



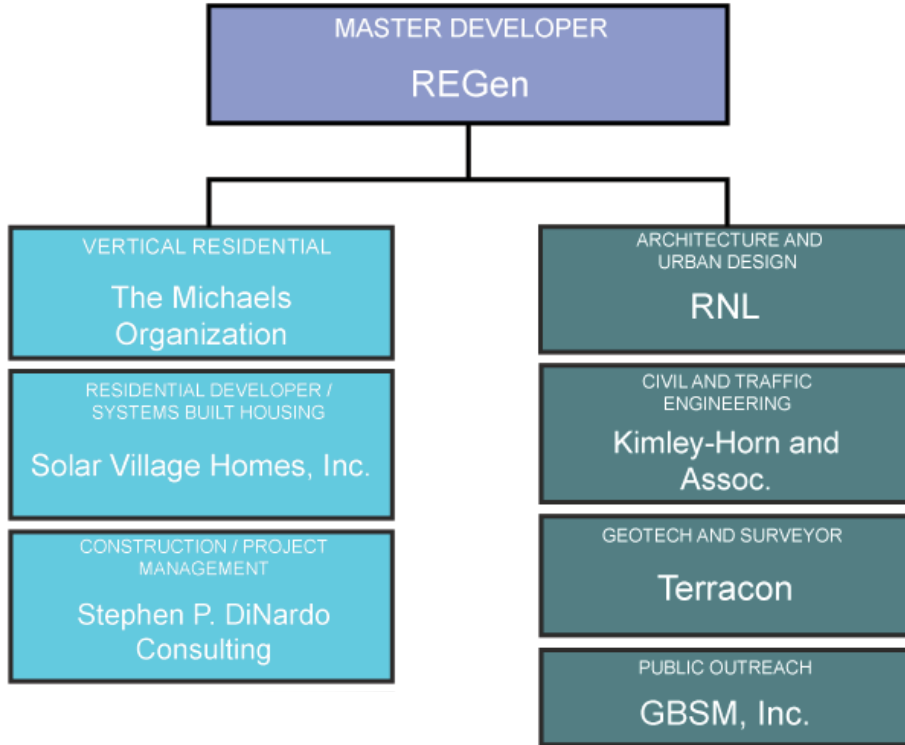
MILE HIGH GREYHOUND PARK REDEVELOPMENT

COMMERCE CITY, CO

COMMUNITY MEETING
NOV. 13TH 2014



UNR



MASTER DEVELOPER

REGen, LLC

MULTIFAMILY RESIDENTIAL DEVELOPER

Michaels Group

DESIGN AND CONSULTING

RNL

Kimley Horn

GBSM, Inc.

Solar Village Homes, Inc

Stephen P. DiNardo Consulting

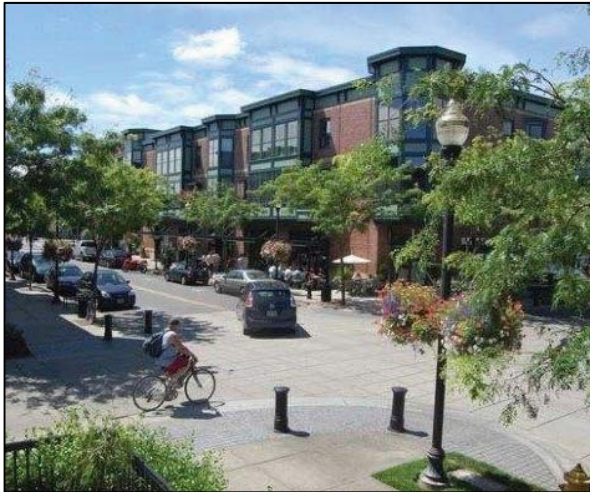


- Complementary Architecture
- Honoring the Site's Former Use and Significance
- A Place for all of Commerce City
- Community Values: Family, Youth, Healthy, Living, Recreation, Education
- Culture of the Community
- Re-connecting the Site



ESSENTIAL ELEMENTS OF A HIGH-QUALITY COMMUNITY

- Mix of Uses, Incomes, and Housing Types
- Housing for Many Generations
- Indistinguishable Quality
- Connected, Walkable, and Safe
- Active and Programmed



EXPERIENCE DEVELOPING INNOVATIVE PARTNERSHIPS

- Boys and Girls Club
- Michaels Foundation
- Work and Life Skills Training
- Mentoring and After School Programs



