

# BELLEVUE AVENUE CORRIDOR PLAN



City Council Work Session  
May 22, 2018

# OVERVIEW

- Plan Process
- Plan Recommendations
- Implementation
- What We've Heard
- Next Steps

# PLAN PROCESS



# PURPOSE OF THE PLAN

- Guide future land use decisions and improvements
- Support the implementation of related plans and studies
- Inform future planning efforts

## RELATED PLANS AND STUDIES

- Comprehensive Plan:
  - Citywide Plan
  - Neighborhood Plans & Corridor Plans
- Arapaho Hills Historic Preservation Guidelines
- Bicycle and Pedestrian Master Plan
- Columbine Square Urban Renewal Plan
- South Suburban Parks and Recreation Master Plan
- South Platte River Corridor Vision

# PLAN PROCESS



October - December 2017:  
INVENTORY AND ANALYSIS

January - February 2018:  
PRELIMINARY VISION AND  
RECOMMENDATIONS

March - April 2018:  
DRAFT PLAN

May - July 2018:  
ADOPTION

# OPPORTUNITIES FOR INPUT

- **October–November 2017:  
Issues and Opportunities**
  - Stakeholder Interviews
  - Community Meeting #1
  - Open Littleton (online)
- **February 2018:  
Preliminary  
Recommendations**
  - Community Meeting #2
  - Open Littleton (online)
- **March 2018: Draft Plan**
  - Community Meeting #3
  - Open Littleton (online)



# PLAN RECOMMENDATIONS



# PLAN STRUCTURE

## HOW TO USE THE PLAN

What kind of place would we like the Belleview Avenue Corridor to be in the future?

### CORRIDOR VISION AND PRINCIPLES



### GOALS



### POLICIES



What types of growth and reinvestment would be compatible with the community's Vision?

### OPPORTUNITY AREAS

What types of physical improvements are needed to support the community's Vision?

### CORRIDOR ENHANCEMENTS



What steps will the City of Littleton take, either alone or in partnership with others, to help implement the community's Vision?

### IMPLEMENTATION



# VISION AND PRINCIPLES

## VISION

*"The Bellevue Avenue Corridor will be a safe, multimodal corridor where neighbors know each other, regionally and locally owned businesses thrive, and outdoor gathering areas and recreational opportunities are easily accessible."*



