

# Economic Development

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Update & Future Considerations  
July 31, 2018



# Purpose

- Cover programs and activities of the *Economic Development Department*
- Review what we know about current trends
- Review some broad concepts and seek council direction on how we might approach economic development in the future

# Business Retention

## Meeting with Kurt Fischer/City of Littleton Economic Development

Thursday, November 30, 2017  
1:30pm - 2:30pm

City of Littleton  
2255 W Berry Ave, Littleton, CO 80120, USA

4 guests  
4 yes

Eric Ervin  
Organizer

dstephens@littletongov.org

Kurt Fischer

Recca Larson

Hi Kurt,

This day/time works for us...might this also work for you for a meeting to discuss your new restaurant in Downtown Littleton? If so, when you come in the City building you can ask for the booth and

Thanks, E  
Eric Ervin

## Littleton January, 2018 Newsletter



**Grande Station restaurant.** Formerly a private club for the Columbine Country Club, located at 2299 West Main Street (corner of Rio Grande and Main), has opened as a new restaurant serving the public. Owner Kurt Fischer is an experienced restaurateur with a passion for providing friendly, attentive service. In the short time the restaurant has been open, it's received five star ratings on both Yelp and Trip Advisor. Littleton-brewed Locavore craft beer is available on tap as well as a rotating list of specialty dishes such as elk and lamb. Open seven days a week from 6 am to 9 pm, the restaurant serves breakfast, lunch and dinner and features a full gluten-free menu option for all three services.



### Grande Station - Website Visitor

<https://www.grandestation.com/>

#### Home Page

Great photo but red text is hard to read against the background.

Although it takes more space, consider changing hours for an easier read:

Monday 11:00 am - 8:00 pm  
Tuesday 11:00 am - 8:00 pm  
Wednesday 11:00 am - 8:00 pm  
Thursday 11:00 am - 8:00 pm  
Friday 11:00 am - 8:00 pm  
Saturday 8:00 am - 5:00 pm  
Sunday 8:00 am - 2:00 pm

#### About

<https://www.grandestation.com/about>

There's some rectangular ghosting under "About..."

#### About GRANDE STATION -

We are an upscale-casual bistro serving breakfast on Saturday and Sunday, lunch, and dinner seven days a week. Our focus and mission is to offer top quality food and friendly, efficient service.

#### Menu

<https://www.grandestation.com/menu>

There's ghosting of red text over black text.

Consider a notation by the breakfast menus (GF and regular) - served on Saturday and Sunday

#### History

<https://www.grandestation.com/history>

Good information and photo

#### Contact

<https://www.grandestation.com/contact>

Rectangular ghost on the middle of the page

Do you take reservations? If so indicate on the

Grande Station website

## LittletonReport

### COMMUNITY BUSINESS SPOTLIGHT



**Pitkin Stearns**  
Nestled in Littleton is a company that is making a big impact on the local community. Pitkin Stearns is a company that is making a big impact on the local community. Pitkin Stearns is a company that is making a big impact on the local community.

**Grande Station**  
Grande Station restaurant, formerly known as the Columbine Country Club, has opened as a new restaurant serving the public. Owner Kurt Fischer is an experienced restaurateur with a passion for providing friendly, attentive service.

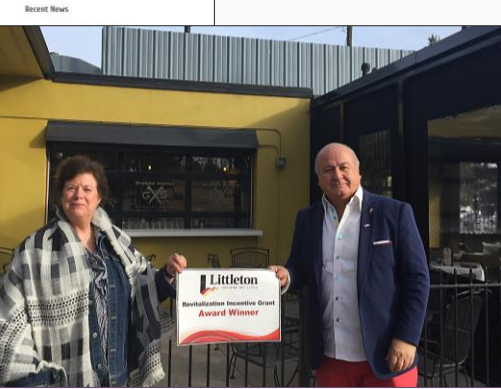
**Pets by Nature**  
One of Littleton's newest businesses is helping the community the opportunity to shop local and support the local economy. Pets by Nature is a company that is making a big impact on the local community.



