



# Neighborhood Plans & Corridor Plans

## A Section of the City of Littleton Comprehensive Plan

Originally Adopted 1981

Revised 2000

Minor Update Adopted by the Littleton City Council on April 5, 2016







# CORRIDOR PLANS







# SOUTH SANTA FE CORRIDOR

## INTRODUCTION

The Santa Fe Corridor shall be reclaimed as a vital seam through the city connecting downtown and residential areas to the South Platte River, serving quality revenue generating and community oriented land uses; and functioning as a visually appealing transportation corridor. The identity of Littleton and the historic downtown will be accentuated in a broader effort to improve the visual quality of Santa Fe Drive and expand the corridor's role in meeting economic demands and goals for the future

## URBAN DESIGN GOALS AND POLICIES

**Goal A:**      **ACHIEVE A HIGH QUALITY AND CONSISTENT URBAN DESIGN, UNIQUE TO THE CHARACTER OF LITTLETON ALONG THE SOUTH SANTA FE CORRIDOR.**

**Policy 1:**      Preserve and protect the prominent and historic view corridors of the foothills/mountains and the South Platte River corridor including:

- Prince Street and South Santa Fe Drive intersection
- Bowles Avenue and South Santa Fe Drive intersection
- Mineral Avenue and South Santa Fe Drive intersection, and
- Main Street over the historic former Carnegie Library building.

**Policy 2:**      Building entrances and orientation should address the South Platte River, South Santa Fe Drive and the Rio Grande Street frontage to maintain and improve the visual quality of all corridors. Design consideration along public ROWs and public amenities should include avoiding non-articulated blank walls and placing, to the extent possible, storage, utility and service areas in less visible and public locations.



- Policy 3:** Promote detached sidewalks with tree lawns (not including downtown) in new development along public rights of way.
- Policy 4:** Eliminate oversized signs, unimproved property boundaries and poorly screened storage, utility and service areas within the South Santa Fe Corridor.
- Policy 5:** Develop a landscaped edge along the west side of South Santa Fe Drive to protect the aesthetic and visual appearance of the corridor, utilizing the following techniques:
- Provide a substantial landscape buffer along South Santa Fe Drive
  - Buildings should be set back at least 50' from the future ROW of South Santa Fe Drive
  - At major intersections buildings may be closer than 50' to achieve pedestrian friendly connections and appropriate urban design scale.
    - Prince Street/South Santa Fe Drive
    - Bowles Avenue/South Santa Fe Drive
    - Church Avenue/South Santa Fe Drive
  - Parking may be approved within the 50' setback if it is properly screened and landscaped.
  - Building setbacks along all public street rights-of-way shall not be less than the minimum setback but shall, at least, be one foot of setback for each foot of building height.
- Policy 6:** Promote increased quality and quantity of landscaped areas.
- Utilize high quality materials in street ROWs and other public spaces.
  - Develop design standards for higher quality private development.
- Policy 7:** Provide City of Littleton gateway at South Santa Fe Drive and Prince Street on the North and South Santa Fe Drive and County Line Road on the south. Gateways include: city entryway signage, monumentation and landscaping.



**GOAL B: INCREASE THE VISIBILITY AND PRESENCE OF DOWNTOWN LITTLETON ON SOUTH SANTA FE DRIVE BETWEEN PRINCE STREET AND CHURCH AVENUE.**

**Policy 1:** Formalize downtown entries at Prince Street, Bowles Avenue and Church Avenue with gateways including downtown elements such as lights, identification graphics and landscaping.

**Policy 2:** Encourage the continuing development of the four corners of South Santa Fe Drive and Bowles Avenue intersection as follows:

- On South Santa Fe Drive from the north end of the EchoStar property to Church Avenue on the south.
- On Bowles Avenue, from the South Platte River east connecting to the existing downtown streetscape.

## **OPEN SPACE & NATURAL FEATURES - GOALS & POLICIES**

**GOAL A: PRESERVE AND ENHANCE THE MAJOR NATURAL FEATURES IN THE SANTA FE CORRIDOR:**

- Big Dry Creek
- Little's Creek,
- Lee Gulch,
- South Platte River, and
- South Platte Park

**Policy 1:** Preserve the presence and visibility of, and provide visual connections to the foothills/mountains and South Platte River corridor. Significant opportunities to accomplish this occur at:

- Big Dry Creek,
- Little's Creek.
- Lee Gulch,



- Main Street, and
- Other east-west street connections

**Policy 2:** Preserve the quality of these open spaces and natural features utilizing selected acquisition, increased setbacks and/or land use controls.

**Policy 3:** A 100 foot +/- no-build zone along the South Platte Park should be maintained between new development and South Platte Park to preserve the habitat of this important community asset. Where berming and landscaping achieves the intent of the 100-foot buffer, the no-build zone may be reduced.

**Policy 4:** Discourage residential land uses immediately adjacent to South Platte Park.

**Policy 5:** Limit access to South Platte Park to existing formal connections.

**Policy 6:** Promote a broad range of public and private open space amenities within the corridor including plazas, pocket parks, pedestrian walkways, and river connections.

**Policy 7:** Provide additional access points and parking areas for the Platte River trail at locations north of South Platte Park.

**Policy 8:** A vehicular road and bridge across Lee Gulch is discouraged.

**Policy 9:** Develop a landscaped river edge along the east side of the South Platte River, north of South Platte Park to protect the esthetic and visual appearance of the river corridor, utilizing the following techniques:

- Provide a substantial landscape buffer along the South Platte River Corridor.
- Buildings should be set back appropriate to their height and use.
- Parking should be set back at least 20 feet adjacent to the river and must be properly screened and landscaped.





