

BROADSTONE | STREETS AT SOUTHGLENN

VIRTUAL COMMUNITY MEETING
CITY OF CENTENNIAL

APRIL 2026



5050 S Syracuse St
Suite 750
Denver, CO 80237
Developer



1101 Bannock St.
Denver, CO 80204
Planning / Landscape
Architecture



388 Santa Fe Dr.
Denver, CO 80223
Architect



4700 Syracuse St.
Suite 500
Denver, CO 80237
Civil Engineer

ABOUT ALLIANCE RESIDENTIAL COMPANY

- Alliance is one of the largest and most active rental residential real estate developers in the United States. Headquartered in Scottsdale, Arizona with 16 regional offices, Alliance is focused on the development, construction and acquisition of residential communities across 16 states and 39 metropolitan markets.
- Alliance has been active in the Denver metro area since 2006 and has developed over 5,000 units in Denver and surrounding communities.
- Broadstone, Alliance's core multifamily brand was established 2001 to deliver an elevated custom residential experience in sought after urban and suburban markets. Known throughout the country for best-in-class construction, design and amenities, elements of the Broadstone brand are at the heart of all Alliance Residential communities.

BROADSTONE STERLING RANCH | LITTLETON, CO



BROADSTONE OLIVINE | LITTLETON, CO



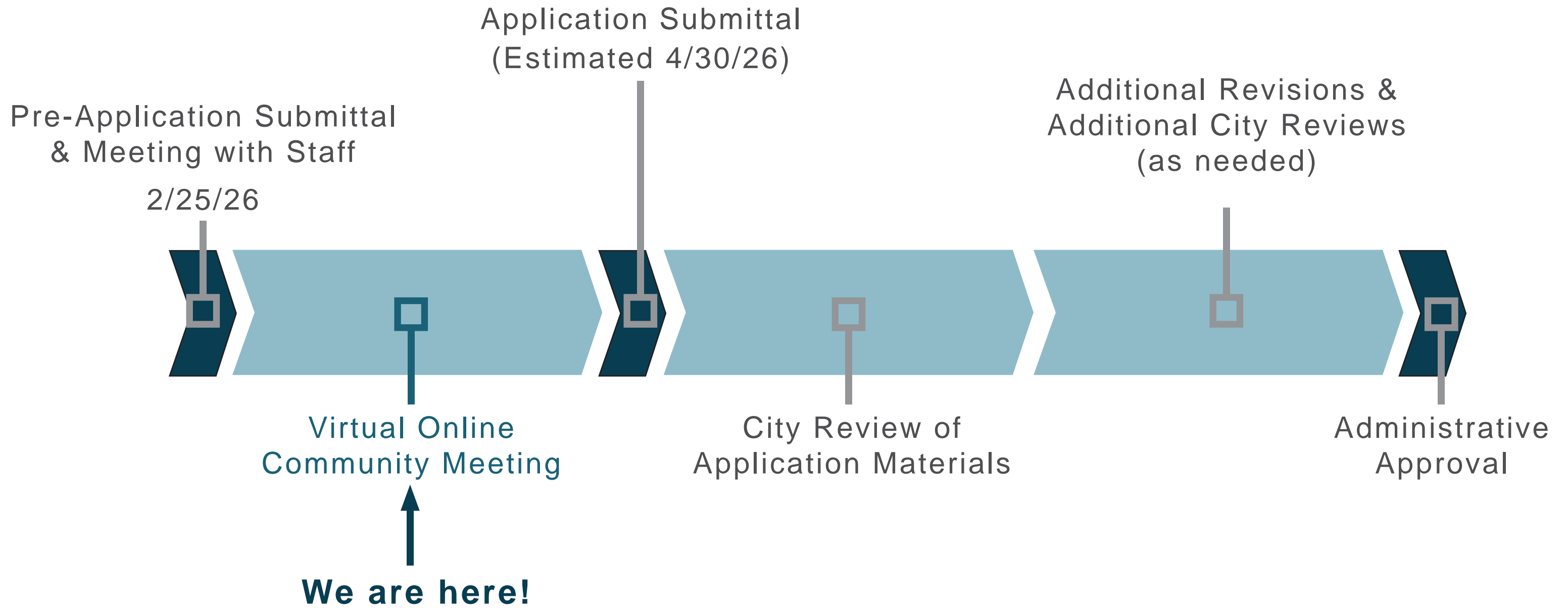
BROADSTONE KENDRICK | DENVER, CO



STREETS AT SOUTHGLENN

ABOUT

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Project Details:

Site Location: Lots 1 & 2, Block 1, Streets at Southglenn Filing No. 9 & Lot 6 Block 1, Streets at Southglenn Filing No. 10

Zoning: Planned Unit Development (PUD)

Units: 358 (Mix of Studios, One-Bedroom, Two-Bedroom, and Three-Bedroom Units)

Site Size: 5.239 Acres (Parcel 1: 4.683 AC, Parcel 2: 0.556 AC)

Density: ~68.3 Dwelling Units / Acre

Building Height: 5 Stories (75 feet max. height allowed)

Provided Parking: ~557 Garage spaces (more than 1 space per unit)

Site Planning & Neighborhood Fit:

This project has been designed to integrate into the Streets at Southglenn community; adding new housing in a way that reinforces walkability, enhances the public realm, and respects the scale and character of the surrounding neighborhood.

The proposal is a five-story residential building organized around landscaped courtyards and an amenity space that actively engages with the street and surrounding public spaces. At its core, the project is intended not only to provide high-quality housing, but to strengthen the overall fabric of the Southglenn district.

Housing Variety & Community Benefit:

The project provides a diverse mix of housing options, including studios, one-bedroom, two-bedroom units, and three-bedroom units, along with the two-story townhomes. In total, the building includes 358 units designed to accommodate a wide range of residents—from young professionals to small families—supporting a more inclusive and balanced community. By introducing new residents within walking distance of existing amenities, the project directly supports surrounding retail and dining uses, increases foot traffic throughout the day, safety throughout the night, and helps sustain a more vibrant and economically resilient center. This infusion of residents transforms the site from a primarily destination-based retail environment into a more balanced, lived-in neighborhood.

Estimated Construction Timeline:

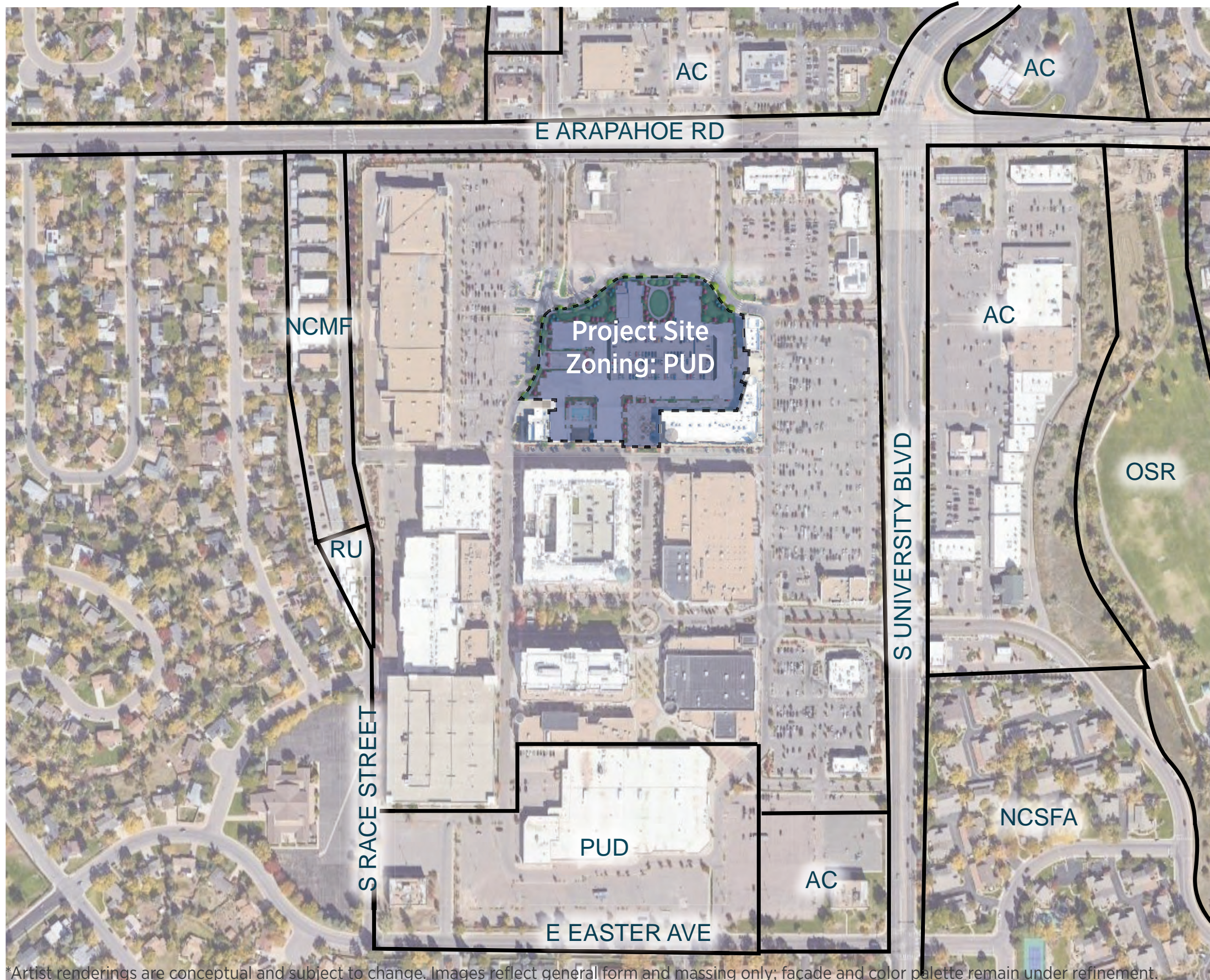
(timeline subject to change)