## Grande Station restaurant, a social bistro, opens December 21, 2017



Grande Station restaurant, formerly a private club for the Columbine Country Club, located at 2299 West Main Street (corner of Rio Grande and Main), has opened as a new restaurant serving the public. Owner Kurt Fischer is an experienced restaurateur with a passion for providing friendly, attentive service. In the short time the restaurant has been open, it's received five star ratings on both Yelp and Trip Advisor. Littleton-brewed Locavore craft beer is available on tap as well as a rotating list of specialty dishes such as elk and lamb. Open seven days a week from 6 am to 9 pm, the restaurant serves breakfast, lunch and dinner and features a full gluten-free menu option for all three services.



Business Name	Date Opened	Phone	Business Category	State	Street	Zip	Billing City
Semper Town	2/1/2018	(303) 656-9841	Personal Services - Care	CO	129 W. County Line Road	--	--
Law Office of John Henrich, LLC	1/30/2018	(303) 919-2724	Legal Services	CO	6403 S Prince Street	80120	Littleton
Carlisle Enterprises / Promaster	1/29/2018	(303) 955-2243	Accounting Services	CO	1449 W Littleton Blvd, Suite 207	--	--
Multiservices LLC	1/2/2018	(303) 730-2070	Construction - Equipment - Contractors	CO	145 W County Line Road	--	--
ASCEND Security, LLC / Liberty Home Products	1/1/2018	(303) 888-8732	Retail	CO	5235 S. Santa Fe Blvd	--	--
Ascend Littleton, LLC / Ascend Cannabis Co.	1/1/2018	(303) 794-9498	Industrial Products - Supplies - Service	CO	1501 W. Campus Dr, Unit N	80120	Littleton
Tri County Fire Protection Inc.	1/1/2018	(303) 366-9407	Design - Decorations, Home improvement - Commercial Services	CO	2430 W. Main St.	80120	Littleton
Schroff Distribution, Inc.	1/1/2018	(303) 237-5469	Retail	CO	42 E Arapahoe Road	--	--
Trailhead Designs Inc.	12/1/2017	(303) 798-5037	Restaurants - Food - Beverage	CO	2299 W. Main St.	80120	Littleton
Grande Station & Social Bistro	12/1/2017	(303) 943-0662	Restaurants - Food - Beverage	CO	1500 W. Littleton Blvd, #110-A	80120	Littleton
Pro-Hem	12/1/2017	(770) 207-4518	Other (not for business directory)	CO	2600 W. Bellevue Ave. Ste. 200	80123	Littleton
Physiotherapy Associates Inc.	11/16/2017	(719) 972-1100	Health - Wellness, Personal Services - Care	CO	11 W. Dry Creek Circle	80120	Littleton
Info Aid	11/16/2017	(303) 799-0232	Grocery - Pharmacy, Retail & Service	CO	102 E Mineral Ave	80122	Littleton
Laboratory Corporation of America	11/13/2017	(303) 436-4264	Health - Wellness	CO	7780 S. Broadway	80122	Littleton
Residence Inn by Marriott	11/1/2017	(303) 791-8010	Lodging - Travel	CO	3080 W. County Line Road	80128	Littleton
Car Nuts	11/1/2017	(303) 794-4938	Automotive - Motorcycles	CO	6449 S. Broadway	80121	Littleton
Snyder Pump Solutions Inc.	11/1/2017	(303) 798-4454	Industrial Products - Supplies - Service	CO	7901 Southpark Plaza, Suite 101	80120	Littleton
Pets by Nature	11/1/2017	(770) 287-3296	Pets - Veterinary	CO	7800 S. Elati St, Suite 108	80120	Littleton
City Denuts	11/1/2017	(303) 781-0207	Restaurants - Food - Beverage	CO	5816 S. Lowell Blvd	80129-2866	Littleton
Shen Dennis Insurance Agency Inc.	11/1/2017	(770) 389-4897	Insurance	CO	1489 W. Littleton Blvd	80120	Littleton
Conservation LLC	10/28/2017	(303) 735-2391	Retail	CO	2276 W. Main Street	80120	Littleton
Flower Pedaler / Little Shop of Floral	10/10/2017	(303) 547-0197	Garden - Floral - Landscaping	CO	5535 S. Syracuse Street	--	--
InfinitiVision LLC	10/2/2017	(303) 919-9559	-	CO	5819 S. Broadway	80121	Littleton
WOP Photo Solutions LLC	10/2/2017	(303) 919-0187	Entertainment - Arts	CO	9601 W. Bellvue Dr	80127	Littleton
South Broadway Dental Care	10/1/2017	(303) 987-9109	Health - Wellness	CO	7261 S. Broadway #302	80122	Littleton
Tattoo & Fine Arts Studio	10/1/2017	(303) 579-1847	Specialty - Boutique Retail, Other (not for business directory)	CO	1449 W. Littleton Blvd, #103	80120	Littleton
Intact Chiropractic	10/1/2017	(303) 955-8516	Health - Wellness	CO	8000 S. Lincoln St, #105	80122	Littleton
Giddyup Glass	10/1/2017	(720) 788-5644	Automotive - Motorcycles	CO	6861 S. Greenwood Street	80120	Denver
Bloom Early Learning Center	9/18/2017	(303) 377-3251	Daycare - Children - Adults	CO	5472 S. Federal Cir.	80123	Littleton
Art: Thrift Store	9/10/2017	(770) 744-4261	Thrift Stores - Pawn Shops	CO	1402 W. Littleton Blvd	80120	Littleton
Lewis & Bark	9/2/2017	(303) 347-6370	Pets - Veterinary	CO	5623 S. Prince St	80120	Littleton
The Cut	8/14/2017	(970) 799-7000	Entertainment - Arts	CO	309 W. Littleton Blvd.	80129	Denver
WOP Photo Solutions LLC	8/7/2017	(770) 444-8821	Health - Wellness	CO	8055 S. Tulla Ave Ste 210	80127	Denver
WOP Photo Solutions LLC	8/7/2017	(303) 738-1100	Health - Wellness	CO	7780 S. Broadway Ste 280	80122	Littleton