OPPORTUNITY

- 65 Acres = 7-10 Year Build Out
- Living Laboratory for Sustainable Development
- Connect Training and Education to Site Development
- On-site Training and Educational Facility
- Educating the Workforce in 21st Century Construction Methods



TRAINING AND EDUCATIONAL FACILITY

- Showcase for Urban Design and Construction
- Education, Prototyping and Apprenticeship
- Small Business Incubation Space
- Carpentry, Electrical, Plumbing, Mechanical, Technology,
Solar Energy, and Infrastructure



- Sustainable Water Use Strategy
- “Green” Infrastructure
- Community Gardens
- Sustainable Construction Methods



- Retail
- Tax Base
- Social Fabric
- Employment Opportunities
- Financial Feasibility





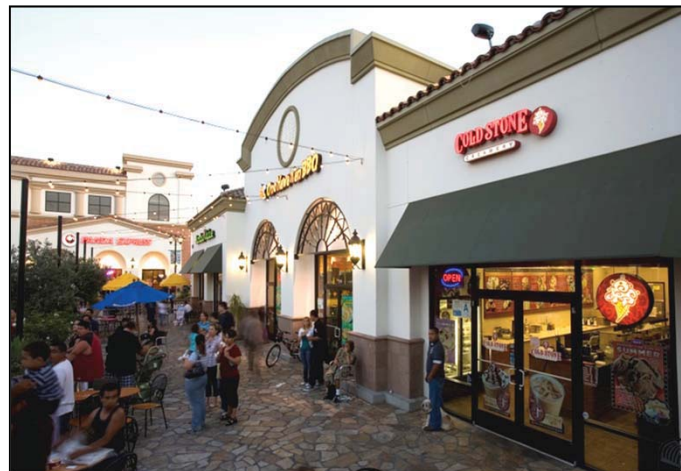
RETAIL FUNDAMENTALS – 3 “LEGS” OF THE RETAIL STOOL

- **SEE IT** – Good visibility, high multi-direction traffic counts.
- **DRIVE IT** – Easy and intuitive access.
- **BUY IT** – Retail or service product must be of a quality and price to make it attractive to the local and drive by market.



RETAIL FUNDAMENTALS – RETAIL FOLLOWS ROOFTOPS

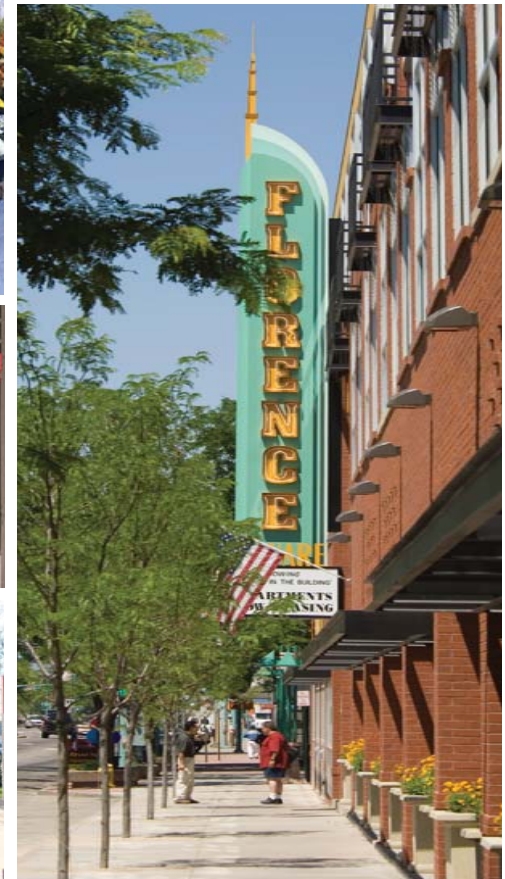
- **VEHICULAR ORIENTED RETAIL** – Visibility, high traffic counts, and drive through capability
- **REGIONAL RETAIL** – Large grocers, big box, some national restaurant chains require all 3 “legs”, but draw from a larger market area
- **LOCAL SERVING RETAIL** – Most restaurants, apparel, and services require all 3 “legs” but are primarily dependent on local market area





How do you
feel about
small street
oriented retail?

How do you
feel about
large anchor
retail options?









