

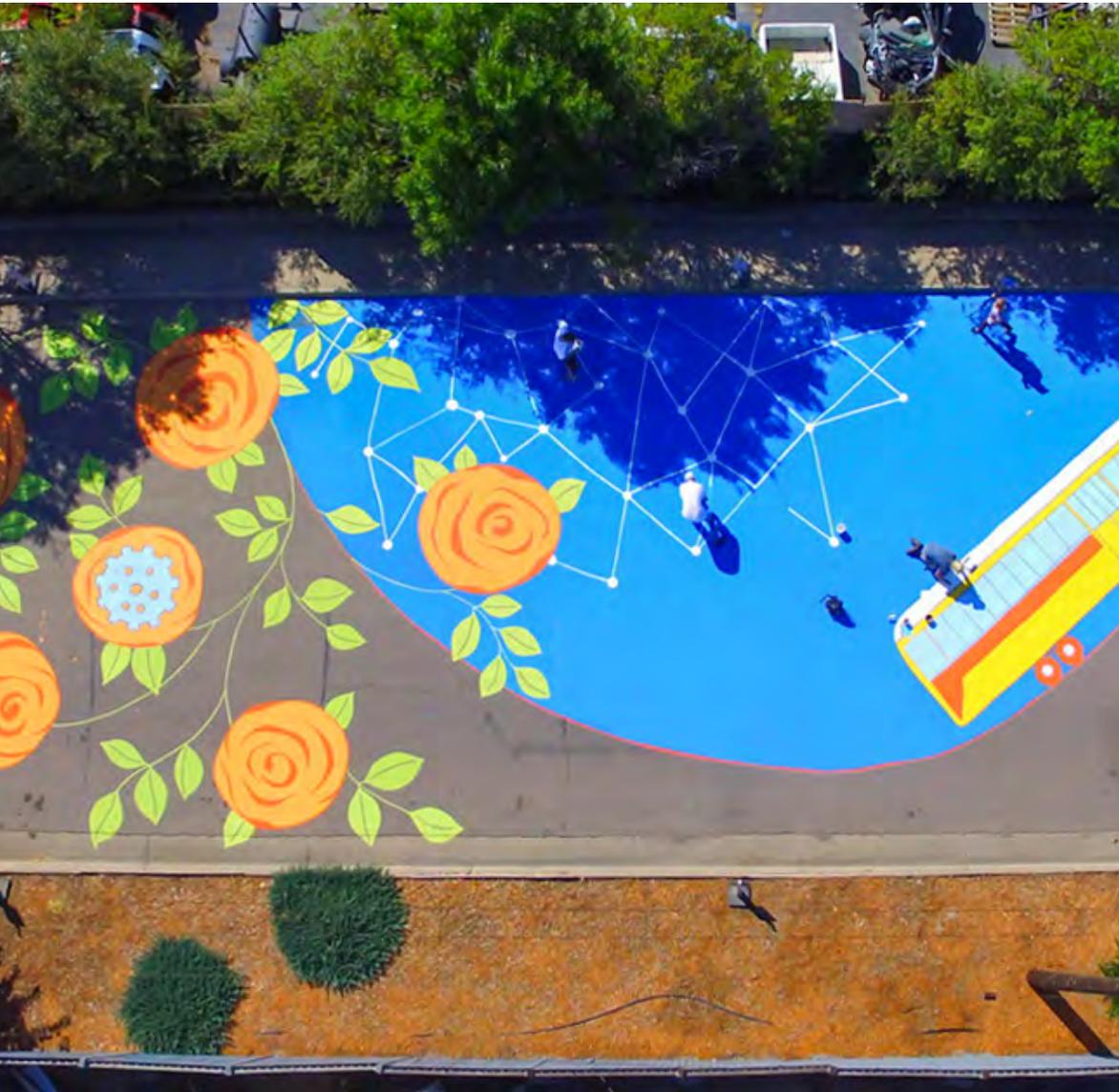


Southmoor Station

Denver Community Planning  
and Development

# Southmoor Station Area Visioning





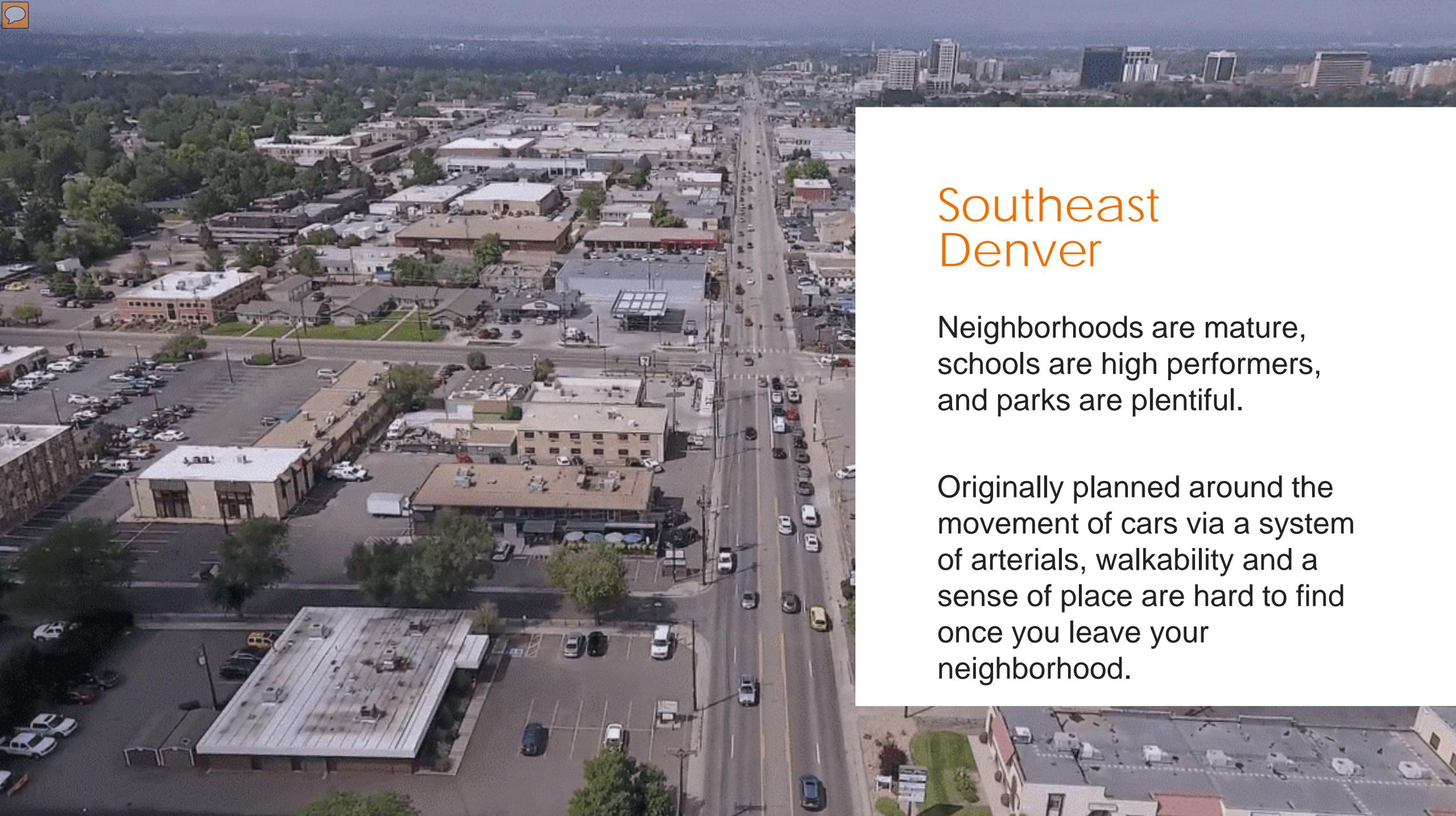
# Agenda

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

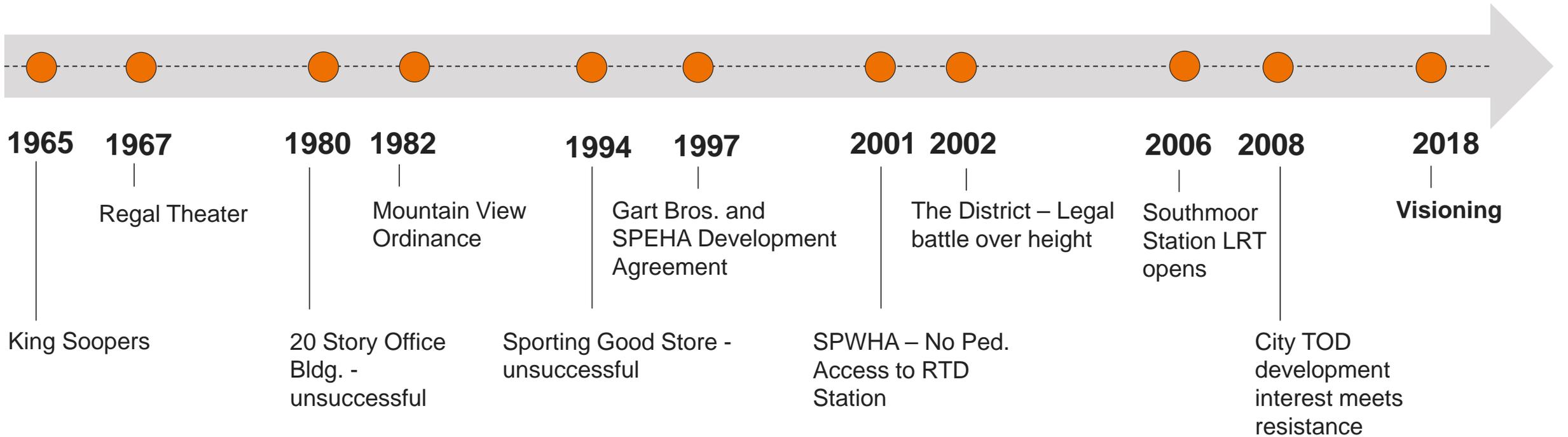
Neighborhoods are mature, schools are high performers, and parks are plentiful.

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.

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What We Know About the Property

# History





# 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

- **Commercial Corridors**
- **Vacant Sites**
- **Public Realm**



The Community – what's not working



# 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

## Southmoor Park View Plane



April 2013  
Source: City and County of Denver  
Community Planning and Development

See the Denver Revised Municipal Code Chapter 10, Article IV -  
Restrictions on Structures within Areas Necessary to Preserve Mountain Views.  
Sec. 10-62.5. - Southmoor Park.