# Business Attraction

## State of Colorado Site Inquiries



### Project 5861

Response from City of Littleton

Presented:  
March 1, 2018

### Criteria and Background

Project 5861 is an Italian electric bike manufacturer that opened offices in the US in 2016.

Company is considering a move from California to Colorado.

The ideal space will have a small showroom, 3 office spaces, and a small warehouse space to hold parts and demo bikes.

Seeking flex space in a business park setting. No manufacturing.

US operations has a dedicated storage space for US distribution on the East Coast.

This project has specifically requested Jefferson, Boulder, and Arapahoe counties.

#### Real Estate Requirements

- Existing flex facility, minimum 2,000 SF - maximum 2,500 SF (office and warehouse included)
- Lease
- Available immediately

Please send a letter outlining your municipality's pre-existing outdoor recreation cluster (employers, etc.), bike trail maps, and maps of large recreational open spaces.

Brokers' brochure and letter outlining DREC cluster and additional information listed above are due by close of business Thursday, March 1.

City of Littleton - Project 5861

### Overview of Littleton Colorado

The City of Littleton is submitting a 4,200 SF property located in South Park, a professionally maintained, covenant controlled vibrant business park. The Highline Canal Bike Path is located near the building.

Littleton Colorado is located twelve miles south of Denver and has a population of over 44,000 residents and over 3,000 businesses.

The City of Littleton has over 1,400 acres of parks and open space and more than 200 miles of trails. The city has an agreement with South Suburban Parks and Recreation (SSPR) to maintain most of the parks in the city. Over 30 unique art pieces are displayed in parks and outdoor spaces in Littleton.

The City of Littleton has a vibrant and charming Main Street and Historic District placed on the National Register of Historic Places in 1998.

Littleton is served by two Light Rail stops on the RTD Southwest line with stops in the historic downtown and Mineral Avenue/Santa Fe. The rail service makes commuting to downtown Denver and easy ride.

