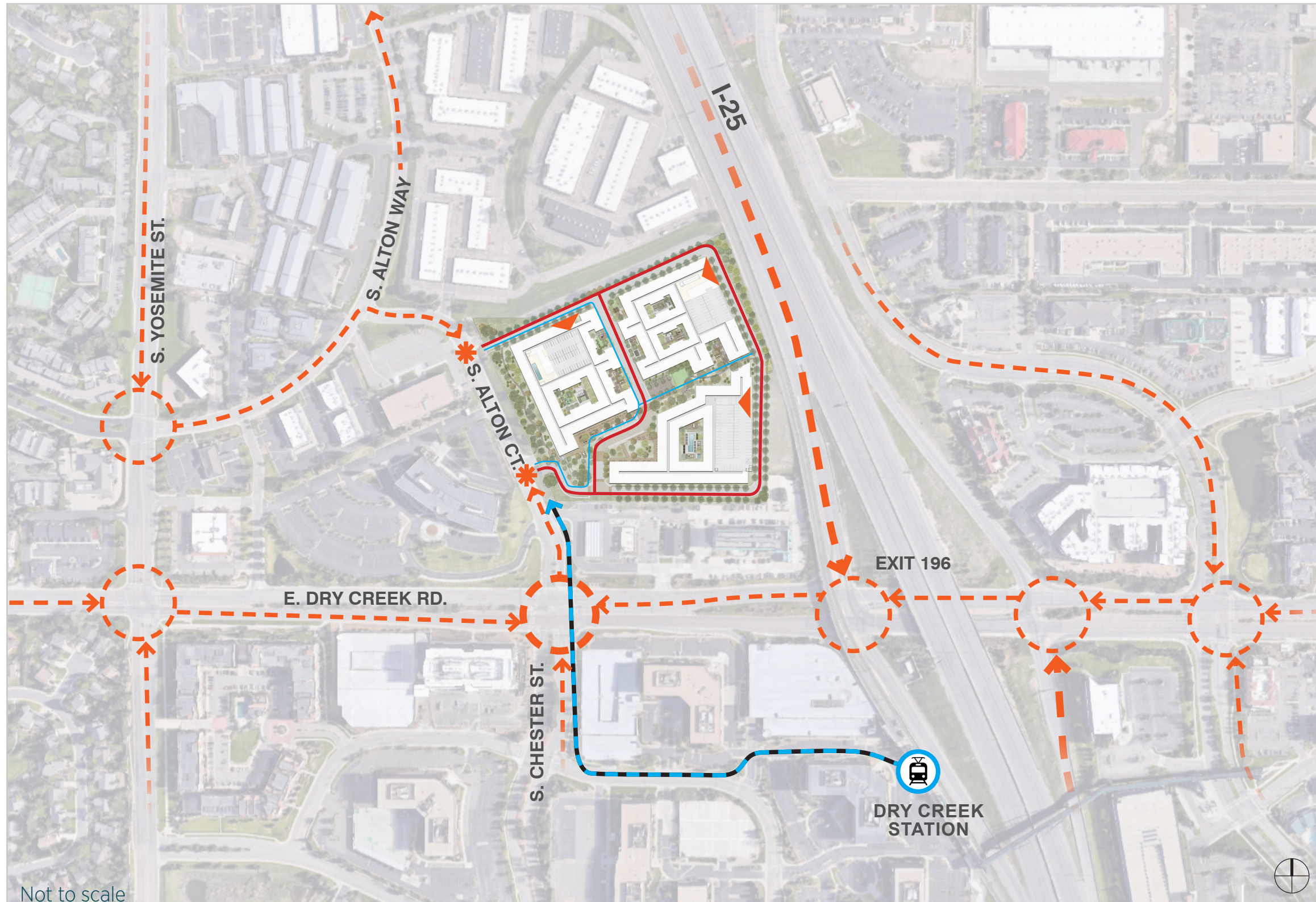


SITE PLAN



Note: Plan is conceptual and subject to change

CIRCULATION



LEGEND

- Pedestrian Path to RTD Station
- Pedestrian Circulation
- Vehicular Access
- Vehicular Circulation (internal)
- Signaled Intersection
- Garage Access
- Site Access

