

LITTLETON BOULEVARD SUBAREA PLAN

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“It’s 2050 —
what do we
want Littleton
Boulevard to
be known for?”

History

Subarea Plan Purpose

Focus Areas

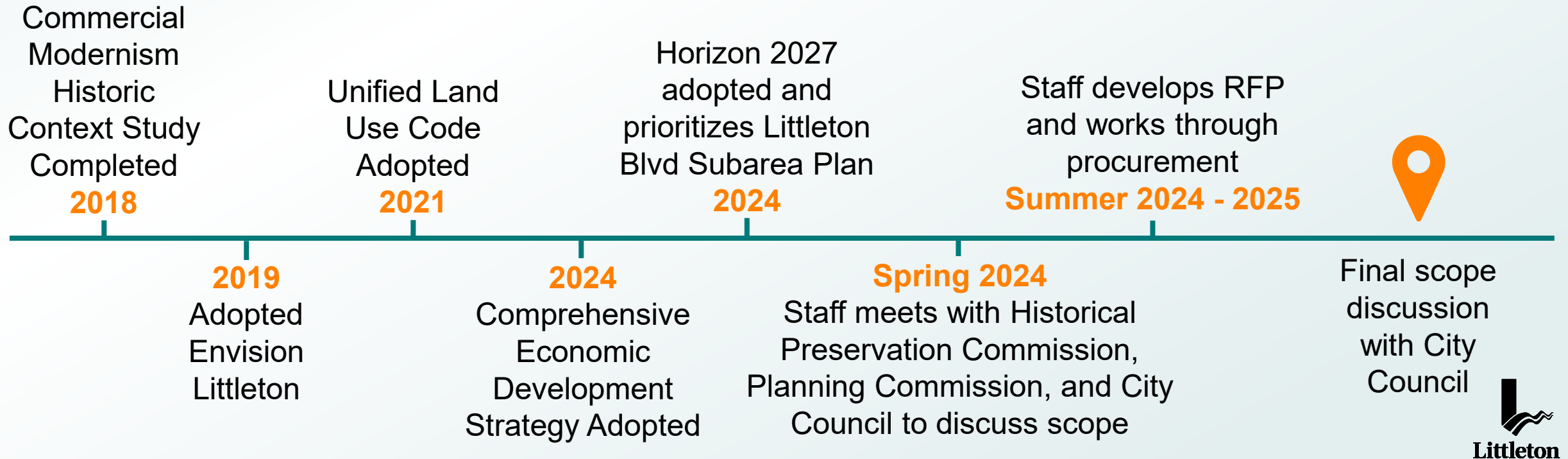
Project Deliverables

Discussion



WHY NOW?

- Plan prioritized by Council in early 2024 and in Horizon 2027
- Strong, inter-departmental team
- Momentum, resources to move forward
- Iconic, historic corridor that is home to unique collection of Mid-Century Modern resources



Brief Littleton History

- 1867 - Rough and Ready Mill opens
- 1872 – City Founded
- 1890 – City Incorporated
- 1890s – Residences built on W. Littleton Blvd
- 1907 – Courthouse Built
- 1930 – First Presbyterian Church built
- 1945 – Littleton Blvd. paved



LITTLETON BLVD DEVELOPMENTAL HISTORY

5



- Pre-1950s – predominantly farms and ranches
- Post-war and car boom - spurred development
- Extension of Main Street
- Woodlawn Shopping Center opens
- 1957 – Road widened
- 1950-1960 – City annexed land
- Nationwide corporations chose Littleton
- Oil boom and bust



