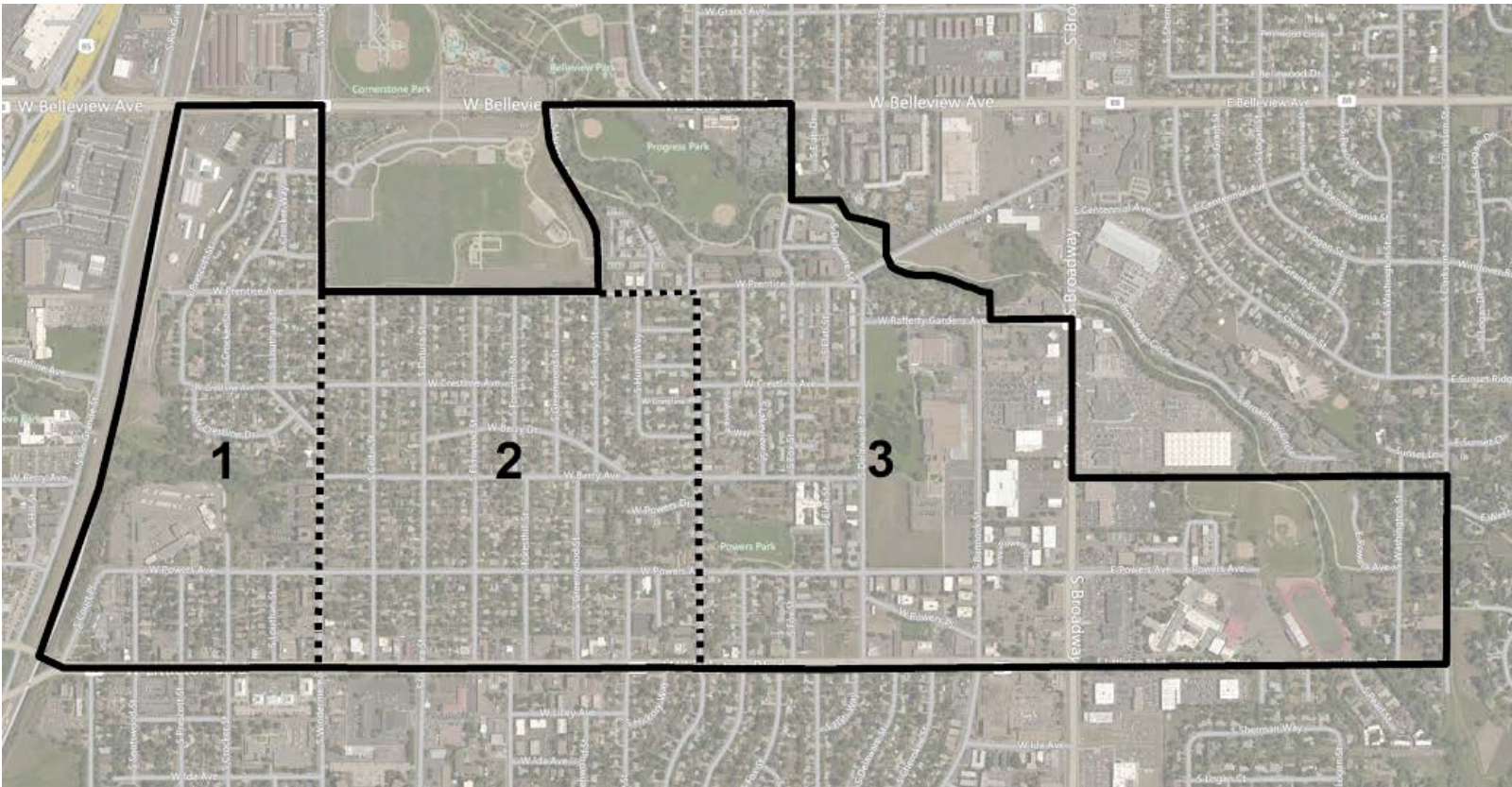


PROGRESS PARK NEIGHBORHOOD



PROGRESS PARK NEIGHBORHOOD

NEIGHBORHOOD GOALS

- Goal 1:** Preserve the existing character of the neighborhood as much as possible, preserving especially the single-family home areas.
- Goal 2:** Limit new high-density residential development as well as the encroachment of commercial and industrial development into existing residential areas.
- Goal 3:** Develop existing parks fully and acquire additional parkland, open space, to provide increased recreational opportunities for the residents.
- Goal 4:** Improve transportation facilities and traffic controls to provide more safety for children walking to school as well as the elderly and other pedestrians.