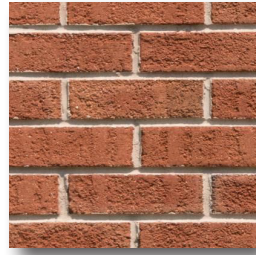
ARCHITECTURE PRECEDENT IMAGERY



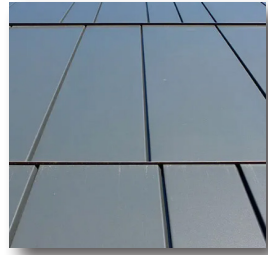
Note: Architectural style is conceptual and subject to change.

ARCHITECTURE MATERIALS

PRIMARY



BRICK



METAL PANEL A

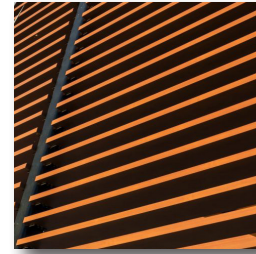


PRECAST

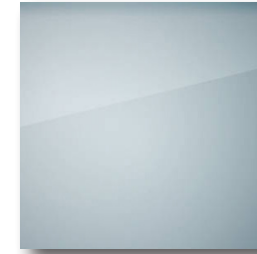


ALUMINUM
CLADDING A

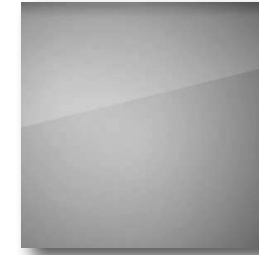
SECONDARY



ALUMINUM
CLADDING B



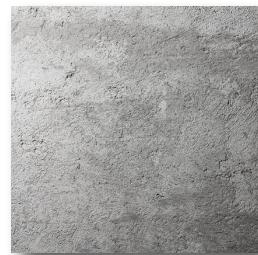
GLAZING TYPE A



GLAZING TYPE B



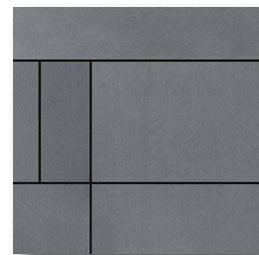
METAL PANEL B



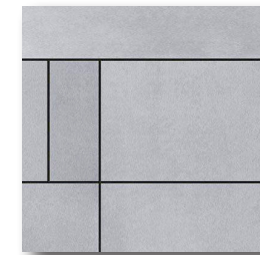
