



University Corridor Retail Strategy Update: Part II

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- In the last month, how many times have you ordered something online to be delivered to someone's home?
 - 10+
 - 5-9
 - 1-4
 - 0

The Retail Revolution

 Facebook Marketplace

 STITCH FIX

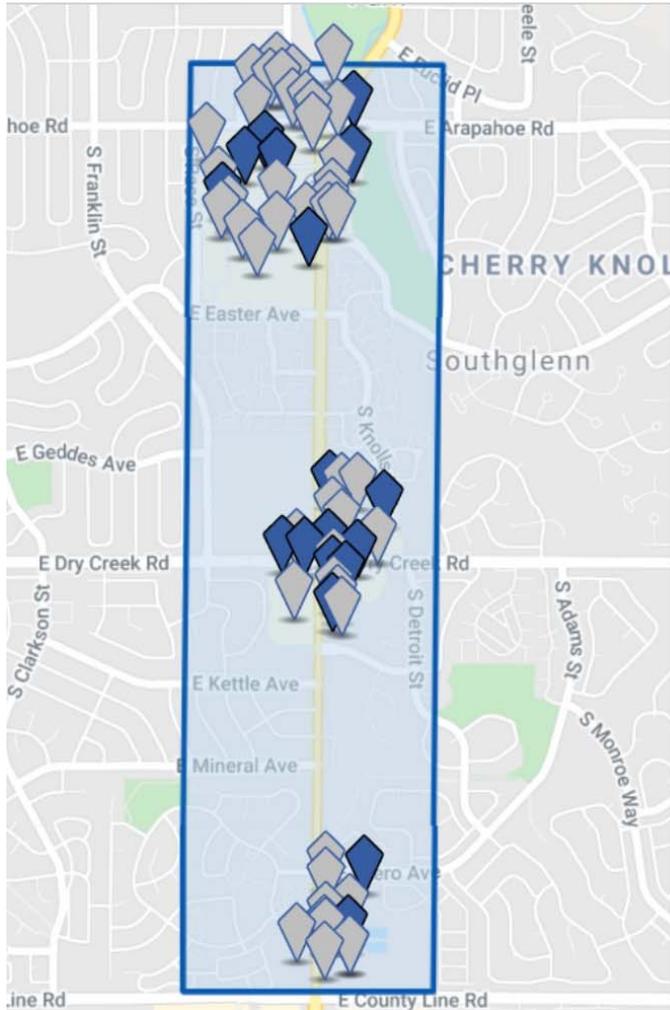

DOLLAR SHAVE CLUB



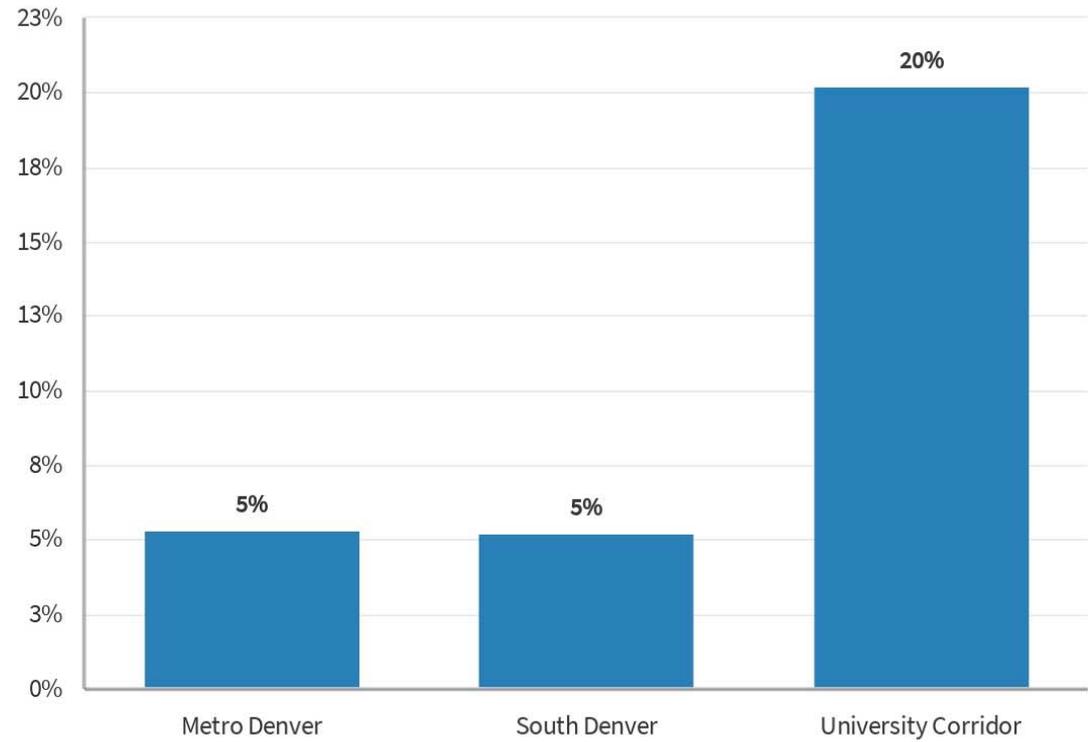
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RETAIL VACANCY RATE