Demo Existing Building: Fall/ Winter 2026

Site Construction Begins: Winter/ Spring 2027

Vertical Construction Begins: Spring 2027

Opening: Summer/ Fall 2028



ZONING LEGEND

- NCMF - Neighborhood Conservation District
- NCSFA - Neighborhood Conservation District
- RU - Urban Residential
- AC - Activity Center
- PUD - Planned United Development
- OSR - Open Space and Recreation

*Artist renderings are conceptual and subject to change. Images reflect general form and massing only; facade and color palette remain under refinement.

STREETS AT SOUTHGLENN

ZONING DISTRICTS




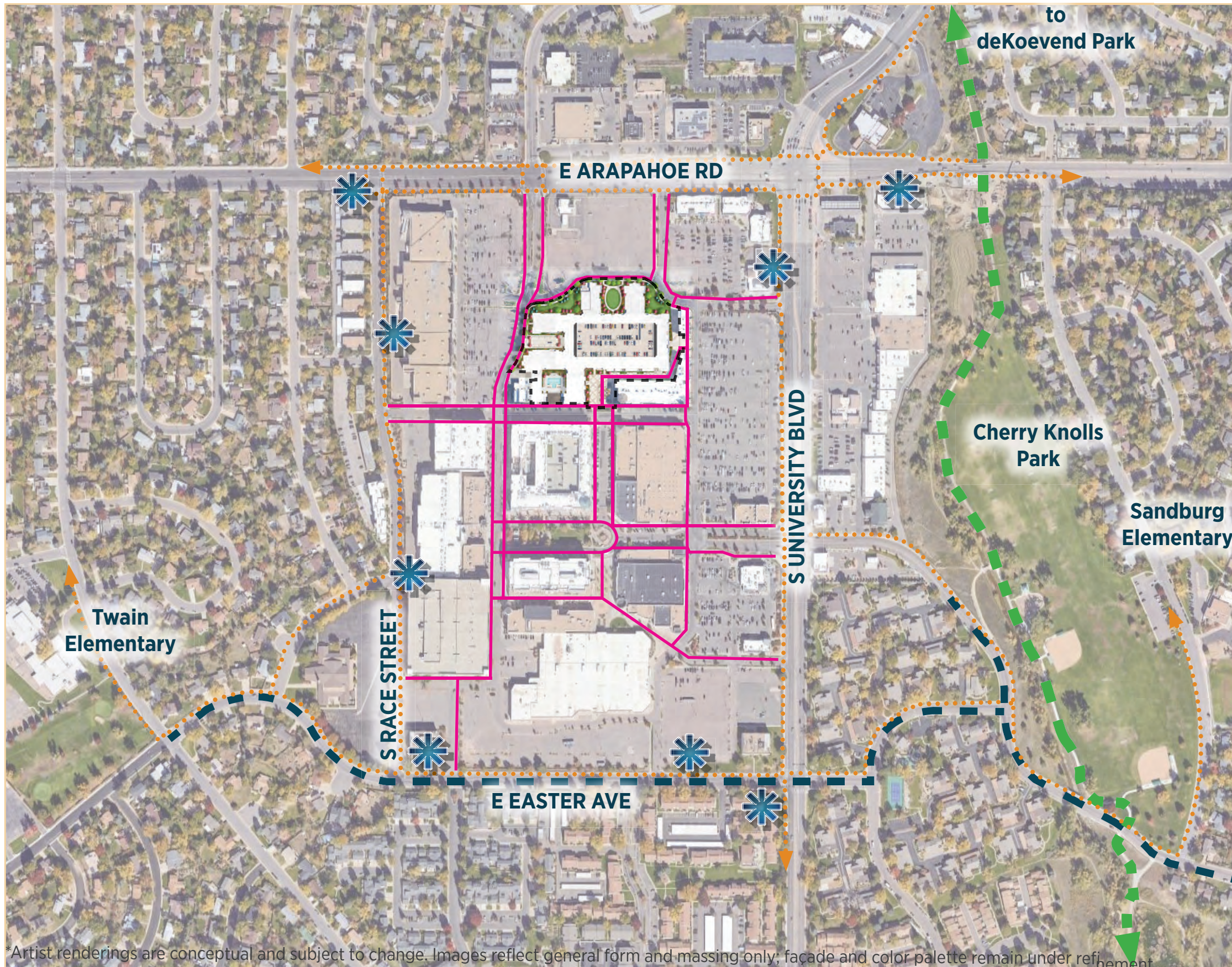
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PARKING ACCESS

