

# Work Starts on Streets at SouthGlenn

Mixed-use project scheduled to open in summer 2008



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Demolition work is under way at the site of the old Southglenn Mall in Denver, where a new mixed-use project called the Streets at SouthGlenn will be built and ready for occupancy in 2008.

Construction began in late June on the Streets at SouthGlenn, a mixed-use project that will be highlighted by the Commons, a city-block-long park that will feature a grand fountain and fireplace, mature landscaping, lush gardens and a playground, accented by an outdoor café. (Renderings courtesy of Alberta Development Partners)

Alberta Development Partners LLC and Walton Street Capital, along with Centennial Mayor Randy Pye and other local dignitaries, celebrated in late June the start of the Streets at SouthGlenn development.

The new regional, urban shopping destination will feature upscale retail and restaurant offerings, as well as residential condominiums, parks and promenades. Project development plans call for nearly one million sq ft of retail, an estimated 125,000 sq ft of office and approximately 300 for-sale residential units, all of which will be built over the course of two years.

The Streets at SouthGlenn will be home to the Commons, a city-block-long

park that will feature a grand fountain and fireplace, mature landscaping, lush gardens and a playground, accented by an outdoor café. Dedicated pedestrian plazas and promenades featuring European fountains will also be a part of the project.

"The Streets at SouthGlenn will energize the area by providing distinctive shopping, dining, working and living experiences," said Don Provost, principal of Alberta Development Partners. "We've brought together leaders in architecture and design, including Callison Architects, Communication-Arts, SEM Architects, EDAW and Shook Kelly, to create a regional, mixed-use shopping destination with local culture and universal appeal."

Alberta is in discussions with local and national retailers and restaurateurs, with nearly 80 percent of the available space under lease negotiations.

Offerings will include a gourmet grocery store, book store, 16-screen movie theater, library, community room, bistros with outdoor seating, fast-casual restaurant favorites and women's and men's apparel boutiques.

Other highlights will include free parking throughout the project, free valet service in two locations and property-wide wireless Internet connectivity. Visitors will be able to get their cars washed while they're shopping, and residents will enjoy access to a rooftop pool and spa, fitness center, business center, library, craft rooms and concierge service.

Over the course of the redevelopment, Foley's, which will become Macy's next month, and Sears will remain open. Former Southglenn Mall tenant Walgreens has relocated to a temporary store location on the project and will move across the street to a new, permanent location in 2007.

The Streets at SouthGlenn will have a distinguishing architectural character supported by classic design, a rich color palette, traditional materials and modern details that build on neighborhood character while providing public spaces that support community events and activities.

"Our goal is to create an upscale, community-based center that offers shoppers and residents a place to go for both daily needs and special occasions that will be enjoyed for generations," said Provost.

The groundbreaking concluded with track-mounted excavators demolishing the former Dillard's building on the south side of the old Southglenn Mall. The entire project is slated to open in summer 2008. Upon completion, the Streets at SouthGlenn will be valued at \$360 million. <<



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