City of Littleton - Project 5861

### Site Attributes

Size: 4,200 SF

Address: 621 Southpark Drive, Suite 100/200, Littleton, CO 80120

#### Space Breakdown:

- Office: 3,920 SF
- Warehouse: 280 SF
- Loading: 1 Grade Level Door
- Clear Height: 14' - 6"

**Description:** This is a highly visible rare end-cap space with 3 sides of windows and lots of natural lighting. There are numerous amenities and services near the site including dining, shopping, services and residential living.

#### Access:

- Located 0.5 mile from C470
- 13 miles south of Denver

#### Proximity to Denver International Airport:

- Approximately 35 miles / 40 minute drive from DIA via C470

#### Amenities:

- Property offers views of the nearby mountains
- The popular biking [Highline Canal Trail](#) is located .07 mile from the building
- [Chatfield State Park](#) is located nearby offering numerous biking trails.

**Availability:** Available Immediately

**Pricing:** \$18.50 /SF

**Listing Company:** Genesee Commercial  
Broker brochure with property specs is attached.

#### Jurisdictions:

- State: Colorado
- County: Arapahoe

City of Littleton - Project 5861

### Littleton Outdoor Open Space and Trail Info

The City of Littleton places a high value on open space. The city has over 1,400 acres of parks and open space and over 200 miles of trails.

The city has an agreement with [South Suburban Parks and Recreation \(SSPR\)](#) to maintain most parks in the city.

Littleton's 878-acre South Platte Park is one of the largest suburban parks in the U.S.

The popular biking [Highline Canal Trail](#) is located .07 mile from the proposed building.

[Chatfield State Park](#) is located nearby offering numerous biking trails.

Littleton hosts an annual "criterium" bike race. The next event is scheduled for August 4, 2018. A "criterium" race is defined as a timed circuit around a short, technical course. Spectators can watch the racers fly by the 0.8 mile course at nearly 30 mph. The event is part of USA Cycling's National Calendar.

Maps of parks and trails are included in appendix.

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City of Littleton - Project 5861



3/1/2018

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# Business Attraction

## Direct to Site Selector

Specialty Market: Site Comparison - 2 Mile Radius						
Metric	Market	%	Littleton - Site 1	%	Littleton - Site 2	%
Population (SiteSeer.com)	32,316		49,273		30,108	
Number of households (SiteSeer.com)	12,496		21,625		12,925	
Median household income (SiteSeer.com)	\$58,097		\$57,135		\$79,752	
Number of units owner occupied (SiteSeer.com)	7,822	62.6	12,782	59.1	9,732	75.3
Number of units renter occupied (SiteSeer.com)	4,673	37.4	8,843	40.9	3,193	24.7
Average Age (SiteSeer.com)	38.4		41.1		44.6	
Number of Households with income over 75k (SiteSeer.com)	4,793	38.3	7,839	36.3	6,857	53
Food at home index (ESRI 2016)	100		97		136	
Percent Bachelor degree or higher (SiteSeer.com)	6,845	32.1	12,027	34.6	10,011	46
<b>Grocery Stores - Surplus/Gap (SiteSeer.com)</b>	<b>Supply</b>	<b>Demand</b>	<b>Surplus or Gap</b>			
Market	\$83,102,983	\$83,716,765	(\$613,782)			
Littleton - Site 1	\$46,287,316	\$126,588,870	(\$80,301,554)			
Littleton - Site 2	\$69,467,800	\$79,668,356	(\$10,200,556)			
<b>Specialty Food Stores - Surplus/Gap (SiteSeer.com)</b>	<b>Supply</b>	<b>Demand</b>	<b>Surplus or Gap</b>			
Market	\$930,209	\$1,438,080	(\$507,871)			
Littleton - Site 1	\$952,647	\$2,165,967	(\$1,213,321)			
Littleton - Site 2	\$1,496,308	\$1,362,290	\$134,018			