**PRINCIPLE 1: CREATE A MORE DISTINCT IDENTITY FOR BELLEVUE AVENUE**



**PRINCIPLE 2: IMPROVE MOBILITY AND SAFETY**



**PRINCIPLE 3: PROTECT AND REINVEST IN CORRIDOR NEIGHBORHOODS**



**PRINCIPLE 4: SUPPORT EXISTING BUSINESSES AND REVITALIZE UNDERUTILIZED PROPERTIES**



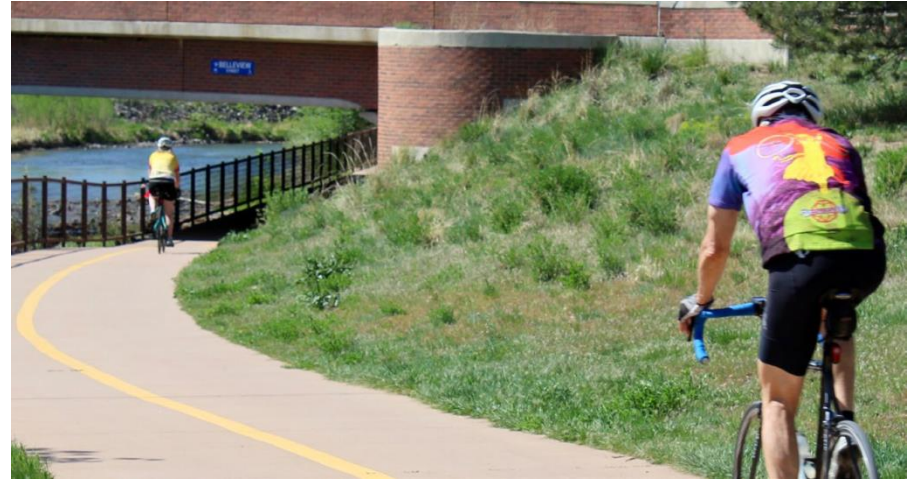
**PRINCIPLE 5: CREATE MORE GATHERING PLACES FOR PEOPLE**



# PRINCIPLE 1: CREATE A MORE DISTINCT IDENTITY FOR BELLEVIEW AVENUE

**Goal ID-1:** Establish West Belleview Avenue as a more distinct destination within the City of Littleton.

**Goal ID-2:** Enhance the appearance of Belleview Avenue as new public and private investments are made.





# PRINCIPLE 2: IMPROVE MOBILITY AND SAFETY

**Goal MS-1:** Make traveling along Belleview Avenue, Federal Boulevard, Prince Street and Lowell Boulevard safer for all pedestrians, bicyclists, and drivers.

**Goal MS-2:** Enhance pedestrian and bicycle connections from surrounding neighborhoods to services and amenities along Belleview Avenue, as well as to Downtown Littleton, and the Mary Carter Greenway.







# PRINCIPLE 3: PROTECT AND REINVEST IN CORRIDOR NEIGHBORHOODS

**Goal NR-1:** Protect the character of established neighborhoods in the Corridor.



**Goal NR-2:** Nurture the strong sense of community that exists in Corridor neighborhoods.





# PRINCIPLE 4: SUPPORT EXISTING BUSINESSES AND REVITALIZE UNDERUTILIZED PROPERTIES

**Goal R-1:** Support the revitalization of vacant and underutilized properties.

**Goal R-2:** Support the retention of existing retailers and the attraction of new retailers.

**Goal R-3:** Maintain/enhance the mix of uses within the Corridor.







# PRINCIPLE 5: CREATE MORE GATHERING PLACES FOR PEOPLE

## Goal PFP-1:

Activate the  
river's edge and  
the Mary Carter  
Greenway Trail.



Goal PFP-2: Foster  
the enhancement  
and creation of  
community  
destinations and  
gathering places.

