

## BELLEVIEW CORRIDOR PLAN

### COMMENTS FROM

1) COMMUNITY OUTREACH EVENT #1 - October 26, 2017

2) OPEN LITTLETON



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# Bellevue Corridor Planning Project

*What does the future of Bellevue look like to you?*

As of April 13, 2018, 9:54 AM, this forum had:

Attendees:	236
Registered Responses:	28
All Responses:	57
Hours of Public Comment:	2.9

This topic started on October 30, 2017, 10:39 AM.

This topic ended on November 9, 2017, 4:23 PM.

## Bellevue Corridor Planning Project

What does the future of Bellevue look like to you?

### Responses

**Best Experience:** Please describe your experiences in your neighborhood along the Bellevue Corridor? Thinking about these experiences, what and who were involved that made these experiences memorable?

Answered 25

Skipped 3

all along area been bellevue center children  
corridor depot do experience federal food from home just littleton lived  
love memorable more most neighborhood over platte river S  
shopping since some south store street t trail use ve very was  
years

**Values and vision:** What do you value most about your neighborhood and what do you value most about the amenities along the Bellevue Corridor?

Answered 27

Skipped 1

access along area bellevue businesses  
corridor depot federal feel from going harlow home  
housing into king lane left like littleton love more needs  
neighborhood neighborhoods nice north only park retail river s small  
soopers stores traffic turn value variety vision

**Knowing that improvements/changes are coming to the corridor, what about the corridor do you want**

## Bellevue Corridor Planning Project

What does the future of Bellevue look like to you?

to see preserved?

Answered 26

Skipped 2

**access** along **area** based **bellevue** businesses come  
corridor density depot don't **federal** high home housing just  
**keep** make **more** most much needs park **parking** reasonable  
reducing **river** s **santa** **see** sidewalks something space **stores** t traffic up **want**  
what

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**Three Wishes: What are three wishes you would make to enhance and modernize the Bellevue Corridor?**

Answered 28

Skipped 0

- 2 3 **access** along **area** **bellevue** better businesses  
**center** columbine commercial corridor could **do** federal from  
get housing king like make **more** new north out **parking** retail s  
shopping side so soopers south **square** **street** t they **traffic**  
west

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## Bellevue Corridor Planning Project

What does the future of Bellevue look like to you?

Name not shown inside Patrol 1

November 7, 2017, 3:05 PM

Caption

**Best Experience: Please describe your experiences in your neighborhood along the Bellevue Corridor? Thinking about these experiences, what and who were involved that made these experiences memorable?**

No response

**Values and vision: What do you value most about your neighborhood and what do you value most about the amenities along the Bellevue Corridor?**

No response

**Knowing that improvements/changes are coming to the corridor, what about the corridor do you want to see preserved?**

No response

**Three Wishes: What are three wishes you would make to enhance and modernize the Bellevue Corridor?**

- 1) Longer turn lane on Westbound Bellevue at Lowell
- 2) Updated retail space at Columbine Square

## Bellevue Corridor Planning Project

What does the future of Bellevue look like to you?

Name not shown inside Patrol 1

November 5, 2017, 3:41 PM

Caption

**Best Experience: Please describe your experiences in your neighborhood along the Bellevue Corridor? Thinking about these experiences, what and who were involved that made these experiences memorable?**

We have lived south of Bellevue, between Lowell Blvd. and Bow Mar, for the past 40+ years. Initially this was a very peaceful neighborhood. We felt safe in allowing our children to skate board, walk down to the Dairy Queen etc. I would not allow my grandchildren such freedom today.

**Values and vision: What do you value most about your neighborhood and what do you value most about the amenities along the Bellevue Corridor?**

I value the longevity of people who live in the neighborhood. I like the various retail stores, such as O'Toole's, Kings, etc.

**Knowing that improvements/changes are coming to the corridor, what about the corridor do you want to see preserved?**

What I don't want to see is more apartments, or high density housing along Bellevue. This area is already overbuilt with this type of housing. The traffic is awful and more multi family housing will just make for more pollution, noise, congestion etc.

**Three Wishes: What are three wishes you would make to enhance and modernize the Bellevue Corridor?**

To the planners: Pretend you live here, what would you like to see just a stones throw from your longtime home, hundreds more people, cars and congestion? I don't think so.

Let O'Toole's expand to the south where the shopping/charter school was.

Don't turn Littleton into another Aurora or Denver.

## Bellevue Corridor Planning Project

What does the future of Bellevue look like to you?

Name not shown inside Patrol 4

November 3, 2017, 9:41 PM

Caption

**Best Experience: Please describe your experiences in your neighborhood along the Bellevue Corridor? Thinking about these experiences, what and who were involved that made these experiences memorable?**

I rarely travel west of federal on Bellevue. This is a nice residential area and relatively quiet. My most memorable experience was climbing to the top of the "Wood Chip Pile" created about 1997 or so with the very damaging September snow storm. This pile of wood chips was at least 20 feet high and covered most the old sewer treatment plant area, now Lowes.

I actually walk along this area several times a month. I just love trying to cross Bellevue, the smells of the dust when cars go by, and the sound of the cars and truck bearing down on you since the sidewalks are adjacent to the street in areas, and don't forget the sand, dirt and gravel on the sidewalk that makes walking here more hazardous than hiking in the mountains.

**Values and vision: What do you value most about your neighborhood and what do you value most about the amenities along the Bellevue Corridor?**

I like the bridge over the river. Harlow Park. Access to the river.

**Knowing that improvements/changes are coming to the corridor, what about the corridor do you want to see preserved?**

(These comments pertain to Federal BLVD towards the east.) Not much to preserve. It would be nice to have a more pedestrian friendly sidewalks to improve access and safety, no vehicle curb cuts and ramps that cut across the sidewalks. This would encourage more people to walk, reducing car traffic. Access to the river, and towards DT Littleton and the light rail stop. Reduce the required parking for stores and business to 90 percent capacity. The majority of all parking spaces are not used in these businesses (King Soopers with just the right amount), and excess parking lots just add to runoff issues and increasing the heat sink. Reducing the parking requirements to reasonable sized based on use would also allow for more businesses to come to the corridor, and make it more visually appealing. Requiring parking based on square footage of buildings results in most cases way too much parking, IE Lowes and Home Depot.

Preservation is the wrong word. How about redevelopment, again for the sections east of Federal. This section of Bellevue has been totally redeveloped over the past 30 years, and most it poorly designed.

The Santa Fe overpass should be advertised as a great refuge location for cars when hailstorms come through.

## Bellevue Corridor Planning Project

What does the future of Bellevue look like to you?

### **Three Wishes: What are three wishes you would make to enhance and modernize the Bellevue Corridor?**

New development should have parking place behind the businesses and the buildings places close to the street. Forget the landscaping requirements, they do not work.

Continue to develop housing, including the Columbine Square site. Retail will never work on this site, as the past 30 years has proven. Continue to build residential units north of Bellevue, and aggressively make safe, wide pedestrian connections from this area, on North Price street to Bellevue.

Reduce the width of the street lanes, which when narrower, automatically cause people to drive slower. Do not install median strips, they do not work, the vegetation dies and they are not maintained.

New development should be located close to the street, in order to create a more humanistic feel, and not just a sea of ugly parking lots.



## Bellevue Corridor Planning Project

What does the future of Bellevue look like to you?

Name not shown inside Patrol 1

November 2, 2017, 10:47 AM

Caption

**Best Experience: Please describe your experiences in your neighborhood along the Bellevue Corridor? Thinking about these experiences, what and who were involved that made these experiences memorable?**

I've only recently moved to the Bellevue corridor this year. Once we found our home, we very quickly fell in love with the area.

**Values and vision: What do you value most about your neighborhood and what do you value most about the amenities along the Bellevue Corridor?**

I love the neighborly feel of living here. The lack of high density housing and tall buildings. How close we are to trails and downtown Littleton and that we can walk or ride bikes to get there. I especially love the families that these kinds of neighborhoods attract. It's part of why we moved here.

**Knowing that improvements/changes are coming to the corridor, what about the corridor do you want to see preserved?**

I do not want to see high density housing come into this area. I see so much potential with Columbine Square! Please keep big chains and box stores away though.

**Three Wishes: What are three wishes you would make to enhance and modernize the Bellevue Corridor?**

1. Columbine Square could be filled with small businesses and restaurants. 2. Widen sidewalks and 3. make it more pedestrian and bicycle friendly

## Bellevue Corridor Planning Project

What does the future of Bellevue look like to you?

Name not shown inside Patrol 4

October 31, 2017, 10:53 AM

Caption

**Best Experience: Please describe your experiences in your neighborhood along the Bellevue Corridor? Thinking about these experiences, what and who were involved that made these experiences memorable?**

I have lived in the city for over 30 years and I can't say that I have had a memorable experience along the Bellevue Corridor. I do frequent some of the stores. However, this is one of the ugliest corridors -- among others in the city (Littleton Boulevard and Broadway to name two). Bellevue is a corridor that is endured driving in one's car.

**Values and vision: What do you value most about your neighborhood and what do you value most about the amenities along the Bellevue Corridor?**

There is NO vision for anything in this city currently. It is a shame that there hasn't even been updated Comprehensive Plan that would have helped this neighborhood start the process of developing a vision years ago.

Going forward I would say the street needs a strong multi modal aspect. Better bus service to light rail stations. The Columbine Square complex needs to be redeveloped to include multi-family housing. There is no way getting around the fact that housing will have to be included at this location. There needs to be some retail that serves the surrounding neighborhoods but it will only thrive with additional housing.

**Knowing that improvements/changes are coming to the corridor, what about the corridor do you want to see preserved?**

I can't think of anything other than some of the retail such as Ackerman's, O'tooles, Home Depot, Lowes. Truly, it's not about preserving -- the corridor needs an overhaul.

**Three Wishes: What are three wishes you would make to enhance and modernize the Bellevue Corridor?**

"Modernize" is a very strange word and very limiting. Aren't we talking about "revitalize"? For example, the city could do a new street that would be considered modernizing but it probably would not do anything to revitalize the corridor. The corridor improvements should be all about serving the city and the neighborhoods. That said, three wishes:

- 1) develop a vision with broad community input; it must be inclusive, not just Sunshine Boys group
- 2) provide the neighborhood with background on walkable, thriving corridors so that they will have some food for thought. Multi-family housing is not the evil thing people often think it is; the last thing we need is more unneeded surface parking. What a waste of precious land. Bring some outside consultants in to talk about

## Bellevue Corridor Planning Project

What does the future of Bellevue look like to you?

these things.

3) More housing and better transit opportunities

## Bellevue Corridor Planning Project

What does the future of Bellevue look like to you?

Name not shown inside Patrol 4

October 31, 2017, 7:47 AM

Caption

**Best Experience: Please describe your experiences in your neighborhood along the Bellevue Corridor? Thinking about these experiences, what and who were involved that made these experiences memorable?**

I drive this street at four or five times each week. The changes to the shopping center just past the river on the south have been helpful. The Mary Carter Greenway Trail have improved this area. The old strip mall to the North side behind KingSooopers is a bit of an eyesore. The worst problem with this neighborhood is the fenced off Columbine Square Shopping Center, something needs to happen with this area, but not high-rise apartments.

**Values and vision: What do you value most about your neighborhood and what do you value most about the amenities along the Bellevue Corridor?**

My church is along this corridor (St James Presbyterian) is what I value most. I appreciate having a Home Depot and KingSooopers along the corridor. Harlow park and pool are a nice amenities as well.

**Knowing that improvements/changes are coming to the corridor, what about the corridor do you want to see preserved?**

Harlow park, river access and

**Three Wishes: What are three wishes you would make to enhance and modernize the Bellevue Corridor?**

Center median with better access to the KingSooper shopping area would help make the area feel like a community. Common fencing along the housing areas might help. Get something moving with the Columbine Shopping center area and the old Safeway building parking lot at Bellevue and Lowell blvd.

## Bellevue Corridor Planning Project

What does the future of Bellevue look like to you?

Name not shown inside Patrol 5

October 31, 2017, 12:21 AM

Caption

**Best Experience: Please describe your experiences in your neighborhood along the Bellevue Corridor? Thinking about these experiences, what and who were involved that made these experiences memorable?**

We have gone to many events at the Corridor. Just leave it alone. It is perfect the way it is.

**Values and vision: What do you value most about your neighborhood and what do you value most about the amenities along the Bellevue Corridor?**

It's serenity, natural beauty and peacefulness.

**Knowing that improvements/changes are coming to the corridor, what about the corridor do you want to see preserved?**

Leave it alone. The Santa Fe corridor along the river is ruined with the new brewery and winery. It is loud there and trash. All of the squirrels and water fowl are either gone or are hardly there anymore. Bellevue is just that, a beautiful view. Man needs to clean up its footprint, not make it worse by "changing" the natural beauty into something that is unnatural.

**Three Wishes: What are three wishes you would make to enhance and modernize the Bellevue Corridor?**

Do not enhance or modernize. Spend the money on cleaning up the pollution from waste and water pollution and bringing back the city's natural beauty beauty.

## Bellevue Corridor Planning Project

What does the future of Bellevue look like to you?

Warner Andrews inside Patrol 1

October 30, 2017, 8:01 PM

Caption

**Best Experience: Please describe your experiences in your neighborhood along the Bellevue Corridor? Thinking about these experiences, what and who were involved that made these experiences memorable?**

It is easy and close to get to the necessities of every day living, food, hardware, cleaning, auto repair, gasoline all in this location.

Do not mess it up with more high density housing with a low tax base.

**Values and vision: What do you value most about your neighborhood and what do you value most about the amenities along the Bellevue Corridor?**

Going East & West on Bellevue allow only one left and right turn between Federal & Santa Fe into north shopping areas. Increase left turn lane for Home Depot. Reengineer & move the left turn into shops going north on Federal just passed Bellevue. Review the left turn lane from Bellevue to south Federal.

**Knowing that improvements/changes are coming to the corridor, what about the corridor do you want to see preserved?**

Ease of getting to and completeness of shopping areas. The best nursery the Denver area. King Sooper and Home Depot.

**Three Wishes: What are three wishes you would make to enhance and modernize the Bellevue Corridor?**

No pot shops, no high rise buildings ( 3 stories max), make Cornerstone Square more commercial offices, medical offices, restaurants, fast food, with min housing that will add to the tax base. Could be developed as a youth center. Do not need to add to the morning & nightly traffic. The square became idle because the landlord kicked all the renters out by rising the rents.

## Bellevue Corridor Planning Project

What does the future of Bellevue look like to you?

Name not shown inside Patrol 1

October 30, 2017, 5:39 PM

Caption

**Best Experience: Please describe your experiences in your neighborhood along the Bellevue Corridor? Thinking about these experiences, what and who were involved that made these experiences memorable?**

The Arapahoe Hills neighborhood coming together to get historic preservation for the mid century modern style that ties our neighborhood together visually. Our street has quite a few elderly family's who help each other as best we can. And we appreciate the younger families moving in and having children. Low traffic allows walking and many people do, which helps getting to know neighbors.

**Values and vision: What do you value most about your neighborhood and what do you value most about the amenities along the Bellevue Corridor?**

See above. Also our landscape harbors wildlife. The yards are well kept. The new King Soopers is a great amenity. We bank at the Wells Fargo. We support the Gas express station and carwash. Walters Pizza is nice to have nearby. We belong to the 24hrFitness in Riverside Downs. We prefer Lowe's to Home Depot.

**Knowing that improvements/changes are coming to the corridor, what about the corridor do you want to see preserved?**

The green space and parks access to the South Platte trail.

**Three Wishes: What are three wishes you would make to enhance and modernize the Bellevue Corridor?**

Better traffic control lanes for left turns into King Soopers.

Sit down restaurants as opposed to fast food.

Bring quality retail into the space vacated by Denver Fabrics.

## Bellevue Corridor Planning Project

What does the future of Bellevue look like to you?

Name not shown inside Patrol 4

October 30, 2017, 5:34 PM

Caption

**Best Experience: Please describe your experiences in your neighborhood along the Bellevue Corridor? Thinking about these experiences, what and who were involved that made these experiences memorable?**

Basically I only use it as an access route to more heavily travelled routes such as Santa Fe and I-25.

**Values and vision: What do you value most about your neighborhood and what do you value most about the amenities along the Bellevue Corridor?**

I value the location of my neighborhood and the access it provides to Littleton Public Schools. I rarely use any of the businesses along Bellevue except for the stretch between Santa Fe and Federal.

**Knowing that improvements/changes are coming to the corridor, what about the corridor do you want to see preserved?**

I appreciate the reasonable speed limits on the corridor.

**Three Wishes: What are three wishes you would make to enhance and modernize the Bellevue Corridor?**

Keep it much as it is.



## Bellevue Corridor Planning Project

What does the future of Bellevue look like to you?

Name not shown inside Patrol 1

October 30, 2017, 3:23 PM

Caption

**Best Experience: Please describe your experiences in your neighborhood along the Bellevue Corridor? Thinking about these experiences, what and who were involved that made these experiences memorable?**

We have lived here for over 20 years and have watched our neighborhood change from a few families with older kids to mostly retired to now several new residents with little children. It has been a peaceful quiet neighborhood thru all that with good neighbors.

**Values and vision: What do you value most about your neighborhood and what do you value most about the amenities along the Bellevue Corridor?**

The good neighbors and the quiet area. I have enjoyed watching the Bellevue Corridor develop as King Soopers remodeled and the big box stores came and all the eateries and small businesses have developed.

**Knowing that improvements/changes are coming to the corridor, what about the corridor do you want to see preserved?**

I want the small businesses along Lowell to survive. The idea that this was a blighted area is wrong and that strip mall has cleaned up quite well. As part of that whole process, something needs to be done with the area that is now fenced in waiting for something to happen. It has truly become a blighted area. Perhaps a mixed use area of stores, restaurants and multi family dwellings would be best. Most of the traffic in that area on Bellevue is pass thru.

**Three Wishes: What are three wishes you would make to enhance and modernize the Bellevue Corridor?**

A better way to get traffic off Bellevue going north and south. Lowell is a choke point.

Clean up and develop where Littleton Prep and other stores were south of Bellevue and west of Federal.

## Bellevue Corridor Planning Project

What does the future of Bellevue look like to you?

Name not shown inside Patrol 2

October 30, 2017, 3:15 PM

Caption

**Best Experience: Please describe your experiences in your neighborhood along the Bellevue Corridor? Thinking about these experiences, what and who were involved that made these experiences memorable?**

We've shopped at many locations along the Bellevue Corridor - but generally in the area between the S Platte River and S Federal Blvd. We use the 24 Hour Fitness, and visit restaurants in the same shopping center. Also, there is a great bicycle shop there!!! We use Home Depot, Key Bank and McDonalds on the West side of S Prince St.

The development of the S Platte River Trail and some of the new amenities near Bellevue have been much appreciated.

**Values and vision: What do you value most about your neighborhood and what do you value most about the amenities along the Bellevue Corridor?**

We like our trail access from our neighborhood, our good neighbors, and a feeling that we live in a safe neighborhood. The area of the corridor that we shop in is easily accessed both by automobile and by bicycle - and it seems to be pretty safe, too.

**Knowing that improvements/changes are coming to the corridor, what about the corridor do you want to see preserved?**

The Platte River Trail, the Prince Street Bridge, the public sculptures that are located in the general area.

**Three Wishes: What are three wishes you would make to enhance and modernize the Bellevue Corridor?**

Higher density housing would be appropriate on a good portion of the Columbine Square property. It seems to have failed as a stand alone commercial center - so mixed-use would probably help any commercial ventures that are bold enough to locate in the area. Also, because there isn't a good traffic arterial going to the West on Bellevue, putting some higher density housing won't overburden Bellevue in Littleton. It is generally well below capacity and operates at a LOS A most of the time.

## Bellevue Corridor Planning Project

What does the future of Bellevue look like to you?

Name not shown inside Patrol 3

October 30, 2017, 3:05 PM

Caption

**Best Experience: Please describe your experiences in your neighborhood along the Bellevue Corridor? Thinking about these experiences, what and who were involved that made these experiences memorable?**

The area along the river is nice, except for the buzzing from the power lines running overhead. The natural setting makes it memorable.