NEIGHBORHOOD POLICIES

TRANSPORTATION

COMMENTS: The transportation system of a neighborhood should be designed to perform the dual role of providing access for its residents and visitors as well as protecting the neighborhood from the negative impacts of unnecessary traffic congestion. Presently, four streets perform the role of collector streets, i.e. they collect and distribute traffic between major arterial streets; these are:

- 1. Prentice Avenue between Windermere and Delaware Street;*



2. *Delaware Street between Littleton Boulevard and Prentice Avenue;*
3. *Lehow Avenue from Delaware to Broadway; and*
4. *Short segment of Powers Avenue between Delaware and Broadway.*

Bellevue, Littleton Boulevard and Broadway all perform the function of arterials, i.e., they permit rapid and relatively unimpeded movement of traffic through the City; in addition, Windermere Street is presently carrying sufficient volumes to be classified as an arterial. It is the recommendation of the plan that these be officially designated as arterial or collector as noted above, and that measures should be designated as residential in character.

The recommendations of the neighborhood are as follows:

- Policy 1:** Upgrading South Windermere to arterial status by providing four-lane striping and turn lanes.
- Policy 2:** Officially designate the above-mentioned segments of Prentice Avenue, Delaware Street, Lehow Avenue and Powers Avenue as collector streets; and Broadway, Littleton Boulevard, Bellevue Avenue, and Windermere Street as arterials.
- Policy 3:** Provide traffic signal at West Powers Avenue and Bannock Street.
- Policy 4:** Mitigate high volume school bus traffic on residential streets.

LAND USE

- Policy 1:** The Progress Park residents desire to preserve the low-density residential character of their neighborhood.

COMMENTS: The existing zoning appears to be compatible with this goal. Infilling of individual homes in the single-family residential areas and multi-family in existing high-density areas can occur only on a relatively small scale. There is a sufficient supply of vacant land within the neighborhood to allow for moderate industrial growth.

- Policy 2:** In accordance with the expressed goals of the residents, the

neighborhood land use policy for Progress Park proposes that the existing zoning boundaries not be changed except as might reduce the potential intensity of development in the neighborhood.

COMMENTS: *Present zones both conform with the existing character of the neighborhood and allow for limited new development and growth.*

STORM DRAINAGE

COMMENTS: *The floodplain of Slaughterhouse Gulch is predominately within the Progress Park neighborhood. In order to eliminate potential risk to the health and safety of residents, minimize property damage from flooding, and to meet requirements of FEMA, the following recommendations are made:*

Policy 1: Floodplain overlay restrictions be imposed for applicable portions of both Slaughterhouse Gulch and Big Dry Creek which requires the following:

- a. Residential structures, including basements, must be at or above the 100-year flood level;
- b. Non-residential structures must be adequately flood proofed;
- c. Encroachment into the floodplain is permitted only to the extent that it does not increase the downstream flood surface area;
- d. Encroachment into the floodplain is permitted only to the extent that does not significantly decrease the amount of valley flood storage

Policy 2: Encourage all property owners both within and at the fringe of the floodplain to participate in the flood insurance program.

SCHOOL DISTRICT FACILITIES

COMMENTS: *Littleton Public Schools maintains North Elementary School and the adjacent bus maintenance and parking facility. It is recommended that North Elementary School be retained as an important resource to the community, and that an attempt be made to better utilize its facilities as a community center for off-hours use of athletic and meeting facilities and as a location for continuing education programs.*

The school bus maintenance facility, however, has proved to be a nuisance to the neighborhood and is poorly located. Complaints have been made by the nearby residents of bus drivers parking on public streets; noise and air pollution; use of residential streets for ingress and egress of buses; and danger to school children.

Policy 1: It is the recommendation of the neighborhood plan, therefore, that the bus facility be eventually phased out and be relocated to a more suitable site that is more centrally located in the School District.

Policy 2: Until the bus facility problem is eliminated, measures should be taken to reduce its impact.

PARKS AND RECREATION

COMMENTS: Of the two existing parks in the neighborhood, Powers Park is completely developed. Progress Park has been incorporated in the overall master plan for the Cornerstone Park complex.

Policy 1: The neighborhood plan recommends the acquisition of additional park or open space land throughout the Progress Park Neighborhood. Possibilities for land acquisition would be:

- a. A trail along Slaughterhouse Gulch connecting to the South Platte River greenbelt;
- b. Use of presently vacant properties for tot lots or small neighborhood parks; and
- c. A greenbelt and trail along Big Dry Creek.