Agenda

Brief presentation (15 min)
• Background information about the area and the Southmoor Station property
• Public input gathered through previous outreach
• Things to consider when imagining the future of Southmoor Station

Polling exercise (15 min)
Community input - Stations (45 min)
Southeast Denver

Neighborhoods are mature, schools are high performers, and parks are plentiful.

Originally planned around the movement of cars via a system of arterials, walkability and a sense of place are hard to find once you leave your neighborhood.
What We Know About the Property
History

What We Know


20 Story Office Bldg. - unsuccessful

Mountain View Ordinance

Gart Bros. and SPEHA Development Agreement

The District – Legal battle over height

SPWHA – No Ped. Access to RTD Station

City TOD development interest meets resistance


Regal Theater

20 Story Office Bldg. - unsuccessful

Sporting Good Store - unsuccessful

SPWHA – No Ped. Access to RTD Station

Southmoor Station LRT opens

Visioning

King Soopers
Current Condition
Status quo = Stagnation or Slow Decline?

The community has the opportunity to shape the future of this property - What does the future look like?
Engaged community

Great schools, neighborhoods, parks

Great transit

The Community - what's working
The Community – what's not working

- Commercial Corridors
- Vacant Sites
- Public Realm
Denver Blueprint – Guidance for Future Growth

• **Complete** Neighborhoods
  • Housing choice
  • Variety of retail
  • Good connectivity
  • Basic amenities
  • A place

• How do we expand the **availability of options** in the community?

• Retail, housing, gathering places, getting around – how can Southmoor Station play a role in this?
ULI Panel – June 2017

• Outside panel of experts
• Purpose – inspire community, developers, City to come together, create a new gathering space for residents

Interviews with stakeholders
• What they heard – pedestrian friendly and safe streets, gathering spaces, restaurants

• Recommendations:
  – Status Quo = stagnation and decline?
  – Invest in existing assets – theater, King Soopers
  – Create a unique identity
  – Improve connectivity
  – Visioning!
Development Constraints and Existing Conditions

• SPEHA Development Agreement (1997) – SPEHA must provide approval for all development over 150,000 sf.
• Southmoor Park Mountain View Ordinance (1982) – Limits development on properties zoned for business to 42’ height limit
• Multiple Owners
• Access
• Topography
Development Agreement
Mountain View Ordinance

42’ height limit
Land Uses / Ownership

1. Cambridge Square Condos
2. RTD Park n’ Ride
3. Movie Theater, Towne Place Suites, Dental, Vacant Lots
4. King Soopers and Strip Mall
5. District Apartments
Community Desires – based on previous public input and surveys
Restaurant Survey

70% go out for coffee or breakfast once per week
59% eat lunch at a restaurant once per week
68% enjoy dinner out once per week
73% go to happy hour once per month
“We’d love a place like Avanti or the Stanley Marketplace in the neighborhood.”

“There is such a shortage of non-chain, fun places for families in the district.”

Restaurant Survey

100% agree southeast Denver needs more restaurants

**Wanted:** Locally owned restaurants, rooftop wine bar, a place with a good craft beer selection……
A Gathering Place

A place to meet friends, hold a farmer’s market, have an event
Southmoor Visioning

Things to Consider
Great Places: The Catalyst

It can be a simple destination, one that attracts young, old, families, anyone.

Lowry Beer Garden
Great Places:

The Marketplace

A mix of restaurants, specialty retail and common areas for people to gather.
Great Places:

Neighborhood Retail

Street-fronting restaurants and shops, one or two blocks in length. Success driven by surrounding residential neighborhoods.
Attractive retail should focus on creating a vibrant public realm – strip malls typically fail to do this.
Great Places:
Mixed Use Development
Retail at the ground level, housing or office above

The Domain – Austin, TX
Creating iconic images can be an important aspect of placemaking – memorable places.

Little Man Ice Cream / LoHi
Little Man Ice Cream / Stapleton
Retail: Placemaking

It can be a simple destination, one that attracts young, old, families, anyone.

Larimer Square
“Early Arrivals”
Lawn at D, Boston
Retail: Anchors

Cinemas and grocery stores make great anchors

Woodbridge, Virginia
Grocery: A Strong Anchor

Integrating everyday amenities and specialty retail or restaurants may reduce one’s trips in the car and encourage walking.

Whole Foods in San Jose
Grocery: Mixed Use

There are many ways to integrate grocery into a neighborhood setting

Union Station King Soopers
The store entrance fronts on the street, parking is located behind, additional retail uses front the street.
Cities with higher concentrations of Walkable Urban Places tend to support more robust economies and attract more highly educated talent.
Traffic:

Walkable Environments

Walkable public spaces can be a catalyst for regeneration, make cities more livable and attractive, and improve the physical and economic health of residents. Mixed use places actually reduce number of vehicle trips traveled.
Traffic:

Encouraging greater use of transit

Creating a more walkable environment and making transit more accessible can increase ridership.

Greater housing choice can serve a broader demographic – empty nesters, singles, young families, mature families and elderly.

Malmo, Sweden
Housing: Creating Choice

A compact development footprint can make lower density housing development more economically feasible.

High Point, Seattle
There is a wide array of housing choices. Most of what is being built currently is mid-rise and single family, leaving a “missing middle.”
The stacked townhome is “2 over 2”, with parking on the ground level.
Townhomes offer a single family living housing choice for the empty nester, the young family, or anyone who prefers to do without the extra maintenance of a detached home and yard.

Housing:
Townhomes
Senior living is ideally located in close range to transit and other community amenities such as grocery stores and restaurants.
Audience Polling – What do you think?
Instructions

• On your smartphone, go to:

Stantec.cnf.io

• Poll questions will ask for multiple choice, one word, or brief statement answers
• If you don’t have a smartphone, don’t worry, following the polling there will be an opportunity to voice your opinions at the stations.

THANK YOU!
Live Content Slide

When playing as a slideshow, this slide will display live content

Poll: What would you most like to see on the site?
Poll: what would you least like to see on the site?
Poll: Are there any deal breakers? Meaning, if this occurs on the site, you will not support development. Please provide a ONE WORD answer.
Poll: Are there any "must haves"?
Meaning, if this does not occur on the site, I will not support any development.
Please provide a ONE Word answer.
Poll: What are your biggest fears about development of the site?
Poll: What kind of housing do you think is best for Southmoor Station Area?
Poll: What kind of housing is inappropriate for Southmoor Station Area?
Poll: What kind of retail is appropriate for the site?
Poll: What kind of retail is not appropriate for the site?
Poll: What kind of retail is not appropriate for the site?
Poll: Trade-offs: What kind of uses would you accept in order to get what you do want? Question: Are you willing to accept some housing in order to get restaurants and gathering spaces?
Stations – More Chances to Let Us Know What You Think

• **#1** Where is your “place”
  • Where is your favorite place in the City?
  • Where is your favorite place closer to home?
  • How do you get there? (color coded pins for walking/biking, driving, transit or ridesharing)

• **#2** What kind of gathering place would you want to see at the Southmoor Station Area?

• **#3** What type of retail would you want to see at the Southmoor Station Area?

• **#4** What are your preferences for housing types at the Southmoor Station Area?

• **#5** Looking back, 10 years later: How would you describe the area, what is it’s character? And, what were the key drivers that led to it’s success?