**Values and vision: What do you value most about your neighborhood and what do you value most about the amenities along the Bellevue Corridor?**

The river, which is the primary amenity and far more valuable than businesses that come and go.

**Knowing that improvements/changes are coming to the corridor, what about the corridor do you want to see preserved?**

The natural setting along the river.

**Three Wishes: What are three wishes you would make to enhance and modernize the Bellevue Corridor?**

I would like to see the natural environment protected and valued. Bellevue is quite ugly along here—what can be done? A median with nice, low-water use trees / landscaping would improve the look a lot (Lakewood has done this along Kipling in places). Also, the city does not require enough landscaping in business zones. The commercial zone south of Bellevue and west of the South Platte River seems primarily concrete and asphalt, even though this is a recent development. It's a shame with the river so close; would've been nice to expand that natural environment. More trees and landscaping should be/should have been incorporated. This is a quality of life issue and should be a priority for the city. The other side of Bellevue is even worse. More trees!

## Bellevue Corridor Planning Project

What does the future of Bellevue look like to you?

Name not shown inside Patrol 2

October 30, 2017, 2:17 PM

Caption

**Best Experience: Please describe your experiences in your neighborhood along the Bellevue Corridor? Thinking about these experiences, what and who were involved that made these experiences memorable?**

I use the shopping area around Bellevue and Prince and Bellevue and Federal, as well as occasionally the park and swimming pool in that area.

**Values and vision: What do you value most about your neighborhood and what do you value most about the amenities along the Bellevue Corridor?**

Traffic safety, access to businesses

**Knowing that improvements/changes are coming to the corridor, what about the corridor do you want to see preserved?**

Nothing in particular comes to mind

**Three Wishes: What are three wishes you would make to enhance and modernize the Bellevue Corridor?**

Better access to/from the shopping areas - for instance, it's horrible to try to get in/out of the King Soopers gas station and the shops directly to the east of that gas station.

## Bellevue Corridor Planning Project

What does the future of Bellevue look like to you?

Name not shown inside Patrol 1

October 30, 2017, 12:22 PM

Caption

**Best Experience: Please describe your experiences in your neighborhood along the Bellevue Corridor? Thinking about these experiences, what and who were involved that made these experiences memorable?**

Improving variety of restaurants.

**Values and vision: What do you value most about your neighborhood and what do you value most about the amenities along the Bellevue Corridor?**

Closeness.

**Knowing that improvements/changes are coming to the corridor, what about the corridor do you want to see preserved?**

Access to the river. NOT creating the roundabout on Prince Street...not needed and unnecessary waste of money.

**Three Wishes: What are three wishes you would make to enhance and modernize the Bellevue Corridor?**

Improve the abandoned land at Federal and Bellevue with housing and retail, add distinctive retail architecture.

## Bellevue Corridor Planning Project

What does the future of Bellevue look like to you?

Name not shown inside Patrol 5

October 30, 2017, 12:16 PM

Caption

**Best Experience: Please describe your experiences in your neighborhood along the Bellevue Corridor? Thinking about these experiences, what and who were involved that made these experiences memorable?**

Go to Home Depot all the time love the shopping center with Freddie's.

**Values and vision: What do you value most about your neighborhood and what do you value most about the amenities along the Bellevue Corridor?**

Like Home Depot and the QSR

**Knowing that improvements/changes are coming to the corridor, what about the corridor do you want to see preserved?**

The abandoned shopping center needs to go. Would love to see senior community

**Three Wishes: What are three wishes you would make to enhance and modernize the Bellevue Corridor?**

Senior community. No more apartments. Movie theaters

## Bellevue Corridor Planning Project

What does the future of Bellevue look like to you?

Emery Reynolds inside Patrol 1

October 30, 2017, 12:15 PM

Caption

**Best Experience: Please describe your experiences in your neighborhood along the Bellevue Corridor? Thinking about these experiences, what and who were involved that made these experiences memorable?**

I am happy with the current layout and use of land along the Bellevue area. Bellevue with its center islands had change the area from a speedway to a neighborhood. I've lived in our house since 1971 and have seen many changes. I worked in the Littleton area since 1965 and has the whole area changed.

**Values and vision: What do you value most about your neighborhood and what do you value most about the amenities along the Bellevue Corridor?**

Keeping the area the same in current traffic flow is one item. Snow removal has not been the best it could be, especially along Monmouth.

**Knowing that improvements/changes are coming to the corridor, what about the corridor do you want to see preserved?**

I realize that the property southwest of Federal & Bellevue is under consideration for many things. I don't mind housing that does not bring in the cookie cutter boxes like up at Rio Grand and Bellevue. One would assume that most of those that would move there, would go across the City Line to Englewood for groceries.

**Three Wishes: What are three wishes you would make to enhance and modernize the Bellevue Corridor?**

I would like to see a Senior Center located where the old South Drive Inn was. Maybe a child care facility as well. AND: when they plan anything... make plenty of parking. If they do it like they did with the "Downtown Area", there isn't adequate parking, even on the street.

## Bellevue Corridor Planning Project

What does the future of Bellevue look like to you?

Name not shown inside Patrol 2

October 30, 2017, 12:11 PM

Caption

**Best Experience: Please describe your experiences in your neighborhood along the Bellevue Corridor? Thinking about these experiences, what and who were involved that made these experiences memorable?**

I'm "in and out" of that neighborhood as there is nothing that causes me to want to linger for more than a shopping stop or a quick meal. Therefore, none of my visits to the area have been "memorable" since the loss of Centennial Racetrack!

If you want people to have a memorable experience you need to offer something unique and, except for maybe O'Toole's, that doesn't exist.

**Values and vision: What do you value most about your neighborhood and what do you value most about the amenities along the Bellevue Corridor?**

A decent variety of retail and easy access are important. Help the existing businesses grow and succeed and then work to attract a variety of new experiences.

**Knowing that improvements/changes are coming to the corridor, what about the corridor do you want to see preserved?**

There is no need to reinvent the area:

It's currently commercial Santa Fe to Federal, I say keep it that way

It's currently residential Federal to Bow Mar, I say maintain the quality of the residential neighborhood to the west unless you plan to fairly compensate the residents for their loss

**Three Wishes: What are three wishes you would make to enhance and modernize the Bellevue Corridor?**

Control the homeless population and pursue the drug users that have migrated to the area along the Platte since Denver has started enforcing their own laws

Upgrade the existing commercial area to attract quality retail and service oriented businesses rather than trying to expand

New opportunities that might cause me to want to stay for more than 30-60 minutes.



## Bellevue Corridor Planning Project

What does the future of Bellevue look like to you?

Name not shown inside Patrol 1

October 30, 2017, 11:58 AM

Caption

**Best Experience: Please describe your experiences in your neighborhood along the Bellevue Corridor? Thinking about these experiences, what and who were involved that made these experiences memorable?**

I've lived in this corridor for over 30 years, most of my life. Harlow Park is great, the neighborhood portions are quiet with a small town feel but some of the larger businesses help keep the community functional (King Soopers, Lowe's, Home Depot, Walgreen's various fast food chains.

**Values and vision: What do you value most about your neighborhood and what do you value most about the amenities along the Bellevue Corridor?**

Small town feel, local businesses, nearby schools (Centennial/Goddard) not looking for a lot more large scale businesses or apartments

**Knowing that improvements/changes are coming to the corridor, what about the corridor do you want to see preserved?**

The neighborhoods, skyline, parks/open spaces and the local businesses.

**Three Wishes: What are three wishes you would make to enhance and modernize the Bellevue Corridor?**

Medians in particular between Federal and Prince, cars fly out of both the King Soopers and the Home Depot lots crossing between 3 and 6 lanes of traffic and double yellow lines. Respectful rejuvenation of the southwest corner of Federal/Bellevue (Former Safeway/Prep School) i.e. Small local businesses or open space, no tall buildings, no large commercial entities and definitely no apartments/condos keeping in mind there are multiple empty spaces at Riverside on Prince therefore large retail presence is not needed west of Federal.

## Bellevue Corridor Planning Project

What does the future of Bellevue look like to you?

Name not shown inside Patrol 4

October 30, 2017, 11:46 AM

Caption

**Best Experience: Please describe your experiences in your neighborhood along the Bellevue Corridor? Thinking about these experiences, what and who were involved that made these experiences memorable?**

Congested traffic. A strange mix of retail but I like many of the stores. Would like to see some of the shopping centers updated and parking lots repaired.

**Values and vision: What do you value most about your neighborhood and what do you value most about the amenities along the Bellevue Corridor?**

I enjoy the variety of stores in the area. Hardware, restaurants, updated king soopers, bicycle, coffee, plus the local owned shops.

**Knowing that improvements/changes are coming to the corridor, what about the corridor do you want to see preserved?**

Locally owned shops and restaurants- keep the rents reasonable and signage good so we know where they are.

**Three Wishes: What are three wishes you would make to enhance and modernize the Bellevue Corridor?**

1-make sure O'Toole's doesn't get pushed out, we need them! Maybe get traffic access from Bellevue side via the shopping center

2-get good traffic access to various shopping centers

3-better access to frontage road shops

## Bellevue Corridor Planning Project

What does the future of Bellevue look like to you?

Name not shown inside Patrol 5

October 30, 2017, 11:38 AM

Caption

**Best Experience: Please describe your experiences in your neighborhood along the Bellevue Corridor? Thinking about these experiences, what and who were involved that made these experiences memorable?**

Biking on the South Platte Trail. I use this to commute to work in the summertime. I appreciate the safe biking corridor and the improvements to the trail through the years. I have accessed local businesses directly from the trail as well.

**Values and vision: What do you value most about your neighborhood and what do you value most about the amenities along the Bellevue Corridor?**

See above.

**Knowing that improvements/changes are coming to the corridor, what about the corridor do you want to see preserved?**

Access to bike and walking trails. Open space/park areas.

**Three Wishes: What are three wishes you would make to enhance and modernize the Bellevue Corridor?**

Repurpose the vacant strip mall at SW corner Federal and Bellevue (near O'Toole's Garden Center)... could be commercial or mixed use, but make it attractive again

Keep construction low profile (3 stories or less; no high rises)

## Bellevue Corridor Planning Project

What does the future of Bellevue look like to you?

Name not shown inside Patrol 2

October 30, 2017, 11:34 AM

Caption

**Best Experience:** Please describe your experiences in your neighborhood along the Bellevue Corridor? Thinking about these experiences, what and who were involved that made these experiences memorable?

No response

**Values and vision:** What do you value most about your neighborhood and what do you value most about the amenities along the Bellevue Corridor?

Easy access to Home Depot Walgreens and Lowes

**Knowing that improvements/changes are coming to the corridor, what about the corridor do you want to see preserved?**

I don't know what is being proposed but want to retain easy access to the businesses.

**Three Wishes:** What are three wishes you would make to enhance and modernize the Bellevue Corridor?

Median in the middle so cars can't cut across and pedestrians have a place to stand in the middle if needed. Fewer entrances to the shopping strip on the north side between Federal and Prince - with better flow onto Prince and into King Soopers from east bound traffic in particular.

## Bellevue Corridor Planning Project

What does the future of Bellevue look like to you?

Name not shown inside Patrol 2

October 30, 2017, 11:22 AM

Caption

**Best Experience: Please describe your experiences in your neighborhood along the Bellevue Corridor? Thinking about these experiences, what and who were involved that made these experiences memorable?**

My grocery store, drug store, gas station, and gym are all in the Bellevue Corridor, so I visit often although I live in Littleton south of the train station. I'm often at the Home Depot store. There are a lot of easy-to-reach retail and food establishments.

**Values and vision: What do you value most about your neighborhood and what do you value most about the amenities along the Bellevue Corridor?**

Plentiful parking! Not too much traffic.

**Knowing that improvements/changes are coming to the corridor, what about the corridor do you want to see preserved?**

The spaciousness.

**Three Wishes: What are three wishes you would make to enhance and modernize the Bellevue Corridor?**

There are several "massage" establishments that I suspect are offering prostitution services - I'd like to see these zoned out of existence.

Keep the green space.

Would be nice if you could drive west on Bellevue and get to Wadsworth.

## Bellevue Corridor Planning Project

What does the future of Bellevue look like to you?

Name not shown inside Patrol 1

October 30, 2017, 11:21 AM

Caption

**Best Experience: Please describe your experiences in your neighborhood along the Bellevue Corridor? Thinking about these experiences, what and who were involved that made these experiences memorable?**

It was nice when there were stores in the shopping center at Bellevue between Federal Blvd and Irving.

**Values and vision: What do you value most about your neighborhood and what do you value most about the amenities along the Bellevue Corridor?**

I value the lack of high density housing.

**Knowing that improvements/changes are coming to the corridor, what about the corridor do you want to see preserved?**

Keep out high density housing.

**Three Wishes: What are three wishes you would make to enhance and modernize the Bellevue Corridor?**

1. Keep current zoning on closed down shopping center at southwest corner of Federal Blvd and Bellevue Ave.
2. Disallow left turners onto Bellevue Ave out of King soopers parking lot - at least during high traffic volume times. It is dangerous and I have almost been in an accident a few times along there.
3. Better street lighting.

## Bellevue Corridor Planning Project

What does the future of Bellevue look like to you?

Name not shown inside Patrol 5

October 30, 2017, 11:12 AM

Caption

**Best Experience: Please describe your experiences in your neighborhood along the Bellevue Corridor? Thinking about these experiences, what and who were involved that made these experiences memorable?**

Visiting the various retail/commercial businesses along the corridor.

**Values and vision: What do you value most about your neighborhood and what do you value most about the amenities along the Bellevue Corridor?**

Like the variety of commercial businesses available.

**Knowing that improvements/changes are coming to the corridor, what about the corridor do you want to see preserved?**

The variety of commercial uses.

**Three Wishes: What are three wishes you would make to enhance and modernize the Bellevue Corridor?**

Improved pedestrian and bicyclist experience as there are currently narrow attached sidewalks with little shade, especially on the north side of the roadway, and no bike accommodations for the corridor. Along those lines, improved connectivity to the Mary Carter Greenway to/from both sides of Bellevue avenue.

More of a boulevard feel with center medians for improved control of the driveways along the corridor, and consistency such that there are no residential driveways, at least east of Lowell Boulevard.

And definitely a new development in the abandoned mall along the south side between Federal Boulevard and Irving Street.

## Bellevue Corridor Planning Project

What does the future of Bellevue look like to you?

JW Stephens inside Patrol 2

October 30, 2017, 11:12 AM

Caption

**Best Experience: Please describe your experiences in your neighborhood along the Bellevue Corridor? Thinking about these experiences, what and who were involved that made these experiences memorable?**

No response

**Values and vision: What do you value most about your neighborhood and what do you value most about the amenities along the Bellevue Corridor?**

It should be easier to access the Bellevue Corridor from the Mary Carter Greenway Trail. Recent work to provide this connection in Riverside Downs is only lipstick on a pig.

**Knowing that improvements/changes are coming to the corridor, what about the corridor do you want to see preserved?**

No response

**Three Wishes: What are three wishes you would make to enhance and modernize the Bellevue Corridor?**

Since Bowles is never going to be cyclist-friendly it would be good to utilize Bellevue as an east-west corridor.



## Bellevue Corridor Planning Project

What does the future of Bellevue look like to you?

Name not shown inside Patrol 1

October 30, 2017, 11:05 AM

Caption

**Best Experience: Please describe your experiences in your neighborhood along the Bellevue Corridor? Thinking about these experiences, what and who were involved that made these experiences memorable?**

My best experiences have involved my family and my neighbors and how friendly everyone is and how everyone is committed to keeping our neighborhood this way. We know that development is a given but for example, we love being able to go to O'Tooles to get a pumpkin or christmas tree instead of a big national chain. It feels more special to us and more personal.

**Values and vision: What do you value most about your neighborhood and what do you value most about the amenities along the Bellevue Corridor?**

I value that our neighborhood is friendly and feels like a small personal community. My family moved to Littleton from downtown Denver to have more space, more quiet, and more of a "small town" feel. We love that our area still feels a little bit like that.

**Knowing that improvements/changes are coming to the corridor, what about the corridor do you want to see preserved?**

The space, the trees, the neighborhood feel. I don't want to see more big chains and apartment complexes. I want more local businesses and recreation! Responsible development that aligns with our small community!

**Three Wishes: What are three wishes you would make to enhance and modernize the Bellevue Corridor?**

1. Preservation of open space/recreation. 2. More small/local businesses or restaurants 3. No more gigantic apartment complexes.

## Bellevue Corridor Planning Project

What does the future of Bellevue look like to you?

Name not shown outside Littleton Police Districts

October 30, 2017, 11:04 AM

Caption

**Best Experience: Please describe your experiences in your neighborhood along the Bellevue Corridor? Thinking about these experiences, what and who were involved that made these experiences memorable?**

With the exception of going to Harlow Park, my experiences in this area are all about running errands.

**Values and vision: What do you value most about your neighborhood and what do you value most about the amenities along the Bellevue Corridor?**

Having places to buy what I need is helpful. Affordable housing options in this area are important.

**Knowing that improvements/changes are coming to the corridor, what about the corridor do you want to see preserved?**

Harlow Park, affordable housing.

**Three Wishes: What are three wishes you would make to enhance and modernize the Bellevue Corridor?**

Better traffic flow, stable businesses.

# BELLEVIEW CORRIDOR PLAN

## COMMENTS FROM:

- 1) COMMUNITY OUTREACH EVENT #2: February 5, 2018
- 2) OPEN LITTLETON: Posted: February 8, 2018 - February 27, 2018,

*All registered responses are sorted chronologically*

Printed April 13, 2018, 9:50 AM



*OpenLittleton is not a certified voting system or ballot box. As with any public comment process, participation in OpenLittleton is voluntary. The responses in this record are not necessarily representative of the whole population, nor do they reflect the opinions of any government agency or elected officials.*

As of April 13, 2018, 9:50 AM, this forum had:

Attendees:	198
Registered Responses:	9
All Responses:	20
Minutes of Public Comment:	60

This topic started on February 8, 2018, 11:45 AM.

This topic ended on February 27, 2018, 11:56 AM.

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## Bellevue Corridor Planning Process

As the City of Littleton works to create a plan for the Bellevue Avenue corridor, city staff are seeking feedback from the public. Your feedback will be used to shape the draft plan.

---

### Responses

How well do the issues and opportunities identified for each topic reflect your impressions of the Bellevue Avenue corridor? For each topic, are there other issues and/or opportunities you would add? If so, please explain.

Answered	8
Skipped	1

bowmar cannot cars comfort connectivity **create** created designed familiar family fe  
federal from get **housing** increases more multi-family  
neighborhood neighborhoods people places retail river  
**road** safety santa **sidewalks** similar **single** they through **traffic**  
unique used very **walking** well what which

---

Do you have comments/suggestions related to the inventory maps provided on the boards? If so, please document on a sticky note and place in on the applicable map. Feel free to make additional notes in the space provided below.

Answered	6
Skipped	3

area bellevue better bicycle both **built** children corridor could  
**dangerous** don either **federal** from going homes joke  
**lane** more multi-habitational multiple need **needs**  
**neighborhood** one out pedestrian people **perhaps** **retail** safe see

---

## Bellevue Corridor Planning Process

As the City of Littleton works to create a plan for the Bellevue Avenue corridor, city staff are seeking feedback from the public. Your feedback will be used to shape the draft plan.

---

significant **t** taken **traffic** was way where work

---

How well do the vision and principles align with your vision for the Bellevue Avenue corridor? Is there anything specific you would add or change?

Answered 6

Skipped 3

agree **along** better building **community** corridor don **food** historic homelessness how **identity** into like low **mid** needed **neighborhoods** **platte** river some **t** traffic very

---

How well do the goals and preliminary policies align with support your vision for the Bellevue Avenue corridor? Is there anything specific you would add or change?

