

# THE DISTRICT III FUTURE MULTI-FAMILY COMMUNITY BY EMBREY

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VIRTUAL COMMUNITY MEETING  
CITY OF CENTENNIAL

June 2025



7600 Broadway, Suite 300  
San Antonio, TX 78209  
Developer



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



1120 Lincoln St. #1000  
Denver, CO 80203  
Civil Engineer

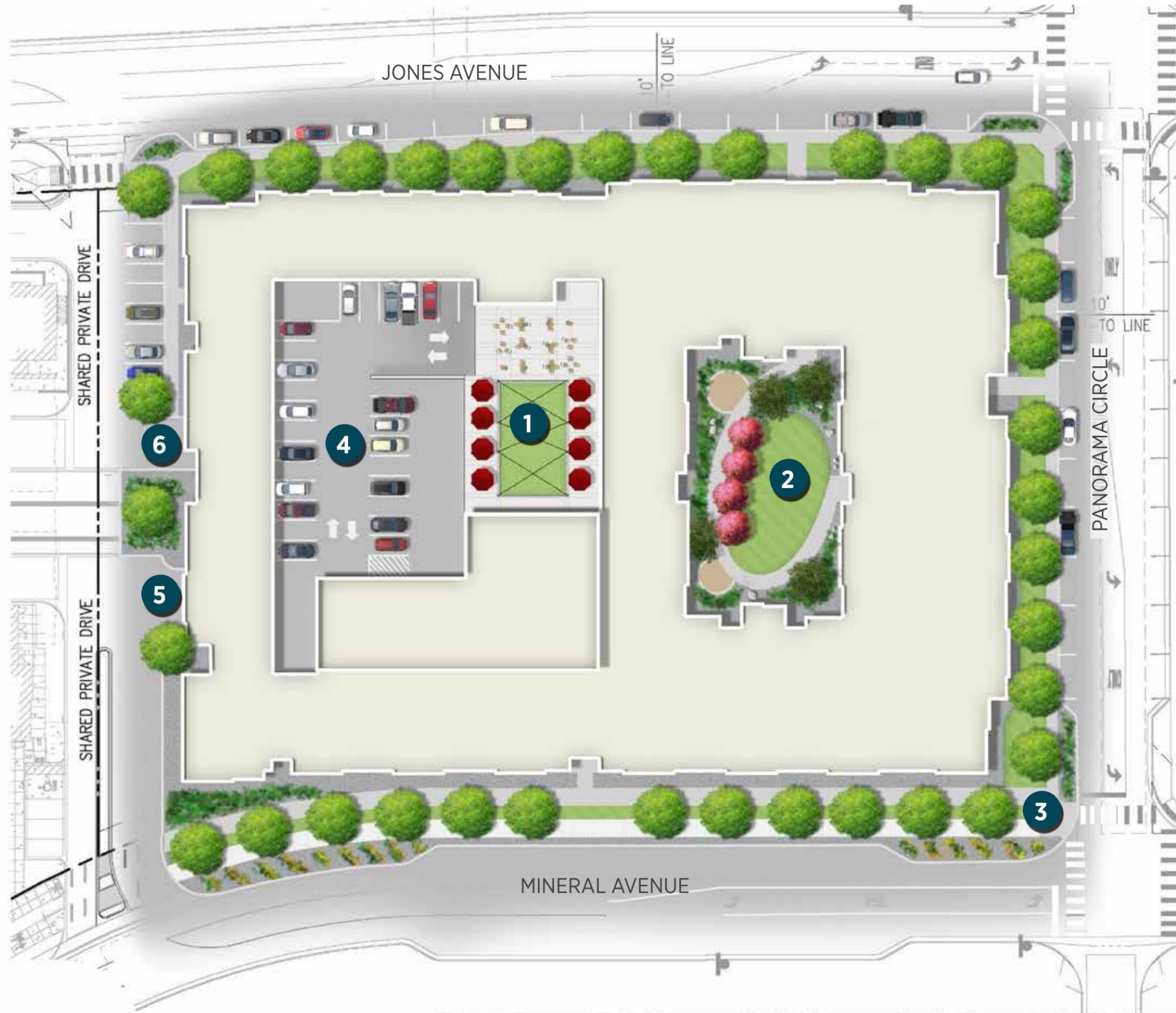


