

Centennial: Trading Spaces Developing Better Places

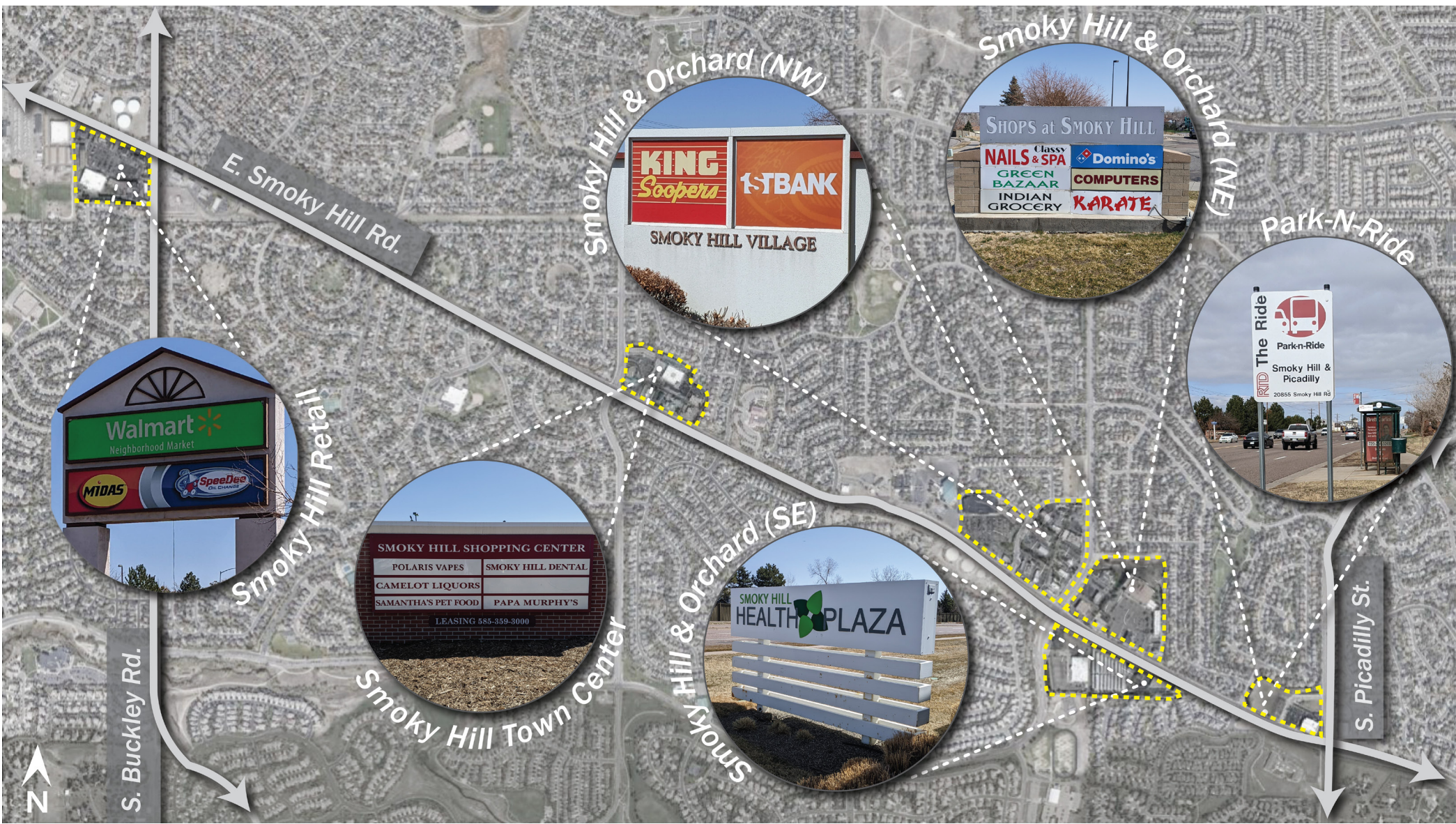
BACKGROUND

- Shifting retail trends are creating a surplus of retail space in cities. At the same time, many cities are facing housing supply and affordability constraints.
- Introducing mixed-use development and redeveloping aging shopping centers can help revitalize retail centers and add housing options.
- Determining which locations are the best opportunities for redevelopment and have the greatest chance for mixed-use success can be challenging.
- Centennial has identified six retail locations along East Smoky Hill Road as opportunity sites that have potential for development or redevelopment including mixed-use.
- This Capstone project created a development readiness scorecard based in research to assist in determining sites with the most opportunity for mixed-use success along the East Smoky Hill Road corridor using the methodology below.



RETAIL LOCATIONS ON EAST SMOKY HILL ROAD

There are six locations along a three mile stretch between S. Buckley Rd. and S. Picadilly St.



DEVELOPMENT READINESS SCORECARD

Research suggests five key factors for successful mixed-use developments. Weighted results for the sites are below. Higher total scores indicate better redevelopment opportunities.

	Smoky Hill Retail	Smoky Hill Town Center	Smoky Hill & Orchard (NW)	Smoky Hill & Orchard (NE)	Smoky Hill & Orchard (SE)	Park-N-Ride
Storefront Vacancy	1.5	7.5	7.5	7.5	1.5	1.5
Walkability	3	2	3	4	3	2
Proximity to Amenities	4	3	3	3	2	1
Land and Building Values	4	8	2	6	4	8
Overall Site Condition	3.125	4.375	3.75	5.625	2.5	4.375
Totals	15.625	24.875	19.25	26.125	13	16.875

RECOMMENDATIONS

Opportunities at the top two sites and the Park-N-Ride to revitalize retail and add housing.

