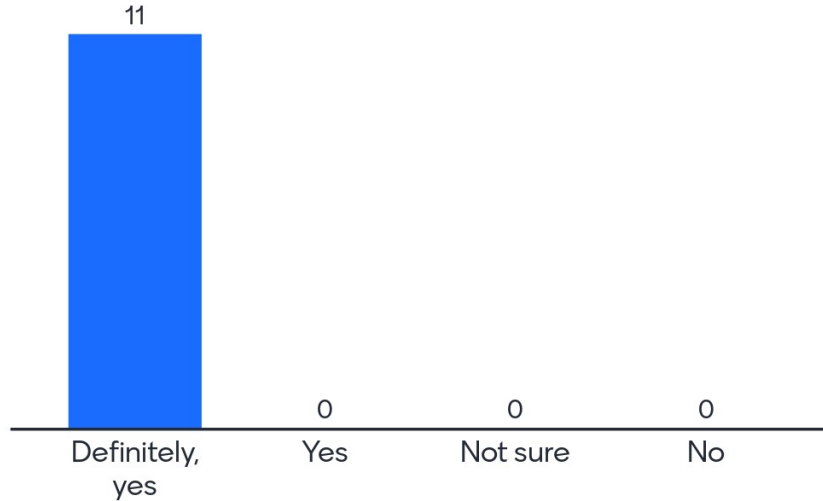


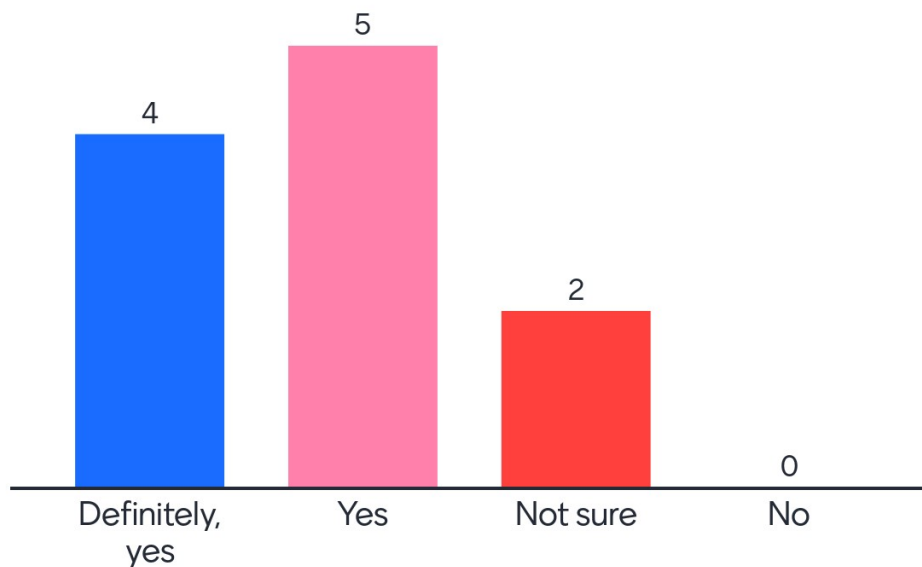
Southmoor Station Stakeholder Working Group

Name	Affiliation	Attended
Andy Rockmore	Southmoor East Resident	
Aylene McCallum	Southmoor South Resident	x
Becca Winslow	Southmoor East Resident, Southmoor PTA	
Lee Terry	Southmoor Park East HOA (SPEHA) President	
Bobby Dishell	RTD Director, District D	x
Brian Levitt	Southmoor Park West Resident	
Brittany Morris Saunders	Southmoor South Resident	
Councilwoman Kendra Black	City Council, District 4	x
Darren Malia	Southmoor Park East Resident	x
Gayle Stallings	Southmoor Resident	
George Chelwick	Southmoor Resident	x
Jessica Vargas	Denver Streets Partnership	x
Kathy Gile	City Council, District 4	x
Katrina Wei	Southmoor Resident	x
Matt McCune	Southmoor East Resident	
Paul Rosenthal	RTD Director, District E	x
Rob Kesselman	Wellshire East Resident	x
Shaun Waymire	Cambridge Condos Resident	x
Stan Poladsky	Mayor's Bicycle Advisory Committee (MBAC)	
Suzy Stone	Southmoor East Resident	

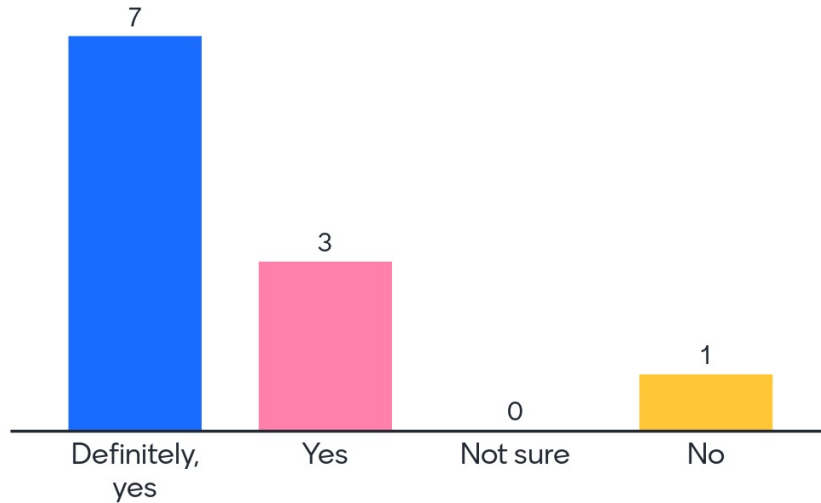
Should Transportation Solutions (TS) continue to work with Denver, CDOT, and RTD on these multimodal and station improvements.



Should TS work with SPEHA, Denver, & RTD to pursue the construction of residential units along Monaco (Phase I)?



Should TS work with SPEHA, Denver, and RTD to pursue future mixed-use development for a second phase when the market can support these uses?