Expressionist: Taco House



Brutalist: Miller & Steiert Law Offices



Commercial Modern: Littleton Office Condominiums



Late Modernist: Wells Fargo Bank



Rustic Modern: LB Auto Care Center



Formalist: Telecommunications



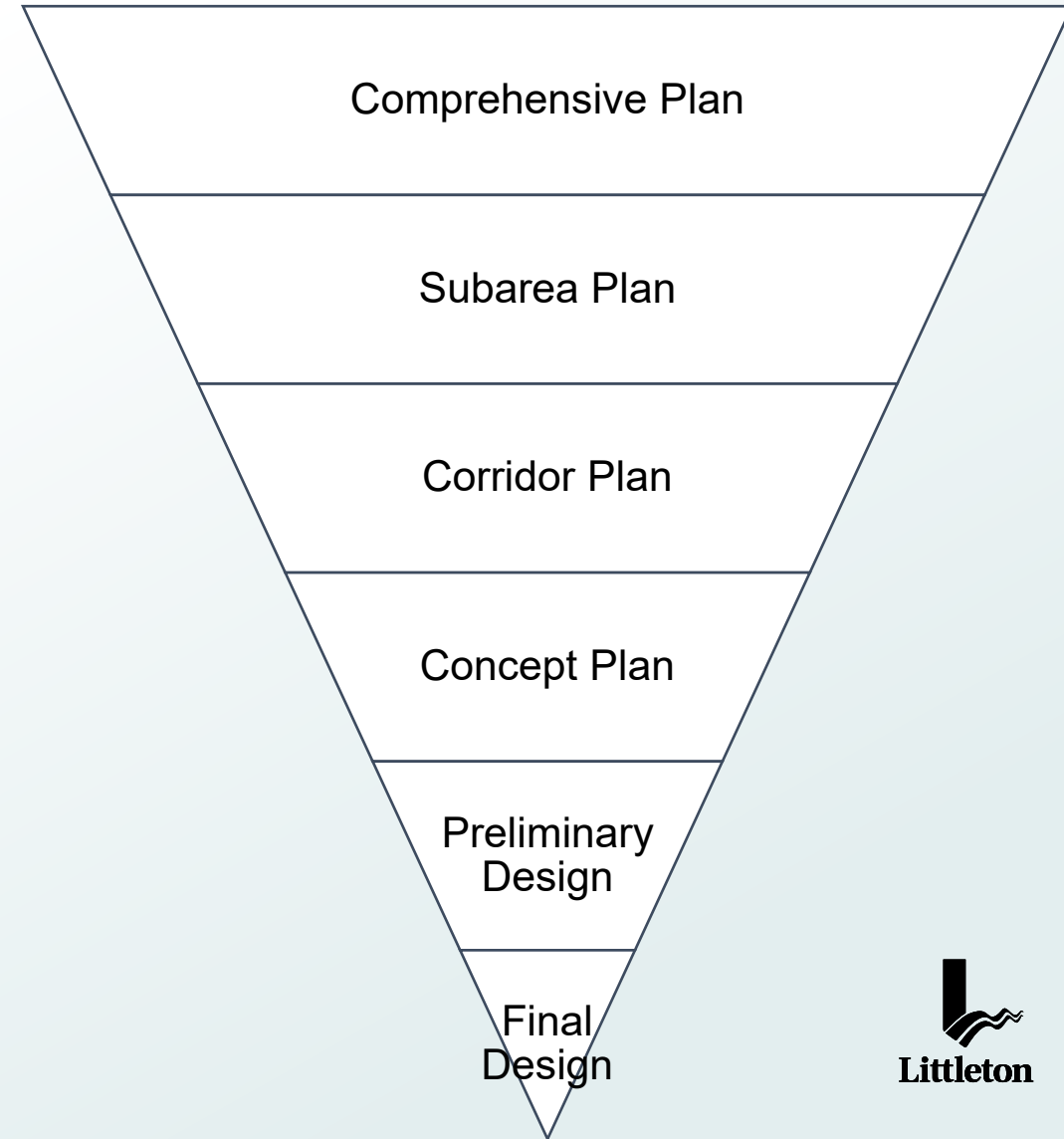
International Style: InterGroup Architects



Usonian: San Engineering Offices

WHAT IS A SUBAREA PLAN?

- Subarea plans are detailed plans prepared for smaller geographic area within a community.
- Areas can encompass neighborhoods, corridors, downtowns, or other types of special districts that show cohesive characteristics.
- Include greater level of detail than a comprehensive plan but deal with many of the same topics.