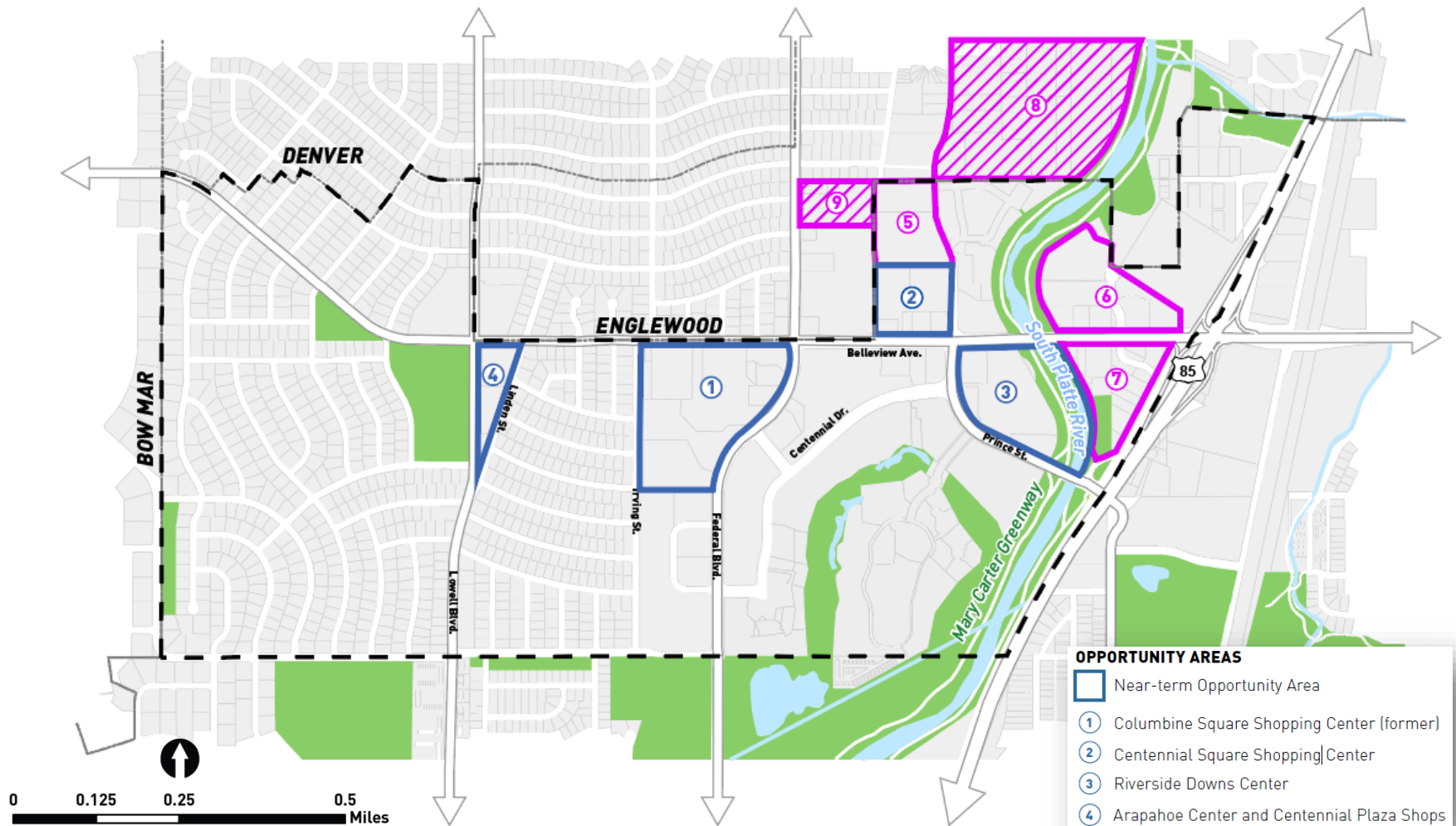


# CORRIDOR RECOMMENDATIONS

- Opportunity Areas
  - Sites with the greatest need, and potential for, revitalization or redevelopment (near-term and long-term)
- Corridor Enhancements
  - Enhance the safety and comfort of pedestrians/bicyclists
  - Improve connectivity
  - Establish a more distinctive identity for the corridor

# CORRIDOR RECOMMENDATIONS

## Opportunity Areas





# OPPORTUNITY AREA #1

## Columbine Square Shopping Center (Former)



### OPPORTUNITIES

#### SHORT-TERM

- Neighborhood-serving uses/gathering places
- Mix of housing options
- Integration of O'Toole's
- East-west connectivity
- Urban renewal plan can be used to help support redevelopment

#### LONG-TERM

- Property consolidation of adjacent properties as part of the overall redevelopment plan

### ISSUES

- Neighborhood nuisance
- Multiple sewer districts
- Visibility
- Pedestrian/bicycle

# OPPORTUNITY AREA #2

## Centennial Square Shopping Center



### ISSUES

- Dated appearance and configuration
- Circulation and access
- North/south connectivity

### OPPORTUNITIES

#### *Short-Term*

- Enhance the visual appeal and functionality of the center
- Reconfigure existing space/construct new space