Rank the following in importance to you and who you represent



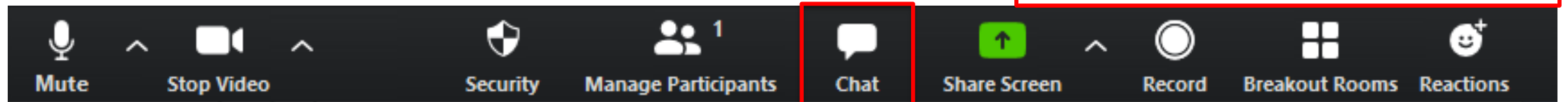
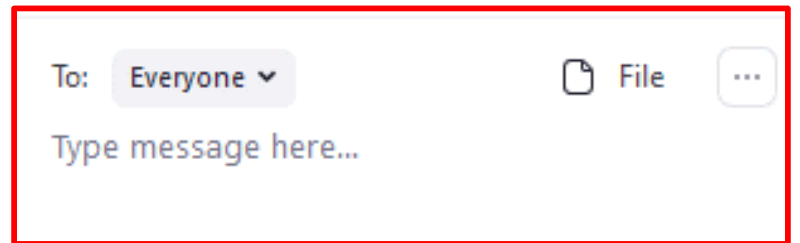


Southeast Denver Mobility Hubs Southmoor Station Stakeholder Working Group

March 18, 2021

Housekeeping

- If experiencing technical difficulties, please contact: Stephanie.ball@apexdesignnpc.com or 720-244-4974
- We will place all participants on mute at certain times to minimize distractions and we will pause periodically for questions and discussion.
- There is a chat window that will be monitored where anyone can ask questions or provide feedback.



Agenda

1. Project Update (5 min)
2. Potential Development Plan (25 min)
3. Market Considerations (5 min)
4. Group Discussion (20 min)
5. Next Steps (5 min)

Stakeholder Representation



Stuart Anderson
Transportation Solutions,
Project Manager



Josh Mehlem
Apex Design, Consultant
Project Manager



Mark De La Torre
MIG
Land Use Lead



Daniel Guimond
EPS
Market Analysis Lead



Stephanie Ball
Apex Design

Other Project Team Members

- Daniel Hutton, Denver South TMA
- Chris Nevitt, City & County of Denver
- Ashlee Grace, City & County of Denver
- Chessy Brady, RTD
- Allison Redmon, DRCOG
- Carly Sieff, Fehr & Peers

Stakeholder Representation

- Kendra Black, Councilwoman, District 4
- Kathy Gile, Council Aide, District 4
- Shaun Waymire, Resident
- Matt McCune, Resident
- Gayle Stallings, Resident
- Katrina Wei, Resident
- George Chelwick, Resident
- Aylene McCallum, Resident
- Andy Rockmore, Resident
- Brittany Morris Saunders, Resident
- Suzy Stone, Resident
- Rob Kesselman, Resident
- Darren Malia, Resident
- Brian Levitt, Resident
- Becca Winslow, Resident
- Sidney Vine, Property Manager
- Lee Terry, Southmoor Park East Homeowners Assoc.
- Jessica Vargas, Denver Streets Partnership
- Stan Poladsky, Mayor's Bicycle Advisory Committee
- Paul Rosenthal, RTD Director, District E
- Bobby Dishell, RTD Director, District D

Project Schedule



Ongoing Communications and Updates to the Project Hub



What We Heard



October 27

**Virtual meeting
with stakeholders**



Oct 27 - Nov 8

**Stakeholder
field visits**



November 10

**Virtual community
meeting**



Nov 10 - Dec 9

**Online survey and
input map**

- 565 unique users visited the site
- 38 people attended the virtual community meeting
- 151 comments were added to the input map
- 28 survey responses were received

What We Heard

- Hampden Ave and I-25 interchange is a major walking barrier
- Station lacks immediate pedestrian infrastructure
- Station platform and tunnel are cold, windy, dark, noisy, and uninviting
- There are mixed thoughts on the surface parking in the station area
- Many missing or inadequate sidewalk segments



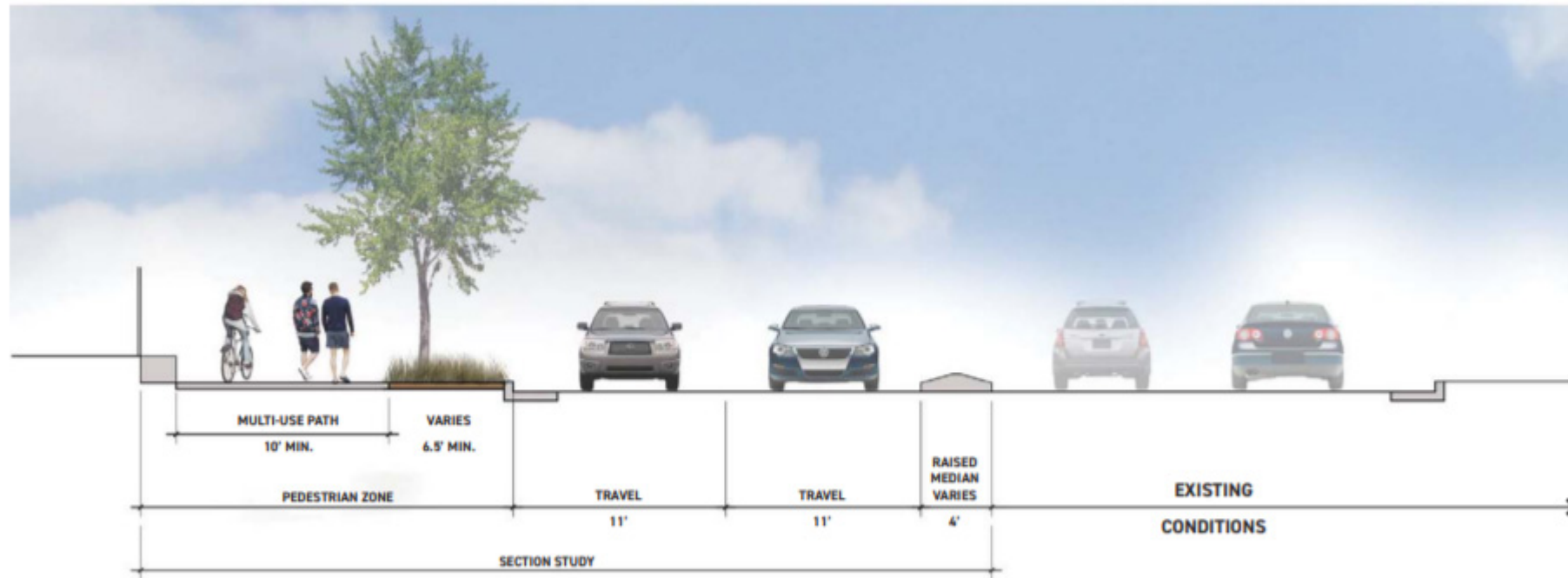
Initial Mobility Projects on Hampden Ave

- Locust St
 - Pedestrian refuge islands
 - Shorten crossing on west side of intersection
 - Updated signal (can improve signal timing, potential for a leading pedestrian interval)
- Interchange on- and off-ramps
 - Crossing improvements



Initial Mobility Projects on Hampden Ave

- Colorado Blvd to Dahlia St
 - Multi-use path on north side of Hampden Ave
- Transit stop improvements based on ridership