### PRINCIPLE 1: CREATE A DISTINCT IDENTITY FOR BELLEVUE AVENUE

Answered 6

Skipped 3

become bellevue **children** community could **create** **created** development **do** don downs downtown **federal** history **identity** just life **littleton** lives look **lost** **memorial** more much need new place principles **quiet** so **some** spaces **sweet** **t** think using **very** was **who**

---

How well do the goals and preliminary policies align with support your vision for the Bellevue Avenue corridor? Is there anything specific you would add or change?

### PRINCIPLE 2: IMPROVE MOBILITY AND SAFETY

---

## Bellevue Corridor Planning Process

As the City of Littleton works to create a plan for the Bellevue Avenue corridor, city staff are seeking feedback from the public. Your feedback will be used to shape the draft plan.

---

Answered 6

Skipped 3

access **all bellevue** bellevue **bridge englewood** federal great like more park  
**pedestrian platte** safe side **sidewalks** some **struck t too** traffic

---

How well do the goals and preliminary policies align with support your vision for the Bellevue Avenue corridor? Is there anything specific you would add or change?

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

Answered 6

Skipped 3

arapahoe area bellevue create **density development** enough **family from** good  
**high** hills historic **homes** how **impacts** more most multi-family **needs**  
neighborhood **new north** right **single t traffic** which

---

How well do the goals and preliminary policies align with support your vision for the Bellevue Avenue corridor? Is there anything specific you would add or change?

### PRINCIPLE 4: SUPPORT EXISTING RETAIL AND REVITALIZE UNDERUTILIZED PROPERTIES

Answered 7

Skipped 2

actual area **bellevue** building **business** create designed  
**development east** federal housing incentives intimate irving its just  
arge littleton main mixed **more** multi-family need **needs** north over  
parking retail **shops** small **spaces square** still

---

## Bellevue Corridor Planning Process

As the City of Littleton works to create a plan for the Bellevue Avenue corridor, city staff are seeking feedback from the public. Your feedback will be used to shape the draft plan.

---

they traffic use via way which work

---

How well do the goals and preliminary policies align with support your vision for the Bellevue Avenue corridor? Is there anything specific you would add or change?

### PRINCIPLE 5: CREATE MORE PLACES FOR PEOPLE

Answered 7

Skipped 2

accommodate areas being bellevue corridor days development don  
families food goal keep lots may more needs off out park parking prices  
some space surface t them they work young

---

Are there other issues you would add? What opportunities would you like to see explored for this site?

Answered 9

Skipped 0

access add any area been bellevue bowmar community  
designed ease feel given handle housing incorporate into more much  
musicians neighborhood now o only over parking provided S schools they  
three was west years

---

As this site redevelops over time, what would you like to see?

Answered 8

Skipped 1

area buildings businesses current don family feel had high homes



---

## Bellevue Corridor Planning Process

As the City of Littleton works to create a plan for the Bellevue Avenue corridor, city staff are seeking feedback from the public. Your feedback will be used to shape the draft plan.

---

housing land large like littleton living minimum **more** most  
**multi-family needs neighborhood** one other **out** over  
**parking people** quality **retail see single small** south spaces story **t**  
**than traffic variety**

---

Do you have other comments on this opportunity area you would like to share?

Answered 8

Skipped 1

anything **area bank center children** community concept council **do**  
don **downs equipped find go honor** housing issues **littleton**  
**neighbors** one **only** owner put **quality see since** some something t  
**them** think **together up** us way well

---

Are there other issues you would add? What opportunities would you like to see explored for this site?

Answered 7

Skipped 2

**access actually** addition aisles **area belleview center just let lot more** multi-  
habitational **needs new one** owner parking **retail** since **they** things **was way** what

---

Are there other issues you would add? What opportunities would you like to see explored for this site?

Answered 6

Skipped 3

---

## Bellevue Corridor Planning Process

As the City of Littleton works to create a plan for the Bellevue Avenue corridor, city staff are seeking feedback from the public. Your feedback will be used to shape the draft plan.

---

all along **area** areas **back business** businesses **continue** cyclists  
**design** **do** egg **features** **get** high intimate its **just** like **look** **lots** most  
**much** need nice **now** over **parking** patio **recent** retail  
**river** signage so **space** spaces too **walkers** way **what**

---

Are there other issues you would add? What opportunities would you like to see explored for this site?

Answered 6

Skipped 3

**area** **back business** businesses **community** crossing drive from **get great** issue  
**liquor** **local** **lowell** meeting need park people **place** retail **services**  
**shop** **shops** **small** so **store** stores they **viable** **walters** **while**

---

What opportunities would you like to see explored for these sites?

Answered 3

Skipped 6

could facility **from lake**

---

Are there other opportunity areas you would like to see considered?

Answered 2

Skipped 7

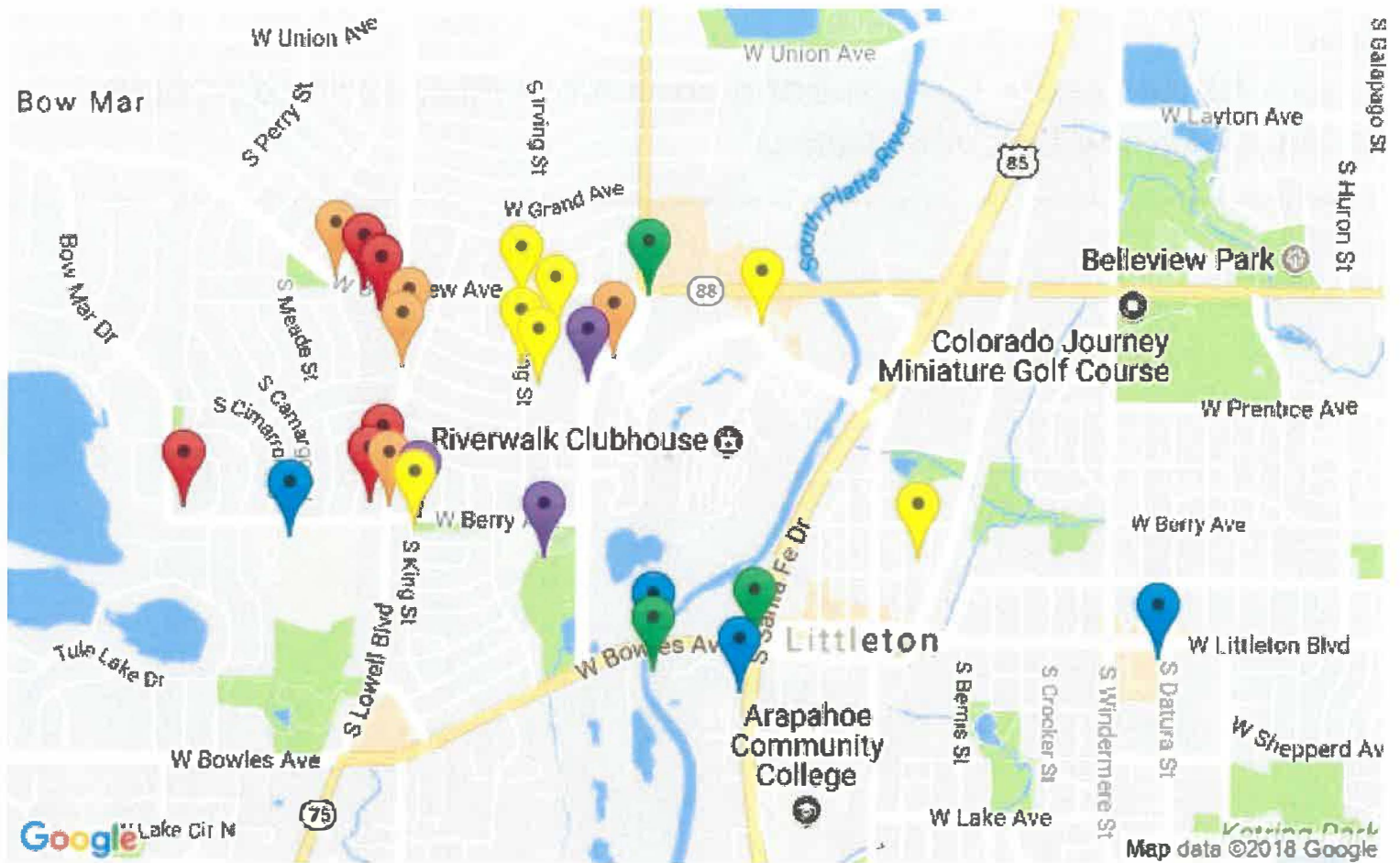
**flood** **much** **river** **too** **way**

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WHAT TYPES OF PHYSICAL IMPROVEMENTS WOULD YOU LIKE TO SEE IN THE BELLEVUE CORRIDOR IN THE FUTURE?

# Bellevue Corridor Planning Process

As the City of Littleton works to create a plan for the Bellevue Avenue corridor, city staff are seeking feedback from the public. Your feedback will be used to shape the draft plan.



- Fill sidewalk gaps
- New crosswalk
- Enhancement to pedestrian crossing
- Dedicated bicycle lane
- Wayfinding signage
- Other improvements

Please use the space below to provide comments, questions, or other feedback to the project team. If you are using this space as extra space for another question or questions, please indicate the corresponding question # somewhere near your response so we know which question your answer goes with.

Answered 5

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# Bellevue Corridor Planning Process

As the City of Littleton works to create a plan for the Bellevue Avenue corridor, city staff are seeking feedback from the public. Your feedback will be used to shape the draft plan.

---

Skipped 4

all bellevue **better** bowles corridor do **done** good more much oriented people  
**places** plan sure think tools what without

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## Bellevue Corridor Planning Process

As the City of Littleton works to create a plan for the Bellevue Avenue corridor, city staff are seeking feedback from the public. Your feedback will be used to shape the draft plan.

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Name not shown inside Patrol 1

February 26, 2018, 10:38 PM

**How well do the issues and opportunities identified for each topic reflect your impressions of the Bellevue Avenue corridor? For each topic, are there other issues and/or opportunities you would add? If so, please explain.**

No response

**Do you have comments/suggestions related to the inventory maps provided on the boards? If so, please document on a sticky note and place in on the applicable map. Feel free to make additional notes in the space provided below.**

No response

**How well do the vision and principles align with your vision for the Bellevue Avenue corridor? Is there anything specific you would add or change?**

No response

**How well do the goals and preliminary policies align with support your vision for the Bellevue Avenue**

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# Bellevue Corridor Planning Process

As the City of Littleton works to create a plan for the Bellevue Avenue corridor, city staff are seeking feedback from the public. Your feedback will be used to shape the draft plan.

---

**corridor? Is there anything specific you would add or change?**

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

No response

**How well do the goals and preliminary policies align with support your vision for the Bellevue Avenue corridor? Is there anything specific you would add or change?**

## **PRINCIPLE 2: IMPROVE MOBILITY AND SAFETY**

No response

**How well do the goals and preliminary policies align with support your vision for the Bellevue Avenue corridor? Is there anything specific you would add or change?**

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

No response

**How well do the goals and preliminary policies align with support your vision for the Bellevue Avenue corridor? Is there anything specific you would add or change?**

## **PRINCIPLE 4: SUPPORT EXISTING RETAIL AND REVITALIZE UNDERUTILIZED PROPERTIES**

No response

**How well do the goals and preliminary policies align with support your vision for the Bellevue Avenue corridor? Is there anything specific you would add or change?**

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

No response

Opportunity Area #1: Columbine Square Shopping Center

**Are there other issues you would add? What opportunities would you like to see explored for this site?**

---

# Bellevue Corridor Planning Process

As the City of Littleton works to create a plan for the Bellevue Avenue corridor, city staff are seeking feedback from the public. Your feedback will be used to shape the draft plan.

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The overnight parking of campers is getting out of control as is the panhandling and begging in the middle of the roadways.

## **As this site redevelops over time, what would you like to see?**

Littleton always had the hometown feel, that small "town" that you wanted to live in. With the eyesore that was built at Bemis and Littleton blvd, you no longer feel that way. Every flat piece of land is now getting an apartment complex on it. We don't need that in this neighborhood. This area needs more open spaces and places to eat and shop. Perhaps like a new kind of Pearl Street. Those living in the neighborhood have to go outside of Littleton for quick meals. One of the buildings that city tried to blight, employs over 300 people, many who take their business for lunches out to Englewood and Jefferson county. When easily, it could be kept local. And downtown doesn't have the type of parking needed. If housing is necessary, how about the old Kmart at Bellevue & Broadway?

## **Do you have other comments on this opportunity area you would like to share?**

Throwing up apartments on every empty lot only adds to the traffic headaches, increase crime and disappointment in a city that has been my home since birth.

### Opportunity Area #2: Centennial Square Shopping Center

## **Are there other issues you would add? What opportunities would you like to see explored for this site?**

The parking lot needs an overhaul. There is no defined "roadways" despite the recent addition of stop signs. Addition of greenery would be nice. The new higher priced condos are going to look out of place with the disheveled center just across the way.

### Opportunity Area #3: Riverside Downs

## **Are there other issues you would add? What opportunities would you like to see explored for this site?**

Continue to fill the empty spaces. The recent changes to the west side of the river, look nice and are appreciated.

### Opportunity Area #4: Bellevue and Lowell Shops

## **Are there other issues you would add? What opportunities would you like to see explored for this site?**

The shops work well as they are. Traffic is the issue. Drivers have replaced Lowell for Santa Fe when trying to get to Bowles.

### Opportunity Areas #5-9: Long-Term Opportunity Areas

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## Bellevue Corridor Planning Process

As the City of Littleton works to create a plan for the Bellevue Avenue corridor, city staff are seeking feedback from the public. Your feedback will be used to shape the draft plan.

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### What opportunities would you like to see explored for these sites?

No response

### Other Opportunity Areas

### Are there other opportunity areas you would like to see considered?

No response

## CORRIDOR ENHANCEMENTS EXERCISE

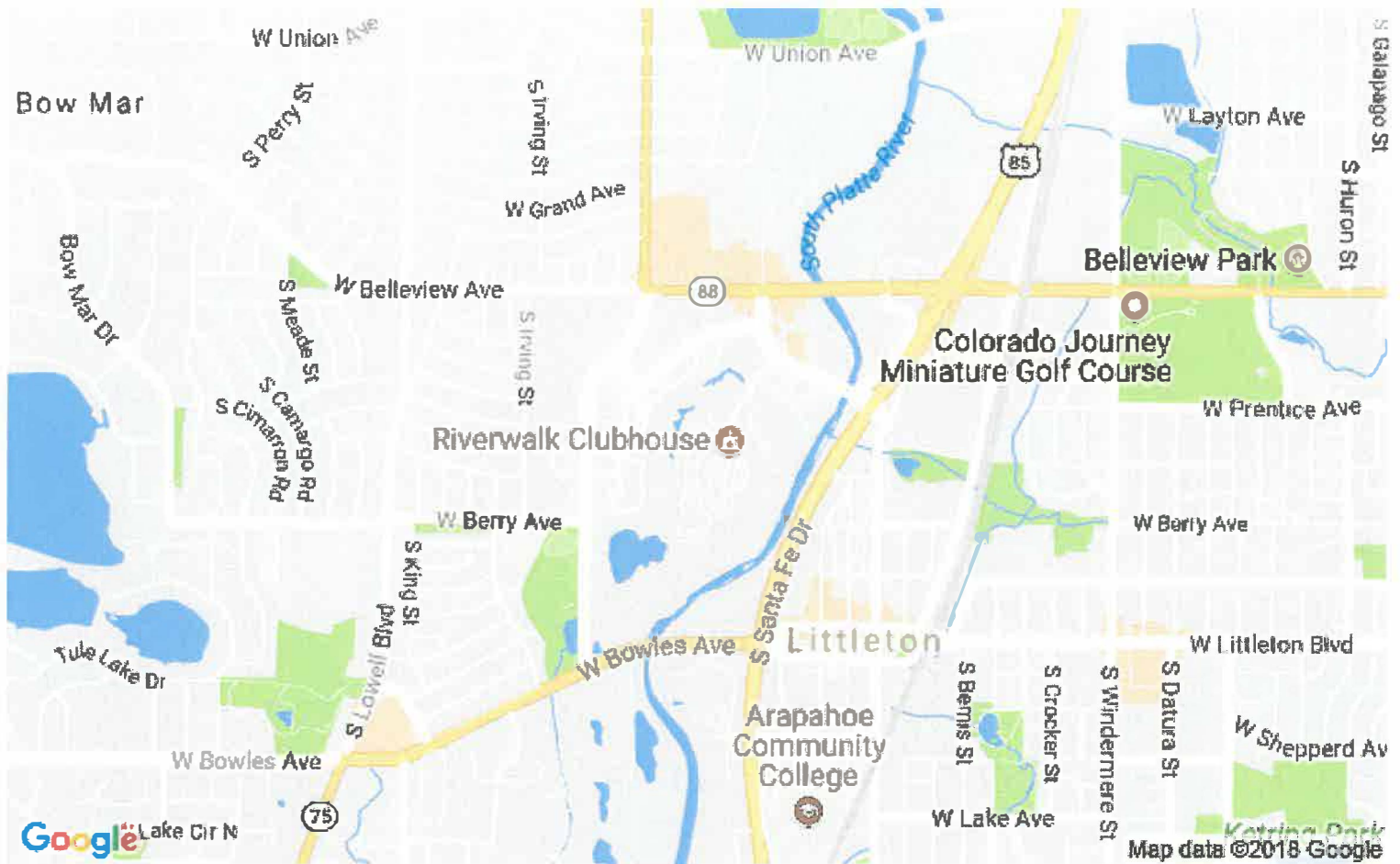
Physical improvements are both necessary and important to enhance pedestrian safety and connectivity throughout the Bellevue Corridor. These physical improvements may include infill of sidewalks, enhancements to intersections, new pedestrian crossings and signage, and any other improvements to the current infrastructure that will make all modes of travel safer and more comfortable. This exercise is intended to capture your thoughts and ideas on what types of physical improvements are most needed in the Bellevue Corridor.

## WHAT TYPES OF PHYSICAL IMPROVEMENTS WOULD YOU LIKE TO SEE IN THE BELLEVUE CORRIDOR IN THE FUTURE?



# Bellevue Corridor Planning Process

As the City of Littleton works to create a plan for the Bellevue Avenue corridor, city staff are seeking feedback from the public. Your feedback will be used to shape the draft plan.



<input type="checkbox"/>	Fill sidewalk gaps
A	
B	
C	
D	

## OTHER COMMENTS

Please use the space below to provide comments, questions, or other feedback to the project team. If you are using this space as extra space for another question or questions, please indicate the corresponding question # somewhere near your response so we know which question your answer goes with.

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# Bellevue Corridor Planning Process

As the City of Littleton works to create a plan for the Bellevue Avenue corridor, city staff are seeking feedback from the public. Your feedback will be used to shape the draft plan.

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No response

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## Bellevue Corridor Planning Process

As the City of Littleton works to create a plan for the Bellevue Avenue corridor, city staff are seeking feedback from the public. Your feedback will be used to shape the draft plan.

---

Name not shown inside Patrol 1

February 26, 2018, 7:58 PM

**How well do the issues and opportunities identified for each topic reflect your impressions of the Bellevue Avenue corridor? For each topic, are there other issues and/or opportunities you would add? If so, please explain.**

It is fairly accurate.

**Do you have comments/suggestions related to the inventory maps provided on the boards? If so, please document on a sticky note and place in on the applicable map. Feel free to make additional notes in the space provided below.**

N/A

**How well do the vision and principles align with your vision for the Bellevue Avenue corridor? Is there anything specific you would add or change?**

No response

**How well do the goals and preliminary policies align with support your vision for the Bellevue Avenue**

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# Bellevue Corridor Planning Process

As the City of Littleton works to create a plan for the Bellevue Avenue corridor, city staff are seeking feedback from the public. Your feedback will be used to shape the draft plan.