Our Approach

- 1. Identify Future-Retail Vision:** Identify a *vision* made of specific opportunities for the *future of retail development* along the studied corridor that is grounded in *market reality* and *responsive to the community* and *Centennial Next*
- 2. Develop Strategy**
- 3. Implement**

Vision and Opportunities

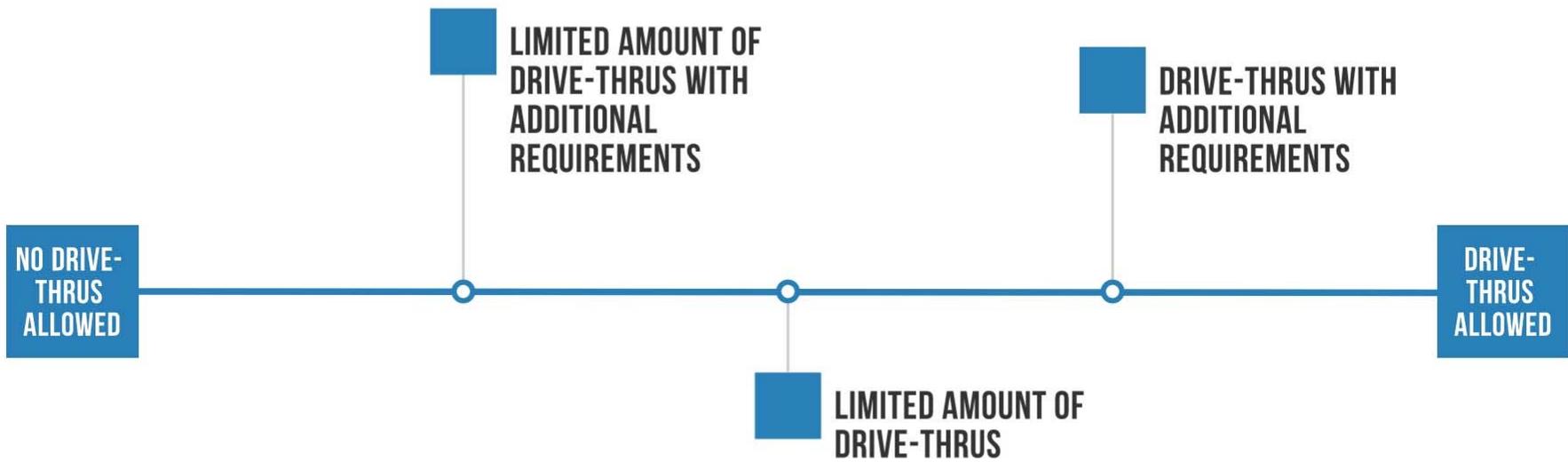
- “Create remarkable places that lead to unforgettable experiences”
- Prioritize Pedestrian Connectivity
- Leverage Public/Open Spaces
- Require Appropriate Minimum Parking Standards
- Prioritize Design and Placemaking
- Enable an Additional Mix of Land Uses

Strategies: The Targeted Toolbox

- Allow Restaurants with Drive-Thru Option along University Corridor

- In the last month, how many times have you visited a restaurant with a drive-thru?
(Examples: Chick-fil-A, Starbucks, Panera Bread)
 - 10+
 - 5-9
 - 1-4
 - 0





Restaurants with Drive-Thru Option

- Pedestrian Connectivity and Experience
- Increased Design Standards
- Special Consideration of Stacking
- Limited Amount

Pedestrian
Connectivity and
Experience

- Increased Sidewalk Width
- DT Located Away from Primary Pedestrian Path
- Pedestrian Walkway if Stacking in Drive Aisles
- Outdoor Dining
- Enhanced Identification and Buffering of Pedestrian Walkways
- Enhanced Pedestrian Amenities

Increased Design
Standards

- Distinct Design Elements
- Enhanced Building Material Standards
- Integrated with Overall Center
- Enhanced Screening from Corridor and Pedestrians

Special
Consideration of
Stacking

- Stacking Analysis Update
- Pedestrian Walkway if Stacking in Drive Aisles

Limited Amount

- 1 Stand Alone and 1 Endcap Drive-Thru

Limited Amount



- 1 Stand Alone and 1 Endcap Drive-Thru

Endcap Drive-Thru



Drive-Thru Away from Pedestrians



Screening from Pedestrians and Corridor



Increased Sidewalk Width



Pedestrian Walkway if Stacking in Drive Aisle



Enhanced Pedestrian Walkways



Enhanced Pedestrian Amenities



Outdoor Dining



Distinct Design Elements



Enhanced Building Materials Standards



Stacking Analysis Update

- Specific requirements included in stacking analysis
- Approval criteria will ensure adequate and safe stacking
- Based on stacking demand data prepared by a traffic engineer

Special Consideration and Feedback



Amount of Drive Thrus

★ Private Sector Interest Expressed in Drive Thru



Special Considerations and Feedback

- Pedestrian Safety
- Importance of Stacking
- Noise
- Traffic
- Light Pollution
- Idling Cars and Exhaust

Recap

- Allow Restaurants with Drive-Thru along University Corridor
 - Pedestrian Connectivity and Experience
 - Increased Design Standards
 - Special Consideration of Stacking
 - Limited by Size of Shopping Center

Next Steps

- Presentation to Council on LDC Amendments
- Presentation to Planning and Zoning Commission
- Continued CenCON Engagement
- Continue University Corridor Retail Strategy Development