Initial Mobility Projects Near the Station

- Bike shelters
 - Pursuing grants for Southmoor & Belleview Stations
- Southmoor Station tunnel
 - Working with Council office and potentially TJ to commission art for the tunnel and improve lighting
- Evaluating enhanced crossings along Monaco Pkwy at qualifying intersections





Poll Question 1

Potential Development Plan

- **Stantec Vision:**
 - Urban Amenities with a Neighborhood Feel
 - Family Friendly
 - Local, not Chains
 - Comfortable and Relaxed
 - Greater Housing Choice





HOPES

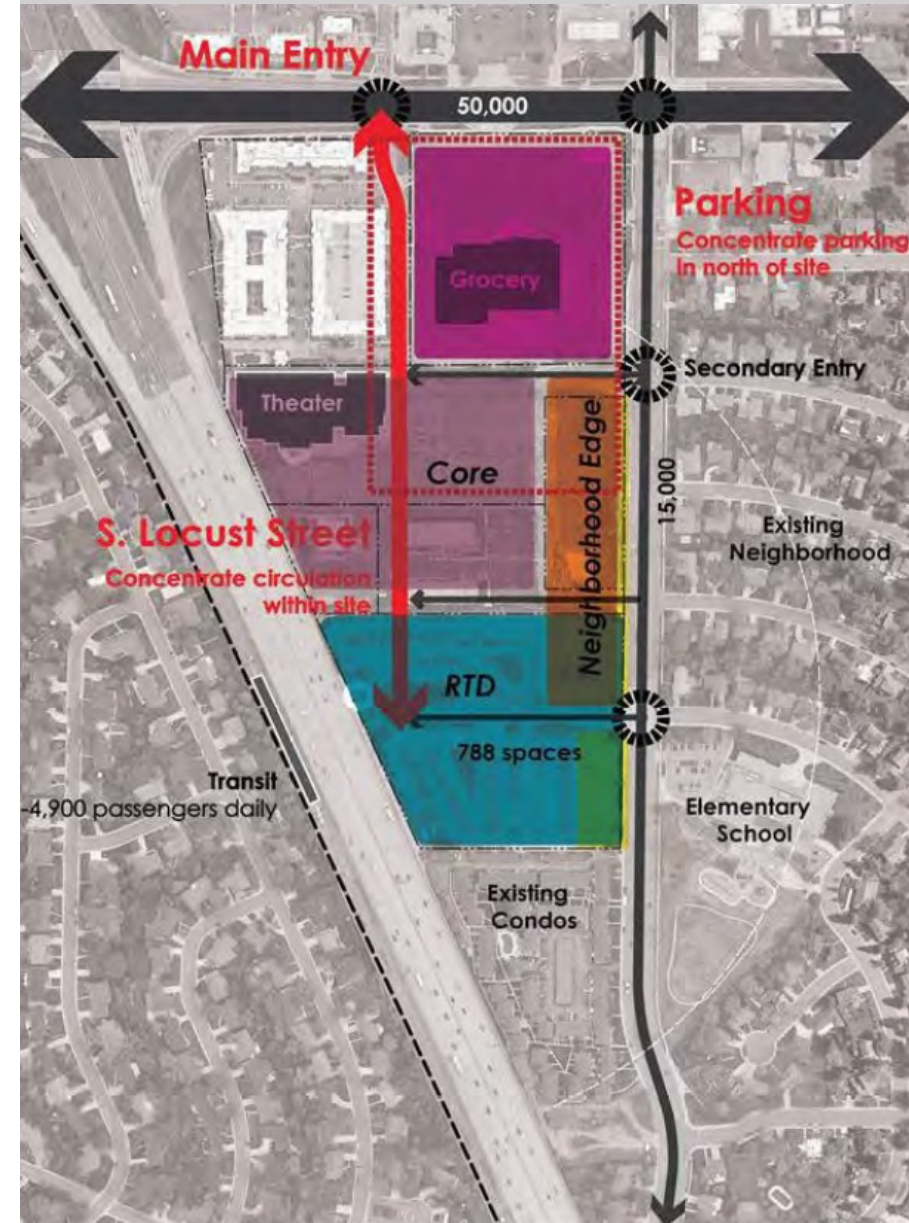
Urban Amenities with a Neighborhood Feel

- Family Friendly
- Local, not Chains
- Comfortable and Relaxed



Potential Development Plan

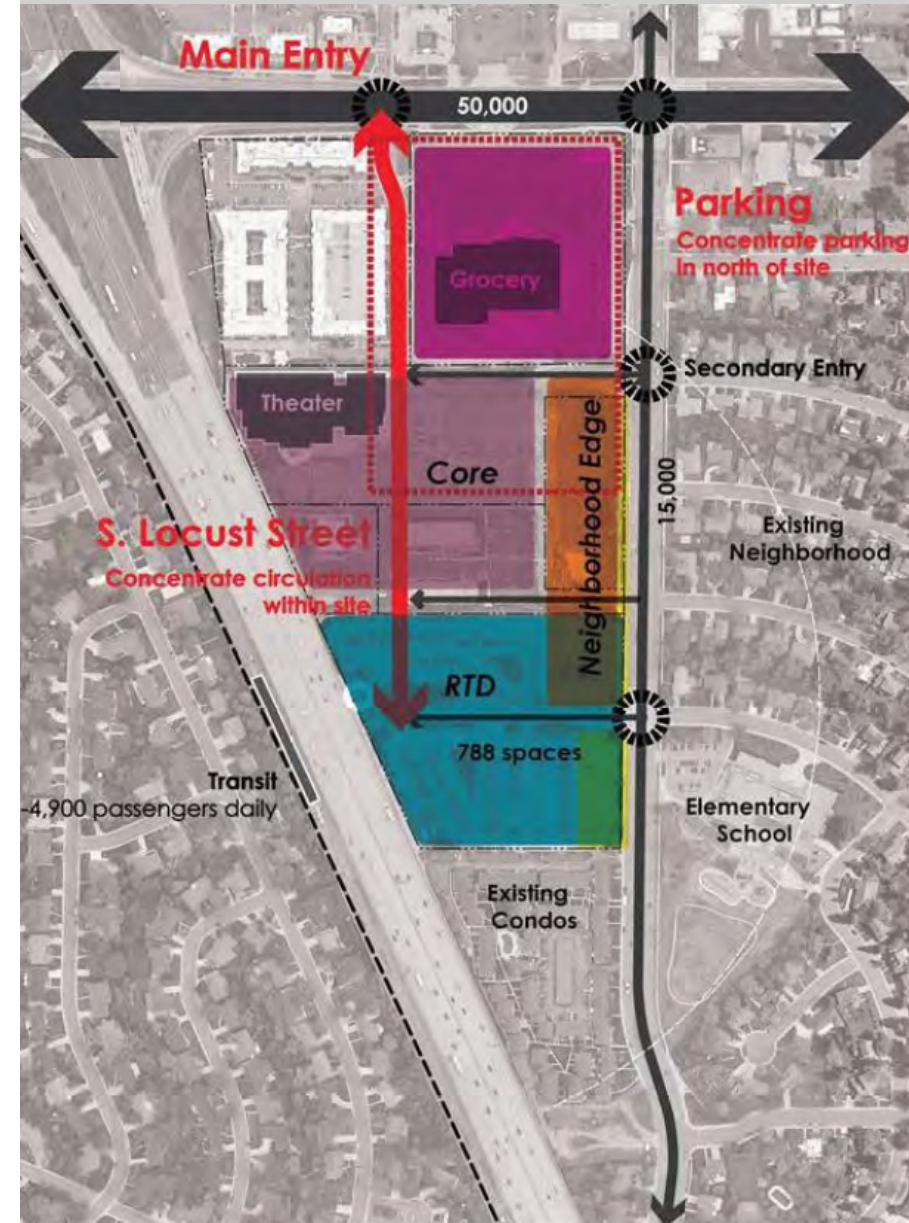
- Stantec Vision:
 - Approximately 1.2 million total square feet of development
 - 43% Multi-Family Residential
 - 30% Townhome Residential
 - 21% Retail
 - 6% Entertainment