---

**corridor? Is there anything specific you would add or change?**

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

No response

**How well do the goals and preliminary policies align with support your vision for the Bellevue Avenue corridor? Is there anything specific you would add or change?**

## **PRINCIPLE 2: IMPROVE MOBILITY AND SAFETY**

No response

**How well do the goals and preliminary policies align with support your vision for the Bellevue Avenue corridor? Is there anything specific you would add or change?**

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

No response

**How well do the goals and preliminary policies align with support your vision for the Bellevue Avenue corridor? Is there anything specific you would add or change?**

## **PRINCIPLE 4: SUPPORT EXISTING RETAIL AND REVITALIZE UNDERUTILIZED PROPERTIES**

No response

**How well do the goals and preliminary policies align with support your vision for the Bellevue Avenue corridor? Is there anything specific you would add or change?**

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

No response

Opportunity Area #1: Columbine Square Shopping Center

**Are there other issues you would add? What opportunities would you like to see explored for this site?**

---

## Bellevue Corridor Planning Process

As the City of Littleton works to create a plan for the Bellevue Avenue corridor, city staff are seeking feedback from the public. Your feedback will be used to shape the draft plan.

---

Smaller shops with possibly apartments over them (only two or three levels). All built to current code standards with quality material - no shortcuts.

**As this site redevelops over time, what would you like to see?**

Make sure the owner is held accountable in keeping this area up to code and standards over time rather than become a slum like he did with the current buildings.

**Do you have other comments on this opportunity area you would like to share?**

I don't think this should be considered as an urban blight area since the owner allowed this shopping center to go to seed intentionally.

Opportunity Area #2: Centennial Square Shopping Center

**Are there other issues you would add? What opportunities would you like to see explored for this site?**

No response

Opportunity Area #3: Riverside Downs

**Are there other issues you would add? What opportunities would you like to see explored for this site?**

No response

Opportunity Area #4: Bellevue and Lowell Shops

**Are there other issues you would add? What opportunities would you like to see explored for this site?**

No response

Opportunity Areas #5-9: Long-Term Opportunity Areas

**What opportunities would you like to see explored for these sites?**

No response

Other Opportunity Areas

**Are there other opportunity areas you would like to see considered?**

No response

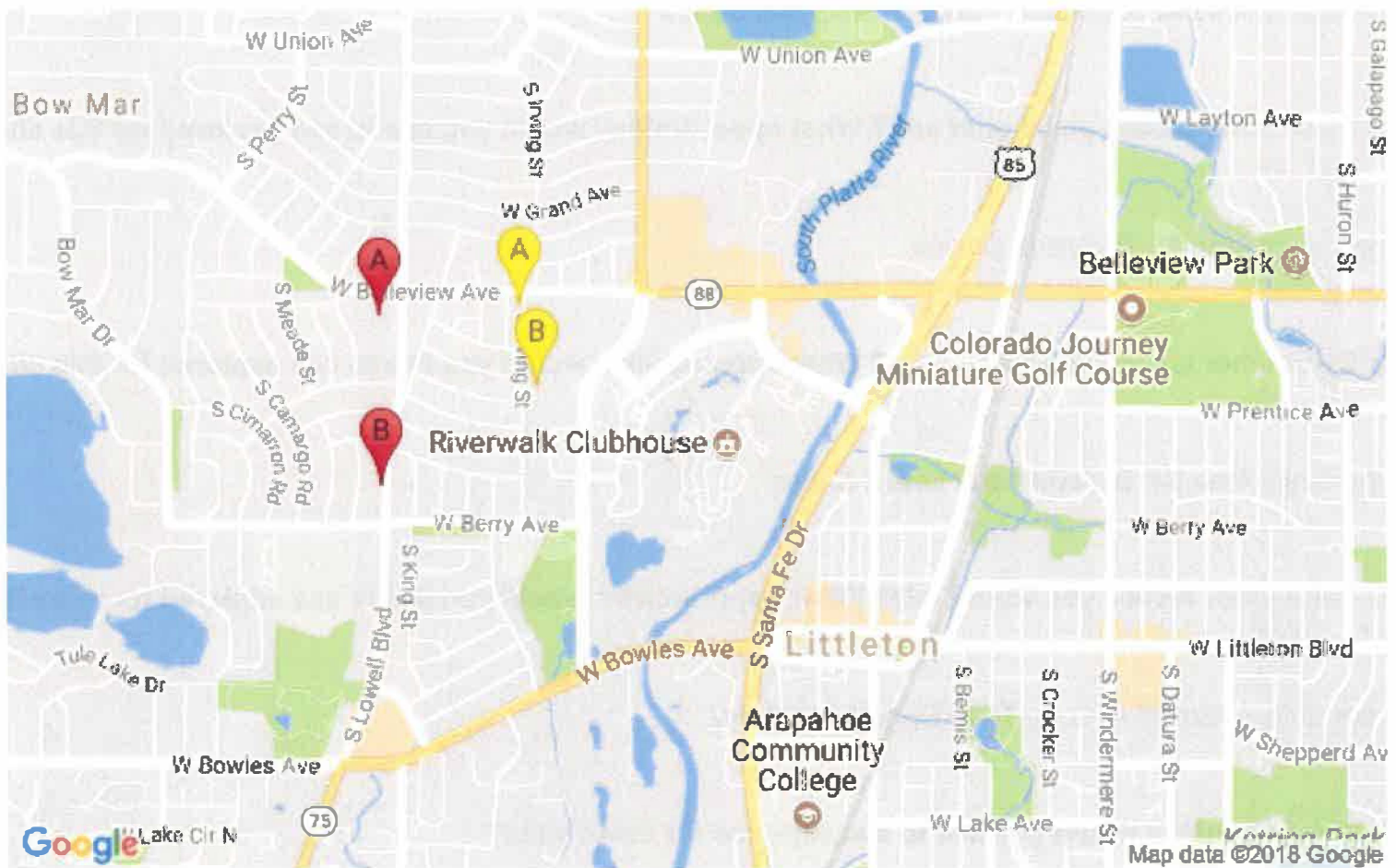
# Bellevue Corridor Planning Process

As the City of Littleton works to create a plan for the Bellevue Avenue corridor, city staff are seeking feedback from the public. Your feedback will be used to shape the draft plan.

## CORRIDOR ENHANCEMENTS EXERCISE

Physical improvements are both necessary and important to enhance pedestrian safety and connectivity throughout the Bellevue Corridor. These physical improvements may include infill of sidewalks, enhancements to intersections, new pedestrian crossings and signage, and any other improvements to the current infrastructure that will make all modes of travel safer and more comfortable. This exercise is intended to capture your thoughts and ideas on what types of physical improvements are most needed in the Bellevue Corridor.

## WHAT TYPES OF PHYSICAL IMPROVEMENTS WOULD YOU LIKE TO SEE IN THE BELLEVUE CORRIDOR IN THE FUTURE?



■ Fill sidewalk gaps

A

B

■ Other improvements

# Bellevue Corridor Planning Process

As the City of Littleton works to create a plan for the Bellevue Avenue corridor, city staff are seeking feedback from the public. Your feedback will be used to shape the draft plan.

A	Better lighting along street.
B	

## OTHER COMMENTS

**Please use the space below to provide comments, questions, or other feedback to the project team. If you are using this space as extra space for another question or questions, please indicate the corresponding question # somewhere near your response so we know which question your answer goes with.**

Better lighting along the Bellevue corridor west of Federal and south down Irving would be good since it is currently very dark there at night.

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# Bellevue Corridor Planning Process

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Sonja Guenther inside Patrol 1

February 25, 2018, 9:12 PM

**How well do the issues and opportunities identified for each topic reflect your impressions of the Bellevue**

**Avenue corridor? For each topic, are there other issues and/or opportunities you would add? If so, please explain.**

More multi-family structures simply increases traffic in an already congested area-one that was clearly not created for additional retail.

Westbound traffic flow ends at BowMar. Bowmar has closed through traffic via gates, which has resulted in daily traffic backups on Southbound Lowell. Federal T's at Bowles, which requires traffic to travel to Santa Fe and creates hundreds of cars traveling south on the Platte-a two-lane road. We certainly cannot bulldoze these communities to make way for add'l. traffic created with more retail and multi-family housing. Create more community-friendly housing that incorporates courtyards and park benches and places for people to enjoy a respite from the traffic and congestion. Hudson Gardens in the middle of our city is a treasure, along with the Platte River and walking paths. Build on that focus-not on more retail and multi-family units. We made a small attempt to re-create the Centennial Downs history in the retail at Bellevue and Santa Fe. We should continue that theme in the area West of Federal.

**Do you have comments/suggestions related to the inventory maps provided on the boards? If so, please**

**document on a sticky note and place in on the applicable map. Feel free to make additional notes in the space provided below.**

The work to raze Columbine Square should be completed asap. Our neighborhood has suffered with this eyesore and the dangerous conditions it has caused for more than five years, with little action by the owners. The fire that ensued could have taken lives and we must move forward with this mission with haste, to avoid any such tragedy. We cannot add additional traffic, nor multi-habitational in this area, with the ongoing impedement of traffic. Again, the westbound Bellevue and Southbound Federal streets END, are gated, or traverse westward towards the lakes. Adding multiple families or retail in this area just encourages even more traffic-



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# Bellevue Corridor Planning Process

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which is better suited where we have a variety of thoroughfares that will carry the traffic. I would suggest we compliment the existing single-family homes in this area, with single family homes - perhaps patio homes. This is a close neighborhood. Where people attend church together, shovel their neighbors sidewalk and catch up over the adjoining fence. This neighborhood is housing the children of some third-generation families-who are raising their children in the same homes their grandparents first built. Introducing multi-habitational diminishes that community connection.

**How well do the vision and principles align with your vision for the Bellevue Avenue corridor? Is there anything specific you would add or change?**

Agree-we should build on an identity of community, of neighbors. Provide gathering places along the Platte. If you want small retail, put it along the banks of the Platte river, where people can walk, or can enter/egress via Santa Fe. Don't integrate it further into these neighborhoods. We cannot accommodate the lines of traffic in our neighborhoods now. Peak rush hours and even Goddard and Centennial school traffic is impeded by all of the traffic already.

**How well do the goals and preliminary policies align with support your vision for the Bellevue Avenue corridor? Is there anything specific you would add or change?**

## PRINCIPLE 1: CREATE A DISTINCT IDENTITY FOR BELLEVUE AVENUE

Centennial Downs had a history here. It would be lovely to bring that back to life and embellish it. But, let's not forget the children in our neighborhood who have lost their lives. We don't need a memorial to do so, but a small space, a quiet space-to reflect, with park benches and a quiet place with some boulders and a simple tree or two. Something that is dedicated to the precious children in our community; I am reminded of Cameron Recht, a student at Goddard Middle school, who lost his life to cancer at just 14. And of Antonio Davalos, just 11 years old, who was murdered in the townhomes there on Lowell and Berry. Those sweet children and their lives lost too soon are as much a part of our history as the flood or the horsetrack. Just a special place - similar to our sweet Danny Dietz memorial in Littleton, or our memorial to the tragic loss of the flight-for-life crew.

**How well do the goals and preliminary policies align with support your vision for the Bellevue Avenue corridor? Is there anything specific you would add or change?**

## PRINCIPLE 2: IMPROVE MOBILITY AND SAFETY

Focus on pedestrian mobility. We all know individuals who have been struck by or nearly struck by cars at Federal and Bellevue. It has become all too common to see the debris of vehicles that have collided at that intersection too. No more traffic-we can't accommodate the traffic that we have now.

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## Bellevue Corridor Planning Process

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**How well do the goals and preliminary policies align with support your vision for the Bellevue Avenue corridor? Is there anything specific you would add or change?**

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

Columbine Square should continue the concept of single family homes/patio homes that already exists for blocks both north and south. The space isn't vast enough to handle many, but we can't tolerate more traffic that multi-habitational would undoubtedly introduce. Containing the traffic protects the current families and pedestrians.

**How well do the goals and preliminary policies align with support your vision for the Bellevue Avenue corridor? Is there anything specific you would add or change?**

### **PRINCIPLE 4: SUPPORT EXISTING RETAIL AND REVITALIZE UNDERUTILIZED PROPERTIES**

Despite the attempt at a "facelift" a few years ago with the Centennial Square retail shops just north of Bellevue and east of King Soopers, they remain an eyesore, with some spaces completely vacant. This area can still accommodate retail, or a combination of retail/multihabitational, as the traffic east of Federal still has access to main thoroughfares north/south via Santa Fe and via Federal East via Bellevue.

**How well do the goals and preliminary policies align with support your vision for the Bellevue Avenue corridor? Is there anything specific you would add or change?**

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

The new condo development on Prince, north of Walgreens has posted outrageous prices for these condos. \$400-\$600k-some +\$200k over the average sale price in the neighborhood. While we certainly want to accommodate young families coming and growing up in our Littleton community, any multi-habitational needs to accommodate a range of income levels. We still need young families to fill our schools and pay taxes and work in our retail shops and stores. Those labor opportunities don't work if we create housing like the monstrosity that now overlooks our entire downtown-with monthly rental prices of \$2,500-\$4,000. We are forcing our young families to live in other communities or in more rural areas, or outside of the city.

Opportunity Area #1: Columbine Square Shopping Center

**Are there other issues you would add? What opportunities would you like to see explored for this site?**

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# Bellevue Corridor Planning Process

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Finish bringing it down as soon as practicable. It has not only been an eyesore in our neighborhood, but has encouraged vandalism and homeless activity. The city council's ongoing delay to act on this property could have cost individuals their lives. The area needs to be designed to continue to compliment the surrounding neighborhoods around it; patio/single family homes. There is not ease of access West, with Bellevue changing to two-lane road into BowMar, S. Bowmar and Bowmar are gated, which impedes an ease of traffic headed south or west and Lowell is much too congested now. It can hardly handle rush hour and Centennial/Goddard schools at the end of each class day. We cannot add multi-habitational in this area. We have already identified the limited infrastructure on this site-which was never designed to accommodate apt. bldgs. Keep the same community feel and incorporate our friends at O'Tooles-who have been a wonderful part of our community. They have given classes, held small gatherings, provided a venue for musicians musicians and given flowers to our churches. Incorporate that community feel with our neighbors at O'Tooles. They have brought so much beauty to our neighborhood over the many years at this location.

## **As this site redevelops over time, what would you like to see?**

Keep the small, single family homes. We cannot accommodate additional traffic, without any thoroughfares to move large numbers of people in and out of this site. Don't add more retail here. That space had GREAT parking, but diverse retail, with varied peak hours,, so it never had large amounts of traffic coming and going. Our friends at O'Tooles needs a more defined parking area and entry/egress. It can be dangerous in the spring/summer busy seasons.

## **Do you have other comments on this opportunity area you would like to share?**

US Bank is also dated and a bit of an eyesore. We love having US Bank there-but the concrete and drainage issues have left it needing a major facelift, as well. Again, it would be great to build on our Centennial Downs concept that we started with Riverfront Downs. Find a way to honor our children in this neighborhood. Incorporate small places to sit and rest in the shade and strike up a conversation with a neighbor. Littleton is a community. We have experienced tragedy together; with Columbine, the 1960's flood, the flight-for-life crew, Danny Dietz and little Antonio Davalos. So many children and young people - taken too soon. Find a way to honor them with a bronze statute-just a place of respite to connect with our neighbors and their precious children. These neighbors shovel each others driveway, they care for elderly neighbors and some homes have 3rd generations of children in them. Honor that concept and with it we honor our quality of Littleton life, here, as well.

## **Opportunity Area #2: Centennial Square Shopping Center**

### **Are there other issues you would add? What opportunities would you like to see explored for this site?**

This area can accommodate more multi-habitational/some light retail, with more access via Federal, Bellevue/east and Santa Fe. It is an eyesore and needs to be re-imagined. But with multi-habitational in this already heavy traffic and retail space of K. Soopers-it needs ready access to Union or other thoroughfares. It will be continually more high-hazard for pedestrians that will choose to reside there.

## **Opportunity Area #3: Riverside Downs**

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## Bellevue Corridor Planning Process

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### **Are there other issues you would add? What opportunities would you like to see explored for this site?**

Further developing that back parking lot endangers the high foot and cycling traffic of pedestrians entering 24-Hour, Egg&I and Pedal. It would be best to continue to enhance the park/patio features that would provide shelter for cyclists/walkers along the Platte River. The additional steps, ramps, patio spaces there, with the rock features just added so much beauty in that area. Create a space for respite for walkers and cyclists. We already have vacant retail in that space. The recent signage in the area helps bring patrons into the structures.

### **Opportunity Area #4: Bellevue and Lowell Shops**

### **Are there other issues you would add? What opportunities would you like to see explored for this site?**

While somewhat dated, these retail shops have provided needed services for our surrounding community. Southwest Auto keeps their lot tidy and neat and provides local services that are reasonably priced for a wide range of incomes. Walters Pizza has become a great meeting place and although has limited patio and seating space-has created a great local meeting place for neighbors to mingle and come together, while making a tremendous effort to give back to the community; through various fund-raising events. The cleaners has remained viable with long-time customers. It's great to have the pet services there and there are committed patrons to the liquor store there, too-but they really need a "push" to finish restoring that portion of the building. Other than that-these are viable small/family retail services that bring value to our local community. This area should be low on our restoration priority list.

### **Opportunity Areas #5-9: Long-Term Opportunity Areas**

### **What opportunities would you like to see explored for these sites?**

No response

### **Other Opportunity Areas**

### **Are there other opportunity areas you would like to see considered?**

No response

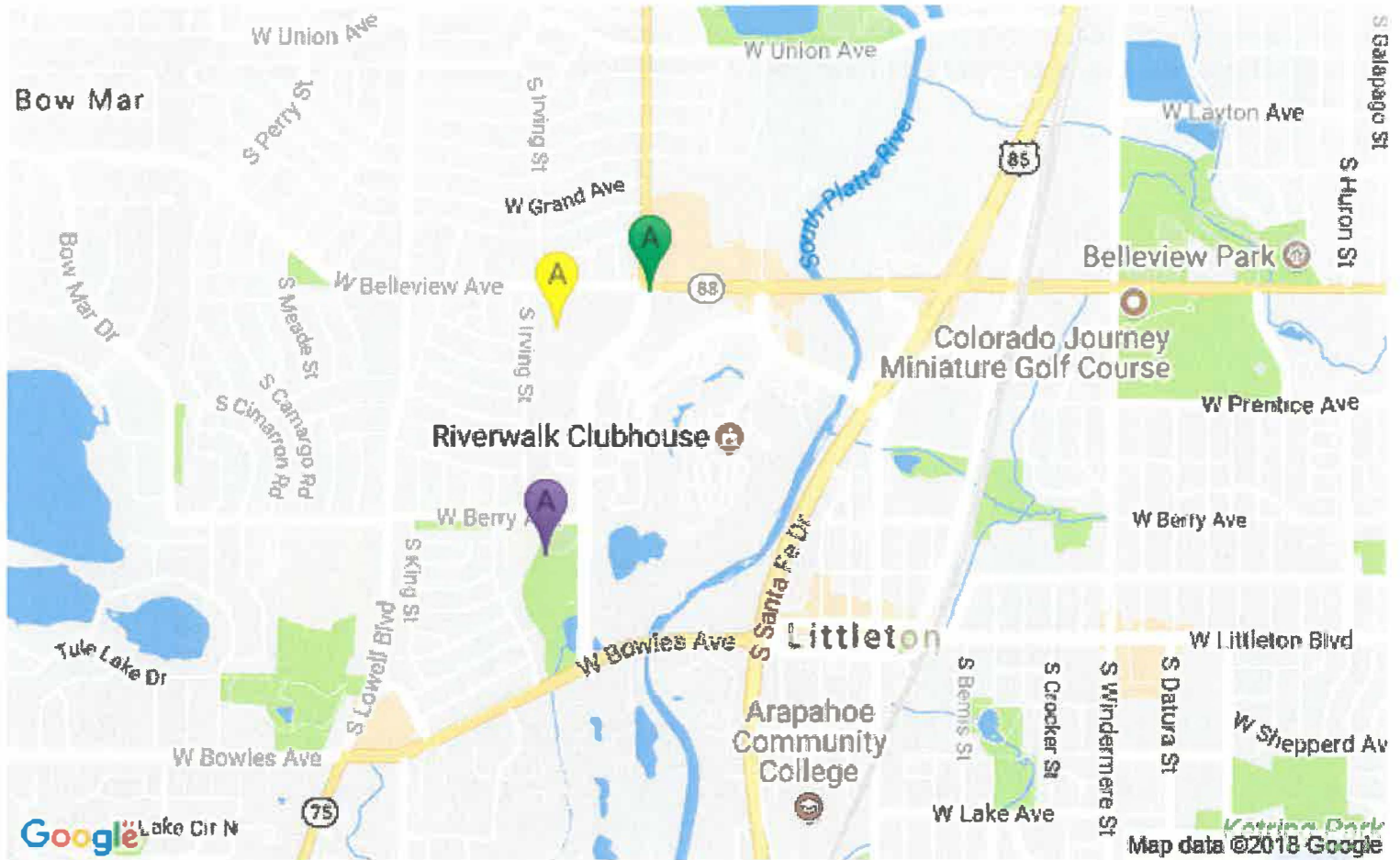
## **CORRIDOR ENHANCEMENTS EXERCISE**

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# Bellevue Corridor Planning Process

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## WHAT TYPES OF PHYSICAL IMPROVEMENTS WOULD YOU LIKE TO SEE IN THE BELLEVUE CORRIDOR IN THE FUTURE?