- Parking has been intentionally designed to minimize its impact on the neighborhood. All resident parking is located within a structured garage that is fully internal to the building and screened from view by residential units and architectural elements. With approximately 557 spaces serving 358 units (a ratio that exceeds one space per bedroom), the project provides adequate parking while ensuring that streets and public spaces remain focused on people—not cars.
- Existing street alignments are maintained.

LEGEND

-  Signalized Intersection
-  Site Access
-  Project Site Boundary
-  NORTH
SCALE: N.T.S.









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PEDESTRIAN ACCESS

- Pedestrian-friendly streets and public spaces.
- Landscaped Mews: The relationship of the building to the blank faces of the retail is inherently challenging. However, by richly treating the interstitial spaces between the building and the back of the retail with landscaping, special paving, and wall art, the proposal turns a challenge into an opportunity by creating an intimate, pedestrian-friendly environment that adds character and visual interest while improving connectivity.
- Existing sidewalks and pedestrian access to adjacent areas within Streets at SouthGlenn are retained.

LEGEND

-  RTD Bus Station
-  Unprotected Bike Lane
-  Big Dry Creek Trail
-  Pedestrian Park and School Sidewalk Connections
-  Internal Pedestrian Circulation
-  Project Site Boundary



Architectural Character:

The building will be five stories in height with an emphasis on high-quality materials and an activated streetscape. The architectural goal is compatibility with the existing neighborhood. Key elements include:

- A masonry base that grounds the building and adds a sense of permanence
- Upper-level materials such as fiber cement and stucco to reduce visual weight
- A restrained palette of warm neutrals and darker accents inspired by Colorado's natural environment

The façade is intentionally broken into smaller sections using:

- Changes in materials and colors
- Vertical and horizontal articulation
- Balconies that add depth and shadow



STREETS AT SOUTHGLENN

ELEVATIONS



NORTH ELEVATION
0 5 10 25



EAST ELEVATION
0 5 10 25

STREETS AT SOUTHGLENN

ELEVATIONS



STREETS AT SOUTHGLENN

NORTH WEST VIEW

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STREETS AT SOUTHGLENN

NORTH EAST VIEW

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STREETS AT SOUTHGLENN

NORTH ENTRANCE VIEW



STREETS AT SOUTHGLENN

SOUTH EAST VIEW



STREETS AT SOUTHGLENN

WEST GARAGE ENTRANCE VIEW



STREETS AT SOUTHGLENN

SOUTH WEST VIEW



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LEGEND

- 1 PRIVATE COMMUNITY POOL / AMENITY AREA
- 2 EXISTING PLAZA (PUBLICLY-ACCESSIBLE)
- 3 ENHANCED PEDESTRIAN ALLEY "MEWS" (PUBLICLY-ACCESSIBLE)
- 4 MOTORCOURT / GARAGE ACCES
- 5 PRIVATE PARKING GARAGE
- 6 PRIVATE COMMUNITY OUTDOOR AMENITY AREA
- 7 PASSIVE LANDSCAPE AREAS AND LANDSCAPE SCREENING
- 8 EXISTING BUILDING
- 9 EXISTING STREETScape

STREETS AT SOUTHGLENN

CONCEPTUAL PLAN



STREETS AT SOUTHGLENN

PRIVATE AMENITY



STREETS AT SOUTHGLENN

LANDSCAPE CHARACTER

THANK YOU!

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