#### *Long-Term*

- Re-orient the center

# OPPORTUNITY AREA #3

## Riverside Downs Center

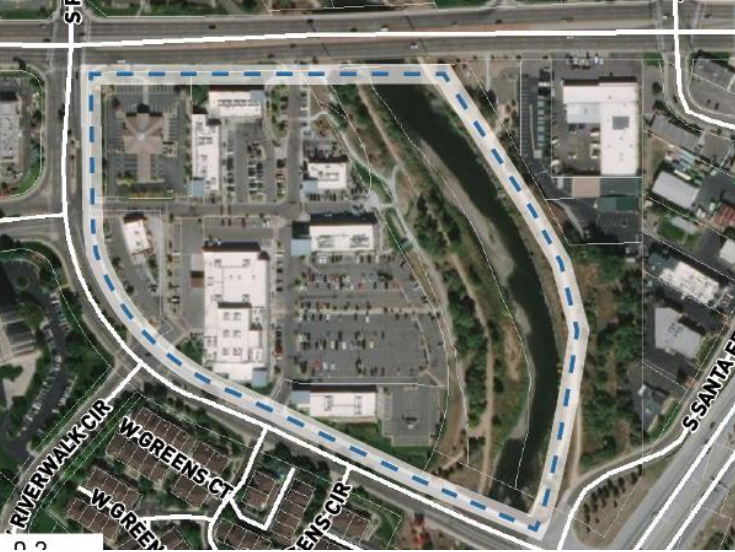
### OPPORTUNITIES

#### *Short-Term*

- Attract additional retail tenants that will build on its existing tenant mix and location
- Activate parking lots with active, temporary, or seasonal uses

#### *Long-Term*

- Support opportunities to reconfigure/infill surface parking along river frontage



### ISSUES

- Visibility
- Underutilized river frontage

# OPPORTUNITY AREA #4

## Arapahoe Center and Centennial Plaza Shops



### OPPORTUNITIES

#### *Short-Term*

- Continue to work with owners on façade and site improvements
- Improve off-site pedestrian connections
- Improve vehicular access

#### *Long-Term*

- Explore redevelopment options with property owners as the opportunity to do so becomes desirable/viable in the future

