



June 26, 2024

XXXXX

**City of Centennial  
Community Development**  
13133 E. Arapahoe Rd.  
Centennial, CO 80112

**Re: Streets at Southglenn Lot 1, Block 1 Filing No. 3 and Lot 2, Block 1 Filing No. 2  
Pre-Submittal Letter of Intent**

City of Centennial Community Development:

Enclosed are the pre-submittal materials for a new Northwood Ravin multifamily housing community within Lots 1 and 2 of Block 1, spanning approximately 11 acres within the Streets at Southglenn Planned Unit Development (PUD) and Master Development Plan, situated in Centennial, Colorado. Positioned near the intersection of East Arapahoe Road and South University Boulevard, Lots 1 and 2 are situated adjacent to South Race Street to the west and East Easter Avenue to the south. This pre-submittal has been prepared by and for the following parties to the benefit of the residents of Centennial:

**Developer**

Northwood Ravin.  
3015 Carrington Mill Blvd, Suite 460  
Morrisville, NC 27560  
919-354-3692  
Contact: Kyle Whitaker

**Architect**

Kephart  
2555 Walnut Street  
Denver, CO 80205  
303-832-4474  
Contact: Ryan Bender

**Civil Engineer**

Harris Kocher Smith  
1120 Lincoln St., Suite 1000  
Denver, CO 80203  
303-623-6300  
Contact: John Stafford

**Entitlements/ Landscape Architecture**

Norris Design  
1101 Bannock St.  
Denver, Colorado 80204  
303-892-1166  
Contact: Bill Mahar Entitlements and Jared  
Carlson Landscape Architecture

The following items are including in this Pre-Application submittal package:

- Letter of Intent
- Approved MDP
- Real Property Data
- Latest Subdivision Plat
- Sketch Site Plan



## Project Description and Background

The zoning (PUD) and Master Development Plan have been previously approved for this site and use. Northwood Ravin is proposing a 400 Unit, approximately, multifamily housing community in two, 5-story buildings on an approximately 11-acre site.

### Location and Address:

Located west of South Race Street and north of Easter Avenue to the south.  
Lot 1, Block 1 Streets at Southglenn Filing No. 3 - 7001 S University Blvd  
Lot 2, Block 1 Streets at Southglenn Filing No. 2 - 2001 E Easter Ave

### Current Zoning and Land Use:

The site is currently zoned as Urban Center (UC) within the General Subdistrict (Jones District Regulating Plan), and multi-family dwellings are a permitted use.

Established residential uses are located to the south. A religious institution is located to the west. A vacant parcel is located to the east and there is an existing parking ramp to the north and redevelopment occurring to the north. There are currently existing retail and commercial uses within the project site, and they will be demolished.

### Project Background:

This new community will be comprised of two stand-alone multifamily buildings. There will be a variety of apartment types including studio, 1-bedroom, 2-bedroom apartments, and 3-bedroom apartments, with several resident amenities and community gathering spaces including a landscaped courtyard, leasing/ "clubhouse" internal to the building, and pool. The building height is 5 stories.

#### Total Unit Count:

- Total site units: 400 residential units
- Studio: 63 units
- 1 bed 170 units
- 2 bed 138 units
- 3 bed 29 units

### Building A (see concept plan):

The initial building, denoted as Building A, is positioned on the southwestern corner, and is designed as a podium type product with a 4-story wood-framed apartment building of Type VA IIIB construction sitting on a one-level concrete podium of Type IA construction.

### Building B (see concept plan):

Building B, across Vine Street and northeast of Building A, is designed as a



wrap type product containing a 5-story wood-framed apartment building of Type IIIB construction wrapping around a multi-tier pre-cast parking structure of Type IIA construction.

**Open Spaces and Site Amenities:**

Open space, landscaped courtyards are provided in each multi-family building. We will also provide the landscape components of the Master Development Plan.

**Parking:**

An approximately 503-stall parking garage will be provided in addition to 12 spaces of surface parking. All parking and drive surfaces will be designed per the standards defined in the Centennial Zoning Code.

We look forward to continuing to work with the City of Centennial, to make this new multifamily housing community a success.

Sincerely,  
Norris Design

*Bill Mahar*

Bill Mahar, AICP  
Principal