Neighborhood Vision

"Where the Suburbs meet the City"

Framework Plan*

Main Entry

E Hampden Ave

S Locust Street

Concentrate circulation within site

Locust Street as circulation spine

Residential edge at Monaco

Enhanced intersections at Hampden

Work with existing assets

Graphics are concept only and do not represent detailed plans.

Core Elements:

1. Locust Street as circulation spine
2. Residential edge at Monaco
3. Enhanced intersections at Hampden
4. Work with existing assets

Locust Street

Central Spine

Comfortable scale

village green*

Community Vision

“Where the Suburbs meet the City”

Neighbor Vision

detailed plans.

relaxed local social welcoming

family-friendly greater housing choice safe walkable bikeable adequate parking authentic character

Key Opportunities & Challenges

- Does the vision stand up to market realities?
- Does development support the cost of parking structures?
- How do we find a balance between housing choice (diversity) and density?
- Outdoor gathering areas displace surface parking -How do we find the right balance?
- How can we bring together multiple owners around a common vision?
- Existing policy and ownership
- Phasing

Next Steps

- Engage city planners in collaborative community process
- Share our community vision & future plans with property owners, business owners, potential new business & restaurant owners and/or interested developers.
What is a vision?

- A starting point
- Aspirational
- Long-term
- Community-guided
- Allows for possible community influence over new development
- Can lead to actual plans in the future

Survey responses

Willing to accept housing in order to get more restaurants & gathering spaces: 71%
Desire local restaurants and shops: 94%
Fear increased traffic: 35%
Fear poor quality design: 28%
Fear nothing happens (status quo): 20%

Community priorities:
- Local restaurants, brewery & adequate parking

What does success look like?

“I want to move to Southmoor”
“That’s a great walkable, safe neighborhood with so much to do.”
“This is the perfect union of city and suburb!”
“You live where? I love that area!”
“There is a real diversity of people living there.”
“A well connected community with a family-oriented character.”
“A wonderful place for all generations.”

What do you want people to say about Southmoor in 10 years?

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“This is the perfect union of city and suburb!”
“You live where? I love that area!”
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