### Enhancement to pedestrian crossing

- A Many families/children cross here. We all know someone nearly struck or actually struck here, with numerous veh. collisions. Enhanced pedestrian safety is paramount.

### Dedicated bicycle lane

- A Keep cycling traffic away from Federal-improve the bike path that travels through the park.

### Other improvements

- A Single family homes here and dedicated/in-out flow for O-Tools. No more retail. There is not infrastructure nor thoroughfares to accommodate multi-habitational, nor add'l. retail at Col. Square..

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## Bellevue Corridor Planning Process

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### OTHER COMMENTS

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No response

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# Bellevue Corridor Planning Process

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Rick Cronenberger inside Patrol 4

February 20, 2018, 9:09 PM

**How well do the issues and opportunities identified for each topic reflect your impressions of the Bellevue Avenue corridor? For each topic, are there other issues and/or opportunities you would add? If so, please explain.**

The issue of Accessibly (sidewalks) must be turned into an Opportunity. If sidewalks are designed for comfort, adequate width and safety from traffic, then they will be used by people to get around. Sidewalks should be designed as pedestrian hi-ways or roadways, with every consideration being safety and comfort, and separation from the roads. Accommodation for cars should be secondary to walking. We need to get away from the road centric designs that are common of post WWI cities. Doing this will also increase connectivity to the greenway. Sidewalks will not be used if they are directly adjacent from the road, and cannot be kept clean for walking.

The topics identify the issues very well.

It is a rare that any single family neighborhood is very distinctive. Exceptions are Arapahoe Hills, or Bomar, but most neighborhoods have similar characteristics as all the other denver metropolitan areas with similar style and age of buildings. People like their neighborhoods because they are familiar with them. Improving connectivity through walking increases peoples connection to their neighborhood, walking slows you down and allows one to intimately become more familiar with your surroundings.

**Do you have comments/suggestions related to the inventory maps provided on the boards? If so, please document on a sticky note and place in on the applicable map. Feel free to make additional notes in the space provided below.**

No response

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# Bellevue Corridor Planning Process

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**How well do the vision and principles align with your vision for the Bellevue Avenue corridor? Is there anything specific you would add or change?**

There needs to be adequate public restrooms.

**How well do the goals and preliminary policies align with support your vision for the Bellevue Avenue corridor? Is there anything specific you would add or change?**

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

Signage can only do so much to create identity. They also become outdated very quickly, are extremely expensive, just look at the multiple signage attempts for Downtown Littleton. If intimate pedestrian oriented spaces are created, using the principles of the Pattern Language by Christopher Alexander, a distinct identity can be created over time. Some of these spaces are being created right now in areas.

**How well do the goals and preliminary policies align with support your vision for the Bellevue Avenue corridor? Is there anything specific you would add or change?**

## **PRINCIPLE 2: IMPROVE MOBILITY AND SAFETY**

Well designed sidewalks and pedestrian pathways. Move them away from Bellevue. Provide a separate pedestrian bridge over the Platte River adjacent to the Bellevue bridge, so pedestrians feel safe walking.

**How well do the goals and preliminary policies align with support your vision for the Bellevue Avenue corridor? Is there anything specific you would add or change?**

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

Why the focus on single family!!! The entire Riverwalk area, the former centennial race track, is a high density multifamily development, very successful with high property values. There should be greater pedestrian connections to Bellevue from this area, which is currently lacking or difficult at best. The new developments north of Bellevue on Prince are high density multi-family. There is opportunity to create new neighborhood identities, but there needs to be a broad demographic mix of residents to create this dynamic.

**How well do the goals and preliminary policies align with support your vision for the Bellevue Avenue corridor? Is there anything specific you would add or change?**

## **PRINCIPLE 4: SUPPORT EXISTING RETAIL AND REVITALIZE UNDERUTILIZED PROPERTIES**



# Bellevue Corridor Planning Process

As the City of Littleton works to create a plan for the Bellevue Avenue corridor, city staff are seeking feedback from the public. Your feedback will be used to shape the draft plan.

Retailer Attraction Incentives need to focus on small business, not large business, and defiantly not big boxes. Large areas with many small businesses of mixed uses, attract the largest numbers of pedestrians, which in turn create intimate spaces, (sometime not by design). These business should be turned inward, away for the main streets, which result in quieter more intimate spaces. Small business create more jobs per Square foot.

There is way too much surface parking in this area. It should be removed if over designed, necessarily occupied with food trucks. The Building codes should be adjusted to reduce required parking to the actual business need, not just determined by building square footage. For Example, the Lowe's parking lot is over designed by at least 50% based on the actual use. If pedestrian use is to be encouraged, then parking needs to be located on the edges of the development, not the interior.

**How well do the goals and preliminary policies align with support your vision for the Bellevue Avenue corridor? Is there anything specific you would add or change?**

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

Underutilized surface parking lots should be removed. Why keep them if they are not being used. Development them into softer more sustainable areas with vegetation, water absorbing surfaces, and smaller heatsink areas . Food trucks could be parked soft surface areas.

### Opportunity Area #1: Columbine Square Shopping Center

**Are there other issues you would add? What opportunities would you like to see explored for this site?**

It is confusing to navigate because it is an organic design parking lot with many access points.

**As this site redevelops over time, what would you like to see?**

High densityMulti family housing serving a variety of income and lifestyle needs. The price of the land is the same, whether there are tradition single family houses or higher density housing. More people living close to the Bellevue corridor area better supports a variety of small businesses, restaurants and coffee shops as the base supporting businesses in between. This comment also applies to the other areas.

**Do you have other comments on this opportunity area you would like to share?**

No response

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# Bellevue Corridor Planning Process

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## Opportunity Area #2: Centennial Square Shopping Center

### **Are there other issues you would add? What opportunities would you like to see explored for this site?**

Multiple Sewer districts are an impediment to development!!!. Come on. These are artificially created government entities. Just combine them into one. I am sure they all flow to the same sewage treatment plant, why should the waste have separate identities. Lets not let artificial boundaries inhibit creative design solutions.

## Opportunity Area #3: Riverside Downs

### **Are there other issues you would add? What opportunities would you like to see explored for this site?**

I use this area alot. Even if all the retail space were to be occupied, there is still too much parking. The parking is open and expansive. Just look at the arial photograph, most of the site is hard surfaced and except for the shops near the Egg and Eye, turns its back to the river. The parking lots along the river should be replace with smaller businesses, that face the river. There is good trail connectivity to the parking, just nothing to go to. I do not think the lack of visibility from Bellevue is the reason for tenant problems. It could be the tremendous sea of parking lots, common to all the areas in this study area. People do not like to and do not feel safe walking across parking lots. The design of buildings need to address pedestrian access over parking connivence. It is possible that this entire area is over saturated with marginal business with nodirect architectural focus. DT Littleton is doing well because of its intimate authentic identity. The Streets of South Glen, while a nice intimate design, has the same issues as this area with high vacancy rates. Perhaps there is too much retail and not enough small businesses.

## Opportunity Area #4: Bellevue and Lowell Shops

### **Are there other issues you would add? What opportunities would you like to see explored for this site?**

No response

## Opportunity Areas #5-9: Long-Term Opportunity Areas

### **What opportunities would you like to see explored for these sites?**

No response

## Other Opportunity Areas

### **Are there other opportunity areas you would like to see considered?**

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# Bellevue Corridor Planning Process

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No response

## CORRIDOR ENHANCEMENTS EXERCISE

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## WHAT TYPES OF PHYSICAL IMPROVEMENTS WOULD YOU LIKE TO SEE IN THE BELLEVUE CORRIDOR IN THE FUTURE?

No response

## OTHER COMMENTS

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I had to stop reviewing. There is too much information and it is hard to follow on the web site. It would have been better to have it broken up in to separate response questions.

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# Bellevue Corridor Planning Process

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Name not shown inside Patrol 4

February 20, 2018, 6:22 PM

**How well do the issues and opportunities identified for each topic reflect your impressions of the Bellevue Avenue corridor? For each topic, are there other issues and/or opportunities you would add? If so, please explain.**

Too much emphasis on the "unique" single family neighborhoods. While the neighborhoods are lovely, they are hardly unique. The mid-century modern homes (I forget what the area is called) are indeed unique but the rest of the single family housing is not. This type of housing is found throughout the Denver region.

As far as opportunities is concerned, I fear there is too much emphasis on what the City of Littleton can do to create "New Unique Destinations/Gathering Places." It is my strong belief that more multi-family housing will also be needed to help create these sorts of places. Put people in a more walkable environment.

**Do you have comments/suggestions related to the inventory maps provided on the boards? If so, please document on a sticky note and place in on the applicable map. Feel free to make additional notes in the space provided below.**

No response

# Bellevue Corridor Planning Process

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**How well do the vision and principles align with your vision for the Bellevue Avenue corridor? Is there anything specific you would add or change?**

No response

**How well do the goals and preliminary policies align with support your vision for the Bellevue Avenue corridor? Is there anything specific you would add or change?**

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

No response

**How well do the goals and preliminary policies align with support your vision for the Bellevue Avenue corridor? Is there anything specific you would add or change?**

## **PRINCIPLE 2: IMPROVE MOBILITY AND SAFETY**

No response

**How well do the goals and preliminary policies align with support your vision for the Bellevue Avenue corridor? Is there anything specific you would add or change?**

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

No response

**How well do the goals and preliminary policies align with support your vision for the Bellevue Avenue corridor? Is there anything specific you would add or change?**

## **PRINCIPLE 4: SUPPORT EXISTING RETAIL AND REVITALIZE UNDERUTILIZED PROPERTIES**

Don't worry about Englewood. The City of Littleton desperately needs to get its act together about redevelopment. Principle 4 and its goals and policies are key. There has to be significant density/multi-family housing and Columbine Square needs to be redeveloped in a high quality way (mixed use and dense). Unless this happens the Bellview corridor will continue to be one of many in Littleton (Littleton Blvd., Broadway) that looks depressed and forgotten.

**How well do the goals and preliminary policies align with support your vision for the Bellevue Avenue corridor? Is there anything specific you would add or change?**

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

I will focus on the surface parking lots goal. This goal is inadequate and does not address the decayed look of the corridor. There has to be a determined effort to make these surface lots go away. They must be allowed to redevelop. Otherwise, who wants to even visit a food truck in such an ugly environment?

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# Bellevue Corridor Planning Process

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## Opportunity Area #1: Columbine Square Shopping Center

**Are there other issues you would add? What opportunities would you like to see explored for this site?**  
There has to be dense, multi-family housing in order to support a more people-oriented corridor.

**As this site redevelops over time, what would you like to see?**  
High quality, dense multi-family housing. Mixed Use.

**Do you have other comments on this opportunity area you would like to share?**  
I fear the owner is not equipped to do something that Littleton deserves -- and due to bad council leadership in the past the city is not equipped to lead a quality redevelopment effort. I hope the current city council can right this ship!

## Opportunity Area #2: Centennial Square Shopping Center

**Are there other issues you would add? What opportunities would you like to see explored for this site?**  
No response

## Opportunity Area #3: Riverside Downs

**Are there other issues you would add? What opportunities would you like to see explored for this site?**  
No response

## Opportunity Area #4: Bellevue and Lowell Shops

**Are there other issues you would add? What opportunities would you like to see explored for this site?**  
No response

## Opportunity Areas #5-9: Long-Term Opportunity Areas

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## Bellevue Corridor Planning Process

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### What opportunities would you like to see explored for these sites?

No response

### Other Opportunity Areas

### Are there other opportunity areas you would like to see considered?

No response

### CORRIDOR ENHANCEMENTS EXERCISE

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### WHAT TYPES OF PHYSICAL IMPROVEMENTS WOULD YOU LIKE TO SEE IN THE BELLEVUE CORRIDOR IN THE FUTURE?

No response

### OTHER COMMENTS

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Think big! Due to be hindered by the usual negativity from citizens about multi-family housing. Be truly people and places oriented -- not car and traffic oriented. Creating places for people is much more than the Mary Carter greenway. Create good urban places where people will walk and shop. This will bring value to all the surrounding single-family neighborhoods.

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# Bellevue Corridor Planning Process

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Name not shown inside Patrol 1

February 17, 2018, 1:18 PM

**How well do the issues and opportunities identified for each topic reflect your impressions of the Bellevue Avenue corridor? For each topic, are there other issues and/or opportunities you would add? If so, please explain.**

I find the depiction of amenities overly optimistic. Including the river and it's greenway is misleading as most of it within a mile of Bellevue is full of floodplain development, including gated communities. And while a golf course can be considered open space, it is not available for general use.

**Do you have comments/suggestions related to the inventory maps provided on the boards? If so, please document on a sticky note and place in on the applicable map. Feel free to make additional notes in the space provided below.**

The items on retail demand contradict from one page to another. Is retail built out or not? I have seen the ESRI market analysis and find it old-fashioned and out of touch. Considering either Bellevue or Federal major arteries is misleading in that both dead-end in this very broadly defined corridor. I do not believe there is revived interest in underutilized sites. If there was there are enough vacancies on both sides of the corridor that would already be filled. Pedestrian safety is basically a joke and there have been fatalities at Bellevue/Federal. Access management is also a joke in that there is only one safe way to get to King Soopers if driving east and no safe way to exit either the grocers or Home Depot if going west. The entire traffic pattern needs to be redesigned. I suspect multimodal is not going to happen so significant improvements need to be made for more cars and parking needs. There is a significant lack of green space on the actual corridor. Perhaps the City needs to develop better regulatory tools and ways to work with multiple jurisdictions.



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# Bellevue Corridor Planning Process

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**How well do the vision and principles align with your vision for the Bellevue Avenue corridor? Is there anything specific you would add or change?**

I fail to understand how some of these are grounded in reality. It seems artificially imposing an identity to meet or justify some planning principle--similar to how Denver developers are trying to transform Curtis Park, a true historic district, into the trendy RINO. With the exception of Arapaho Hills, this is a very mid to low mid neighborhood. Without the racetrack it lost any specific identity. That said, better and safer transportation options are very much needed, as is an effort to revitalize what already exists and providing better green spaces.

**How well do the goals and preliminary policies align with support your vision for the Bellevue Avenue corridor? Is there anything specific you would add or change?**

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

I support using urban design to tie retail and any new multi-family housing together, STARTING with the principles of low impact development to protect the environment, the river and reduce the heat island effect of more impervious surfaces and automobiles. Unfortunately, it appears the City has few tools to do this. I do not think one can create an identity for what has become a long strep mall leading up to a not very large residential frontage.

**How well do the goals and preliminary policies align with support your vision for the Bellevue Avenue corridor? Is there anything specific you would add or change?**

## **PRINCIPLE 2: IMPROVE MOBILITY AND SAFETY**

Sidewalks with landscape buffers [preserving visibility for drivers and peds] would help with heat islands, general appearance, possibly some needed green space. Transit would be great but unlikely as it hasn't happened in 60 years and Littleton/Englewood are not prepared to develop their own system. Probably need more and safer crossings on Bellevue. It would be nice if Englewood would work with King Soopers to improve both access and parking.

**How well do the goals and preliminary policies align with support your vision for the Bellevue Avenue corridor? Is there anything specific you would add or change?**

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

I find it discouraging that Goddard neighborhood [a good half mile from Bellevue] is protected but not Centennial Acres, which is most vulnerable to impacts from multi-family development that impacts traffic, parking, and schools. There has to be a way to address this and it is left OUT of the principles. I do think neighborhood resources needs to better publicized. Again, I suspect the City needs more tools to actually protect existing neighborhoods.

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# Bellevue Corridor Planning Process

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**How well do the goals and preliminary policies align with support your vision for the Bellevue Avenue corridor? Is there anything specific you would add or change?**

## **PRINCIPLE 4: SUPPORT EXISTING RETAIL AND REVITALIZE UNDERUTILIZED PROPERTIES**

My research leads me to believe that retailer incentives rarely work. I would rather the City work with existing retailers to make sure they are getting the assistance needed...specifically individually owned shops in the area on Lowell leading to Bellevue. These are not glamorous shops but are useful neighborhood shops that are locally owned. I think member of the Planning Commission and Community Development staff needs to drive on Irving at various times of the day, especially after a snow storm. You will find that the existing multi-family housing already significantly affects traffic on Irving and the shadows impact iciness. There is not room for more overflow parking without making Irving unsafely narrow. Site visitations, many of them, are needed.

**How well do the goals and preliminary policies align with support your vision for the Bellevue Avenue corridor? Is there anything specific you would add or change?**

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

The most logical place for people is already off the table--Columbine Square. Harlow Park may be getting improvement but in fact it is NOT a park, it is athletic fields and a swimming pool with tennis courts. The only non playing field park is the narrow Berry Park that, for some reason, is usually being watered in the middle of summer days. Incorporating outdoor gathering spaces in existing or planned hardscapes may fail as the summers get ever hotter and the heat island effect intensifies temperatures. As for parking lots, the Mary Carter Greenway should be out of discussion for the Bellevue Corridor. It's not close, it will never be easily accessible, the two closest parking areas off Bellevue and Bowles are basically always full. I would encourage staff to spend some days and evenings on the west side of the river checking things out.

### **Opportunity Area #1: Columbine Square Shopping Center**

**Are there other issues you would add? What opportunities would you like to see explored for this site?**  
First, Columbine Square for years was a thriving shopping destination that seemed to have sufficient "visibility" to attract and maintain customers. It should not be considered for urban renewal funds since the area was deliberately blighted by the owners. It is unlikely to me that any redevelopment will contribute any significant tax revenues to the City but is more likely to add to the burdens on the local school, police and fire services. It was certainly a more appropriate site for King Soopers in terms of available space. but now there are few options.

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## Bellevue Corridor Planning Process

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And there should be because of potential good access from three directions.

### **As this site redevelops over time, what would you like to see?**

I would at a minimum like to see the most current design principles in terms of water quality, heat islands and other environmental impacts addressed. The City further needs tools to ensure that there is a minimum of 2 parking spaces for each bedroom because of roommates in the rental market. Clearly this area is at grade with the surrounding neighborhood, unlike the apartments to the south. That means that 3 stories, for most of the property, is inappropriate for the character of the neighborhood of one story homes and no more than two story retail/office buildings.

### **Do you have other comments on this opportunity area you would like to share?**

Focus your eyes on Bellevue from Santa Fe to Irving. Do you see anything green? Do you see anything inviting? This area was the ONLY one with a few, mostly now dead trees.

#### Opportunity Area #2: Centennial Square Shopping Center

### **Are there other issues you would add? What opportunities would you like to see explored for this site?**

This in Englewood and they haven't done a thing since the bottom of the L was destroyed by fire. I wonder what the new owner actually plans if said owner was the one who let the fabric store [a regional destination] get away. What the entire area needs is a way to create better and smarter parking for King Soopers, including ONE WAY aisles since the existing lot aisles are not actually wide enough for two cars.

