



## THE STREETS AT SOUTHGLENN – ALLIANCE BROADSTONE

### FREQUENTLY ASKED QUESTIONS AND ANSWERS (FAQ'S)

Site Location: 6801 S. University Blvd., Centennial, CO 80122

Site Size: 5.239 acres

**Question: Who is the developer (name, address)?**

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

**Question: What is the zone district, and if rezoning, to what zone district?**

Response: The site is currently zoned Planned Unit Development (PUD), which allows for a mix of residential, commercial, educational, recreational, industrial uses, or any combination of the aforementioned uses. It complies with the [Streets at SouthGlenn Master Development Plan](#).

**Question: What is the proposed use?**

Response: This new community will consist of one stand-alone multifamily building featuring a mix of studios, one-bedroom, two-bedroom, and three-bedroom units, along with the two-story townhomes. In total, 358 units are proposed. The building will be five (5) stories tall. The development will include multiple resident amenities and community gathering spaces such as a main amenity courtyard with a pool and pool deck and a two-story roof lounge with ample indoor and outdoor space to take advantage of the views to the west.

**Question: What is the approval process?**

Response: The City requires the approval of an Administrative Site Plan and a Final Plat Map. This process includes the following steps:

- Pre-submittal meeting – occurred 2/25/26
- Virtual Community Meeting – current step
- Formal application submittal – anticipated for 4/30/26
- City reviews and applicant resubmittals until comments are resolved
- Administrative approval and ratification

**Question: What is the proposed building going to look like?**

Response: 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

**Question: Will there be landscaping and buffering within and along the perimeter of the site?**

Response: 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.



**Question: How will vehicles get to the site and park?**

Response: 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.

**Question: When would a developer like to begin construction?**

Response: Construction is planned to begin in Q4 of 2026. It is anticipated buildings will be completed and opened by Q3 2028.