# Development & Commercial Real Estate

Information + Exploratory Meetings = Informed Decisions

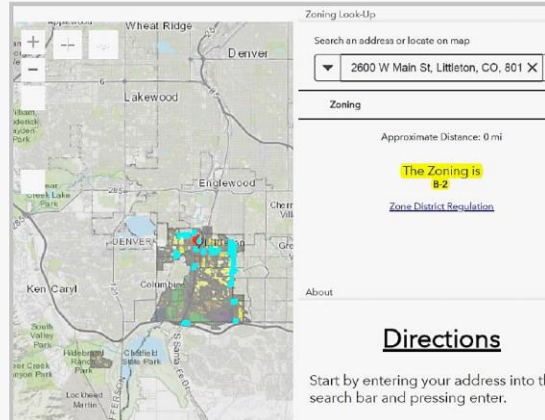
2600 W. Main Street  
2077-17-4-08-007  
Zone B-2



2600 W. Main Street  
2077-17-4-08-007  
Zone B-2

4/5/2018  
Zoning Map

[Open map below in a new window >>](#)



4/5/2018

**PIN:** 03204790  
**AIN:** 2077-17-4-08-007  
**Status Address:** 2600 W Main St  
**Situs City:** Littleton  
**Full Owner List:** Randall Florence J Estate Of  
**Ownership Type:** Fee Simple Ownership  
**Owner Address:** Po Box 040  
**City/State/Zip:** Tabernash, CO 80478-0640  
**Neighborhood:** Downtown Littleton  
**Neighborhood Code:** 3555.00  
**Assessee:** 0-4000  
**Land Use:** Shopping Center - Neighborhood  
**Legal Desc:** Lots 7-8 Blk 2 Littleton

2017 Appraised Value	Total	Building	Land
2017 Assessed Value	1,332,200	869,280	522,720
	388,280	234,691	151,589
		2017 Mill Levy:	80.698
Sale	Book Page	Date	Price Type
		01-25-1994	0
Building	Building	Attributes	Recorded
		Quality Grade	Average
		Improvement Type	Shopping Center - Neighborhood
		Bathrooms	8.00
		Architectural	Shopping Center, Neighborhood
		Floors	1.00
		Year Built	1907
		Exterior Wall	Brick & Conc Block
		Construction Type	C - Masonry or Concrete Load
Commercial Area	Building	Description	SqFt
	1	Total Area	15025
Land Line	Units	Land Use	
	17424.0000 SF	Merchandising (all Retail)	

\* Not all parcels have available photos / sketches.

In some cases a sketch may be difficult to read. Please contact the Assessors Office for assistance. Measurements taken from the exterior. The Arapahoe County Assessors Office does not warrant the accuracy of any sketch, nor assumes any responsibility or liability to any user. Although some parcels may have multiple buildings and photos, at this time our system is limited to 1 sketch and 1 photo per parcel number.

New Search

2600 W. Main Street  
2077-17-4-08-007  
Zone B-2



## TITLE 10, CHAPTER 3 — LAND USE TABLE

LAND USE CATEGORIES ZONE DISTRICTS	A1	R5	R1	R2	R3	R3S	R4	R5	MI	DP	T	B1	B2	B3	CA	STP	IP	I1	I2	
<b>1.00 RAISING OF CROPS</b>																				<b>1.00</b>
1.10 Plant and Tree Nurseries	P	P	P																	1.10
1.20 Raising of Crops (for sale, resale, or consumption by occupants of the premises)	P	P	P																	1.20
1.30 Raising of Crops (limited to the use and consumption by occupants of the premises)				A	A	A	A	A	A	A										1.30
<b>2.00 SERVICES AND ENTERPRISES RELATED TO BUSINESS</b>																				<b>2.00</b>
2.10 Veterinarian/Animal Hospital																				2.10
2.11 Treatment and boarding of large animals such as horses, cattle, and other farm animals and small animals	P	P	P																	2.11
2.12 Treatment and boarding of small animals within enclosed structures	P	P	P										P	P				P	P	2.12
2.13 Treatment of small animals and boarding only for treatment purposes	P	P	P										P	P	P			P	P	2.13
2.14 Treatment of small animals and boarding only for treatment purposes	P	P	P										O	P	P	P		P	P	2.14
2.20 Raising of Livestock (other than horses) or Poultry (including for breeding animals raised for profit, hog ranches, commercial facilities, agricultural processing industry, or farms for the disposal of garbage or other waste)	P	P	P																	2.20
2.30 Raising of Horses	P	P	P	A																2.30
2.40 Commercial Stables, Riding Academies, Horse Training and Boarding	P	P	P																	2.40
2.50 Kennels, and Pet Boarding and Raising	P	P	P																	2.50
2.60 Dog Parks																				2.60
<b>3.00 RESIDENTIAL</b>																				<b>3.00</b>
3.10 Single-Family Detached	P	P	P	P	P	P	P	P	P	P	P									3.10
3.20 Two-Family Residential	O	O	O	O	O	O	O	P	P	P										3.20
3.30 Multi-Family Residential (8 or more units)	O	O	O	O	O	O	O	P	P	P										3.30
3.31 Townhomes	O	O	O	O	O	O	O	P	P	P										3.31
3.32 Apartments	O	O	O	O	O	O	O	P	P	P										3.32
3.40 Mobile Homes																				3.40
3.50 Mobile Homes (Special Conditions)																				3.50
3.51 Mobile Homes (Special Conditions)	P	P	P	P	P	P	P	P	P	P	P									3.51
3.52 Mobile Homes for elderly	O	O	O	O	O	O	O	O	O	O	O									3.52
3.53 Nursing Homes/Corporate Housing																				3.53