Proposed Framework Plan

Potential Development Plan

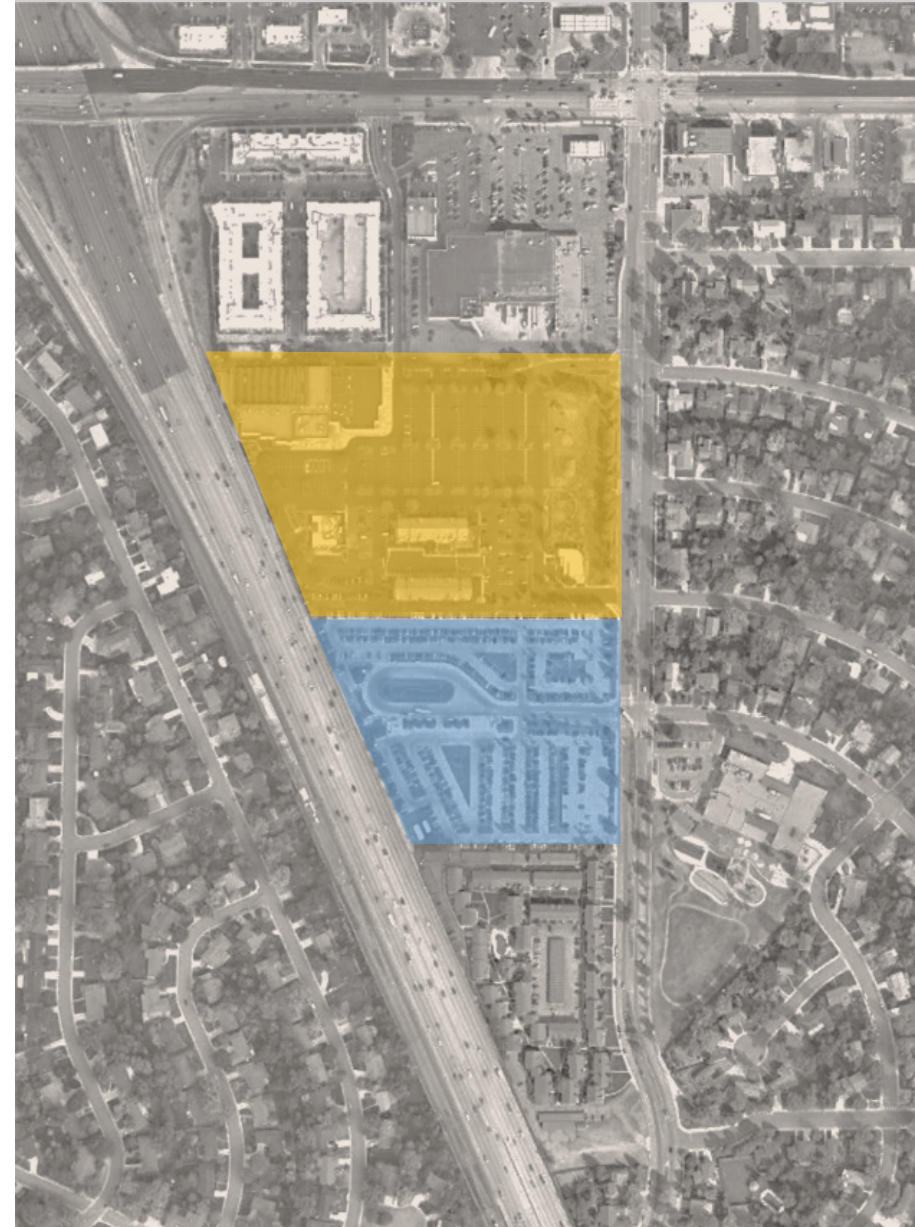
- Stantec Vision:
 - 515 Multi-Family Units
 - 145 Townhome Units
 - 2,350+ Parking Spaces



