

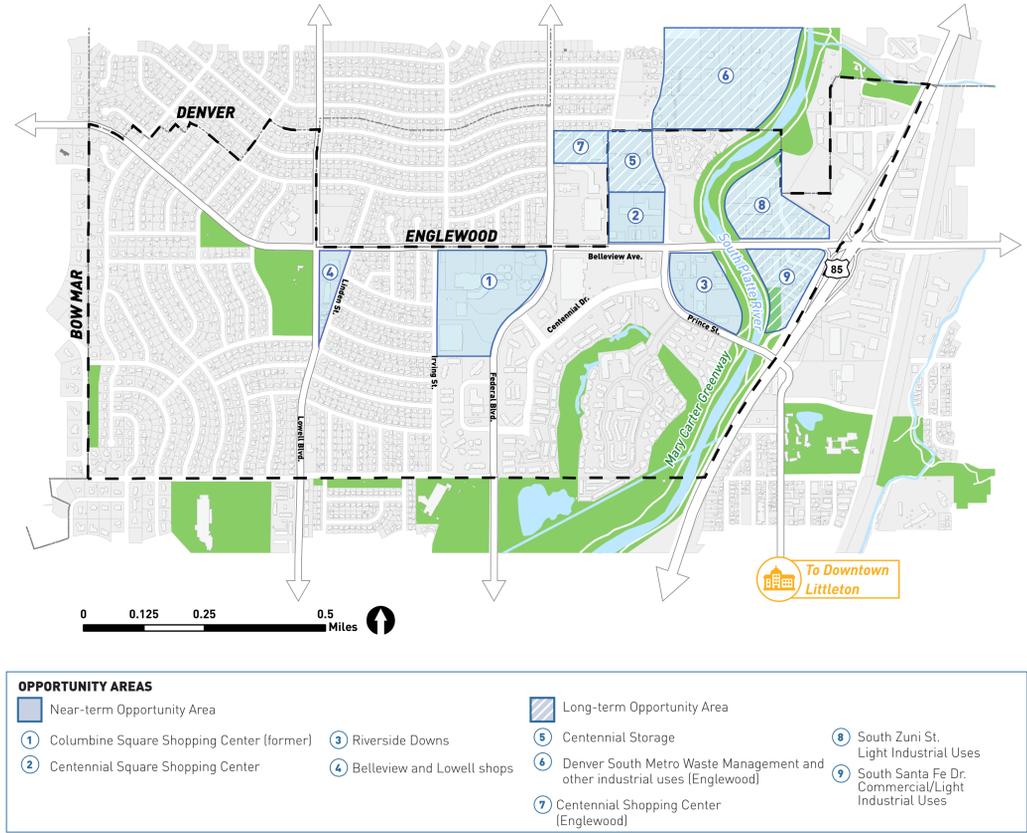
OPPORTUNITY AREAS

WHERE WOULD WE LIKE TO ENCOURAGE CHANGE IN THE FUTURE?

Opportunity areas are places within the corridor that have the greatest potential for change and reinvestment in the future. Two types of areas are identified:

- **Near-term opportunity areas** - sites with the greatest need for, and potential for, revitalization or redevelopment in the next one to five years.
- **Long-term opportunity areas** - areas are identified as having potential to help enhance the overall functionality and vitality of the Belleview Corridor as opportunities arise in over the longer-term (more than five years down the road). Several of these sites will require coordination with the City of Englewood and other partners.

Please review the overview provided for each site identified on the map at right and share your ideas on the comment form provided.



Opportunity Area #1: Columbine Square Shopping Center

The Columbine Square Shopping Center closed in 2014 and is currently planned for demolition. The site is 21 acres and is centrally located within the corridor on the south side of Belleview Avenue between Irving Street and Federal Boulevard. O’Toole’s Garden Center, a popular destination in the corridor and region, occupies the parcel just to the south of the former Columbine Square shopping center, and just to the south of O’Toole’s is an older warehouse building owned and occupied by Arapahoe County. A US Bank branch occupies the pad site at the northeast corner of the property. The property (along with several parcels further south on Federal Boulevard, and the Belleview and Lowell shops) are located within the Columbine Square Urban Renewal Area.

KEY ISSUES

- **Neighborhood Nuisance.** After closing in 2014, the former center has been vacant for several years, and recently burned. Residents have expressed concern about the site’s current condition.
- **Sewer Districts.** The site is served by multiple sewer and special districts, which could make redevelopment a more complex and potentially time-consuming process.