CONCRETE



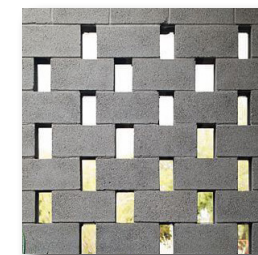
CMU BLOCK A



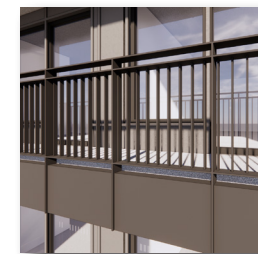
FIBER CEMENT A



FIBER CEMENT B



CMU BLOCK B

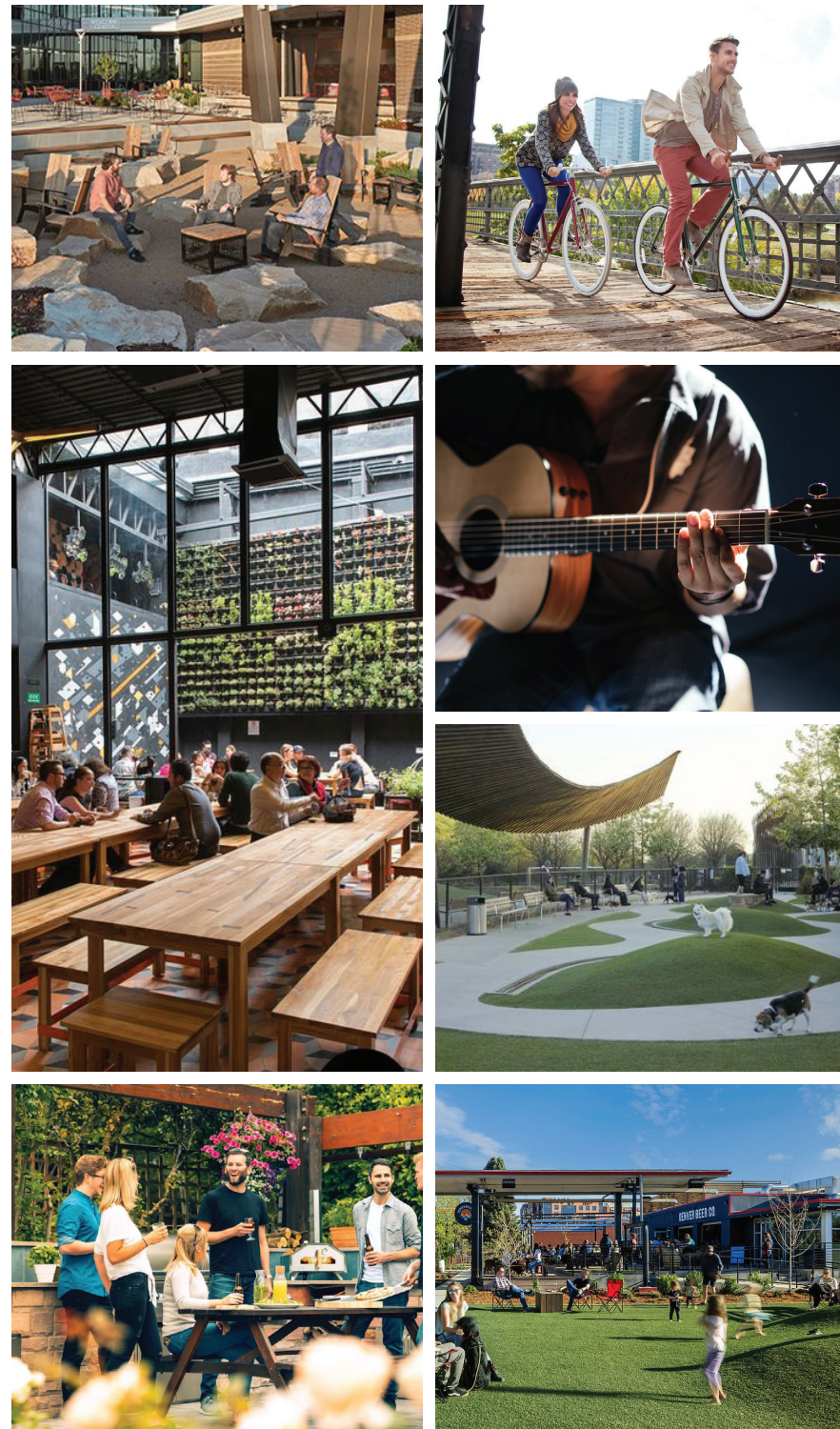


RAILING

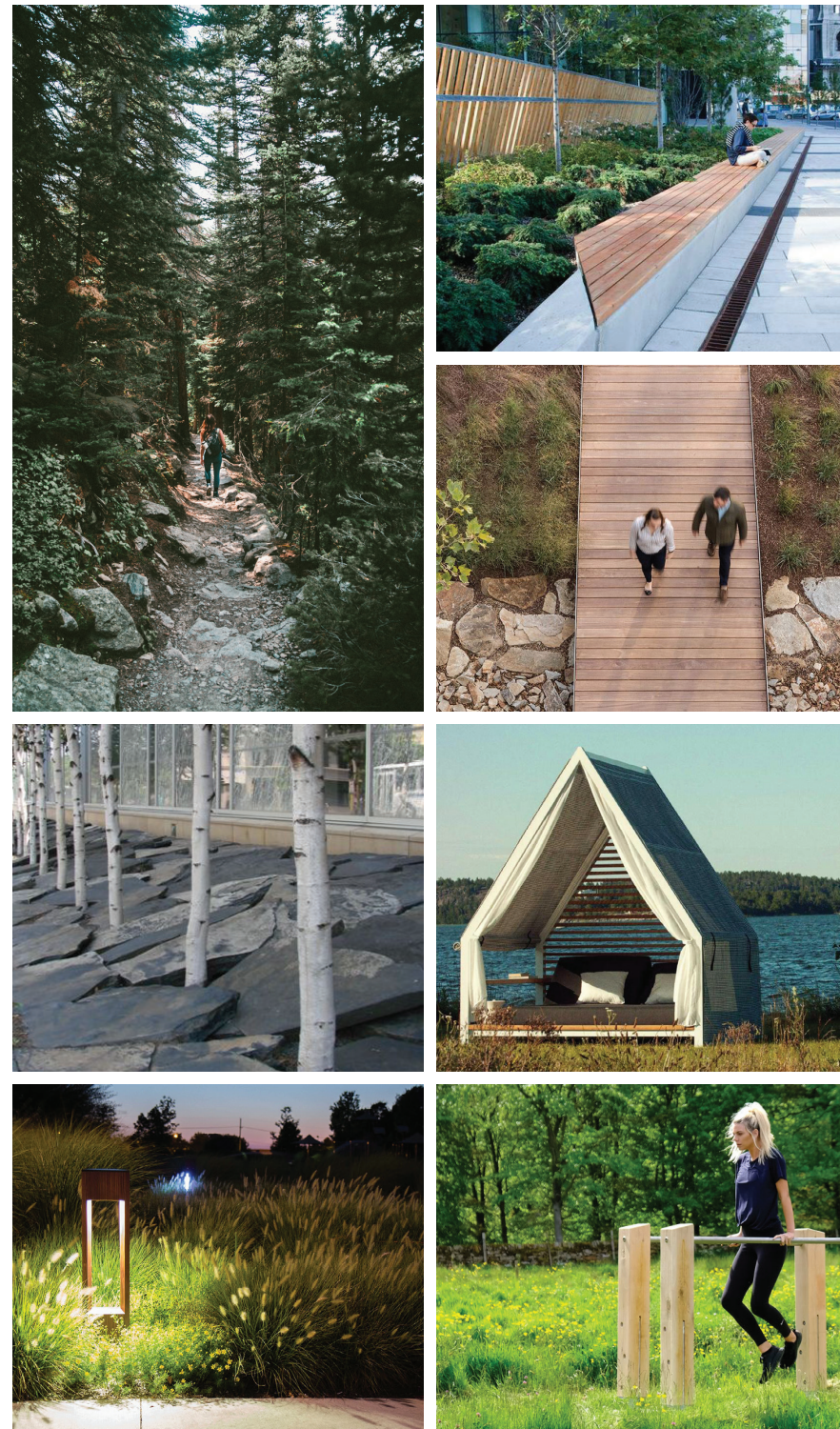
Note: Materials are conceptual and subject to change.