Proposed Framework Plan

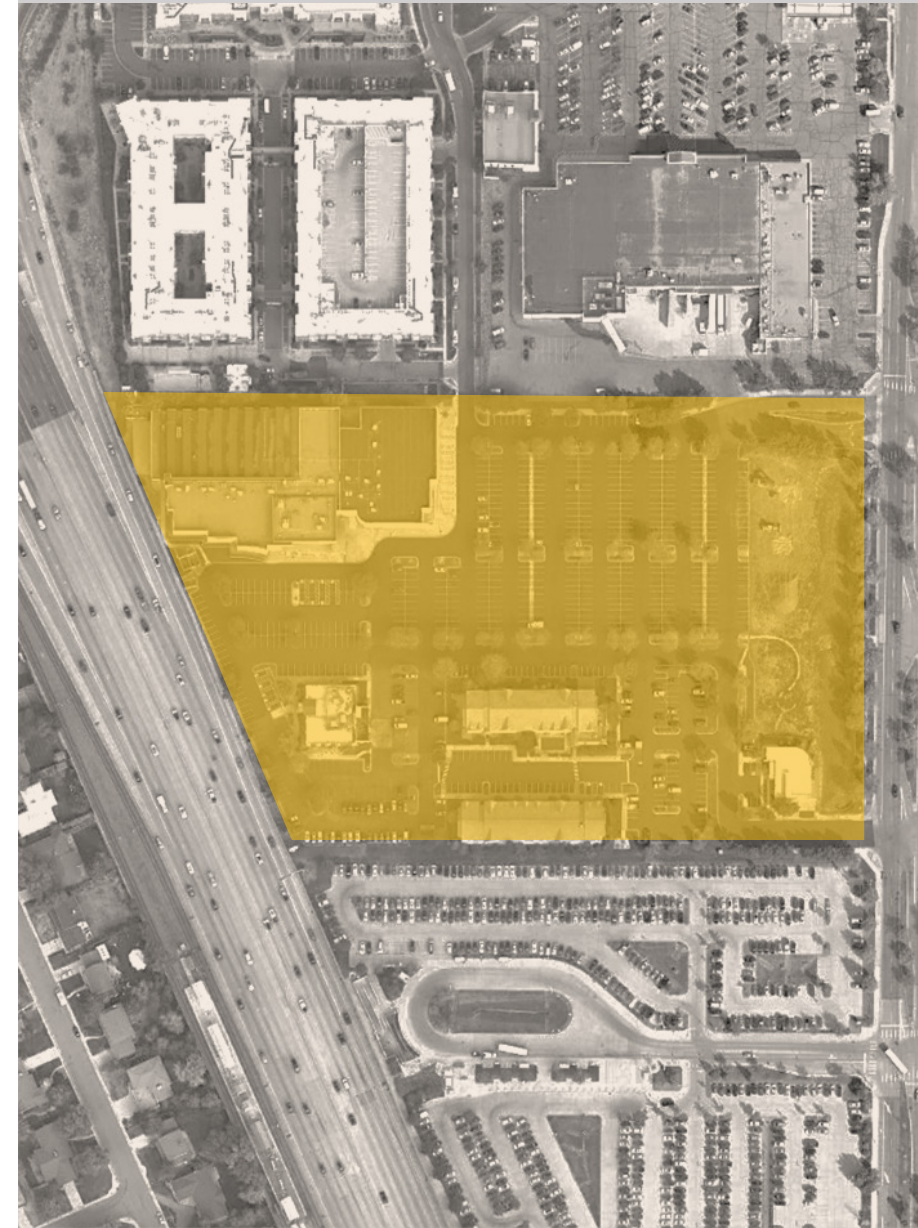
Potential Development Plan

- Development Restrictions
 - Gart Covenant (orange)
 - RTD Parking Needs (blue)
 - Southmoor Park View Plane (all)



Potential Development Plan

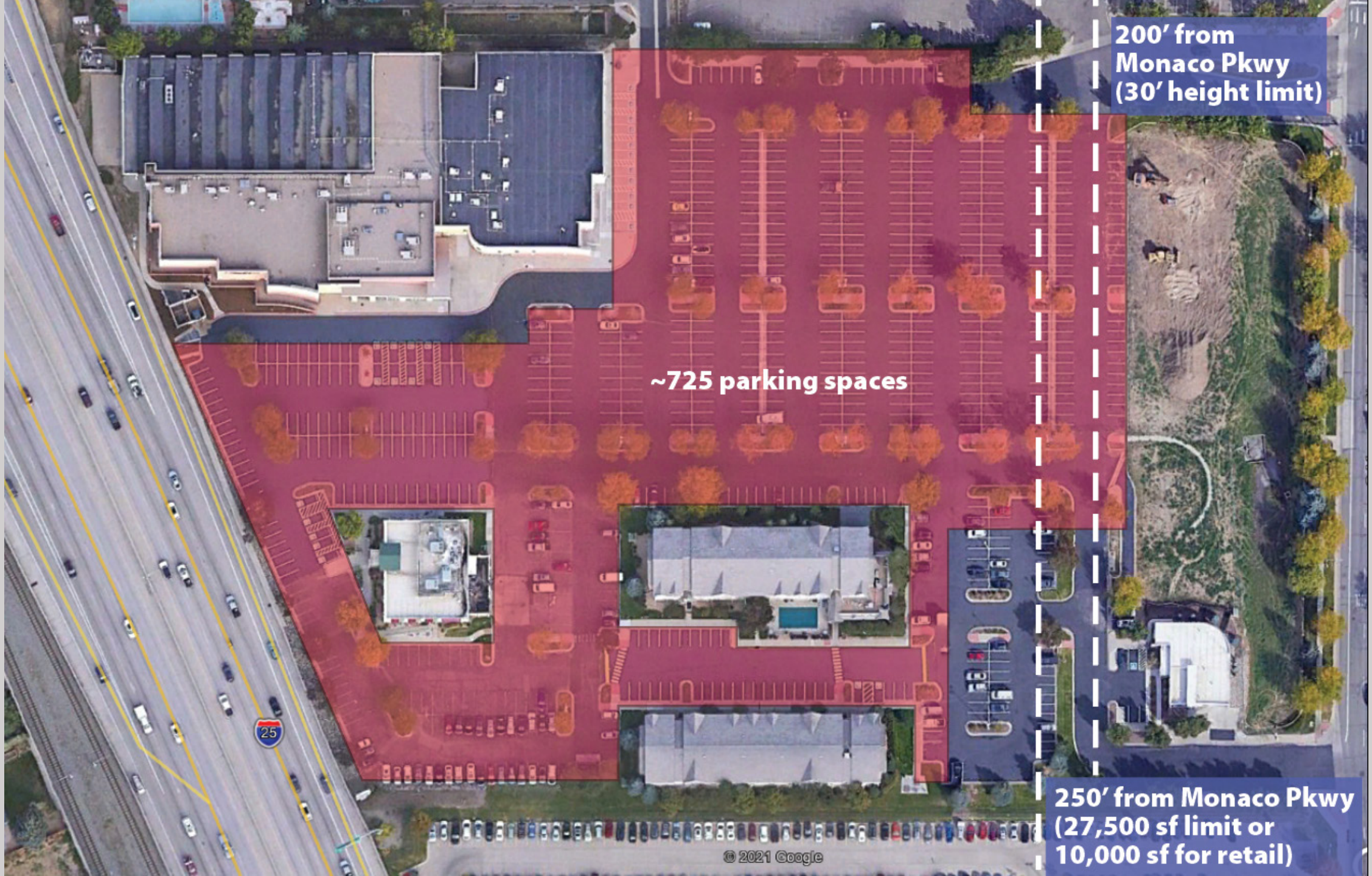
- Gart Covenant Restrictions
 - 98,500 developable square feet
 - 725 parking space minimum (with theater)
 - 30' height limit 200' from Monaco