- **Visibility.** The site’s location on the south side of Belleview Avenue is less visible and accessible to the “going home” traffic that is desirable for retailers. This consideration will make the positioning of future retail near Federal Boulevard and Belleview Avenue important.
- **Pedestrian Access.** No formal pedestrian crossings to the site exist from the residential neighborhoods west or east of the site (across Irving Street).

Q5: Are there other issues you would add? What opportunities would you like to see?



Q6: As this site redevelops over time, what would you like to see?



OPPORTUNITY AREAS

Opportunity Area #4: Belleview and Lowell Shops

This parcel contains two separate shopping centers, Centennial Plaza on the north (built in 1961) and Arapahoe Center on the south (built in 1962). Today, the centers contain a mix of neighborhood-oriented services. Vehicular access is provided from Lowell Boulevard on the West, Belleview Avenue on the North, and Linden Drive on the east. The centers are easily walkable from surrounding neighborhoods. Both centers are included in the Columbine Square Urban Renewal Area and Plan; however, they are viable in their current configuration for the near-term and are unlikely to redevelop within the 5 to 10 year planning horizon.

KEY ISSUES

- **Connectivity.** The shopping center lacks the appropriate infrastructure (i.e. sidewalks, crosswalks) needed to encourage safe pedestrian access to and passage across the site. The three-pointed intersection of Linden Dr., Lowell Blvd., and Arlington Ave. also presents a unique challenge for pedestrian access and vehicular movement.



Q9: Are there other issues you would add? What opportunities would you like to see explored for this site?



Opportunity Area #5-9: Long-Term Opportunity Areas

The following opportunity areas are identified as having long-term potential to help enhance the overall functionality and vitality of the Belleview Avenue corridor. The City should work with the City of Englewood and property owners in these areas to explore ways to improve north/south and east/west street connectivity, and facilitate the transition of industrial uses as redevelopment opportunities arise.

5) Centennial Storage

Centennial Storage is a large RV and boat storage facility located just north of the Centennial Square Shopping Center. The site is 9.1 acres and abuts the City of Englewood boundary on the north and west. The site is only accessible from Prince Street north of Belleview Avenue.

6) Denver South Metro Waste Management Facility and Other Industrial Uses

This area is located in the City of Englewood and occupies 40.7 acres. It includes a variety of industrial/outdoor storage uses, including the Denver South Metro Waste Management Facility, which occupies the entire South Platte River frontage from just north of Green Leaf Riverside all the way to Union Avenue.

7) Belleview Lanes/Centennial Shopping Center (Englewood)

This area includes the Centennial Shopping Center (built in 1978), and the Belleview Lanes bowling alley. Together the two sites occupy 5.2 acres. Both properties are located in the City of Englewood, just north of the King Soopers shopping center (also in Englewood), and just west of the Belleview Avenue corridor boundary.



8) South Zuni St. Light Industrial Uses

This area includes light industrial uses that occupy a total of 14 acres adjacent to Lowe's. Surface parking fronts the Mary Carter Greenway Trail and no trail access is provided from these properties.

9) South Santa Fe Dr. Commercial/Light Industrial Uses

This area includes light industrial and commercial uses that occupy a total of 8 acres. Businesses in this area are expected to remain viable in the near-term, but opportunities to leverage the river frontage could be explored in the future.

Q10: What opportunities would you like to see explored for these sites?



CORRIDOR ENHANCEMENTS

CORRIDOR ENHANCEMENTS EXERCISE

Physical improvements are both necessary and important to enhance pedestrian safety and connectivity throughout the Belleview Corridor. These physical improvements may include infill of sidewalks, enhancements to intersections, new pedestrian crossings and signage, and any other improvements to the current infrastructure that will make all modes of travel safer and more comfortable. This exercise is intended to capture your thoughts and ideas on what types of physical improvements are most needed in the Belleview Corridor.

WHAT TYPES OF PHYSICAL IMPROVEMENTS WOULD YOU LIKE TO SEE IN THE BELLEVIEW CORRIDOR IN THE FUTURE?



INSTRUCTIONS

Help us identify the types of physical improvements you would like to see in the Belleview Corridor in the future on the map!

- **Fill Sidewalk Gaps.** Use a **RED** Marker 
- **New Crosswalk.** Use a **RED** Sticker 
- **Enhancement to Existing Pedestrian Crossing.** Use a **GREEN** Sticker 
- **Dedicated Bicycle Lane.** Use a **PURPLE** Marker 
- **Wayfinding Signage.** Use a **BLUE** Sticker 
- **Other Improvements.** Please use a sticky note to explain your thoughts and ideas.