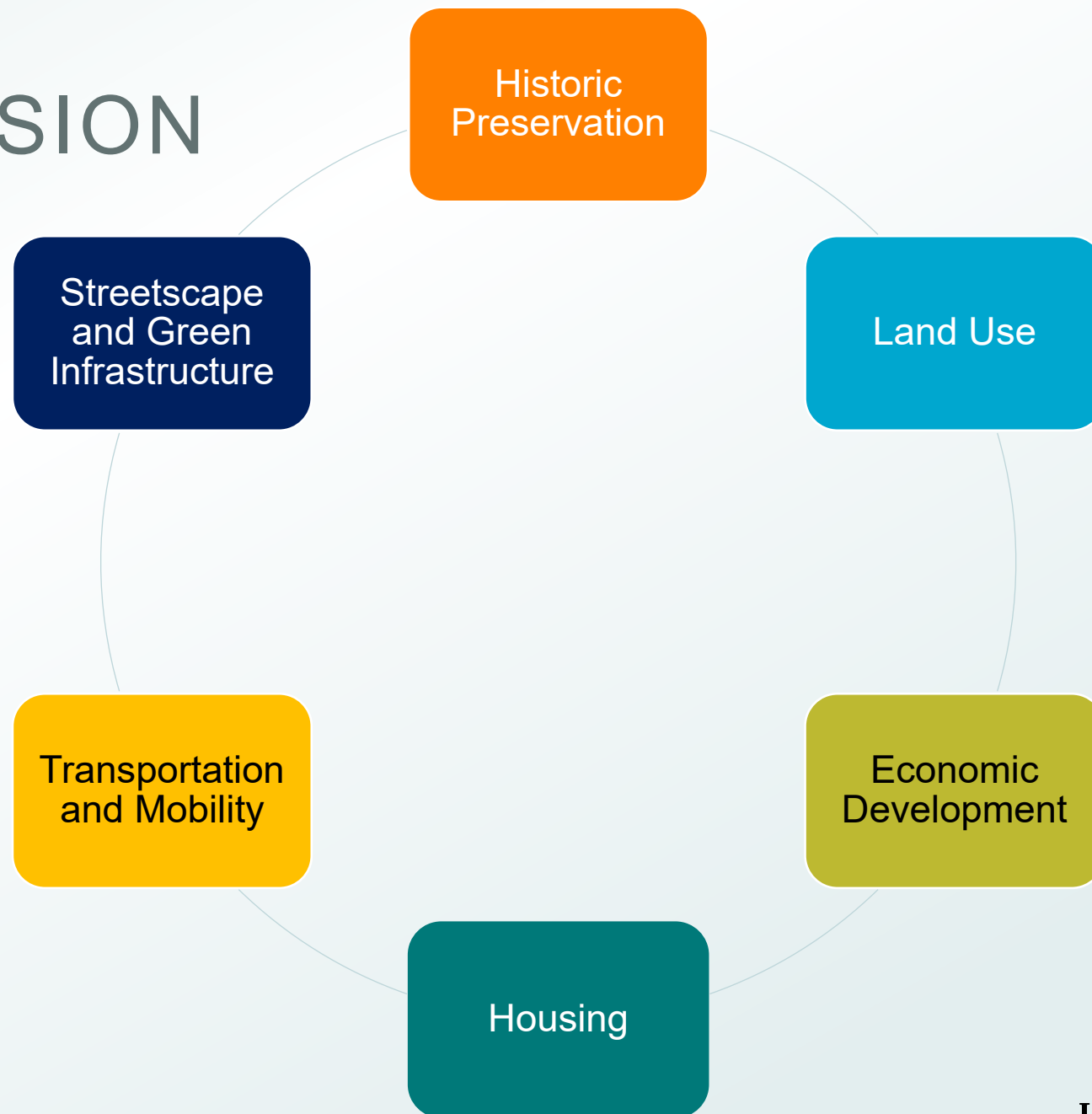


WHAT THIS PLAN IS NOT

- An infrastructure plan
- A single focus plan, e.g.
 - Not transportation corridor plan
 - Not a retail plan

SUBAREA PLAN VISION


- Guiding document for long-term corridor improvements
- Community and data informed
- Prioritized regulatory strategies and recommendations



Littleton Boulevard Subarea



Littleton Blvd 

Tentative Boundary 

PROJECT TASKS

Project Management

Communications and Outreach

Planning
Integration

Data Collection and
Existing Conditions
Analysis

Visioning – Goals and
Objectives

Focus Area Recommendations

Final Recommendations
and Plan

☆ Periodic update presentations to City Council

Planning process to take approx. 18-24 months.

PROJECT ENGAGEMENT OPPORTUNITIES

Stakeholder
Working Group

Urban Design
Charette

Online surveys

Pop-ups at
community
events and
festivals

Project website
and branding

Focus group
listening
sessions

One-on-one
interviews

Community
open houses

IAP2 Spectrum of Public Participation

IAP2's Spectrum of Public Participation was designed to assist with the selection of the level of participation that defines the public's role in any public participation process. The Spectrum is used internationally, and it is found in public participation plans around the world.

INCREASING IMPACT ON THE DECISION					
	INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
PUBLIC PARTICIPATION GOAL	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.	To obtain public feedback on analysis, alternatives and/or decisions.	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision making in the hands of the public.
PROMISE TO THE PUBLIC	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.