**200' from Monaco Pkwy
(30' height limit)**

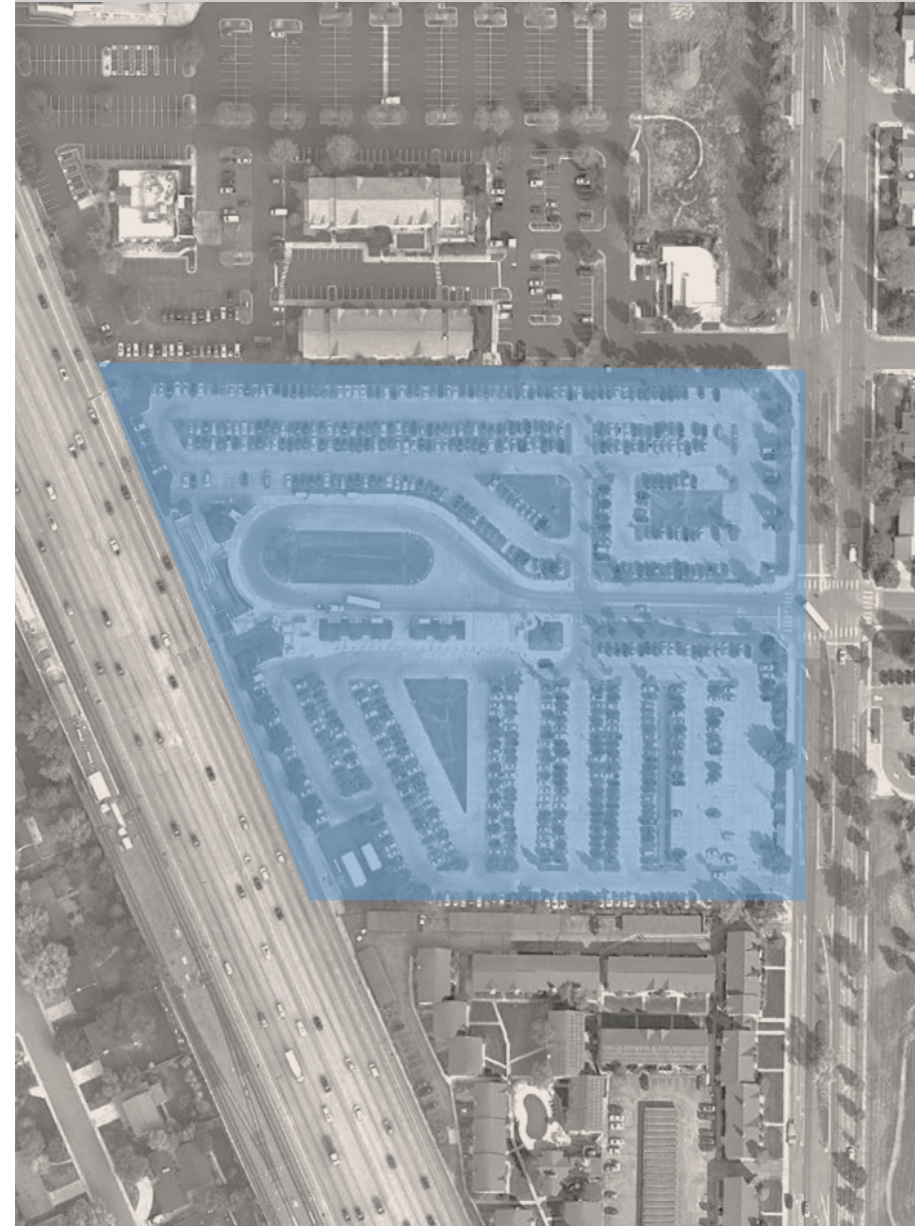
~725 parking spaces

**250' from Monaco Pkwy
(27,500 sf limit or
10,000 sf for retail)**



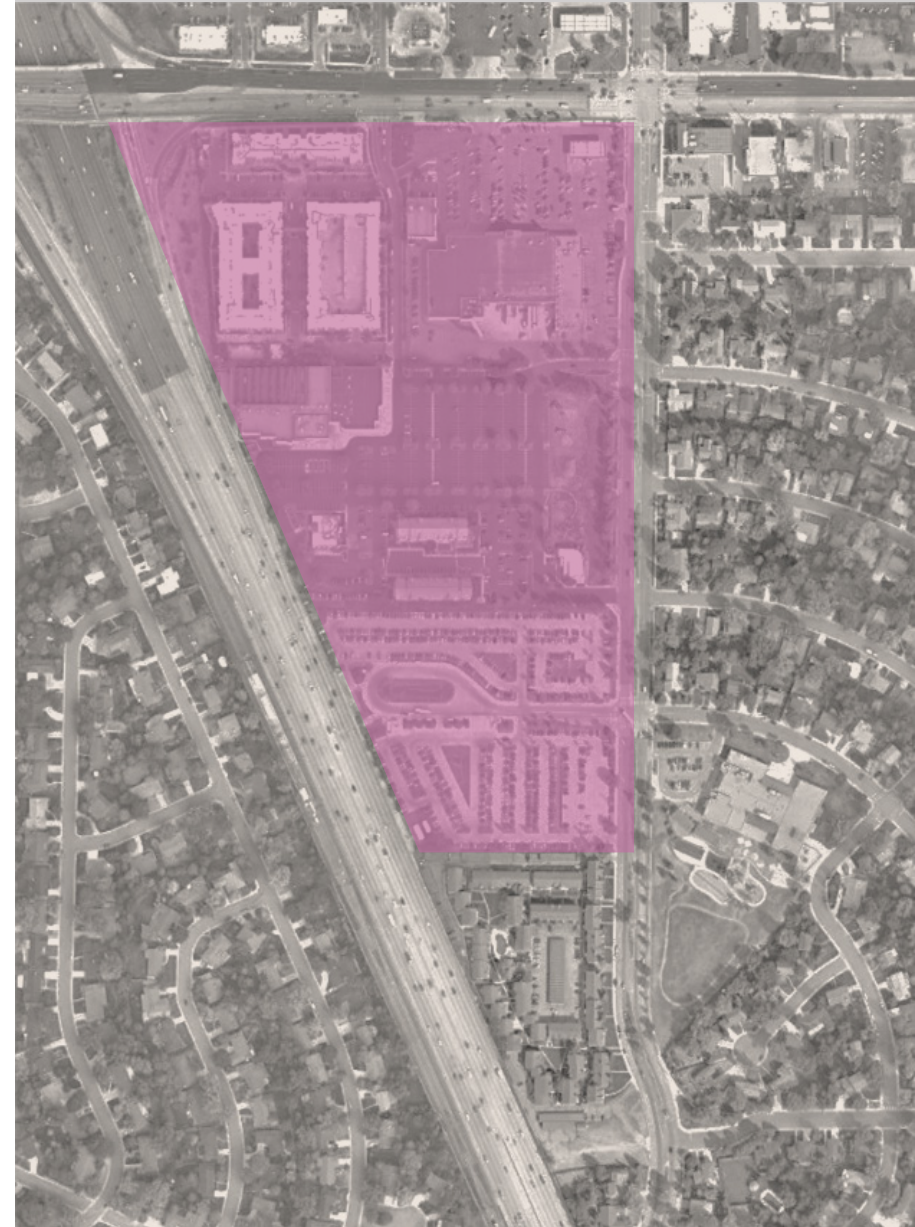
Potential Development Plan

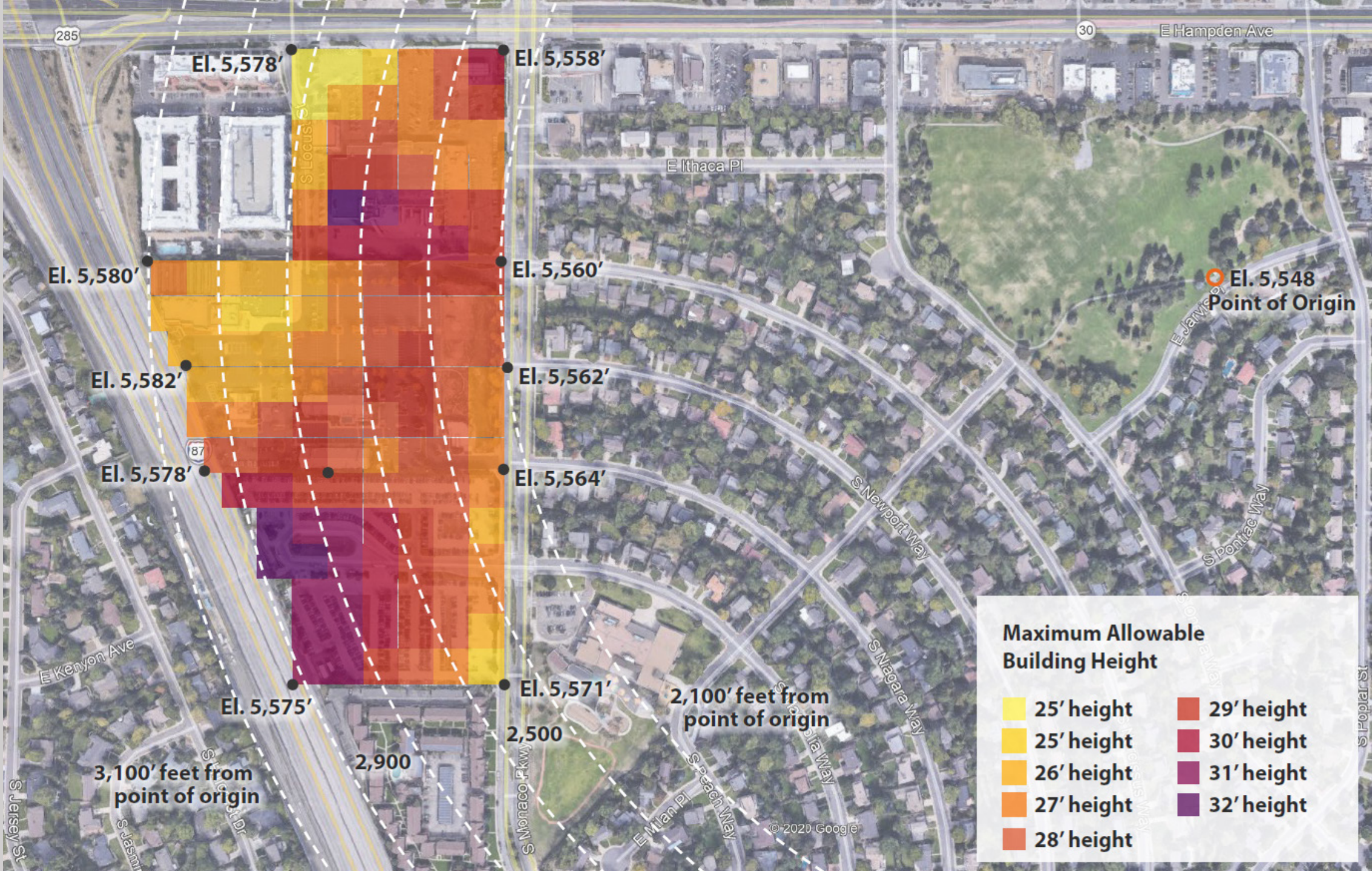
- RTD Parking Needs
 - Current avg. utilization is 85%
 - Potential to reduce by 15% or 120 spaces
 - Would need to be replaced with *some* affordable housing
 - Potential for additional spaces through circulation updates and increased efficiency



Potential Development Plan

- Southmoor Park View Plane
 - 2' in height for every 100' from park
 - Significant elevation change (over 20' between Monaco and park)
 - Allowed heights from 25-32'





El. 5,548
Point of Origin

El. 5,578'

El. 5,558'

El. 5,580'

El. 5,560'

El. 5,582'

El. 5,562'

El. 5,578'

El. 5,564'

El. 5,575'

El. 5,571'

3,100' feet from