5339 Alpha Road, Suite 300  
Dallas, TX 75240  
Architect



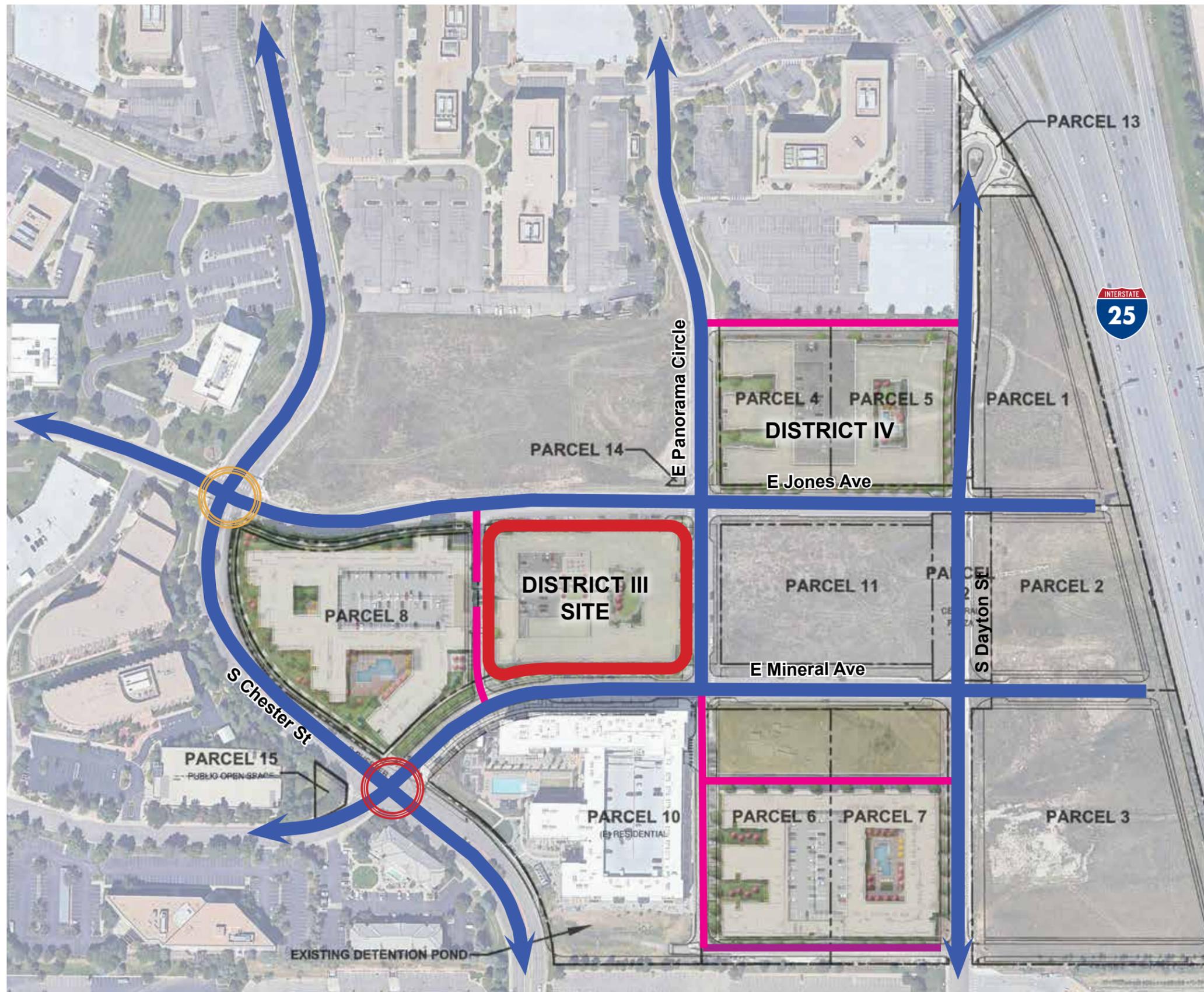
- Project size: 2.65 acres
- Number of units: Approximately 291
- Parking: Approximately 445-stall parking garage, 9 surface parking spaces
- Guiding Documents:
  - Zoning District: Urban Center
  - Comprehensive Plan Designation: Midtown Centennial
  - Jones District Regulating Plan: Parcel 9