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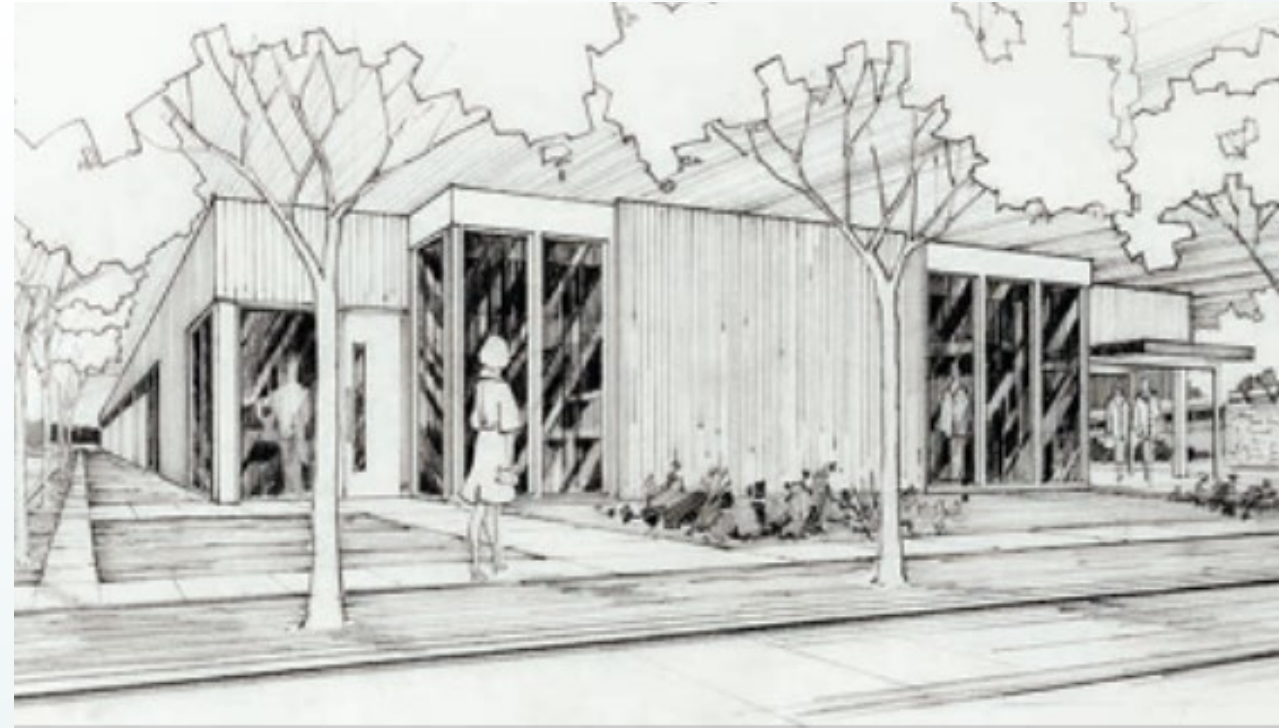
LAND USE

- Support sensitive change in the corridor
- Understand potential opportunities for redevelopment, adaptive reuse, and preservation
- Focus on building form and scale, frontage conditions, and transitional standards



HISTORIC PRESERVATION

- Evaluate feasibility of various approaches to historic preservation
- Balance historic auto-centric development patterns with current needs and interest
- Recommendations in plan meant to enhance historic character, not diminish



HOUSING

- Focus on maintaining and rehabilitating existing affordable/workforce housing stock development patterns
- Site testing to identify infill opportunities to increase the supply of housing on and adjacent to the corridor



TRANSPORTATION AND MOBILITY

- Evaluation of current multimodal transportation infrastructure
- Understand opportunities for transit, bike and pedestrian facilities and crossings, alignment with north/south bicycle facilities and pedestrian routes, and on- and off-street parking facilities



STREETSCAPES & GREEN INFRASTRUCTURE

- Vision for future investments in urban furnishings, trees, and stormwater systems
- Emphasize environmental sustainability and resilience



ECONOMIC DEVELOPMENT

- Review of economic and demographic trends to identify unique attributes of the corridor
- Development of small-scale initiatives with minimal cost and quick implementation
- Longer-term efforts that integrate full slate of policy-based and financial-based tools
- Advancing Comprehensive Economic Development Strategy (CEDS)



PROJECT DOWNTOWN ECONOMIC IMPACT STUDY (EIS)

- EIS and Subarea Plan represent coordinated effort to link long-range visioning with short-term action
- Integrated approach will better position City to secure funding, attract investment, and deliver meaningful community outcomes
- Ad hoc economic development specialist support

EXPECTED DELIVERABLES

- Final plan with recommendations and implementation strategies
- Planning Synthesis and Existing Conditions Report
- Draft policy language for updating ULUC
- “Mid Mod Mile” streetscape design guidelines
- Financial model of prospective public financing districts

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