Project Information:

Streets at Southglenn Luxury Apartments (Macy's Site)

Developer Name:
Alliance Residential Company, 5050 S. Syracuse St., Suite 750, Denver, CO 80237

Owner:
Southglenn Property Holdings, LLC & Southglenn Affiliated Holdings, LLC

Zone District:
Planned Unit Development (PUD)

Proposed Use:
Residential – Multifamily

Approval Process:
The approval process for this development is an administrative process through the City of Centennial. Required processes include a Site Plan, Final Plat, and Civil Construction Documents. Prior to the first Site Plan submittal, a Virtual Community Meeting is required to present the proposal to the community and gather feedback.

Proposed Building Design:
The proposed building design is a 5-story multifamily building with up to 361 apartment homes. The building architecture adheres to the Streets at Southglenn design guidelines and includes a mix of masonry (brick & stone), stucco, and cementitious siding materials. Please refer to the Project Narrative for additional design details.

Landscaping:
The proposal includes a landscape buffer around the perimeter of the site with several landscaped courtyards as seen on the provided Plans. Please reference the Project Narrative for additional design details.

Parking:
All resident parking is located within a structured parking garage that is fully internal to the building and screened from view by residential units and architectural elements. Residents will access the parking structure on the west side of the site from S. Vine Street. Approximately 557 parking spaces will be provided for residential use, a ratio that exceeds one space per bedroom.

Pedestrian Access:
The main entrance to the building will be on the south side of the development along E. Briarwood Ave. The development will incorporate the existing plaza on the north end of S. Gaylord and enhance pedestrian connectivity by incorporating perimeter pedestrian pathways and introduce a new pedestrian

experience along the south and east sides of the building adjacent to the existing retail. Please reference the Project Narrative for additional information.

Stormwater Management:
The Streets at Southglenn will be increasing the stormwater capacity for the overall development, however, the new building will provide more pervious surface with landscaped courtyards than the existing Macy's building.

Traffic Impact:
The City of Centennial requires a traffic impact assessment. The developer will provide a study that compares trip-making between the current proposal and that which was included in the approved master traffic impact study. If this comparison reveals a notable increase, then additional assessment will be conducted to better understand these impacts and whether additional improvements might be needed.

Construction Start:
Construction is scheduled to start in Q4 2026.