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Belleview Corridor Concept: please Table and Fix

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For the Littleton Planning Commissioners;

regarding tonight's Agenda Item 5a, PC Resolution 14-2018, "Resolution recommending city council action on the Belleview Avenue Corridor Plan":

Please vote to Table this to a Date Certain, to accomplish specific fixes to this proposed document.

For your consideration, these are some fixes I believe are essential, before it advances to City Council for action:

1. Change the name from "Plan", to "Concept" or "Study", or something that conveys the true nature of the document.
 - This document needs a much clearer definition of measurable Outcomes and Impacts in many areas (e.g. economic, traffic, environmental, quality-of-life, community character), in order to be a "Plan".
 - Planning Commission wisely changed the Mineral Station Study name from "Plan" to "Framework".
 - Likewise, this document does not provide the necessary components of a "Plan", so it would be appropriate and correct to change this document name too.

2. Remove the addition of a housing use from the Columbine Square property, or make continued community business use much stronger.
 - The public input was strongly negative regarding changing the use of the Columbine Square parcel from Community Business, to Residential.
 - Somehow it appears that this process allowed the owner's desires to be incorporated while the public input was wiped out on this matter. Partly because the owner is an out-of-state billion-dollar real estate investment company, changing the use for their benefit alone is not appropriate.
 - <http://kairos-us.com/portfolio/>
 - <http://kairos-us.com/team/>
 - <http://kairos-us.com/who-we-are/>
 - The investor owners have known throughout their possession that the Columbine Square property is zoned primarily for Community Business. If the market doesn't fit that right now, then they wait for the market to change. Markets do change, and well-run real estate businesses are professionally managed to handle market cycles. Markets are explicitly NOT a reason for Cities to change their long-range land uses. This document should NOT claim that housing is an appropriate use for this site.
 - This is a commercial corner and should be protected as commercial for Littleton's long term good. The City's Market and Void Analysis confirms this. Cities stand to lose when they change long-range land uses for transient market conditions.
 - This Land Use change is a major change with impacts, seemingly mostly negative, on traffic patterns; City and County and District income and expenses; and quality of life for residents and visitors; none of which have been interactively discussed and agreed to.

3. The economic basis for this document is a major weakness and must be strengthened.
 - The economic report in this Plan (Appendix B) is interesting, but it appears to be the driver for much of what the Plan describes - although it is not integrated with citizen input, and not sanity-checked or verified. It's just one opinion based on

one source's tools and very limited time and analysis.

- The consultant's economic report should at least be reconciled with the **Market and Retail Void Analyses** done by our City Economic Development Staff in July 2017.

- It's completely irregular, inappropriate and irresponsible to proceed with this Corridor concept, without understanding and resolving the issues between at least the two different economic reports (the consultant's and the City's). And the citizens and decision-makers should receive a staff report on the two economic reports, and get a chance to give feedback and input on the economic ideas, so we'd have a more **integrated, balanced economic basis** for the document.

- This version is inherently weak because the economic basis is one-sided, isolated, very limited, untested and unquestioned. Using this single-source unintegrated report as a basis for major changes is bad practice, and numerous changes in this document based on this single source are potentially destructive to the city.

4. There is no or inadequate protection for the South Platte River in this document.

- As a resident near the river, I can unfortunately report major declines in animals including birds that depend on the River over the past 6 years or so.

- This document describes changes to the River-adjacent land uses, mostly more intense and crowded.

- This document must, on the public's and the City's behalf, identify goals for River character and environment, and then define land uses and actions that protect that River character.

- This document doesn't include agreed-upon goals or protections for the River, and it must in order to be a Plan.

5. Similarly, there is no provision for designing redevelopment based on traffic performance requirements.

- traffic improvement and safety was one of two major inputs from the public.

- note the irony (or worse) of the Public Works Department presenting a Bowles/Federal Intersection Open House this Friday, while the Planning department is presenting a document with no measurable traffic criteria.

- this document doesn't provide any traffic integration with the described changes in land use. It needs to provide a traffic design and analysis along with the changes.

Planning Commission, this evening, please vote to Table this proposed "Belleview Corridor Plan" to a Date Certain, so that the above items may be addressed.

Thanks for your consideration.

Pam Chadbourne
downtown resident and homeowner, Council District 1

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