

# MY MAIN STREET

# PINE CURVE



**The My Mainstreet Project** was a community effort to encourage the right growth for Downtown Parker. The goal was to partner with residents, developers and businesses to define what the community wanted to see and what was feasible for Pine Curve.

## THE MY MAINSTREET PROCESS



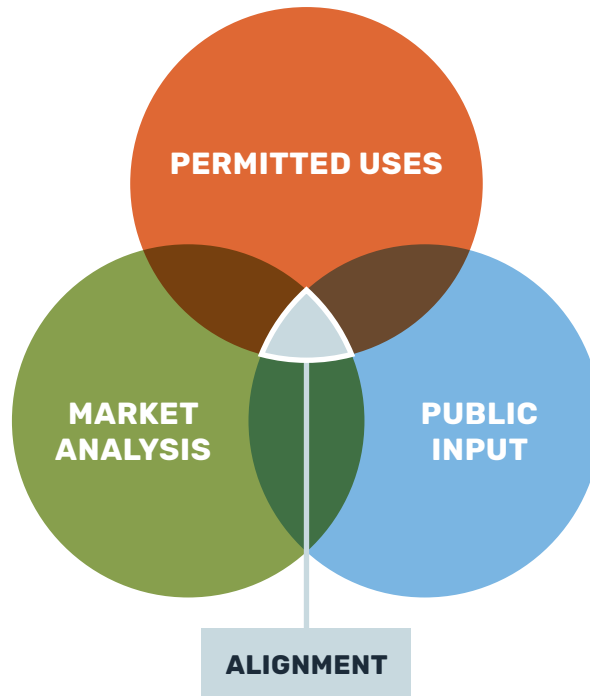
## ALIGNMENT BETWEEN EXISTING ZONING, PUBLIC INPUT & MARKET ANALYSIS

### PUBLIC INPUT - DESIRED USES

1. Outdoor marketplace
2. Restaurants
3. Bar/distillery/brewery
4. Retail – larger scale
5. Multi-family residential
6. Grocery store
7. Hotel
8. Specialty grocery
9. Conference center/hotel
10. Golf
11. Housing/residential
12. Open space or undeveloped
13. Park
14. Strip mall
15. Education

### MARKET ANALYSIS

1. Grocery store-anchored neighborhood shopping district
2. Additional medium-density housing



### EXISTING ZONING & PLANS - PERMITTED USES

1. Mixed-use including residential
2. Multi-family residential
3. Hotel or other lodging
4. Professional offices
5. Financial services
6. Retail shopping
7. Commercial services
8. Research & development facilities
9. Specialty goods & service
10. Grocery store
11. Convenience store
12. Personal services – salon, spa, yoga
13. Small animal training and grooming
14. Art – studio, gallery, classes
15. Restaurant
16. Bar/distillery/brewery
17. Day care center, preschool, nursery
18. Library
19. Park, playground, open space
20. Night club



## PINE CURVE – PROPERTY INFORMATION

|  |  |
|--|--|
| Address                                  | Unknown  |
| Owner                                    | Town of Parker   |
| Lot Acres*                               | 24   |
| Lot Square Feet                          | 1,045,440  |
| Zoning                                   | Greater Downtown   |
| Land Use                                 | Historic Center  |
| Character Area                           | East Downtown Gateway  |
| Parker Mainstreet Master Plan – Land Use | Mixed-use  |
| Floodplain                               | None   |
| Utilities                                | Water main available in Summerset Lane;<br>Sanitary sewer connections available in<br>northeast and southwest property corners;<br>Gas provided by Xcel Energy;<br>Comcast and CenturyLink located within the area |
| Building Present                         | Two vacant residential homes;<br>demolished  |
| Parking Existing                         | 0  |
| Restrictions*                            | Special District – Parker Central Area<br>Downtown District – Historic Center  |

\*Source: [Parker's eTRAKiT Site](#)

# ILLUSTRATIVE DESIGNS

## NON-ANCHORED DESIGN



## GROCERY-ANCHORED DESIGN



Pine Curve presents more development space than the other My Mainstreet properties. For this reason, several development possibilities could occur. The numbers below will change depending on the final design that is adopted by the Town.

## BY THE NUMBERS\*

PROPERTY AREA: **1,045,440 SF**

### POTENTIAL DEVELOPMENT SPACE:



OFFICE SPACE:  
UP TO **100,000 SF**



TOWNHOMES:  
UP TO **65 UNITS**



GROCERY SPACE:  
UP TO **43,000 SF**



HOTEL:  
**LONG TERM VIABILITY**



RETAIL/RESTAURANT  
SPACE:  
UP TO **30,000 SF**

\* This information was provided by Economic & Planning Systems, Inc. through the market analysis.



## ALIGNMENT

What the market, stakeholders and zoning support.



## WHAT MAKES A GOOD DOWNTOWN?

A vibrant downtown comes from a variety of different elements. Here are a few factors that create a premium downtown area:



A mix of uses



Places for visitors to stay overnight



Active ground floor uses that encourage people to visit during the day and evening



Safe spaces for those traveling by foot, bike or car



A clearly defined space



Public amenities and event spaces for civic, cultural and theme-based events

## GROCERY STORE-ANCHORED NEIGHBORHOOD SHOPPING DISTRICT

This shopping district would feature a cluster of different shopping and dining options with a small to medium-sized grocery store as the primary destination for the area. The shopping district would allow for additional dining amenities with large outdoor seating areas and outdoor spaces that are incorporated into the overall design of a space.



## ADDITIONAL MEDIUM-DENSITY DOWNTOWN HOUSING

Medium-density housing will bring additional options to those looking to live in Downtown Parker. Because of its proximity to downtown, these units would need to feature the same architectural elements as the rest of Downtown Parker. Medium-density downtown housing could include townhomes and duplexes, both for sale and for rent.

**Amenities for this property could include:** Plazas for lingering or outdoor seating, designed open space that maintains the view corridor to downtown, ample parking space

