



CONTEXT

The Belleview light rail station on Denver's Southeast Corridor is surrounded by nearly 150,000* existing residents, 8,500** of which are within walking distance. Over 8M square feet of retail use and over 31M square feet of office space - including the Denver Tech Center, Meridian, and Greenwood Plaza - are accessible from the station by foot, bicycle, or transit*** At the heart of this mix of active uses, Front Range Land and Development is managing the development of a new Transit Oriented Development (TOD) that will anchor the area around a dense walkable neighborhood of residences, shops and offices, designed to create a sustainable community for existing and future residents and employers that also is a model of smart growth for the Denver Region.

HISTORY & VALUES

The 50 acres known as Belleview Station is the last remaining of the 360 Acre Bansbach family homestead with common ownership dating back to the late 1800's. The surrounding area was farmed and ranched for over 100 years by the ancestors of the current developer. The Interstate Highway Act of 1953 split the property in two and created what was then thought of as a great barrier. Not too long after, George Wallace's concept of the Denver Technological Center seemed a good use for the "inaccessible" reaches of the property and some property east of "the barrier" was sold for that purpose. As the surrounding areas became more affluent, the Bansbach family annexed some of the farm into what is now known as Charlou at Cherry Hills. The early 1980's brought the Petro-boom to Denver and energized the property. The 50 acres that is now Belleview Station, was leased to Paradise Valley Country Club for a golf course and another 165 acres was sold to Urban Land Development MKDG, who master planned the parcel west of I-25 as DTC West. Urban Land Development MKDG eventually sold out to the Denver Tech Center, European Ferries, LTD, who re-focused the parcel on a medium density residential build out. About the same time the golf club ran into economic problems and the Bansbach family took over the management of the property and reopened a public course under the name Mountain View. As the surrounding roads were constructed, light rail installed and I-25 widened, the golf course shrank to 9 holes and a driving range while the medium density residential build-out produced nearly 2000, mostly for rent, residential units in the immediate area. In hindsight, the refocus was fortuitous in that it has created a significant residential base within walking distance of the Belleview light rail station and will be important for energizing the 24 hour major urban village Belleview Station is planned to be.

ENDURING VALUE

As the last parcel of the family farm, the Bansbach family and Front Range Land and Development have a deep commitment to leaving a lasting legacy. The vision of Belleview Station is nothing short of creating a "place" that lives in the hearts and minds of the greater community as the urban center of the DTC and the southern gateway to the City of Denver. To accomplish this we believe our vision must not only resonate with today's end user by offering the best of what smart growth has to offer, but be universal enough and flexible enough to appeal and adapt to the users of the future. In short, the vision must be sustainable in the social, economic, and environmental senses' of the word.

* The 2000 population within the 4-mile retail trade area was 144,665. Belleview Station Market Research Report, by King & Associates, February 21, 2007.

** The 2000 population within 1-mile of Belleview Station was 8,356. Demographic Information Source: Sites USA

*** The maximum extent of walk, bike and transit access to the Belleview Station is equivalent to the 4-mile retail and office trade area assumed in the Belleview Station Market Research Report.