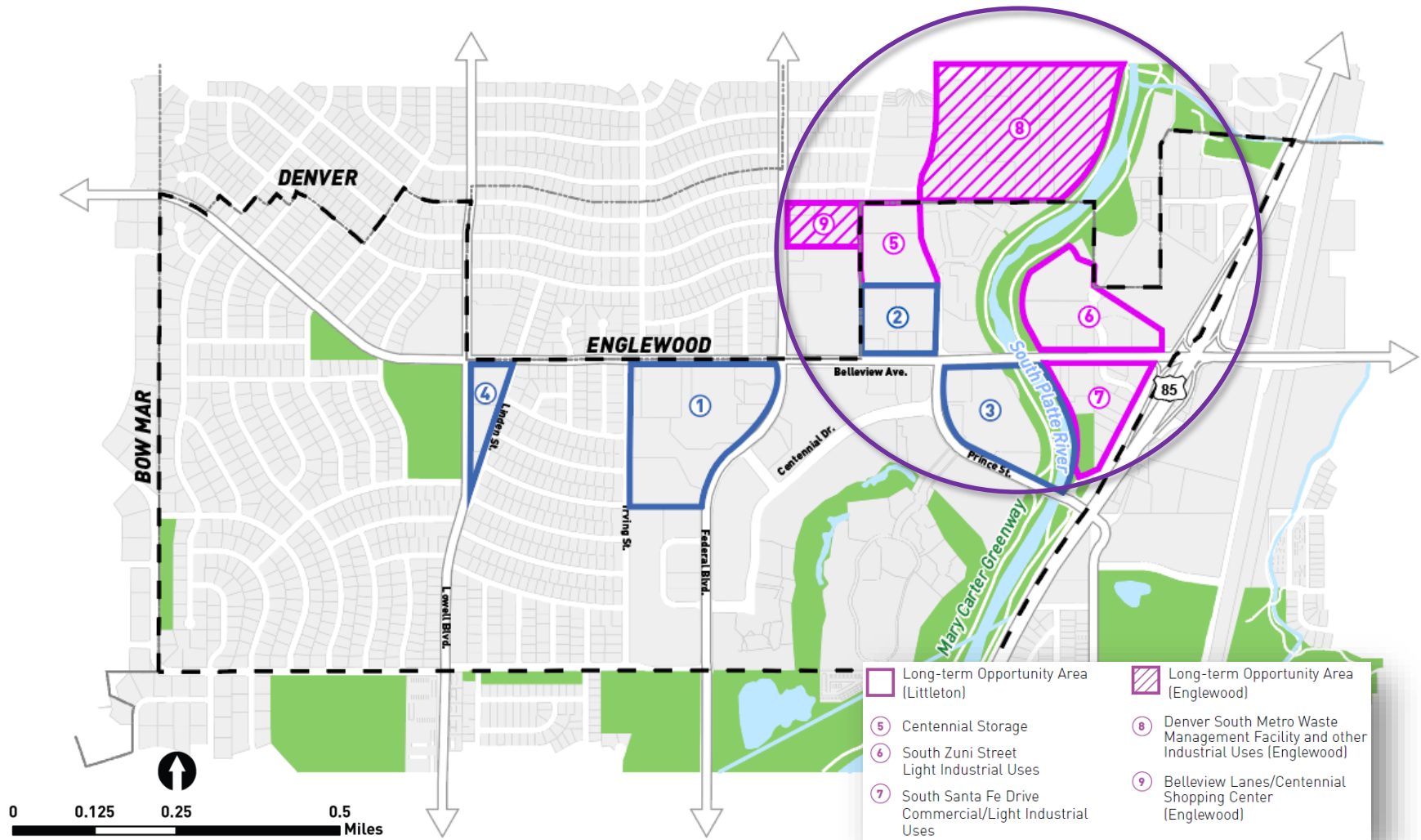
### ISSUES

- Pedestrian connectivity
- Vehicular circulation and access



# OPPORTUNITY AREA

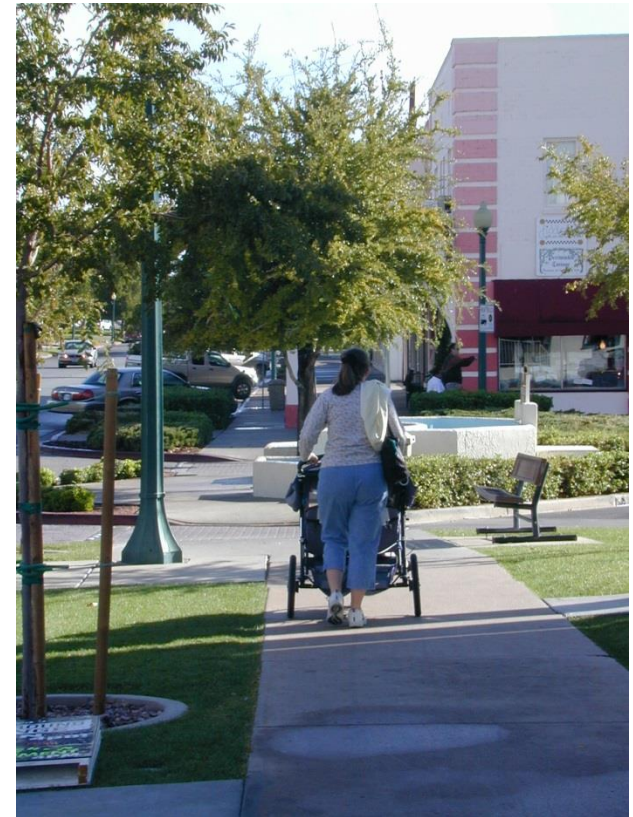
## Long-Term Opportunity Areas



# CORRIDOR RECOMMENDATIONS

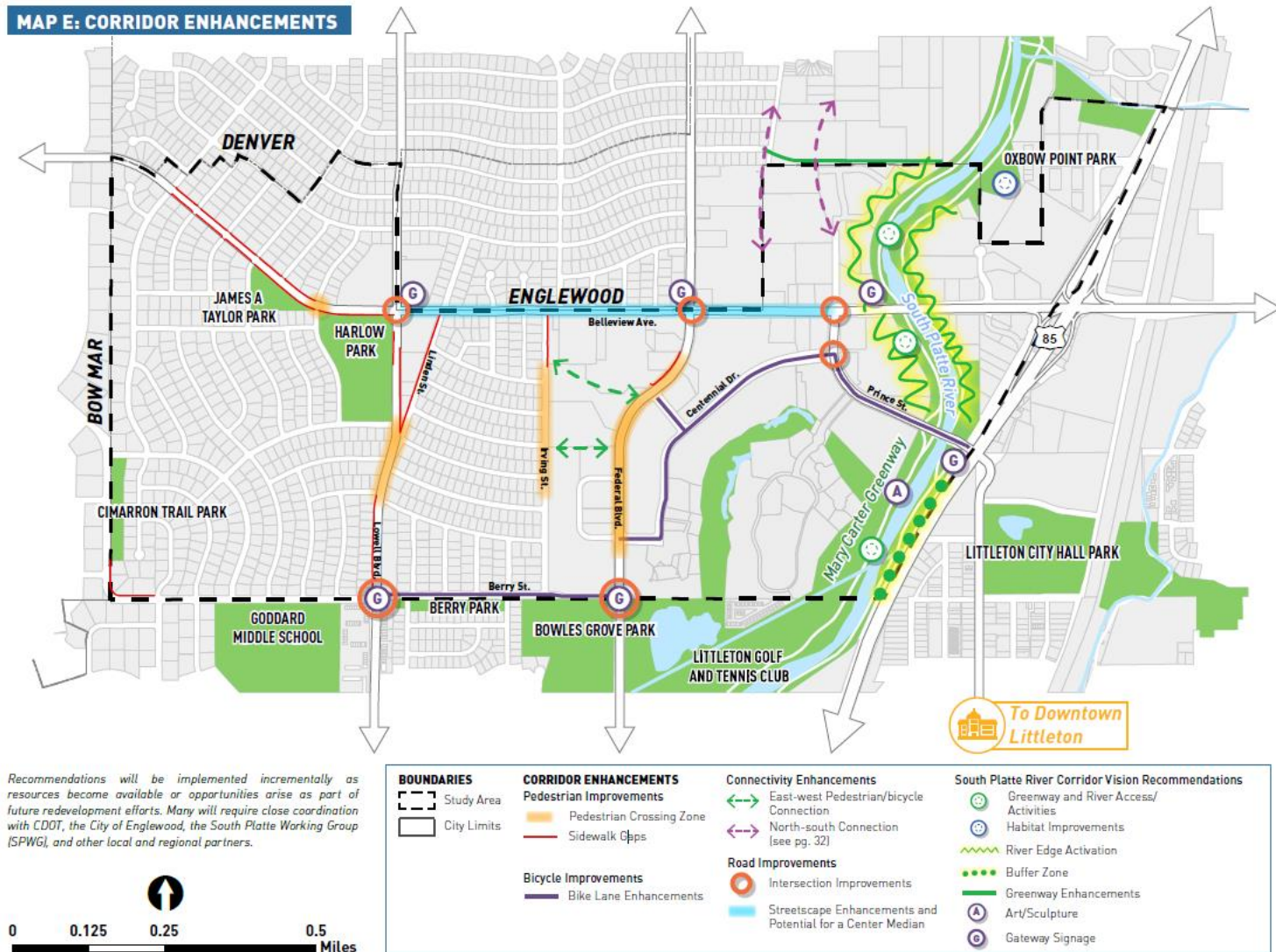
## Corridor Enhancements

- Types of Corridor Enhancements
  - New pedestrian crossings
  - Sidewalk and bike lane enhancements
  - Connectivity enhancements
  - Intersection improvements
  - Streetscape enhancements and center medians
  - South Platte Corridor Vision Recommendations
- Specific recommendations provided for each major roadway within the Corridor as well as the South Platte River/Mary Carter Greenway