# Revitalization Incentive Grant

## 2013 - 2018

Year	Total Allocation	Grant Award	Private Investment
2013	\$50,000	\$27,260	\$107,113
2014	\$50,000	\$8,777	\$13,412
2015	\$75,000	\$79,630	\$2,484,670
2016	\$100,000	\$95,971	\$5,460,301
2017	\$100,000	\$37,178	\$116,889 <sup>Est</sup>
2018	\$100,000	\$63,750 <sup>Est</sup>	\$127,500 <sup>Est</sup>
<b>TOTALS</b>		<b>\$312,566</b>	<b>\$8,309,885</b>





# Business Attraction

Effort = Success





# Communication & Resources

## Business Resources - City of Littleton

The screenshot shows the 'Business Resources & Services' page of the City of Littleton website. The header includes the Littleton Colorado logo and navigation links: My Littleton, City Services, Building & Development, Business Resources (highlighted with a red triangle), Connect With Us, and I Want To... A left sidebar lists various business-related topics. The main content area is titled 'Business Resources & Services' and includes a sub-header 'The City of Littleton offers no-cost resources for business development and growth.' Below this, there are three main sections: 'Starting a Business' (with a green button), 'Existing Business' (with a yellow button), and 'Locate in Littleton' (with a blue button). Each section has a brief description and a link to more information. At the bottom, there is a contact section for the Economic Development department.

**Littleton Colorado**

My Littleton City Services Building & Development **Business Resources** Connect With Us I Want To...

**Business Resources & Services**

Font Size: + - Share & Bookmark Feedback Print

The City of Littleton offers **no-cost** resources for business development and growth. To access the business resources, please comply with the following:

- The business operation must be physically based within the city. To verify that a business is within the city boundaries check the [Address Wizard](#) or call 303-795-3749.
- The business must be registered with the City of Littleton. To register a business, complete a [Business Sales/Use Tax License Application](#) or call 303-795-3768.

**Starting a Business** Have an idea? Thinking about opening a business?

**Existing Business** Already in business and need information or resources to help grow your operation?

**Locate in Littleton** Site selectors looking for a great location for a business

For more information or to schedule a meeting please complete the [Meeting Request Form](#)

**Economic Development**  
303-795-3749  
[economicdev@littletongov.org](mailto:economicdev@littletongov.org)

## Go2Littleton

The screenshot shows the 'Go2Littleton' website. The header includes navigation links: Home, News, Biz Directory, Business Resources (highlighted), Living in Littleton, and About. The main content area features a large banner with the text 'A great place to work and play' over a background image of a street scene. To the right of the banner is a vertical menu with links: Business Services, Business Education Seminars, 5-Minute Classes, Meeting and Event Venues, Commercial Real Estate, Site Selection, Revitalization Incentive Grant, and Business Testimonials. Below the banner, there is a section titled 'Welcome to the City of Littleton's business and community information resource.' which includes a brief description of the site's purpose. To the right of this section is a 'Recent News' section with two items: 'Lights Out! Escape Rooms and Social Lounge opens in Woodlawn Shopping Center March 30, 2018' and 'Refresh Nail Retreat (RnR), a posh new nail salon now open in downtown Littleton March 25, 2018'. At the bottom right, there is a small section titled 'Begin your business journey in Littleton with the City of Littleton's new "Doing Business in Littleton" guide.'