LANDSCAPE CHARACTER

THE HUB



PARK & TRAILS

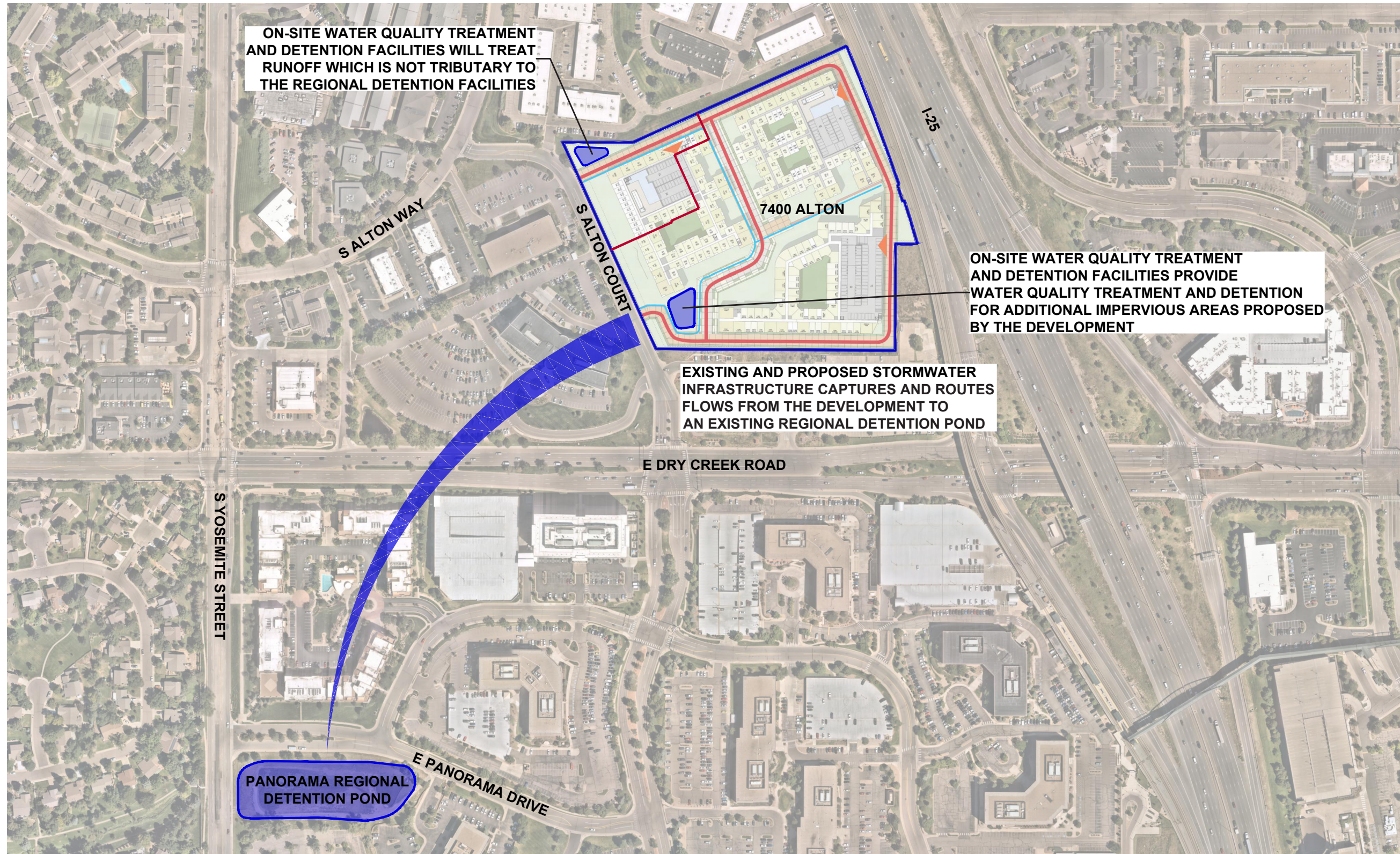


RESIDENT YARDS



Note: Materials are conceptual and subject to change.

STORM WATER MANAGEMENT



Note: Plan is conceptual and subject to change.

