Agenda

❖ History & Background
❖ SE Uplift’s Role
❖ Site Context
❖ Large Group Activity – Uses/Goals/Functions for this property moving forward.
❖ Small Group Activity – evaluate scenarios
❖ Next Steps
Property History &
Background
Community Process

✓ Community Gathering Place
✓ Meeting/Activity Space
✓ Environmental/People-focused design
LUNCH

Served All Day
Sandwiches
- Fresh Tuna Salad
- Chicken Salad
- The Hippie
- The Hippie Alternative
- Tom Turkey
- Cheesy Ham + Cheese
- The Hawaiian

Soup & Salad
- Waldorf Tuna Salad $9.25
- Mandarin Spinach Salad $8.50
- House-made Soup cup $3.50
- Bowl $5.75

For Kids Menu
- Side Breakfast bowl $5.75

COFFEE & Menu D'Blended

Specials
- For More Coffee
- For Teas
- For Scones
- For Pastries

Oblique
- Chai Tea
- Lemon Chai Tea
- Green Tea
- Green Chai Tea

Menu D'Blended
- Each Double $3.75
- 1/2 Off 3pm-5pm
- Each Half $1.25
- Each Single $1.00

Menu D'Blended
- Each Double $3.75
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- Each Single $1.00
❖ Barista Program
❖ Family Friendly Café
❖ Farmers’ Market
❖ Community rental space
❖ Community Partnerships
SE Uplift’s Role
SE Uplift’s Role

❖ Role to date
❖ Key Factors for consideration
❖ Mission & Values
Site Context & Next Steps
Property FAQs

❖ **Ownership** – SE Uplift

❖ **Property size** – 0.32 acres (14,040 sq ft)

❖ **Past uses** – gas station, used car dealership, convenience store, deli, coffee shop

❖ **Existing building** – approximately 1003 Square Feet, equip with some kitchen equipment, needs some repairs
Property FAQs

❖ **Current base zone** – Storefront Commercial (CS)
❖ 2035 Comp Plan proposal CM2

❖ **Allowable uses** – variety of commercial, residential, institutional, and industrial uses.

❖ **Compatible** with this desired character.
   ▪ Predominantly built-up, with buildings close to and oriented towards the sidewalk especially at corners.

❖ **Full range** of retail, service and business uses with a local and regional market area allowed.

❖ **Industrial uses** are allowed but are **limited** to ensure that they do not dominate the character of the commercial area.

❖ **Development is intended** to be pedestrian-oriented and buildings with a storefront character are encouraged.
Large Group Activity (10 mins)

(1) Voting on top 3 uses
(2) Use Post-it Notes to write down 2-3 undesired uses/functions
(1) Use property as is, with no major alterations.
(2) Redevelop the property (i.e. major modifications to existing building or removal of existing building and construction of new building(s)). This would require partnership(s) with third party to oversee/manage any new development.
(3) **Sell the Property:** This option would include the sale of the Tabor Commons property. The sale could be to maximize profit, or SE Uplift could attempt to prioritize sale to specific organizations or parties.
Small Group Activity (20 mins)

(1) discuss the pros and cons to these different future options
(2) Determine level of support (optional)
(3) Share with large group
Next Steps

❖ Project Timeline

❖ Take the Survey by October 31st!
   - Seuplift.org/tabor-commons/
   - Hard copies available

❖ Sign up for the SE Uplift Newsletter to receive project updates