point of origin

2,900

2,100' feet from
point of origin

2,500

**Maximum Allowable
Building Height**

- | | |
|--|--|
| 25' height | 29' height |
| 25' height | 30' height |
| 26' height | 31' height |
| 27' height | 32' height |
| 28' height | |

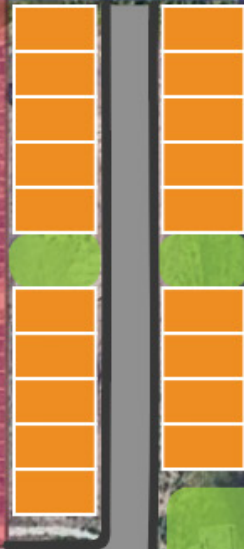
Potential Development Plan Phase 1

- Gart Property Development
 - 18-20 Townhomes along Monaco Parkway
 - Shared Greenspace / Stormwater Filtration Area
 - Potential for future Multifamily



200' from Monaco Pkwy (30' height limit)

~725 parking spaces



250' from Monaco Pkwy (27,500 sf limit or 10,000 sf for retail)





3D Mockup





Existing



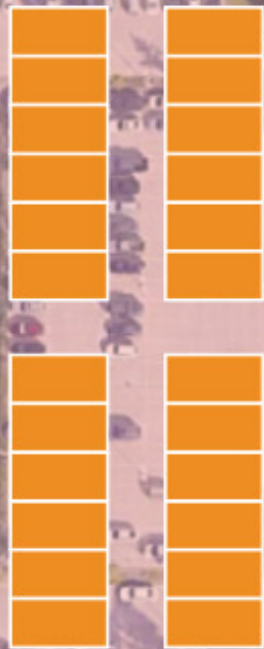
Proposed

Potential Development Plan Phase 2

- RTD Property Development
 - Development Partnership with RTD
 - 85% Parking Reduction without Circulation Updates
- Townhome Cluster Along Monaco
 - 24 **Townhomes**