ESTIMATED CONSTRUCTION TIMELINE

Phase 1 (West Building):

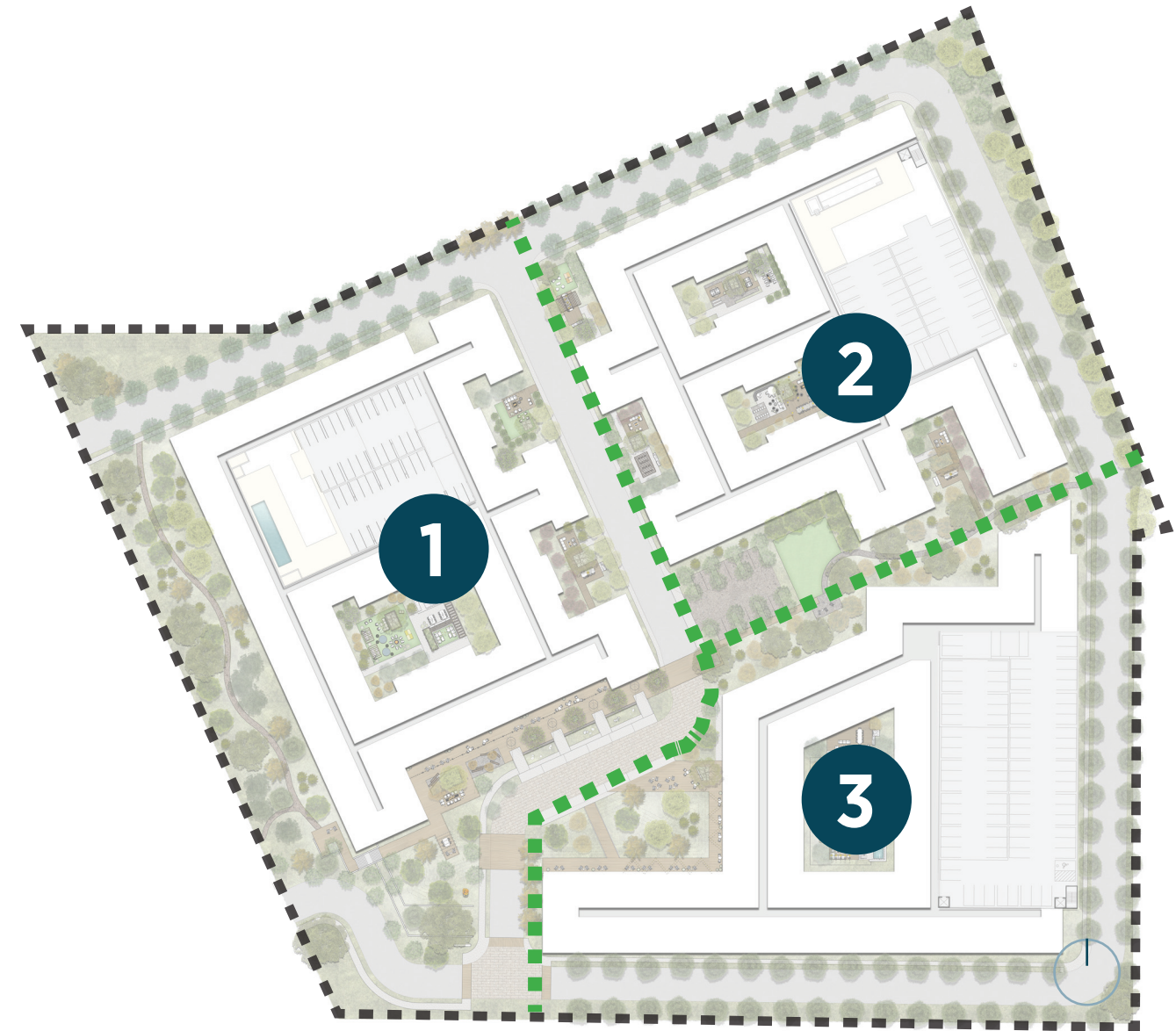
- Estimated Construction Start: Winter 2025
- Estimated Completion & Occupancy: Spring 2027

Phase 2 (East Building):

- Estimated Construction Start: Fall 2026
- Estimated Completion & Occupancy: Fall 2028

Phase 3 (South Building):

- Estimated Construction Start: Spring 2028
- Estimated Completion & Occupancy: Spring 2030



Note: Phasing and timeline based on current estimates and subject to change.

THANK YOU!

Please use the discussion tool on the project webpage to ask questions or leave any comments.

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