Disclaimer: The City and County of Denver shall not be liable for damages of any kind arising out of the use of this information.  
The information is provided "as is" without warranty of any kind, express or implied, including, but not limited to, the fitness for a particular use.  
This is not a legal document.

# 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



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Community Desires – based on previous public  
input and surveys



Ester's

# 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

An aerial photograph of a city street, likely in Denver, showing a mix of commercial buildings, parking lots, and traffic. The street runs vertically through the center of the image. In the background, a city skyline with several tall buildings is visible under a clear sky. The foreground shows a large parking lot with many cars and a few buildings.

“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

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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



**Stanley Marketplace**

# NOVO COFFEE

## Great Places: Neighborhood Retail

Street-fronting restaurants and shops, one or two blocks in length. Success driven by surrounding residential

**Highlands  
Neighborhood**





**Stapleton**

# Great Places: Creating a Public Realm

Attractive retail should focus on creating a vibrant public realm – strip malls typically fail to do this



**Belmar**



# Great Places: Mixed Use Development

Retail at the ground level,  
housing or office above

**The Domain – Austin, TX**



**Little Man Ice Cream / LoHi**

# Great Places: **Iconic**

Creating iconic images can be an important aspect of placemaking – memorable places



**Little Man Ice Cream /  
Stapleton**



**Larimer Square**

Retail:

## Placemaking

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



**“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**



# Grocery: Neighborhood Scale

The store entrance fronts on the street, parking is located behind, additional retail uses front the street.

