

**Southmoor Station Plan Public Workshop  
November 8, 2007  
Hamilton Middle School**

**Small Group Exercise Summary**

The following is a list of common suggestions from the small group exercise (presented by participants and recorded on the worksheets). CPD organized the comments by subject.

**Development Concepts**

- Create a Main Street (e.g. Lowry, Stapleton, S. Gaylord Street and Highlands Square)
- Make 2-3 story residences (e.g. condominiums) over retail
- Opposed to tall buildings on Monaco (recommend 2 stories)
- Transition building height away from Monaco (maximum 4 stories at the station/l-25)
- Mix building heights for variety and transition
- Create a gateway to the Southmoor neighborhoods

**Uses**

- Desire a recreation center
- Create an open space/park
- Support some new housing – specifically, housing for active retirees, townhouses, owner-occupied
- Allow area for grocery store and theater
- Maintain footprint of grocery with parking above
- Consider active/neighborhood-oriented uses such as restaurants, “pubs”, small boutiques, coffee shops, salons, bookstores, etc..
- Do not want fast food restaurants or “big box” retailers
- Provide a police storefront/sub station

**Design**

- Desire high quality development
- Need plenty of great lighting
- Need proper landscaping
- Require a building setback on Monaco to match east, provide landscaping in setback
- Provide a piazza – European style town center

**Pedestrian and Bicycle Circulation**

- Address pedestrian safety, features and amenities (e.g. wide sidewalks)
- Provide a pedestrian crossing over Monaco
- Add bike paths/routes (e.g. safe routes to school)
- Improve pedestrian access along Hampden Avenue (particularly from west)

**Streets and Parking**

- Provide ample parking – but hide it in structures, underground, behind buildings, and with landscaping
- Consider and address traffic
- Do not want narrow streets, match existing
- Offer traffic calming techniques
- Extend side streets into station area

**Light Rail**

- Ensure park-n-ride remains convenient for commuters
- Provide for safe light rail travel, and no free riders
- Re-evaluate the RTD fare structure for the Southmoor Station

**Other**

- Change TOD designation to something more related to neighborhoods
- Make sure to consider capacity of the school.