#### Opportunity Area #3: Riverside Downs

### **Are there other issues you would add? What opportunities would you like to see explored for this site?**

This site is a classic example of failed market analyses. I used the now defunct Office Depot when those stores still had merchandise in a brick and mortar store. Now there are stores without much in them. Everything has to be ordered online and, if lucky, you can see a sample of whatever it is. That said, I find parking to be difficult when I go to the gym so am not sure what is underutilized. Certainly any river view, but that is a failure in planning at every level. Like most shopping areas in the corridor, you can get in fine, but you can only get out going one way unless you know the back way. Maybe this is where signage would help strangers. What we don't need are more chain restaurants.

#### Opportunity Area #4: Bellevue and Lowell Shops

### **Are there other issues you would add? What opportunities would you like to see explored for this site?**

This has been so neglected. There are several small shops that struggle with parking because Walters and the drive in liquor store take up so much. But both the barber and hair salon carry on a tradition that goes back to 1957 and that should be honored. Pedestrian access along Lowell would certainly be helpful. I support

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# Bellevue Corridor Planning Process

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anything possible to help the existing business [but shut down the drive in window on the liquor store]. These are the types of businesses that serve a neighborhood and deserve assistance. Too bad the grocers have killed the small florist business.

## Opportunity Areas #5-9: Long-Term Opportunity Areas

### **What opportunities would you like to see explored for these sites?**

This is almost ridiculous. You are talking multiple political jurisdictions, dangerous old landfills, and long-established industry. I would love to see all that moved away from the river but since the flood didn't do it probably nothing will.

## Other Opportunity Areas

### **Are there other opportunity areas you would like to see considered?**

Speaking of the River. Littleton and Englewood have allowed way too much housing development in the flood plain. And there is way too much retail without proper storm drainage to protect the river's water quality. I would like to see those issue revisited on a long-term planning basis for when any future redevelopment might occur [perhaps when there is another flood].

## CORRIDOR ENHANCEMENTS EXERCISE

Physical improvements are both necessary and important to enhance pedestrian safety and connectivity throughout the Bellevue Corridor. These physical improvements may include infill of sidewalks, enhancements to intersections, new pedestrian crossings and signage, and any other improvements to the current infrastructure that will make all modes of travel safer and more comfortable. This exercise is intended to capture your thoughts and ideas on what types of physical improvements are most needed in the Bellevue Corridor.

### **WHAT TYPES OF PHYSICAL IMPROVEMENTS WOULD YOU LIKE TO SEE IN THE BELLEVUE CORRIDOR IN THE FUTURE?**

No response

## OTHER COMMENTS

**Please use the space below to provide comments, questions, or other feedback to the project team. If you are using this space as extra space for another question or questions, please indicate the corresponding question # somewhere near your response so we know which question your answer goes with.**

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## Bellevue Corridor Planning Process

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I do not think the Bellevue Corridor extends all the way to Bowles. That just dodges the question about what to do about Bowles. I am not sure what can actually be done without more and better tools and a lot more long-range planning. What's done is done and without better tools I am not sure improvement will happen.

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# Bellevue Corridor Planning Process

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Mickey Jackson inside Patrol 1

February 10, 2018, 4:09 PM

**How well do the issues and opportunities identified for each topic reflect your impressions of the Bellevue Avenue corridor? For each topic, are there other issues and/or opportunities you would add? If so, please explain.**

It looks like you have it fairly well covered.

**Do you have comments/suggestions related to the inventory maps provided on the boards? If so, please document on a sticky note and place in on the applicable map. Feel free to make additional notes in the space provided below.**

I was glad to see that you had done a study of traffic as far as vehicle traffic goes but I don't remember seeing anything on bicycle traffic. While I would like to be able to ride my bike safely from my house to the Platte river, I would hate to see a traffic lane taken to provide a bicycle lane. That would be an imbalance of need.

**How well do the vision and principles align with your vision for the Bellevue Avenue corridor? Is there anything specific you would add or change?**

Mostly you have it.

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# Bellevue Corridor Planning Process

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**How well do the goals and preliminary policies align with support your vision for the Bellevue Avenue corridor? Is there anything specific you would add or change?**

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

I am not sure how you can achieve this. The examples you give would just make it look like downtown and not a separate identity. There is defiantly a difference in the area on Bellevue between Santa Fe and Federal and Federal on.

**How well do the goals and preliminary policies align with support your vision for the Bellevue Avenue corridor? Is there anything specific you would add or change?**

## **PRINCIPLE 2: IMPROVE MOBILITY AND SAFETY**

I especially like the idea of improving the sidewalks. I would really like a sidewalk on the north side of Harlow park. Another access to the Platte would also be great.

**How well do the goals and preliminary policies align with support your vision for the Bellevue Avenue corridor? Is there anything specific you would add or change?**

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

This looks good. The only concern I have is that making a historic district for Arapahoe Hills could, depending on how it is set up, create undue expense for home owners. It all depends on how the historic part is enforced.

**How well do the goals and preliminary policies align with support your vision for the Bellevue Avenue corridor? Is there anything specific you would add or change?**

## **PRINCIPLE 4: SUPPORT EXISTING RETAIL AND REVITALIZE UNDERUTILIZED PROPERTIES**

Columbine Square should be a priority for some kind of development. Care should be taken with the granting of incentives and rebates to businesses. They need to have a viable business plan that will work.

**How well do the goals and preliminary policies align with support your vision for the Bellevue Avenue corridor? Is there anything specific you would add or change?**

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

With limited space, this should be approached with caution but is a good idea.

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## Bellevue Corridor Planning Process

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### Opportunity Area #1: Columbine Square Shopping Center

**Are there other issues you would add? What opportunities would you like to see explored for this site?**

None

**As this site redevelops over time, what would you like to see?**

Almost anything would be better than the current condition. I don't want to see anything taller than 3-4 stories and I don't see extra traffic from a multi-family use as being an issue. Perhaps some sort of multi-family and small business mix would work well like a mini Belmar or South Glen.

**Do you have other comments on this opportunity area you would like to share?**

I would think that some of the multi-jurisdiction issues with say sewer could be easily worked out by getting the parties together and get an agreement on one sewer for the area.

### Opportunity Area #2: Centennial Square Shopping Center

**Are there other issues you would add? What opportunities would you like to see explored for this site?**

Perhaps encouraging a different mix of businesses and improvement in the parking lot.

### Opportunity Area #3: Riverside Downs

**Are there other issues you would add? What opportunities would you like to see explored for this site?**

I am not sure that you have the cause for business failures correctly figured out here. Some of it could be visibility but I think some of it is business type didn't fit the needs of the community. An example from the past of what I mean is the Waffle House that used to be over where Lowes now is. It was a terrible hard to get to location but had a product the community wanted.

### Opportunity Area #4: Bellevue and Lowell Shops

**Are there other issues you would add? What opportunities would you like to see explored for this site?**

This area has improved appearance wise in the last couple of years. It is a very busy place but there is a real safety issue with people crossing Lowell from Harlow Park to get to their cars or get something from one of the stores. A sidewalk on the Lowell side would be nice also.



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## Bellevue Corridor Planning Process

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### Opportunity Areas #5-9: Long-Term Opportunity Areas

#### **What opportunities would you like to see explored for these sites?**

Anything done should be carefully considered. While it would be nice to clean up these areas, it could be very expensive.

#### Other Opportunity Areas

#### **Are there other opportunity areas you would like to see considered?**

No response

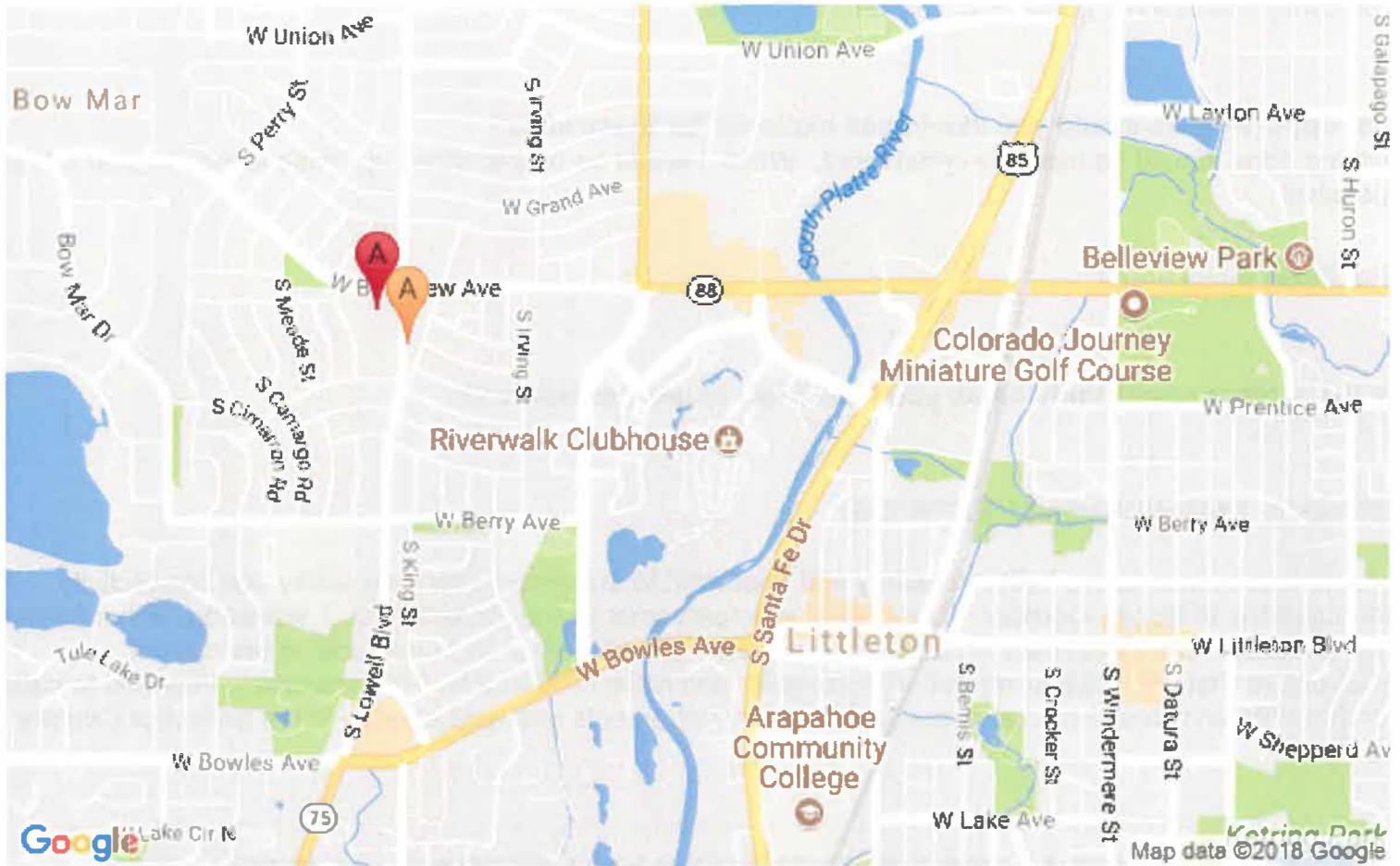
### CORRIDOR ENHANCEMENTS EXERCISE

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#### **WHAT TYPES OF PHYSICAL IMPROVEMENTS WOULD YOU LIKE TO SEE IN THE BELLEVUE CORRIDOR IN THE FUTURE?**

# Bellevue Corridor Planning Process

As the City of Littleton works to create a plan for the Bellevue Avenue corridor, city staff are seeking feedback from the public. Your feedback will be used to shape the draft plan.



## Fill sidewalk gaps

A North Side of Harlow Park

## New crosswalk

A Mid block for access back and forth from the park

## OTHER COMMENTS

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## Bellevue Corridor Planning Process

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I am glad to see you doing this. Hopefully people will realize that the city does not have a plan yet and that they have a voice in the plan the city will have.

# Bellevue Corridor Planning Process

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Name not shown inside Patrol 1

February 10, 2018, 2:33 PM

**How well do the issues and opportunities identified for each topic reflect your impressions of the Bellevue Avenue corridor? For each topic, are there other issues and/or opportunities you would add? If so, please explain.**

I think this pretty well captures what was identified in the first public meeting.

**Do you have comments/suggestions related to the inventory maps provided on the boards? If so, please document on a sticky note and place in on the applicable map. Feel free to make additional notes in the space provided below.**

the southbound Federal turn onto Bellevue is dangerous. The existing storm drain pulls tires to scrape against the curb. in order to avoid damage most people swing wide into the interior lane, which is improper and dangerous. could a continuous lane be provided with a curbed pedestrian island and a re worked drain?

**How well do the vision and principles align with your vision for the Bellevue Avenue corridor? Is there anything specific you would add or change?**

as homelessness has recently come into clear view in the corridor by the fire in Columbine Square. I am also

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# Bellevue Corridor Planning Process

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aware that many families within the corridor are experiencing difficulties through a food donation drive for students on free and reduced lunch programs. I would like to see measures to prevent homelessness, such as low income housing, a community center with a food bank and other services. It is possible an overnight shelter might be needed to reduce campers along the river.

**How well do the goals and preliminary policies align with support your vision for the Bellevue Avenue corridor? Is there anything specific you would add or change?**

## PRINCIPLE 1: CREATE A DISTINCT IDENTITY FOR BELLEVUE AVENUE

Riverside Downs is an attractive development idea that could be transferred to the north side of Bellevue to create a "Streets of Bellevue" type of shopping, dining walkable community. Both sides do need assistance in drawing higher quality restaurants. Some popular chains could be recruited: Original Pancake House, Panera, Red Robin. I did visit the new consignment furniture store and found it was nice.

**How well do the goals and preliminary policies align with support your vision for the Bellevue Avenue corridor? Is there anything specific you would add or change?**

## PRINCIPLE 2: IMPROVE MOBILITY AND SAFETY

Left turn lanes are inconsistent and confusing all along the Centennial property. There are homeowners on the south side of Bellevue between Lowell and Federal that park on Bellevue, creating a dangerous bottleneck for traffic.

**How well do the goals and preliminary policies align with support your vision for the Bellevue Avenue corridor? Is there anything specific you would add or change?**

## PRINCIPLE 3: PROTECT AND REINVEST IN CORRIDOR NEIGHBORHOODS

Arapahoe Hills and West have single file sidewalks forcing many people to walk in the street. While traffic is low enough most of the time this does not cause a problem, there are still cars that cut through the neighborhood to avoid traffic on Berry and Lowell.

**How well do the goals and preliminary policies align with support your vision for the Bellevue Avenue corridor? Is there anything specific you would add or change?**

## PRINCIPLE 4: SUPPORT EXISTING RETAIL AND REVITALIZE UNDERUTILIZED PROPERTIES

I agree.

**How well do the goals and preliminary policies align with support your vision for the Bellevue Avenue corridor? Is there anything specific you would add or change?**

## PRINCIPLE 5: CREATE MORE PLACES FOR PEOPLE

As I mentioned before, don't neglect the struggling residents or Homeless to maintain an affluent appearance.

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## Bellevue Corridor Planning Process

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### Opportunity Area #1: Columbine Square Shopping Center

**Are there other issues you would add? What opportunities would you like to see explored for this site?**

I would like to see low income housing provided here with lots of green landscaping and safe crossing across Bellevue and Federal. Somehow the complaint that schools are overcrowded and underfunded to handle additional students must be addressed.

**As this site redevelops over time, what would you like to see?**

No response

**Do you have other comments on this opportunity area you would like to share?**

A possible site for a community center.

### Opportunity Area #2: Centennial Square Shopping Center

**Are there other issues you would add? What opportunities would you like to see explored for this site?**

Make this site an attractive "Streets of Bellevue" Business, shopping and dining center.

### Opportunity Area #3: Riverside Downs

**Are there other issues you would add? What opportunities would you like to see explored for this site?**

find infill business for empty building next to gym, maybe an office center? recruit better restaurants. like the idea of tying it to Mary Carter Greenway. one downside is power lines are noisy and feel unsafe.

### Opportunity Area #4: Bellevue and Lowell Shops

**Are there other issues you would add? What opportunities would you like to see explored for this site?**

I use some of the businesses here. Walters has developed a good following. but there may be a need for a sandwich shop or ice cream shop to feed people using the park, there definitely needs to be safe crossing areas

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# Bellevue Corridor Planning Process

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to the park.

## Opportunity Areas #5-9: Long-Term Opportunity Areas

### What opportunities would you like to see explored for these sites?

I looked at the apartment complex to the south and east of the storage facility and thought what a shame those residents are cut off from a view of the lake. A community of senior independent living condos could be developed along the lake if the noise from the waste management facility is not offensive.

### Other Opportunity Areas

### Are there other opportunity areas you would like to see considered?

No response

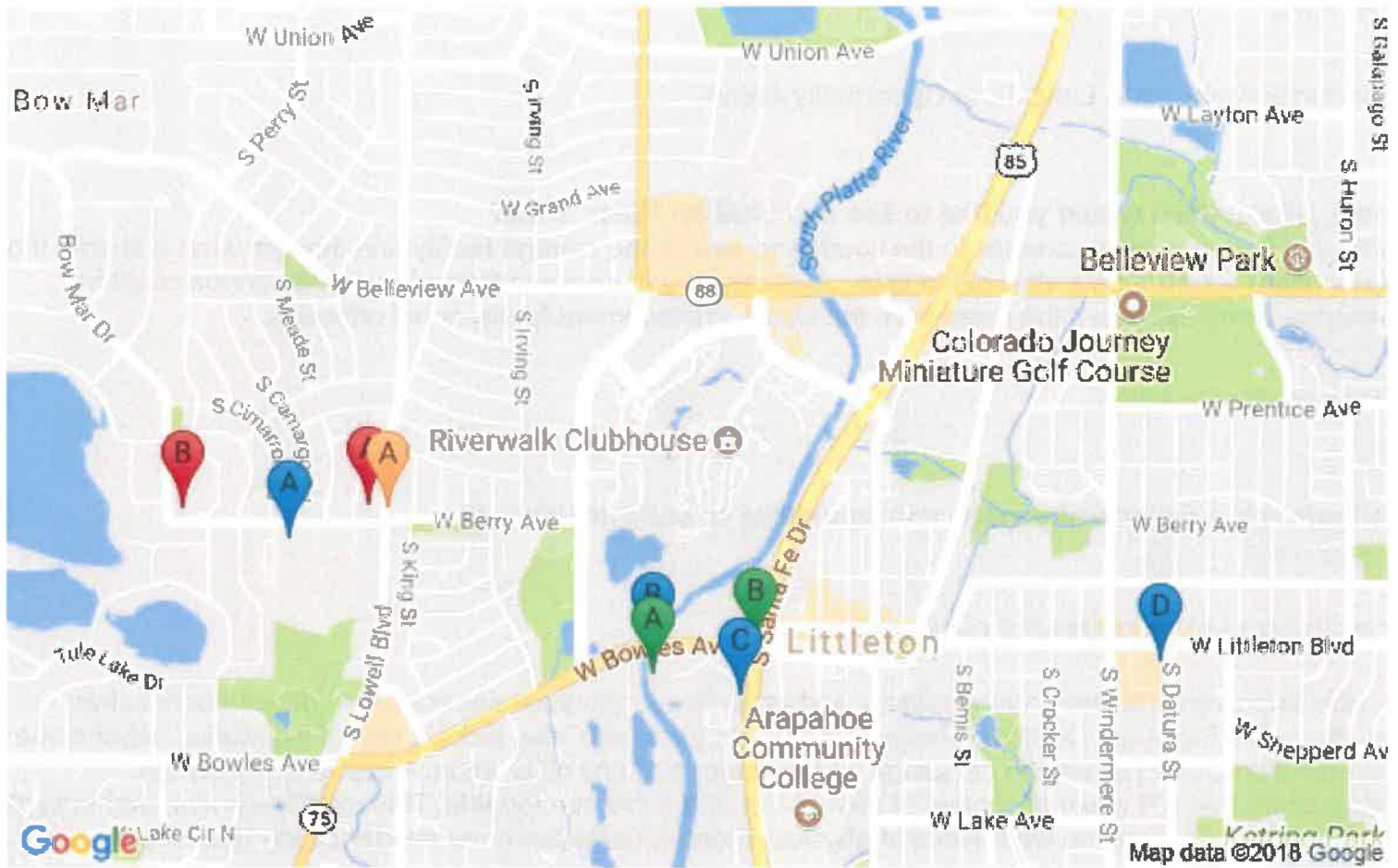
## CORRIDOR ENHANCEMENTS EXERCISE

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## WHAT TYPES OF PHYSICAL IMPROVEMENTS WOULD YOU LIKE TO SEE IN THE BELLEVUE CORRIDOR IN THE FUTURE?