**West Seattle Safeway**



# Retail: Foot Traffic

Cities with higher concentrations of Walkable Urban Places tend to support more robust economies and attract more highly educated talent

**Pearl Street Mall, Boulder**

# 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

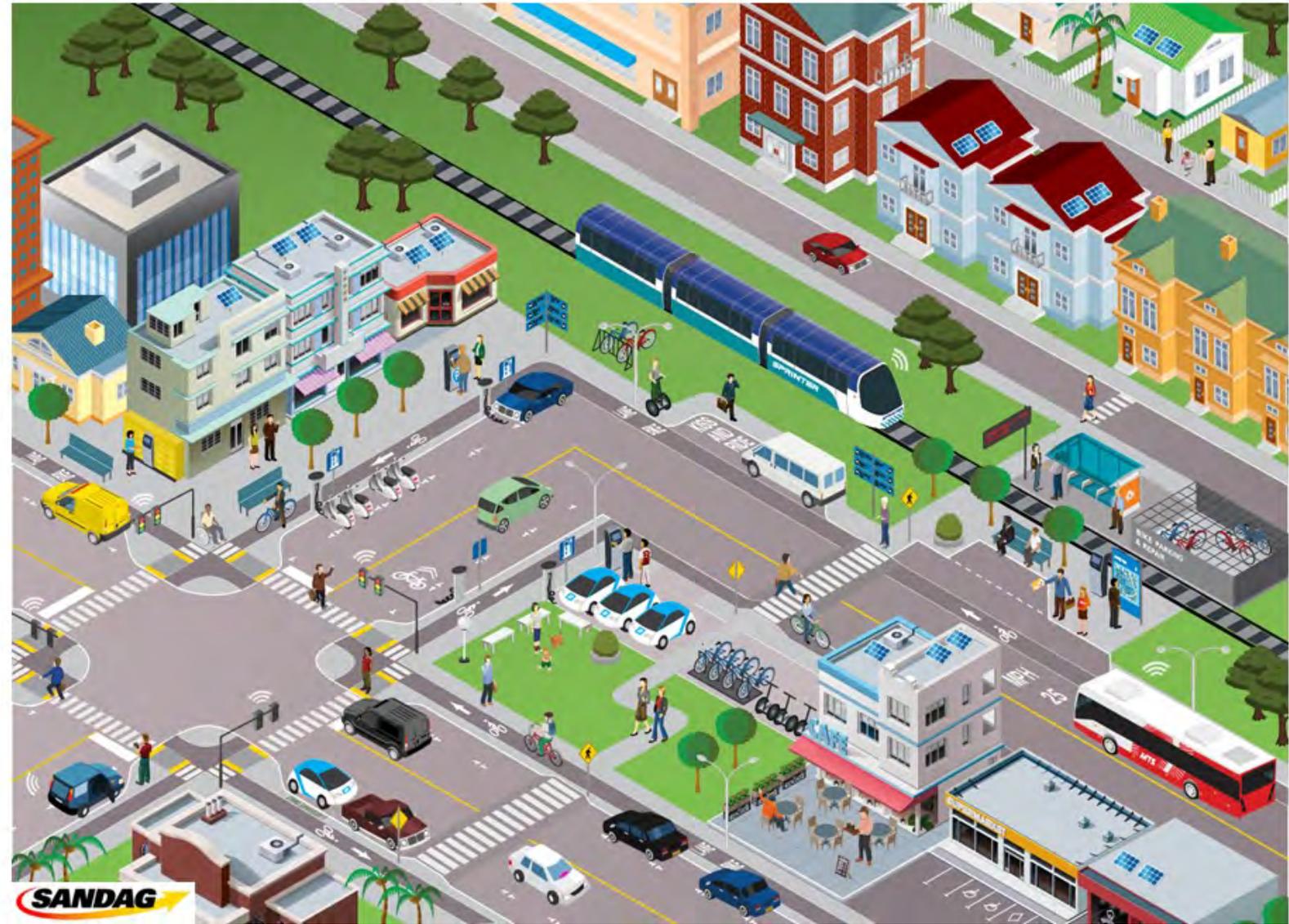


**Belmar**

## Shared Mobility Services and Emerging Technologies

Traffic:  
Encouraging  
greater use of  
transit

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



Source: SANDAG, San Diego Forward, [sdforward.com](http://sdforward.com).



# Housing: Creating Choice

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

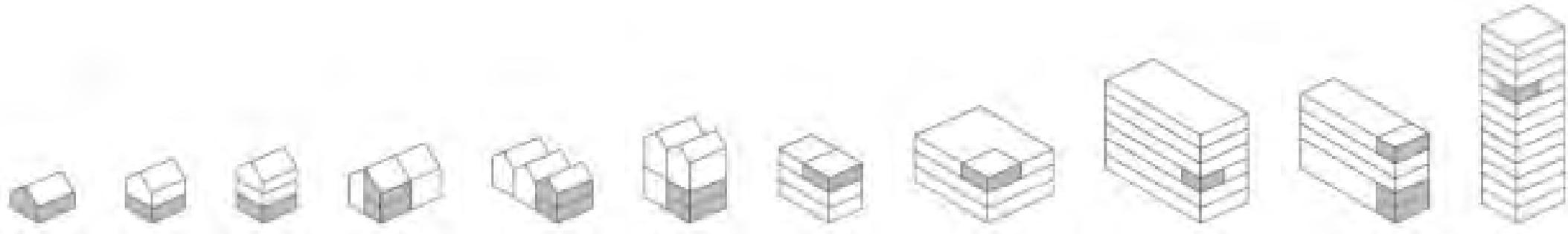
**Malmö, Sweden**



# Housing: Creating Choice

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

High Point, Seattle



DETACHED SINGLE-FAMILY HOMES

DUPLEX

TRIPLEX & FOURPLEX

COURTYARD APARTMENT COURT

BUNGALOW COURT

TOWNHOUSE

MULTIPLEX

LIVE/WORK

MID-RISE

MISSING MIDDLE HOUSING

MissingMiddleHousing.com is powered by Opticos Design.  
Illustration © 2015 Opticos Design, Inc.



# Housing: Creating Choice

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”



# Housing: Stacked Townhomes

The stacked townhome is “2 over 2”, with parking on the ground level

**Sherwood Park, Toronto**



# Housing: Townhomes

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

**Drivetrain at RiNo**

# Housing: Senior Living

Senior living is ideally located in close range to transit and other community amenities such as grocery stores and restaurants

**Seattle Senior Living**

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Audience Polling – What do you think?

# Instructions

- On your smartphone, go to:

[Stantec.cnf.io](https://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?**



## *Live Content Slide*

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

**Poll: what would you least like to see on  
the site?**



## *Live Content Slide*

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

**Poll: Are there any deal breakers?  
Meaning, if this occurs on the site, you  
will not support development. Please  
provide a ONE WORD answer.**



## *Live Content Slide*

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

**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.**



## *Live Content Slide*

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

**Poll: What are your biggest fears about development of the site?**



## *Live Content Slide*

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

**Poll: What kind of housing do you think is best for Southmoor Station Area?**



## *Live Content Slide*

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

**Poll: What kind of housing is  
inappropriate for Southmoor Station  
Area?**



## *Live Content Slide*

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

**Poll: What kind of retail is appropriate for the site?**



## *Live Content Slide*

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

**Poll: What kind of retail is not appropriate  
for the site?**



## *Live Content Slide*

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

**Poll: What kind of retail is not appropriate for the site?**



## *Live Content Slide*

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

**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?