

Mixed-Use Redevelopment Case Studies

Local Projects

Belle Creek

Belle Creek is a 171-acre master planned community in Commerce City, Colorado. The project features a mix of townhomes, rental apartments, and small single-family detached homes. The project is almost entirely residential, but includes a family center and school, and 61,000 square feet (1.4 acres) of office and retail.



Figure 1: Belle Creek development

For more information:

- <https://casestudies.uli.org/wp-content/uploads/2015/12/C032016.pdf>
- <https://www.bellecreekcommons.com/neighborhood/>

West End 38

This is a mixed-use project located in Wheatridge, Colorado along 38th Avenue. The project sits on 2.8 acres, is four stories high with ground floor retail, 165 residential units, and structured parking. The site is designated as an urban renewal area and tax-increment financing was used to help support the development.



Figure 2: West End 38 rendering by Shears Adkins + Rockmore

For more information:

- <https://crej.com/news/west-end-38-ground-breaking-in-wheat-ridge/>
- <https://sararch.com/projects/in-progress/west-end-38-2/>

The Hive

This is a commercial project located in Englewood, Colorado along South Broadway. This project does not appear to have been built yet. Financing is unknown. This project is in early stages of development and not yet constructed so not much information is available.



Figure 3: Renderings of The Hive by Galloway

For more information:

- <https://milehighcre.com/exploring-the-thought-process-behind-englewoods-most-exciting-redevelopment/>
- <https://gallowayus.com/project/the-hive-on-broadway/>

National Projects

Siesta Promenade

Siesta Promenade is a mixed-use infill development comprised of residential, hotel, and retail uses. It is located adjacent to a busy intersection in Sarasota, Florida. This project includes a mix of several buildings, the tallest of which is 5 stories. The project was allowed to build to a higher density because they are including 15% affordable housing units at 80% AMI. The project is hotly contested and there is a lawsuit that was brought by neighbors. Majority of parking is internal, and density is approximately 20 du/acre.



Figure 4: Siesta Promenade rendering

For more information:

- <https://www.strongtowns.org/journal/2018/8/17/the-catch-22-of-retrofitting-the-suburbs>
- <https://shopdinelivesiesta.com/faqs/>

Summary Table

The table below includes the example projects noted above and others from the Denver Metro area that are regarded as ideal development projects.

| Development Name | Location | Developer | Type | Size (ac) | Financing Tools | Current Home Listing \$ | Notes |
|-------------------------|-----------------|----------------------------|------------------------|------------------|---|--------------------------------|---|
| Stapleton | Denver | Many | “Infill” Redevelopment | 4,700 | Urban Renewal, Metrodistricts | 350k – 1 mil | Master Planned. Townhomes and large single-family |
| Belmar | Lakewood | Continuum | Redevelopment | 104 | Public/Private Partnership | 290k – 1 mil | Master Planned. Single-family and condos |
| Bradburn Village | Westminster | Continuum | Greenfield / Infill | 125 | | 380k – 860k | Master Planned |
| Belle Creek | Commerce City | Belle Creek LLC | Greenfield | 171 | Metrodistrict, Public/Private Partnership | 350k – 380k | Master Planned Affordable units, mixed income |
| West End 38 | Wheatridge | Wazee Partners | Infill | 2.8 | TIF | N/A | Vertical mixed-use, 4 stories. Market-rate apartments, expected to lease \$2/sf |
| The Hive | Englewood | Pacific Capital / Galloway | Infill Redevelopment | 11.5 | Unknown | 300k – 550k | Suburban commercial surrounded by apartments and single-family homes |
| Siesta Promenade | Sarasota, FL | Benderson Development | Infill | 24 | Unknown | 250k – 830k | Mixed-use: retail, condos, hotel. Density bonus awarded for affordable housing |

The example projects included above were chosen based on how well they aligned with some of the basic existing conditions of parcels designated as Community Mixed-Use.