**~120
spaces
(RTD
reduction)**





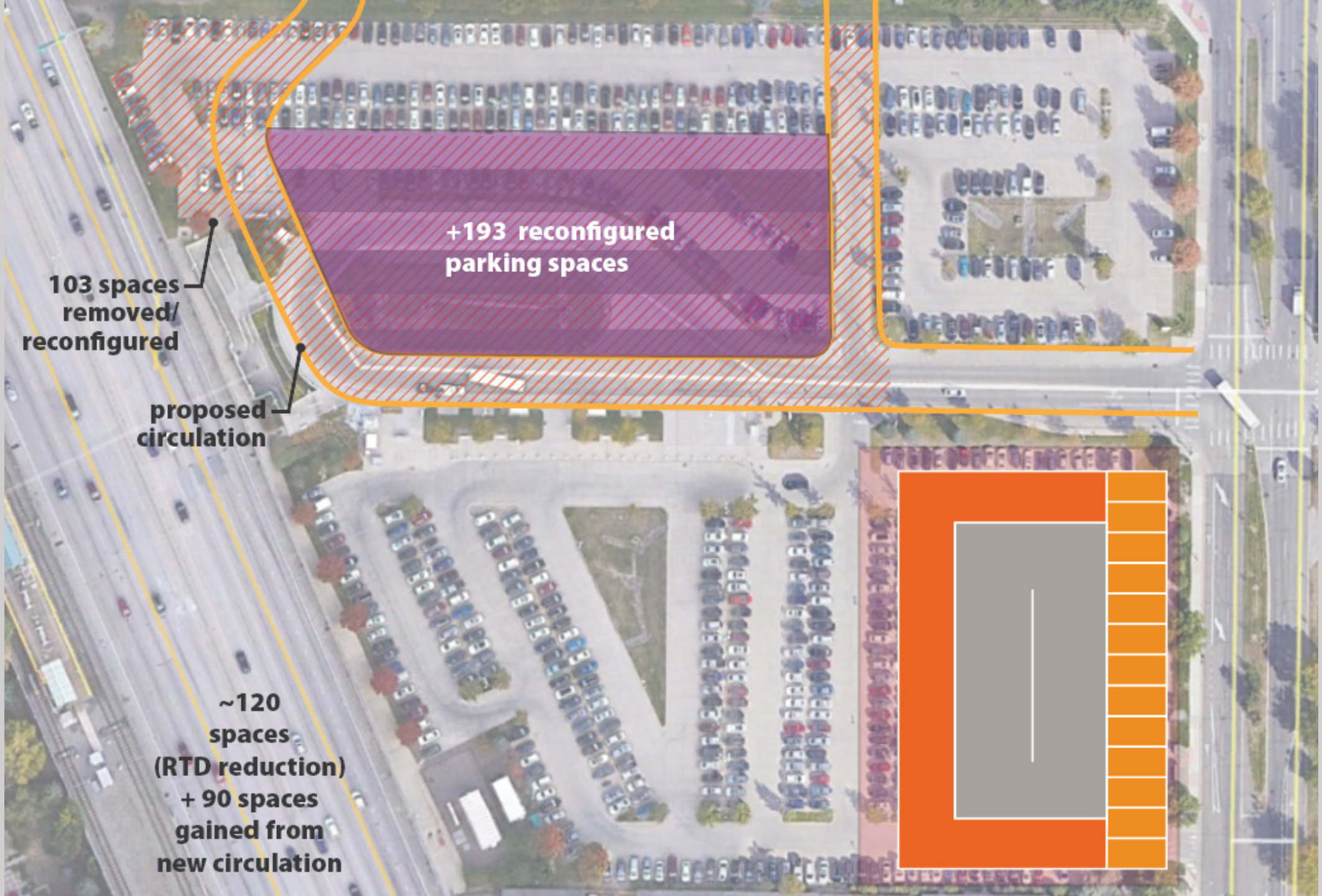


3D Mockup

Potential Development Plan Phase 2

- RTD Property Development
 - Development Partnership with RTD
 - 85% Parking Reduction with Potential Circulation Updates
- Multifamily Wrap with Structured Parking and Townhome Frontage
 - 12 Townhomes
 - 107 Multifamily Units
 - 112 Parking Spaces



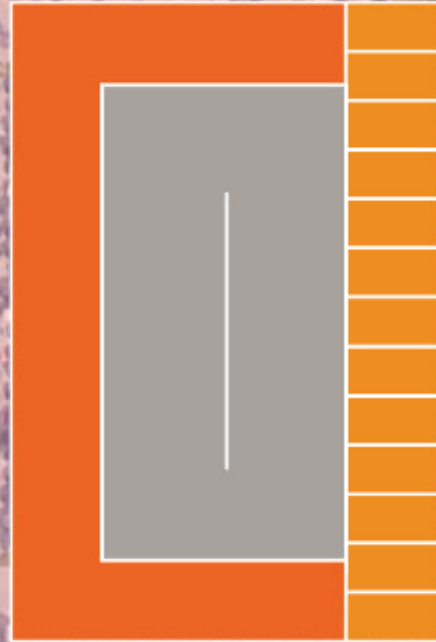


+193 reconfigured parking spaces

103 spaces removed/reconfigured

proposed circulation

~120 spaces (RTD reduction) + 90 spaces gained from new circulation





3D Mockup





Existing



Proposed

Market Conditions/Opportunities

- Property restrictions do not allow for a developer to assemble the multiple properties needed
- Stantec redevelopment vision is therefore not feasible
- An incremental development approach may be possible
- For-sale townhouses on Monaco frontage is most viable option
 - Residential market is hot
 - Can potentially be built within view plane and Gart covenant height limits
- Interior retail development at station will need to wait for more infill residential to be built

Market Conditions/Opportunities

- RTD parking cannot currently be feasibly developed because of the cost of replacing parking at \$25,000 per space
- Can propose development of unutilized property for affordable housing
 - Estimate of 15% of spaces
 - Affordable housing not specifically defined
 - Could propose for-sale housing at 80% AMI
- Opportunity to extend the townhouse row south
- Alternately apartments could be built if some RTD parking was shifted on site



Poll Questions 2-4



Group Discussion

Next Steps

- Further develop recommendations
- Draft plan for stakeholder review in May
- Finalize a plan that the community supports and the City and County of Denver can adopt