# Bellevue Corridor Planning Process

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## Fill sidewalk gaps

- |   |   |
|---|---|
| A | need sidewalk on North side of Berry to Manitou Rd              |
| B | this is a dangerous curve with only narrow shoulder to walk on. |

## New crosswalk

- |   |  |
|---|--|
| A | need cross walk from Bus stop to new sidewalk on North side of Berry |
|---|--|

## Enhancement to pedestrian crossing

- |   |   |
|---|---|
| A | bridge crossing is a little tight             |
| B | is an elevated crossing bridge possible here? |

## Wayfinding signage

- |   |   |
|---|---|
| A | Provide signage to Dog Park. A real trail would help too. |
| B | direct people to Greenway                                 |



## Bellevue Corridor Planning Process

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C	is there an underpass crossing on Little's creek?
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D	provide signage to museum and library
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### OTHER COMMENTS

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No response

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# Bellevue Corridor Planning Process

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Name not shown inside Patrol 1

February 8, 2018, 1:23 PM

**How well do the issues and opportunities identified for each topic reflect your impressions of the Bellevue Avenue corridor? For each topic, are there other issues and/or opportunities you would add? If so, please explain.**

I don't agree with this plan at all. Why does everything have to be built up why not preserve the land along the platte river. Build new developments where exsisting abandoned buildings are. There is wasted space in downtown Littleton with parking lots that could be utilized efficiently.

**Do you have comments/suggestions related to the inventory maps provided on the boards? If so, please document on a sticky note and place in on the applicable map. Feel free to make additional notes in the space provided below.**

Stop putting in fast food restaurants and shops that are cheap. If retail and restaurants are going to be built don't have it be cheap massage parlors that doesn't attract the right clientele and then are surprised when there s crime. Don't waste money on useless signs every 500 ft on the platte river trail use that money to fix the sewage systems or something worthy.

# Bellevue Corridor Planning Process

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**How well do the vision and principles align with your vision for the Bellevue Avenue corridor? Is there anything specific you would add or change?**

I agree with principal number 3 about preserving the area and not building huge building right next to historic building and changing the whole feel of downtown Littleton. I don't agree with 5 I enjoy walking along the platte and seeing nature not restaurants like the brewery then having drunk ppl yelling at me as I take a run.

**How well do the goals and preliminary policies align with support your vision for the Bellevue Avenue corridor? Is there anything specific you would add or change?**

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

I don't agree with it. I think this day and age everyone has gps and so adding more signs is a waste of money

**How well do the goals and preliminary policies align with support your vision for the Bellevue Avenue corridor? Is there anything specific you would add or change?**

## **PRINCIPLE 2: IMPROVE MOBILITY AND SAFETY**

More streetlights is always important for safety as some of the areas aren't safe at all.

**How well do the goals and preliminary policies align with support your vision for the Bellevue Avenue corridor? Is there anything specific you would add or change?**

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

I believe this is the right step in getting the right clientele into the neighborhood

**How well do the goals and preliminary policies align with support your vision for the Bellevue Avenue corridor? Is there anything specific you would add or change?**

## **PRINCIPLE 4: SUPPORT EXISTING RETAIL AND REVITALIZE UNDERUTILIZED PROPERTIES**

Agree

**How well do the goals and preliminary policies align with support your vision for the Bellevue Avenue corridor? Is there anything specific you would add or change?**

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

Disagree. Not every open space needs to be developed. Keep nature

# Bellevue Corridor Planning Process

As the City of Littleton works to create a plan for the Bellevue Avenue corridor, city staff are seeking feedback from the public. Your feedback will be used to shape the draft plan.

## Opportunity Area #1: Columbine Square Shopping Center

**Are there other issues you would add? What opportunities would you like to see explored for this site?**

Just turn it into a park

**As this site redevelops over time, what would you like to see?**

Nicer stores and retail shops that cater to ppl walking around and caring about the place not just fast food where there is wrappers all over the place and trash

**Do you have other comments on this opportunity area you would like to share?**

Don't put in cheap housing or government housing. Put something in that ppl are going to want to go and stay at not just crappy stores.

## Opportunity Area #2: Centennial Square Shopping Center

**Are there other issues you would add? What opportunities would you like to see explored for this site?**

More retail instead of empty building and things that are an interest.

## Opportunity Area #3: Riverside Downs

**Are there other issues you would add? What opportunities would you like to see explored for this site?**

No response

## Opportunity Area #4: Bellevue and Lowell Shops

**Are there other issues you would add? What opportunities would you like to see explored for this site?**

Different stores that again ppl want to shop at

## Opportunity Areas #5-9: Long-Term Opportunity Areas

**What opportunities would you like to see explored for these sites?**

No response

# Bellevue Corridor Planning Process

As the City of Littleton works to create a plan for the Bellevue Avenue corridor, city staff are seeking feedback from the public. Your feedback will be used to shape the draft plan.

## Other Opportunity Areas

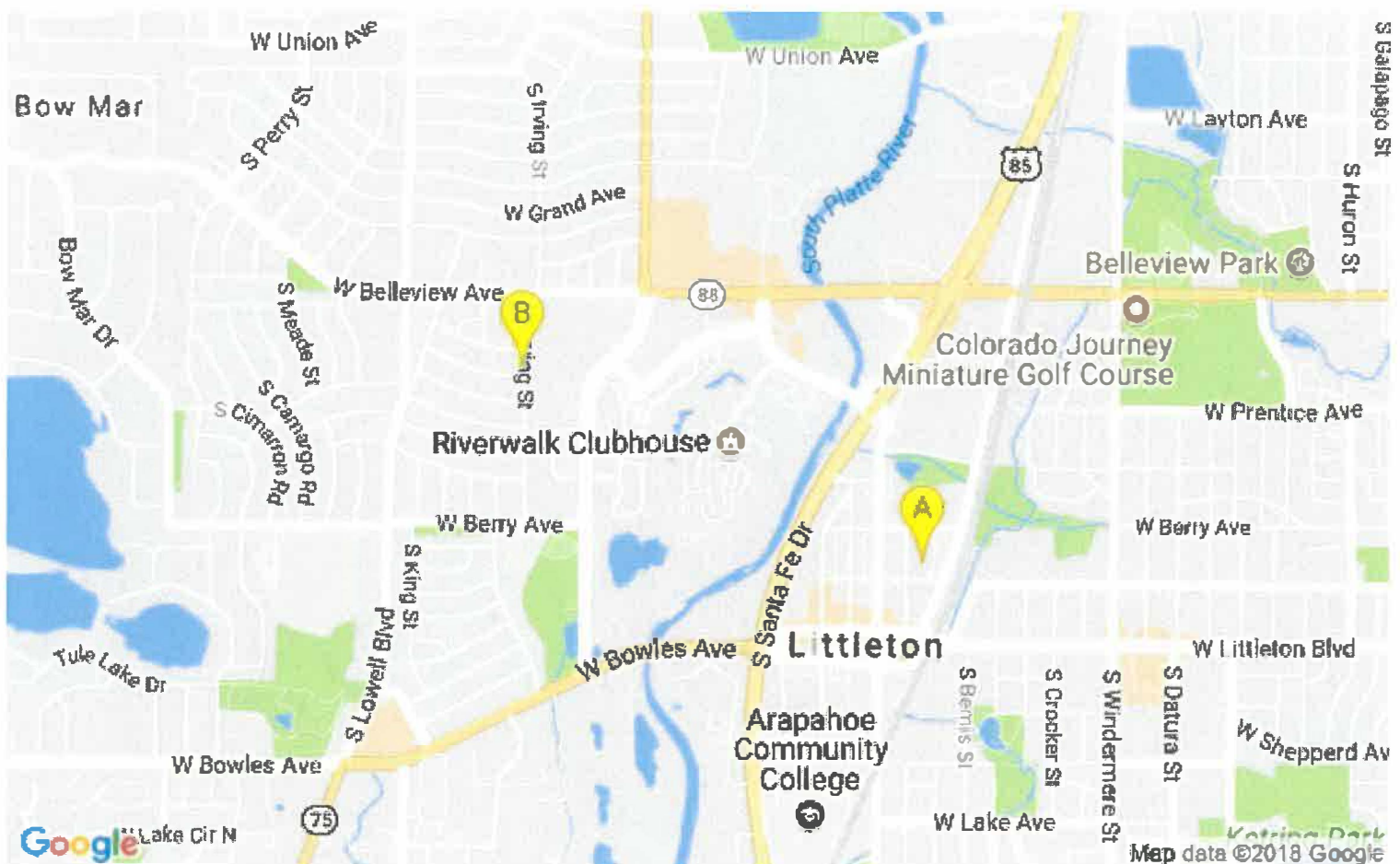
**Are there other opportunity areas you would like to see considered?**

Don't build new building use around town empty buildings

## CORRIDOR ENHANCEMENTS EXERCISE

Physical improvements are both necessary and important to enhance pedestrian safety and connectivity throughout the Bellevue Corridor. These physical improvements may include infill of sidewalks, enhancements to intersections, new pedestrian crossings and signage, and any other improvements to the current infrastructure that will make all modes of travel safer and more comfortable. This exercise is intended to capture your thoughts and ideas on what types of physical improvements are most needed in the Bellevue Corridor.

## WHAT TYPES OF PHYSICAL IMPROVEMENTS WOULD YOU LIKE TO SEE IN THE BELLEVUE CORRIDOR IN THE FUTURE?



# Bellevue Corridor Planning Process

As the City of Littleton works to create a plan for the Bellevue Avenue corridor, city staff are seeking feedback from the public. Your feedback will be used to shape the draft plan.

A	
B	

## OTHER COMMENTS

**Please use the space below to provide comments, questions, or other feedback to the project team. If you are using this space as extra space for another question or questions, please indicate the corresponding question # somewhere near your response so we know which question your answer goes with.**

No response

## Bellevue Corridor Plan

# COMMENTS

Don Bruns

### Station #2: EXISTING CORRIDOR CONDITIONS

#### Under BACKGROUND

**“As a first step in the planning process, existing corridor conditions were evaluated to:**

- **Establish a baseline inventory of current conditions;**
- **Identify key issues and opportunities to be addressed;**
- **Serve as a foundation for discussions with property owners, businesses, residents, City officials, and other key stakeholders in the area; and**
- **Inform plan recommendations.”**

The section title is incomplete and misleading because its content also deals with planned future conditions. The quoted statement also appears to be incomplete. Conspicuously missing from the displays and handouts presented at the open house were objective descriptions of existing community character and resource character conditions. Both for “Character + Identity” itself and as it pertains to “Parks, Recreation, and Environmental Resources—Parks + Trails.” Detailed comments follow.

#### Under LAND USE + DEVELOPMENT

Under “Development Pattern”: **“The retail trade area around the corridor is largely built-out and there is limited potential for additional households to drive additional retail demand.”**

Under “CURRENT ZONING”: **“Demand for retail is expected to grow over the next ten years. New demand will increase the amount of retail space supportable in the area by approximately 209,000 square feet by 2027. There is likely current and future demand for neighborhood-oriented convenience retail, small or special food stores, furniture or home furnishing stores, sports and recreation stores, and local/neighborhood restaurants and bars.”**

These two statements reflect two differing perspectives that are conflicted. Accompanying rationale is needed for readers to know which statement is correct.

#### Under LAND USE + DEVELOPMENT—EXISTING LAND USE

**“Zoning. Current zoning in the eastern-half of the corridor doesn’t match with the current market or more recent development trends, requiring rezoning for redevelopment to occur. The political and timing risks make rezoning unattractive to the development industry.”**

Although this effort is called a corridor plan, text quoted above suggests it is instead a development plan. Is it possible for the Community Development Department to consider “Land Use” without tying it to “Development” as if this is the only kind of land use that matters? Although development is what this department does, how citizens be expected to regard the raft as an objectively balanced corridor plan if development and redevelopment is being regarded as *the* forgone conclusion? And why does the draft not yet address sustainable community character and resource stewardship considerations?

## Comments from Don Bruns

More specifically, should the draft not acknowledge, or at least consider, that that the reason why current zoning in the eastern half of the corridor doesn't match current market or development trends may well be that it facilitated maintenance of existing, desired community character conditions? Could this observer be blamed for surmising that the draft's authors appear to have been compelled to focus its content on the desires of developers?



Why does the draft suggest that the kinds of development and redevelopment that would require rezoning to occur are the city's central concern? There are numerous instances of in-character redevelopment occurring elsewhere in the city. Absent rationale for it, the draft narrative appears predecisional—that only market forces are sufficient determinants of kinds of redevelopment in greatest need. But where do concerns of citizens affected by what happens here enter in—if at all? Such supply and demand considerations, essential components of a fully integrated, responsive conceptual planning framework appear missing from the draft.

The last phrase in the above quoted is alarming. Why should planners functioning as public servants instead position themselves as representatives of development by considering the prospect of rezoning a political and timing risk? Because the statement suggests that authors were more concerned about rezoning getting in the way of business interests than about what further development would do to affected citizens. This begs asking, "Who is serving whom?" The draft's silence on the risks that transformative development to affected citizens is troubling, particularly because Community Development staff is well aware that citizens living nearby have expressed concerns about continued urbanization of at least of portions of the corridor.

Under LAND USE + DEVELOPMENT—CURRENT ZONING

**"River Frontage. The South Platte River and Mary Carter Greenway are significant amenities for corridor residents that can be marketed to attract reinvestment along the corridor or retailers hoping to target users of the regional trail system."**

This sentence appears to position public resources of the South Platte River and Mary Carter Greenway to serve business interests. It therefore appears inappropriate.

Under LAND USE + DEVELOPMENT—CURRENT ZONING

Under "Revitalization of Underutilized Sites."

**"The South Platte River and Mary Carter Greenway are significant amenities for corridor residents that can be marketed to attract reinvestment along the corridor or retailers hoping to target users of the regional trail system."**

The benefits of parks and open space to communities are well established. And because community residents benefit from them, so do businesses that serve those residents. The draft's acknowledgement that the park and greenway "are significant amenities for corridor residents" is on target. But the next part of the sentence suggests using public resources for the specific purpose of advancing private sector business interests.

That introduces significant imbalance to the draft. These are public not private resources. Where is the rationale that would justify the city's use of public park and open space resources to advance private sector interests? Moreover, urbanized development proximate to parks and open space has demonstrably proven to be adverse, both to their character and to the consequent generation of adverse impacts to citizens who depend on them. Positing that public resources should be marketed as private sector amenities to attract reinvestment appears wrong-headed and well outside the city's public service role.

Under PARKS, RECREATION, AND ENVIRONMENTAL RESOURCES—PARKS + TRAILS

Neither of the two subsections in this subsection contains any objective descriptions of the character of parks and trails that will be affected by what the plan sets in motion. The map legend, for example, only outlines the broad categories of "Parks/Open Space", "Trails," "Parks/Open Space

25 mile Buffer" (left undefined). Needed is an objective description of the character qualities against which the appropriateness of the diverse kinds of developments envisioned in the draft could be assessed. Unless such content is added to the draft plan, the statement made under "Background," that "existing corridor conditions were evaluated" would remain inaccurate.

There is a Recreation Opportunity Spectrum. It has been in use for more than 30 years and would admirably serve this purpose—even though South Suburban does not apply it. It should not be difficult to classify recreation settings (particularly for affected portions of the greenway and larger parks (see map in draft) using that framework to provide an objective basis for the draft's content pertaining to parks and recreation resources. This is especially important for this effort as there is a considerable range of existing setting character conditions within this relatively small area—three or more existing character classes appear likely present here.

Under CHARACTER + IDENTITY—CHARACTER AREAS

"The map legend indicates that "Character Areas" are described as "Single Family Neighborhoods," "Multi-Family Neighborhoods," and Mixed Use (Commercial, Office, Industrial)". While those categories may define uses they inadequately define character, for several reasons. This may be different from what Community Development has done but it does not have to be difficult.

First, community character transcends uses (not to be confused with "Land Use"). For example, more than one kind of use may occur within a specific character condition. Character does not necessarily have to change to accommodate different kinds of uses (e.g., buildings in which small business locates do not have to violate the character of neighborhoods in which they occur).

Secondly, this reality is especially relevant given the differing character conditions represented in the Belleview corridor. Development can and often does change the relative balance of trees and other pleasing greenery that softens rectilinear architectural lines. For example, scale, mass and extent of building structures and paved over parking areas at the area's big box stores largely replaces most green biomass. Urbanized development pushes back open space setbacks and removes treescapes, which still characterizes much of Littleton as being distinctly different from adjoining communities. Most of the affected immediate greenway corridor still is natural appearing. Lying in between those two kinds of areas are residential neighborhoods still having human scale architecture and tree-lined streets such as those immediately northwest of Columbine Square.

Until and unless the area's defining character qualities have actually been described, it would seem inaccurate to maintain that existing corridor conditions have been evaluated.

Under CHARACTER + IDENTITY—CHARACTER AREAS:

Under "ISSUES, Lack of Identity Along Corridor."

**"The Belleview Avenue streetscape lacks a distinctive character or brand, and most uses east of Federal Boulevard are typical of other commercial corridors found in the region and throughout the country."**

Such a statement suggests an unawareness of the actual elements that define community character. Quoted text suggests that the existing streetscape of the Columbine Square area is the same as big box stores, and that neither is any different than the large scale "cracker box" architecture adjoining Santa Fe and Oxford, for example. That is simply untrue. This can be photographically illustrated.

Following is Google Earth imagery from three different commercial corridors in Littleton:

## Comments from Don Bruns

This westbound auto-urban Belleview streetscape adjoining Home Depot . . .



Is very different than the urban streetscape of Main Street . . .



And different still yet from the Broadway streetscape south of Mineral:



However, perhaps the draft's statement that "The Belleview Avenue streetscape lacks a distinctive character or brand" is to be understood from the perspective of business interests that the draft appears to represent, rather than from a more balanced planning perspective. Either way, it appears amending or qualifying the statement could add clarity.

Under CHARACTER + IDENTITY—CHARACTER AREAS:

Under “ISSUES, Single-Family Neighborhoods.”

**“Residents value the distinct character of their single-family neighborhoods. Although the area has seen little, if any, pressure to date for residential ‘tear-downs,’ neighborhoods to the west in Bow Mar are seeing significant redevelopment activity. The large lot sizes and older, smaller housing stock characteristic of study area neighborhoods may make them more susceptible to redevelopment pressure in the future.”**

The fact that residents value the distinctive character of their neighborhoods, coupled with increasing interest in transformative development to the east and west, suggests that the draft should make an effort to describe their character and not simply label it “single-family.”

More importantly, if the draft is to be an objectively unbiased corridor plan, it appears needful that it addresses how the city plans to those resident values affirmed by the quoted text. More specifically, the absence of any draft content addressing how community character stewardship is to be sustained appears to be a glaring omission.

Under CHARACTER + IDENTITY—CHARACTER AREAS:

Under “OPPORTUNITIES, New Unique Destinations/Gathering Places”

**“As underutilized properties within the study area are revitalized, opportunity exists to build on the area’s existing assets—such as O’Toole’s Garden Center, and the South Platte River—to create additional destinations/community gathering places that benefit area residents, and help draw people from outside the area to local businesses.”**

“Underutilized properties”? Missing context for that phrase indicates the draft’s verbiage is insufficiently transparent. From whose perspective are properties underutilized: citizens and current businesses that will be impacted by the draft’s “*Let’s Build More Stuff*” theme? Or the development community? The draft fails to specify and state why.