# CORRIDOR RECOMMENDATIONS

## Corridor Enhancements





# IMPLEMENTATION





# IMPLEMENTATION

## Organization and Purpose

- Strategies organized by principle
- Recommendations include:
  - Policies and programs
  - Regulatory tools
  - Physical improvements
- Helps guide preparation for:
  - City department work programs
  - Capital improvement plans
  - Allocating staff time and other City resources



# IMPLEMENTATION Structure

## RESPONSIBILITY

- Lead
- Partners

## TIMEFRAME

- Ongoing
- Near-term (1-3 years)
- Mid-term (4-7 years, or beyond)

## REFERENCES

- Where to find more detailed information

STRATEGIES	RESPONSIBILITY	TIMEFRAME	REFERENCES
<b>Strategy ID-1:</b> Design and install signage to define key gateways to the Corridor, as depicted on Map E: Corridor Enhancements.	<b>Lead:</b> Community Development <b>Partners:</b> Public Works	Near-term	See pages 15 and 33
<b>Strategy ID-2:</b> Develop a basic plan for wayfinding signage in the Corridor and explore funding options. Explore opportunities to leverage/adapt existing programs for this purpose: <ul style="list-style-type: none"> <li>• City's Downtown Wayfinding project; and/or</li> <li>• Mary Carter Greenway wayfinding (in partnership with the South Platte Working Group).</li> </ul>	<b>Lead:</b> Economic Development <b>Partners:</b> Community Development	Near-term	See pages 15 and 33
<b>Strategy ID-3:</b> Direct potential applicants to the Belleview Avenue Corridor Plan and utilize this document as a tool during the development review process.	<b>Lead:</b> Community Development <b>Partners:</b> All departments	Ongoing	See pages 15, 19, and Chapter 4
<b>Strategy ID-4:</b> Continue to play an active role in regional efforts to implement the <i>South Platte River Corridor Vision</i> .	<b>Lead:</b> Community Development <b>Partners:</b> Public Works	Ongoing	See pages 15, 19, and 40
<b>Strategy ID-5:</b> Codify building design and site planning principles contained in the Belleview Avenue Corridor Plan as part of the City's Zoning Ordinance as standards and/or incentives.	<b>Lead:</b> Community Development <b>Partners:</b> All departments	Mid-term	See pages 15, 25, and 29

# WHAT WE'VE HEARD



# March Community Meeting and Open Littleton

- There is a common appreciation of the neighborhood as it is and as it can be maintained and enhanced
- General aspirations of the public addressed by the plan:
  1. Improve vehicular and pedestrian safety.
    - *Sidewalk Gaps (p.36)*
    - *Pedestrian Crossing (p.36)*
    - *Intersection Improvements (p.36)*
  2. Improve sidewalk, trail, and street connectivity.
    - *East-west Pedestrian / Bicycle Connection (P.37)*
    - *Pedestrian/Bicycle Access (p.40)*
  3. Acknowledge and protect key assets; e.g., the river and trail.
    - *Habitat Improvements (p.40)*
    - *Greenway Enhancements (p.40)*

# March Community Meeting and Open Littleton (continued)

- General aspirations of the public addressed by the plan:
  - 4. Preserve and enhance neighborhood character and livability.
    - *Neighborhood Nuisance (p. 24)*
    - *Neighborhood Compatibility (p.17)*
  - 5. Strengthen both neighborhood identity and the connection to the rest of Littleton.
    - *Historic Preservation Design Guidelines (p.17)*
    - *Transit Connection (p.16)*
  - 6. Increase opportunities for neighborhood interaction.
    - *Outdoor Gathering Spaces (p.19)*
  - 7. Strengthen the economic viability of retail and other commercial uses along the corridor.
    - *Vacant/Underperforming Spaces (p.18)*
    - *Existing Business Support (p.18)*

# NEXT STEPS

- **June 11** - Planning Commission Public Hearing
- **July 17** - City Council Public Hearing