



What We Heard from the Community & the Policy Guidance of the Comprehensive Plan

According to the findings of the 2018 Envision Littleton efforts to develop a vision for Littleton that directly informs the City’s plans for the next 20 years, Downtown has changed significantly in recent years in terms of the pace of development and the types of business establishments. These changes are seen differently by varying people as either positive or negative.

Downtown is the key component of Littleton’s distinct identity. It is recognized as a unique asset both by those living in Littleton and by those who come to Littleton to work or visit. Downtown buildings have historic architectural features that are widely desired to be preserved. Downtown is also host to numerous community events and acts as a central gathering place throughout the year. These are the elements that make Downtown a shared value in the city regardless of the viewpoint.

What we heard in 2018:

On one side	On the other side
Too busy/crowded – “Crowded Downtown”	Vibrant – “I love to see the growth and vitality of our downtown area”
Rarely Visit – “Downtown area changing too much”	Regularly Visit – “Main street is always busy and active. I love the restaurants, Town Hall Arts Center, shops, and events.”
Preferred Establishments that Served Daily Needs of Residents – “Destruction of Downtown”	Want More New Retail and Eating/Drinking Establishments – “Bring more restaurants and shops, growth to Littleton”
Find Parking Challenging – “Out of control development in historic downtown”	Believe Parking Challenges are Mainly a Perception Issue – “Main Street is the reason Littleton is so special”

The input from 2018 directly informed the Comprehensive Plan’s central aim and challenge of implementing community plans amid constant change. Downtown has experienced substantial investment over the last five years. Sixteen new projects have been constructed and seven additional projects are expected to be under construction in 2020. While over \$27.5 million has been invested in Downtown, some of these projects conflict with the look and feel of downtown as described in the Comprehensive Plan.

The top priority identified in the Comprehensive Plan is to update the city’s regulatory framework and transition to a Unified Land Use Code (ULUC). The character identified by the community in the Comprehensive Plan looks beyond land use alone and introduces a character-based approach to consider things like density and layout, how the automobile is accommodated, scale and form, and building or pavement coverage relative to open space or landscaping.

Key policy direction for this interim step of amending the current Title 10 is drawn from:

- POLICY L&C 4: Create a regulatory framework that signals the City’s interest in attracting target business sectors, needed and compatible revenue-generating uses, and lifestyle and leisure uses that support Littleton’s livability and residents’ quality of life.
- POLICY L&C 6: Recognize and promote land use and development decisions that further community objectives for reduced traffic congestion, more pedestrian- and cyclist-friendly design, and expanded and viable public transit options.
- POLICY L&C 7: Promote Littleton’s aesthetic appeal through the quality expectations set within the City’s Code for landscaping, signage, lighting, and similar design elements.

- POLICY H&N 4: Encourage mixed-use development proposals that include a residential component, especially where this will support retail viability and transit ridership, place residents near education and local employment options, and provide living options for seniors and others close to transit, parks, and shopping, medical, and other services.
- POLICY H&N 6: Adopt and apply development regulations and standards to ensure that new and redeveloped residential properties are compatible with the character of their surrounding area.
- POLICY E&T 2: Seek opportunities to enhance the City's tax base and diversify revenue sources in ways that are compatible and consistent with Littleton's unique character (e.g., extensive Suburban residential character, rich architectural heritage, South Platte River and abundant green space, etc.) while also providing relief from the tax burden residents bear.
- POLICY HART 2: Strive to build consensus and support on how best the City can preserve more areas and structures with historic significance and protect designated and potential new historic districts and landmarks.
- POLICY S&D 5: Promote development plans near transit stations that prioritize the pedestrian and are compatible with local tolerance for transit-supporting uses and design

Pursuant to the action steps outlined in the Comprehensive Plan, the amended Title 10 is more permissive with uses taking place inside the building and more restrictive with the design of the building and site than existing regulations. The proposed interim amendments allow different building types and open space types in order to maintain or create character. However, their overall purpose is to create or maintain mixed-use, pedestrian-oriented areas as one would expect to find in a downtown. The proposed amended Title 10 has stricter and/or more specific controls on building height, scale, bulk, building placement, and other dimensional standards and makes built outcomes more predictable.