Also, what is the evidence that indicates citizen want increased area traffic? Or did authors simply assume that affected citizens would welcome drawing additional people from outside the area to local businesses? Or, for that matter, by affected existing local businesses?

More specifically, since the draft cites O’Toole’s Garden center and the South Platte River as existing assets to build on, where is the supporting documentation that either O’Toole’s itself or South Platte River visitors want more building? Not only does the draft provide no rationale for the assertion, but also it appears likely that the necessary legwork needed to address these observed deficiencies has not yet been done.

Bottom line is that the draft appears to be more a development plan than a balanced plan to ensure both a sustainable Belleview Corridor and the quality of life of residents and businesses that will be affected by it. It is unclear why the city has not yet addressed these most basic essentials of sound and responsible land use planning.

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These observations are made with the hopeful intent they will be found to useful in correcting and improving the draft. Thank you!

Don Bruns  
District IV

[Type text]

## BELLEVUE CORRIDOR PLAN

# STAFF NOTES

PUBLIC OUTREACH EVENT #3 / OPEN HOUSE #1 / STATION #5  
MARCH 22, 2018

## STAFF NOTES

### Station 5: Corridor Enhancements

#### Initial Input Received at the Open House

- **Columbine Shopping Center**
  - Mixed opinions on what is most appropriate/desired for this site.
  - Some believed apartments were inappropriate. Others thought apartments or mixed-use developments were better suited for the site. Other desired uses included an arts center, long-term care facility, and retail.
  - The design and quality of public space was also reiterated with people desiring more water fountains, playgrounds, greenspace, and nice lighting.
  - Safe circulation and access to and throughout the site were also emphasized by many people.
- **Streetscape Improvements**
  - Vehicular access to and from the commercial centers along Bellevue need to be improved.
  - More crossings need to be constructed or improved along Prince Street and Federal Blvd – roads are very wide and make crossing the street very difficult for pedestrians.
  - Better trail connections to the Mary Carter Greenway for neighborhoods west of the Riverwalk Community – current multi-family homes and golf courses seen as a barrier to accessing the trail.
  - Specific sidewalk and lighting improvements have been noted on the map.
  - Improved streetscape along Bellevue – one suggestion included extending the current medians located along the western portion of Bellevue Avenue further east.

# BELLEVIEW CORRIDOR PLAN

## COMMENTS FROM:

- 1) COMMUNITY OUTREACH EVENT #3
- 2) OPEN LITTLETON

# BELLEVIEW AVENUE CORRIDOR PLAN

Comments from 3/22/18 Open House and Open Littleton

## What thoughts or feedback do you have relating to Chapter 1?

**Answered:** 4

**Skipped:** 1

The most important aspect to me of this plan is that it establishes a vision of mobility that de-emphasizes car use and prepares the community for more walking, biking, and transit trips.

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I'm glad that this issue is being reviewed methodically. As a long-time resident of the area in question, I would like to see the retail redevelopment of the Columbine Square shopping area, as well as an ongoing focus on the entire Bellevue Corridor.

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None.

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While this is simply a basic outline I do think it is overly optimistic in scope, particularly since half the corridor is in Englewood.

## What thoughts or feedback do you have relating to Chapter 2?

**Answered:** 4

**Skipped:** 1

Establishing infrastructure for our aging population is paramount. Wide sidewalks, safe crosswalks with minimized crossing distances between



controlled intersections will be a great asset to the community.

---

This is a good historical over-view of the Bellevue Avenue Corridor, which high-lights the changing nature of the community.

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### Interesting history.

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I find the timeline incomplete. It ignores the roll of the horse track in the development of both the corridor being studied and the sustenance it brought to downtown Littleton. Further, the subdivision, Centennial Acres, was directly tied to the movement of Martin-Marietta to the Littleton area as it was the closest new housing available in 1956 when the first homes were occupied. There was a bridge across the river on Berry St that led directly to existing services in downtown--grocer, drugstore, library, movie theater, etc. Finally, how can you have a timeline of this area without including more about the flood of 1965 that should forever alter what is possible. Is it that hard to review the local papers on microfilm for a few hours?

I find it arguable that the development of Southwest Plaza and Grant Ranch significantly affected development on the Littleton portion of the Bellevue corridor. The growth to the west of Wadsworth, basically without much in the way of zoning restrictions was a more likely contributing factor. Retail development within Littleton does not have a wonderful success rate once Woodlawn shopping center was abandoned for other markets [like Cinderella City, which was a bigger draw].

It is also disturbing that Englewood and Littleton are allowing continuous development of multi family homes, and other types of housing, right on the riverbanks. Not only is this a flood plain, the increasing amounts of impervious surfaces contribute to heat islands, stormwater pollution, and more potential flooding from increasingly heavy downpours.

I do appreciate the reduction of the study boundary. The previous boundary was too far from Bellevue to be a reasonable area for study or development.

## What thoughts or feedback do you have relating to Chapter 3?

**Answered:** 5

**Skipped:** 0

improving mobility should automatically mean that roads ARE NOT widened for vehicle use, but that the existing right of way is reallocated for enhanced multimodal function. Wide, buffered sidewalks. Buffered or protected bike lanes, and frequent transit stops with shelters and benches should be

abundant.

---

These are 5 important principles for the vision for our community. We need to balance our need for economic development, with a vision for the best quality of life for our residents.

---

Policy ID 1.2 Wayfinding - Why? Google, map-it, and numerous other navigation aids are available. Why do we need provide more at a cost to the citizens?

Policy MS 1.1 Sidewalk improvement. The only way to achieve this is to reduce traffic lanes for vehicles. If reduced traffic is the goal, why improve the corridor?



Policy MS 1.4 Transit connection. If the goal is to reduce traffic why add a bus line. How in the world would an East-West bus line improve access to the light rail or downtown area?

Policy R 1.3 Revitalization of adjacent areas. Hilarious!!! Englewood, clean yourself up, we don't like how you look!

Policy R 1.4 Vacant/underperforming spaces. This one is funny too! Nobody wants to shop there, maybe we can build more dwellings for people to live there.

Policy R 3.2 Housing. Multifamily mixed use does not work, It never has and it is short sighted. Don't believe me? Pick a stretch of Colfax Ave to drive down. Most of what is there started as multifamily mixed use. Drive down Brighton Blvd in Denver too. Multifamily, mixed use, mingled with microbreweries and doggie daycare places. Nothing attractive. Nothing for young families. Young families is what is needed to revitalize a city, not more of the same. Young families need space. Parks, yards, schools, churches, not high density mixed use properties.

Policy PFP 2.3 Temporary/seasonal uses. Food trucks compete with brick and mortar shops. Food trucks use roads and require parking. Food trucks don't pay much in taxes or revenues to the City of Littleton if they aren't required to be licenced or carry permits issued by the City. Why make improvements on Belleview for businesses if you wish to encourage food trucks?

---

1. The very idea of an identity for this area is almost absurd. Two jurisdictions with clearly different goals and ideas for the half mile leading to a totally residential area seems like a waste of time and resources. When Next Door started very few knew even the original neighborhood name, especially since one area changed names from cutesy to another identity with no history I know of, and I was here from the start. The area has always been disconnected from the City of Littleton, exacerbated when South Suburban was allowed to significantly reduce access to the town. You would do better to work to make the area PART of the City. Wayfinding seems redundant under the current mix of business as signs galore exist and there is nothing unique nor is there significant foot traffic.

a. Likewise investing in public art for what is a heavy auto traffic area seems useless until such time amenities that make walking feasible and a bit pleasant are in place--if ever. I am not hopeful about that after 60 years of extremely sporadic transportation options.

b. Streetscape could provide significant environmental benefits if done correctly--absorbing a significant amount of water and air pollution. The same applies to new building and site design. IF Low Impact Development principles are required; if impervious surfaces are limited; if there a

significant increase in pollution absorbing green trees and plants, there is a chance the corridor could become an amenity and a proper use of floodplain lands.

c. I do not know what **monument signage** means. But clearly it would require amendments to code.

2. Belleview is already heavily trafficked. Now Lowell is being used to avoid congestion on Santa Fe and Bowles and possibly even Wadsworth. Therefore there is an especially great **need to sidewalk creation and improvements** and more well-marked crosswalks with SIGNAGE at various points--like crossing to Willows and Harlow Park. Only 4 or 5 homes actually face Belleview and certainly suffer from the traffic. The extension of Federal from Belleview to Bowles was created with artificial curves, thus making foot crossing even more dangerous as people try to get to the ONLY full park and the elementary school on Berry. Well signed crossing AND caution lights are the minimum required.

a. I **rarely see bicycles** on the main streets probably because traffic is increasingly heavy and not neighborhood related.

b. I **rarely see pedestrians** except waling to the school or the tiny Berry Park. **Harlow Park** is almost entirely utilized by organized sports and **does not serve as an ordinary park**. It has no playground equipment or shade trees.

c. In all instances **sidewalks** would be helpful, at least for safety if nothing else.

3. **It is hard to envision what compatibility means**. The existing apartments bordering Federal, Berry and Irving have never been compatible and with the sharply curved road on Berry and very deep stormwater barrows are existing safety hazards for school children and automobiles. Altho the apartments seem to have adequate parking, there is significant overflow on Berry that, especially in heavy snow, can be a safety issue.

a. **Arapaho Hills** is one of the few areas in the metro area of basically unspoiled mid-century modern structure. It should be at least a preserved architectural district. It is old enough to be historic and I do not understand why it is taking so long.

b. **I am not sure what neighborhood improvements and resources means**. Most of the area was designed with the failed idea of expanded curb and gutter in lieu of sidewalks and that will be hard to change. Littleton code enforcement does a good job of taking care of problems. We all know a few neighbors but **time is limited for the kind of partnerships envisioned**. This may be a basically misconception about what is possible in the 21st century.

c. I am unaware of any significant **crime** problem in the single family areas of the neighborhood. If there is a problem in the existing apartments that presents an argument against further rental multi-family housing.

4. The conundrum in supporting existing retail and underutilized properties lies in the **split jurisdiction of the corridor with seemingly very different visions**. Englewood's record on improving access is terrible as most of those areas have suffered reduced access whenever redevelopment happens. Most of the vacant spaces are in Englewood. And **who defines underperforming** for the purposes of this effort?

a. **Isn't infrastructure part of the obligation** of the two cities involved? It should not need a special program to occur.

b. I am very concerned about the attracting retailer section in that the supporting documents seem to rely on **very old-fashioned ESRI information**. I have no answers but perhaps an actual close neighborhood surveys could uncover what businesses the neighborhood would support. I do not recommend market analysis for this small area in the rapid-changing retail market. I've seen too many failed business and do wonder how some stay in business.

c. Integrating multifamily housing does require a zoning change. The school is already overstressed, as are the local roads. Littleton has NO grocery store near the area and the closest liquor store is also in Englewood. The closest fast food is also Englewood although there is more about half mile down the unwalkable Belleview on the south side. **This will be a hard sell in everyway since the City need tax revenue, not tax giveaway.**

5. It is hard for me to consider the **Mary Carter Greenway** as part of this corridor. ALL access to the river from the corridor is hardscaped with either business or homes. I love the statement about not wanting to impact the floodway--all the homes and businesses **east of Berry** are in the **floodplain** and everything there and all the runoff generated impacts the floodway. Really, the only thing would be to STOP new development for both cities and require whenever possible retrofits for impervious surfaces and other drainage issue. And all those renters and owners ought to be informed about flood insurance.

When speaking with my neighbors the **universal wish was for a park**. Not going to happen because the City apparently buys into the owners inflated property value for the Columbine site. But green open space is the one thing that will be broadly and happily accepted. Giving O'Tooles an economic incentive to provide some of that may be possible. They should also receive funding for the very good landscaping they provide along Federal.

---

Easier and more efficient access to the Mary Carter Greenway would be much appreciated.

## What thoughts or feedback do you have relating to Chapter 4?

**Answered:** 4

**Skipped:** 1

I applauded the desire to identify the areas for development and redevelopment, along the Belleview Avenue Corridor. I believe that our main focus, in the short term, should be **focused on the retail redevelopment** of the former Columbine Square Shopping Center. It has been vacant for far too long. I do not believe that it should be used for additional housing!

---

Why is everything pushed towards **high density mixed occupancy use**? Most of the models shown for what developments could look like all exclude vehicles or limit vehicle traffic and parking. How can the City of Littleton encourage growth and make plans for more growth that does not include or limits the use of **personal vehicles**?

---

Let's start broadly with the **examples of infill/redevelopment**. They are all **inner big city examples** probably not suitable for this tiny slice of a small town in suburbia. Looking at Map D one must be struck by the **very limited green area** in the "opportunity area." Much of it is golf course and limited narrow greenway. In fact the river "amenity" is clearly limited by so much "mixed use" that is impermeable surface businesses on both sides of the corridor. Note, this is not a "cutesy" area where pretty signs and paint jobs make the difference.

#1 **Columbine Square MUST integrate with O'Tooles** in a positive way as that is about the only thing that draws visitors from all over the area with the exception of the Christmas Shop and Angler's All in the tiny hard to reach area facing Santa Fe between Belleview and Prince. East-west **connectivity** is needed for more than bikes and peds--we desperately need **more east-west roads** as traffic is immovable at certain times of day. Existing successful uses could be worked into a plan without destroying those uses. That is called cooperation. The vision is lovely but unlikely given the current state of Littleton codes and the makeup of various governmental organizations and the examples given are just not appropriate for what is essentially a former shopping center in a low to moderate income neighborhood. Gentrification is not needed. And remember, this is a flood plain.



#2 is Englewood. Once again you have the dates wrong. This was first built BEFORE the 1965 flood and was basically wiped out by the flood. Personally I am tired of businesses being oriented to the NORTH. That guarantees icy entrances many days and nights of the year. I do not understand how planners fail to notice this. Further, the newly rebuilt King Soopers exemplifies every single access problem possible--very limited access and folks turning illegally across lanes of traffic and an almost impossible to negotiate too small parking lot. Add the pad infill on the corner with multiple businesses and you have a parking and traffic nightmare that cosmetics will not fix.

#3 appears to be fully occupied and usually chock a block with cars unable to follow the confusing lane configuration, exacerbated by the lines for drive-through coffee at Starbucks that blocks ingress and egress from and to Belleview. It is extremely dangerous. I am not sure what is not being utilized. I am there every day at very times during the day and all the lots seem quite full. Again, this is a floodplain full of impervious surfaces running pollution right in to the river. The one thing would be so somehow emphasize the access to the greenway with it's view across the river to the businesses fronting the highway. A real amenity requires bigger and better buffers. The center is already well-used and access is HORRIBLE. I am not sure where community events will actually fit.

#4 This is right up the street and I've used this center since it was built--first with a Safeway and full service drugstore supplemented most of the years with a dry cleaner, hair salon and barber. Once there was an excellent florist. I still utilize the hair salon and the part of the drugstore that is Walter's pizza. I use the convenience store that sell gas. I used to use the other gas station. The area could use some primping, but NOT at the cost of long-term tenants. These are the kind of small businesses Littleton should hope to retain. There are large stretches along Lowell on the east side with no sidewalks. Also, with the increased heavy traffic on Lowell avoiding Bowles, it is increasingly dangerous to try and cross Lowell to reach the child care or Harlow park. The entire traffic pattern needs to be addressed far beyond the narrow Belleview Corridor issue.

#5-7 This is all Englewood, the city that allows everything to be built right on the river banks. I don't hold out much hope although it would be nice to see the vast area around the bowling area better utilized. I was perhaps utilized when there was 24 hour bowling 50 years ago. But I have little faith in anything being done.

---

I love the idea of a mixed use development similar to what is on the former Elitch gardens site (labeled here as Highlands Garden Village) for the

Columbine Square redevelopment. Working with O'Toole's and US Bank if possible to create a grander vision and goal would be really cool.

## What thoughts or feedback do you have relating to Chapter 5?

**Answered:** 5

**Skipped:** 0

priorities should be to fill sidewalk gaps, upgrade sidewalks that are bare minimum ADA compliant, and upgrading bike facilities to support and enable use for everyone between the ages of 8-80. The only bicyclists I see in this area are athletic road riders, or people riding by necessity to work. The infrastructure should support and encourage more multimodal trips.

---

I support these recommended Corridor Enhancements, as they will improve the quality of life, and foster a better feeling of community, for our residents.

---

Street enhancement and 5 foot wide sidewalks would require the elimination of traffic lanes. Contrary to enticing more people and businesses is limited access. Who is the genius that comes up with these plans?

---

I personally think "gateway signage" is nuts, little more than jargon. Neighborhood names, like Arapaho Hills and Centennial Acres make more sense. Oddly, with all the increased traffic on Lowell, Belleview has too long green lights for what amounts to one lane of traffic in each direction. This slows down traffic on Lowell far too much. A better approach, since the cutoff to Federal is discouraged, would be a longer right turn lane from Lowell to Belleview.

Your plan is confusing in describing the area going east from Lowell. Lowell is still a transition with basically non-elevation residential bordering Belleview until Irving. Streetscaping would be a lovely amenity IF homeowners are not asked to pay. These homeowners have to cope with the traffic from Lowell primarily created by the build up of other east west corridors with stop and go traffic. You incorrectly list Linden as a feeder street from Lowell. There is strong signage and various traffic slowing devices to prevent that from happening and Linden is NOT useful at all going west. See above for improved right turn lane.

Irving is a real problem for the Centennial Acres neighborhood. The apartments on the south end of Irving, despite the deep barrows between

the units and Irving and Berry, line Irving with cars that sometimes make Irving a narrow street rather than a major egress from the neighborhood. That makes proposals for redevelopment of Columbine Square so critical. There is no more available **street parking**. There are **sidewalk gaps**. And there is a very real fear that whatever goes in will **change the neighborhood for the worse**. And it presents very serious issue for the already **over crowded school** on many levels. **High density housing** will increase that problem while, if **urban renewal funds are used**, depriving the school of **needed revenue**. There is no good solution on less awful solutions. And remember, this is a flood plain.

Federal needs safer **pedestrian crossings**. Apartments on the east side need to reach the school on the west side and that is a walk to be feared. It would be nice to have a **safe vehicle crossing from Centennial Dr** to south bound Federal. That would alleviate some traffic on Belleview and perhaps a bit on Bowles.

Habitat improvements for the Greenway require **better and WIDER vegetated buffers**. I have no idea how that can happen in this area where the river banks have essentially been sold for private profit, especially when Littleton chooses to NOT use eminent domain. The best the plan can do is help institute **permeable pavement** in redevelopment and perhaps some **buffer requirement for full redevelopment**. That does require changes in land use, planning and zoning regulations. I am pessimistic since it took almost 40 years for at least some cities to recognize better riverfront uses after the 1965 flood created a clean slate.

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I like the concept of improving **east west bike and pedestrian travel access**. **Sidewalk improvement** for the north side of Belleview, east of Federal, would be really great.

I **wouldn't consider signage to be a priority**, but I can understand it's value.

## **What thoughts or feedback do you have relating to Chapter 6?**

**Answered:** 5

**Skipped:** 0

thank you for this study.

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These are important principles, which identify the Departments that will need to play a part in the redevelopment process.

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I noticed that costs were carefully avoided. Give the estimated costs!

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Principle 1 - any signage should recognize existing neighborhoods, not create some new thing. Work on South Platte Corridor should continue but there should be a recognition that development up to the river is NOT a river vision. Codifying land use and design requirements is an absolute necessity.

Principle 2 - updating existing plans is critical however I remain pessimistic about alternative transportation methods. As long as demand is the total driving factor in transportation availability it will not happen. We unfortunately better served by seeking more east-west and north south corridors to alleviate overloaded roads in the corridor.

Principle 3 - the outreach is inexpressibly important and it pretty much has to start door to door. It is hard to know just exactly what services and programs are available. It can also be hard to know what is acceptable and what is not in Centennial Acres, anyway, which isn't covenant controlled. Thus the City rules this and it is not always clear which department to contact.

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I think that it would be very important to also consider improved traffic flow from Santa Fe to any new Columbine Square shopping center redevelopment. If the build becomes a coveted destination, traffic backflow along Belleview could become a problem for local residents.