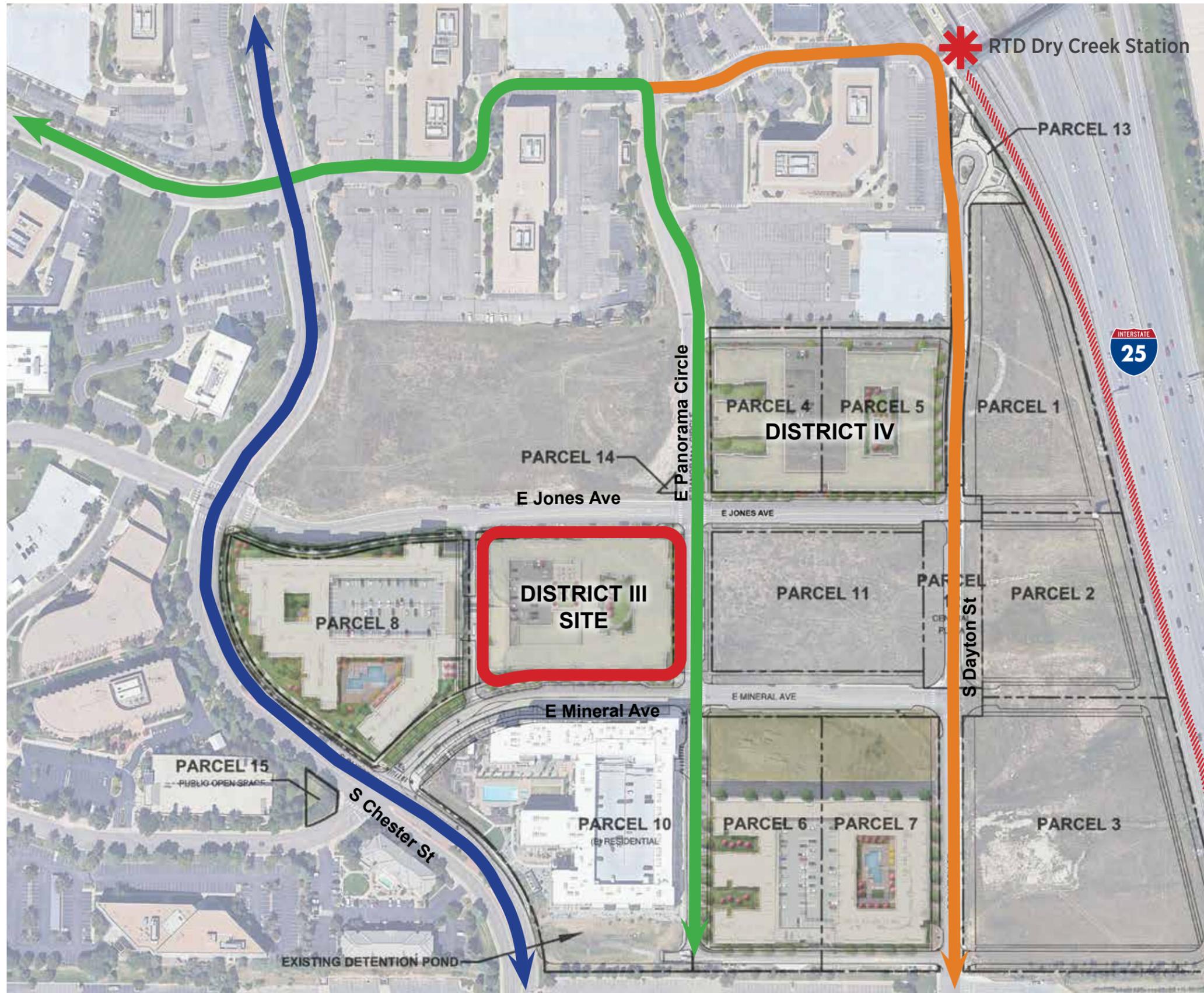
- 1 ROOF TOP AMENITY
- 2 INTERIOR COURTYARD
- 3 CYCLE TRACK AND AMENITY ZONE
- 4 PARKING GARAGE
- 5 UPPER GARAGE ACCESS
- 6 LOWER GARAGE ACCESS

NOTE: PLANS ARE CONCEPTUAL AND SUBJECT TO CHANGE.



-  Signalized Intersection
-  Future Signalized Intersection
-  Vehicular Access (Primary)
-  Vehicular Access (Secondary)

**THE DISTRICT III | VEHICLE CIRCULATION**



-  RTD Station
-  Midtown Centennial Chester Greenway Loop
-  Midtown Centennial Dayton Connector Loop
-  Midtown Centennial Loop
-  RTD E-R Lines

NOTE: TRAIL LOOP PLANS ARE DETERMINED BY THE CITY OF CENTENNIAL'S "MIDTOWN CENTENNIAL" PLAN AND SUBJECT TO CHANGE PER CITY'S FINAL APPROVAL.



## THE DISTRICT III | PRECEDENT IMAGERY

*NOTE: IMAGERY IS REPRESENTATIVE OF OTHER, SIMILAR EMBREY RESIDENTIAL COMMUNITIES. SPECIFIC DESIGN OF PROPOSED DISTRICT III ARCHITECTURE AND FINISHES TO BE DETERMINED WITH FUTURE APPLICATION*



## THE DISTRICT III | PRECEDENT IMAGERY

NOTE: IMAGERY REPRESENTATIVE OF LANDSCAPE AND URBAN DESIGN CHARACTER. SPECIFIC DESIGN OF PROPOSED DISTRICT III LANDSCAPE DESIGN AND AMENITIES TO BE DETERMINED WITH FUTURE APPLICATIONS.

## THANK YOU!

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Please use the discussion tool on the project webpage to ask questions or leave any comments. The Applicant and City will be monitoring the discussion and providing feedback. Review and Comment portal is open for a limited time (2 weeks). Please reference the webpage for specific dates.