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The Streets at Southglenn Multi-Family Homes  
Project Information

Site Location: 7001 S. University Blvd. Centennial, CO 80122

Frequently Asked Questions and Answers

**1. Who is the developer (name, address)?**

Northwood Ravin  
929 Jay St. #100  
Charlotte, NC 28208

**2. Who is the owner (name, address)**

NW Centennial, LLC  
1819 Wazee St.  
Denver, CO 80202

**3. What is the zone district, and if rezoning, to what zone district?**

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.

**4. What is the proposed use?**

A residential development including multi-family buildings, pedestrian-oriented landscaped green space corridors, and a public park.

**5. What is the approval process**

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

- Pre-submittal meeting
- Virtual Community Meeting
- Formal application submittal
- City reviews and applicant resubmittals until comments are resolved
- Administrative approval

**6. What is the proposed building going to look like (height, square footage, building materials)?**

Our design is deeply rooted in the story of the Streets of Southglenn. The massing of each building, ranging from approximately 250,000 to 500,000 square feet, will thoughtfully respond to the surrounding context, seamlessly integrating with the existing mall. Rising to a height of five stories, roughly 70 feet, the structures will maintain an appropriate scale, enhancing both the skyline and the street-level experience. A variety of stoop and patio conditions will foster a comfortable and inviting street-level experience. Each building will house between 132 and 266 homes, offering a mix of floor plans tailored to meet the needs of singles, families, and other household types.

Key design drivers for the apartment homes include ample natural light, extended balconies, and a strong emphasis on indoor/outdoor living. At ground level, the height and visual interest will create a



dynamic facade, while upper-story setbacks provide relief, fostering architectural richness. The design will feature a thoughtful integration of materials like masonry, stucco, shingle shake panels, and wood-look accents, adding texture, depth, and detail to the building's character. The buildings will present two distinct yet complementary identities that harmonize with the surrounding environment, forming a cohesive and engaging whole.

**7. Will there be landscaping within and along the perimeter of the site?**

Landscaping will be provided around the perimeter of the site with trees, vertical accents along the building face and decorative shrub planting. Within the property, there will be a focus on pedestrian scale landscape spaces to enhance the user experience through activated nodes, green space corridors, and unifying design features. Internal courtyards will be for tenant use only.

**8. How will vehicles get to the site and park?**

Vehicles will access the property's internal drives at one location at each S Race St, E Easter Dr, and University Blvd. Internal street design will prioritize pedestrian activity through safe vehicle speeds and walkable connections throughout the property's open spaces.

**9. How will pedestrians get to the site and to the building?**

Pedestrians access is provided from the public sidewalks along S Race St, E Easter Dr, and University Blvd. The sidewalk connects to an internal network of pedestrian walkways within the site, taking residents and visitors to building entrances and outdoor recreation areas to create a vibrant, walkable environment.

**10. How will stormwater be managed if required?**

Stormwater is planned to be stored in underground detention vaults.

**11. What kind of traffic impacts will there be and what kind of mitigation (if known)?**

A traffic impact study will be included with the formal application.

**12. When would a developer like to begin construction?**

Construction of Phase 1 is planned to begin in Spring of 2025. It is anticipated buildings will be completed and opened by 2027. Development for Phase 2 to be determined at a future date.

**13. Other relevant information about the site that the neighbors might be interested in?**

The park planned within the site will be open not only to tenants of the new community, but also to Centennial residents and the greater public.