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## Bellevue Corridor resolution

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**Loretta Lohman** <lorettalohman@gmail.com>

Mon, Jun 11, 2018 at 2:04 PM

To: David Bolt <pcdb@littletongov.org>, John Bridenbaugh <pcjb@littletongov.org>, Jason Reynolds <pcjr@littletongov.org>, Mark Rudnicki <pcmr@littletongov.org>, Bruce Stahlman <pcbs@littletongov.org>, Robin Swartzbacker <pcrs@littletongov.org>

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To: Littleton Planning Commission  
June 11, 2018  
1:40 p.m.

Due to the short notice and lack of public hearing I am unable to attend tonight's meeting. However, as one of the citizens in immediate proximity to Columbine Square and one who attended every public meeting and open house on the Bellevue Corridor and subsequently spent hours proving comments, I would hope you take these comments with due consideration.

First, I do not believe we have a real Bellevue Corridor plan. We have a mishmash of ideas and visions with a serious lack of contemporaneous economic or marketing study input and no broad based community input. I read through the entire document more than once and I do not see any actual plan. Nor do I see that any on the ground homework has been accomplished.

For example, street parking for existing apartments is already a serious issue, to the point there is none available for proposed additional high density development. Irving Street is not equipped to handle both sides of capacity street parking as it is a major entry road to Centennial Acres and Kassler as well as to the Centennial Academy.

The actual traffic burden is alluded to but not addressed and there is no recognition that Lowell and Bellevue have become major alternatives to Santa Fe and Bowles with ever increasing traffic and few controls.

Again, there has been no real on the ground research in the Riverside Downs shopping area. The documents repeatedly state that the parking lot is underutilized. I am there every day at various times from early morning to late afternoon. I can categorically state that the parking is not underutilized during daylight hours.

It bemuses me that you are so eager to vote on a document that does not yet resemble a plan. It alarms me that you are willing to voice support for redevelopment that has no plan available for any review and that require a zoning change, apparently based on a developer/owner's word. It is flat ahistorical that you are willing to even consider something for urban renewal when no effort has been made to actually work with the public or, at least on the public record, with the city planning department. If you know any history you will recognize just how well past urban renewal efforts have been in Littleton and how costly they have been to the city. How can you expect better from a developer/owner who has not cooperated for the last 5 years.

It is not unreasonable for this neighborhood to wish to avoid the significant and community changing impacts that are occurring in areas of Denver. The schools, parks, roads and water systems will be severely compromised by approving plans that are thus far invisible.

Finally, it should be your ethical and fiduciary duty to serve first the citizens of Littleton, particularly those most impacted by the decision you seek to take tonight. At the very least you should move to a well-advertised public hearing before taking any vote. To quote Judge Damon J. Keith, "democracy dies in darkness."

Please use your authorities wisely.

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Loretta Lohman, PhD  
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