Planted Medians provide buffer zone



Vegetated buffer for side walk



Tree lined Streets



Pedestrian oriented paths



Vegetated buffer zones for pedestrian sidewalks



Dedicated Bike Lanes



Private Walkways

Should Parkway Drive continue through and connect to 64th Avenue?

Are there any other connections you think are important?



Small Scale Walkways



Dedicated Parking



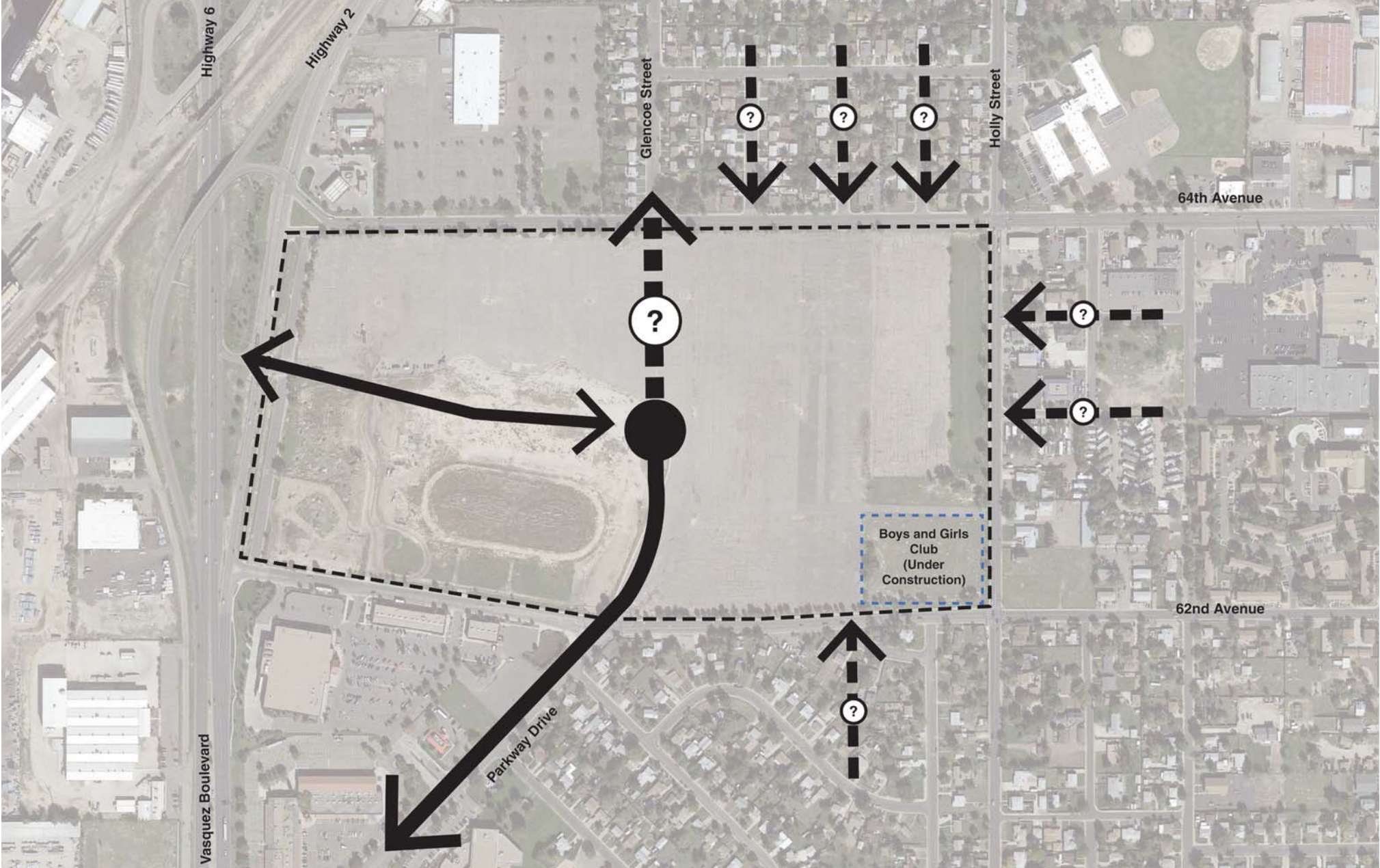
Planted Medians



Public Flexible Space



Pedestrian Oriented Scale









How do you use open space?

What type of activities would best fit with your life style?