Home News Biz Directory Business Resources Living in Littleton About

**Business Services**  
Business Education Seminars  
5-Minute Classes  
Meeting and Event Venues  
Commercial Real Estate  
Site Selection  
Revitalization Incentive Grant  
Business Testimonials

**A great place to work and play**

Welcome to the City of Littleton's business and community information resource. Here you'll find our directory of Littleton businesses and links to the special amenities that make Littleton a great community in which to live work and play. Also accessible on this site are residential and commercial property locators and an overview of our state-of-the-art business services available to new or registered with the City.

**Recent News**

- Lights Out! Escape Rooms and Social Lounge opens in Woodlawn Shopping Center March 30, 2018
- Refresh Nail Retreat (RnR), a posh new nail salon now open in downtown Littleton March 25, 2018

Begin your business journey in Littleton with the City of Littleton's new "Doing Business in Littleton" guide.



## Littleton Economic Development March, 2018 Newsletter

### Free Google Tool 'Test My Site' Assesses Your Mobile Website Load Speed

Most mobile sites lose half of their visitors while loading. See how fast your site is and get tips on how to make it faster with Google's free **"Test My Site"** tool. Using the tool is simple; simply type your company's url into the tool's search box. Google then scans your mobile site using a standard connection and rates the time it took for your site to load. Once your site is scanned, Google provides a free report.

### Find time and work smarter with these 5 tools

We're busy. All the time. We have a million and one things vying for our attention, to-do lists that expand as rapidly and mysteriously as our solar system, and attention spans at the very brink of collapse. What can help? A little structure. Productivity tools allow you to manage your time, so the demands of your life and work don't manage you. The options are as limitless as the applications. Try each on for size, and see which can save your workday. Read more about some great tools on the [denversouthedp.org](http://denversouthedp.org) website.



# Visioning, Comprehensive & Area Plans

## Economic Development/Community Development

- Committee participant
- Research and information
- Plan review feedback
- Outreach to business and property owners

# Economic Overview - *What We Know*

- Sales and use taxes are **52%** of our budget in 2018
- Retail is changing dramatically
  - e-Commerce has reduced purchasing from brick and mortar locations
  - Major retailers have closed
  - Retailers have reduced brick and mortar footprints and are requiring more to justify sites
  - Retail centers are struggling for tenants and revisiting configuration and including entertainment experiences
  - Retailers look at regions NOT cities



# Economic Overview - *What We Know*

- We have limited vacant land for new development
- Developers are driven by the current market
  - Assisted Living
  - Storage Facilities
  - Apartments
- “Use by Right” projects mean limited control over what develops
  - With the proper tools we can encourage desired developments
- There will eventually be a downturn in the economy

# Recommendations for Consideration

If the City of Littleton is to be economically vital in the current and future market we need to add tools that can be used to bring desired development to the community.

- **Areas of Economic Significance**

Developments within designated areas identified by the upcoming city visioning, area planning and comprehensive plan processes, when approved by city council would receive priority consideration for incentives

- **Revitalization Incentive Grant – Areas of Economic Significance**

Increased allocation earmarked for improvements proposed within designated areas

# Recommendations for Consideration

- **Improvement Districts**

  - Downtown District

  - Mechanism to manage and improve the district

  - Improvement District – Areas of Economic Significance

  - Mechanism to cover infrastructure improvements

- **Mixed Use Projects**

  - Development agreements – % commercial/retail prior to housing

- **Accelerated Development Review**

  - Develop criteria and process as a concept applicable to designated *Areas of Economic Significance* or broadened for specific types of development



# Questions