## TRANSPORTATION GOALS AND POLICIES

**GOAL A: PROVIDE ACCESS AND CIRCULATION THAT PROMOTES SAFETY AND OPTIMIZES DEVELOPMENT AND REDEVELOPMENT OPPORTUNITIES.**

**Policy 1:** Define a circulation system of loop roads to optimize development of internal parcels.

**Policy 2:** Pursue the implementation of traffic signals along South Santa Fe Drive at Chenango Avenue, South Sumner Street, Briarwood Avenue, Newton Trust property access road, and Otero Avenue.

**Policy 3:** Encourage access points that service multiple property owners and internal circulation patterns.

**Policy 4:** Discourage the creation of frontage roads except where no other means of access is feasible.

**Policy 5:** Improve Rio Grande Street including curb and gutter and tree lawns to provide greater access and safety and to provide a higher quality of service to properties east of South Santa Fe Drive.

**Policy 6:** New uses and investments on the west side of Santa Fe south of Church Avenue should allow for future CDOT widening.

**Policy 7:** Plan higher-value business park and commercial uses where adequate access to Santa Fe Drive is available.

**GOAL B: PROMOTE BETTER PEDESTRIAN AND BICYCLE ACCESS/ CONNECTIONS ACROSS SOUTH SANTA FE DRIVE AND THE RAILROAD DEPRESSION.**

**Policy 1:** Support and conform to the Denver Regional Council of Government's regional bicycle plan.



- Policy 2:** Provide safe, accessible and attractive over/underpasses and pedestrian crossing improvements.
- Policy 3:** Balance pedestrian connections and vehicular access around activity centers including major developments, transit-oriented development (TOD) zones and Arapahoe Community College.
- Policy 4:** Promote additional bicycle access points to the Platte River trail north of South Platte River Park at appropriate locations such as Lee Gulch, Little's Creek, Big Dry Creek and/or where redevelopment occurs.
- Policy 5:** Promote better pedestrian connections across South Santa Fe Drive, particularly at the Bowles Avenue intersection.

## LAND USE GOALS AND POLICIES

**GOAL A: DEVELOP THE SANTA FE CORRIDOR AS A HIGH-QUALITY, EMPLOYMENT-BASED LAND USE AREA WITHIN THE CITY.**

- Policy 1:** Encourage higher quality land uses including the redevelopment of underutilized properties to higher value land uses within the corridor.
- Policy 2:** Encourage the consolidation of smaller parcels into larger land holdings that promote higher quality and value uses. Support up-zoning of land only where these conditions are met.
- Policy 3:** Encourage relocation of lower value industrial, commercial and residential land uses to more suitable locations
- Policy 4:** Concentrate major retail and office development at the four arterial connections along South Santa Fe Drive: C-470/County Line Road, Mineral Avenue, Bowles Avenue, and Belleview Avenue.



**Policy 5:** Encourage redevelopment and improvements at the corners of South Santa Fe Drive and Bowles Avenue consistent with the character of downtown and EchoStar.

**Policy 6:** Encourage land uses at the Bowles Avenue/South Santa Fe Drive intersection that are complimentary to the downtown core and which better connect downtown to South Santa Fe Drive.

**Policy 7:** Between EchoStar and Hudson Gardens, encourage commercial and service uses that compliment EchoStar, Arapahoe Community College and Hudson Gardens.

**GOAL B: PROMOTE TRANSIT ORIENTED DEVELOPMENT (TOD) WITHIN A ¼ MILE RADIUS OF THE MINERAL AVENUE STATION.**

**Policy 1:** Allow for development with the TOD zone to be at higher densities to create a pedestrian scale of development.

**Policy 2:** Encourage higher value office and retail uses as the primary TOD land use.

**Policy 3:** Allow for higher density residential development to be built as a supportive land use where parcel size or access does not allow for higher quality business park or commercial development.

**Policy 4:** Work with the Regional Transportation District (RTD) to create opportunities for joint development on RTD property and to allow for private development closer to the Mineral Avenue light rail station by utilizing structured parking.

## **ECONOMIC DEVELOPMENT GOAL & POLICIES**

**GOAL A: DEVELOP THE SANTA FE CORRIDOR TO SUPPORT AND ENHANCE THE CITY'S ECONOMIC BASE.**



- Policy 1:** Promote the development of high quality business and office park development on major parcels south of Lee Gulch.
- Policy 2:** Encourage regional and community retail and office uses to locate at major arterial crossings including C-470 and Mineral, Bowles and Belleview Avenues.
- Policy 3:** Discourage strip commercial development along South Santa Fe Drive that diminishes the value of interior land parcels.



Suggested land Use  
Categories

C-R Commercial - Regional

- Regional retail
- Less intense retail and service uses
- Hotel
- Office

C-C Commercial - Community

- Community retail
  - Less intense retail and service uses
  - Office
- B-P Business Park
- Office
  - Research and Development
  - Light Industrial
  - Light Distribution
  - Showroom

L-I Light Industrial

- Commercial
- Light Industrial
- Light Distribution
- Showroom

MU Mixed Use

- Retail
- Hotel
- Office
- Residential as a complementary land use

BP/MU Business Park/Mixed Use

RIM Residential - Medium Density

P Public/Semi Public

- Government office
- Schools
- Churches
- Other institutional uses

OS Parks/Open Spaces

- Parks
- Open Space



