

BELLEVIEW AVENUE CORRIDOR PLAN



City Council - Public Hearing
July 17, 2018

OVERVIEW

- Plan Process
- Plan Foundations
- Plan Recommendations
- Implementation
- What We've Heard

PLAN PROCESS



PURPOSE OF THE PLAN

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

RELATED PLANS AND STUDIES

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

PLAN PROCESS



OPPORTUNITIES FOR INPUT

- **October-November 2017: Issues and Opportunities**
 - Stakeholder Interviews
 - Community Meeting #1
 - Open Littleton (online)
- **February 2018: Preliminary Recommendations**
 - Community Meeting #2
 - Open Littleton (online)
 - Planning Commission Study Session
- **March-May 2018: Draft Plan**
 - Community Meeting #3
 - Open Littleton (online)
 - Planning Commission Study Session (May 14)
 - City Council Work Session (May 22)



PLAN FOUNDATIONS



PLAN FOUNDATIONS

- **Community and Stakeholder Input**

- Littleton Listens activities
- Stakeholder interviews

- **Existing Conditions Report**

Summarizes issues and opportunities related to...

- Land use and development
- Parks, recreation and natural resources
- Transportation and mobility
- Urban design and character

- **Retail Analysis**

Builds on prior work done by City staff...

- Local and regional market trends and conditions
- Retail demand for the corridor



KEY FINDINGS

ISSUES

- Lack of identity (commercial areas)
- Underutilized commercial properties
- Pedestrian and bicycle safety and comfort
- Development compatibility/sensitivity to existing neighborhoods
- Traffic volumes

OPPORTUNITIES

- Access to river and parks
- Local businesses (e.g., O'Toole's, Arapahoe Center)
- Strong sense of community (neighborhoods)
- Strong retail anchors
- Stronger east-west connections
- Diverse housing choices (single-family houses to high-rise apartments and from medium to high price points)

PLAN RECOMMENDATIONS



PLAN STRUCTURE

HOW TO USE THE PLAN

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

CORRIDOR VISION AND PRINCIPLES



GOALS



POLICIES



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

OPPORTUNITY AREAS



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

CORRIDOR ENHANCEMENTS



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

IMPLEMENTATION

VISION AND PRINCIPLES

VISION

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



PRINCIPLE 1: CREATE A MORE DISTINCT IDENTITY FOR BELLEVIEW AVENUE



PRINCIPLE 2: IMPROVE MOBILITY AND SAFETY



PRINCIPLE 3: PROTECT AND REINVEST IN CORRIDOR NEIGHBORHOODS



PRINCIPLE 4: SUPPORT EXISTING BUSINESSES AND REVITALIZE UNDERUTILIZED PROPERTIES

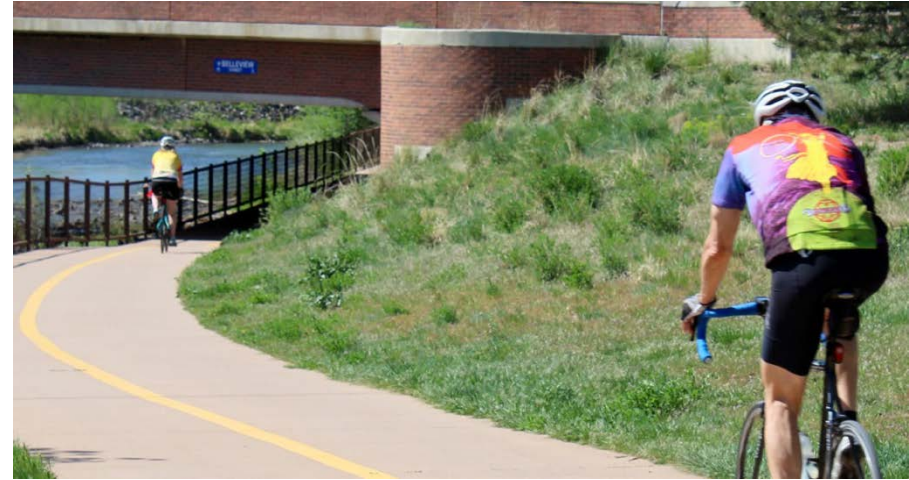


PRINCIPLE 5: CREATE MORE GATHERING PLACES FOR PEOPLE



PRINCIPLE 1: CREATE A MORE DISTINCT IDENTITY FOR BELLEVIEW AVENUE

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



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





PRINCIPLE 2: IMPROVE MOBILITY AND SAFETY

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

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





PRINCIPLE 3: PROTECT AND REINVEST IN CORRIDOR NEIGHBORHOODS

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

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





PRINCIPLE 4: SUPPORT EXISTING BUSINESSES AND REVITALIZE UNDERUTILIZED PROPERTIES

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

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

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





PRINCIPLE 5: CREATE MORE GATHERING PLACES FOR PEOPLE

Goal PFP-1: Activate the river's edge and the Mary Carter Greenway Trail.



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

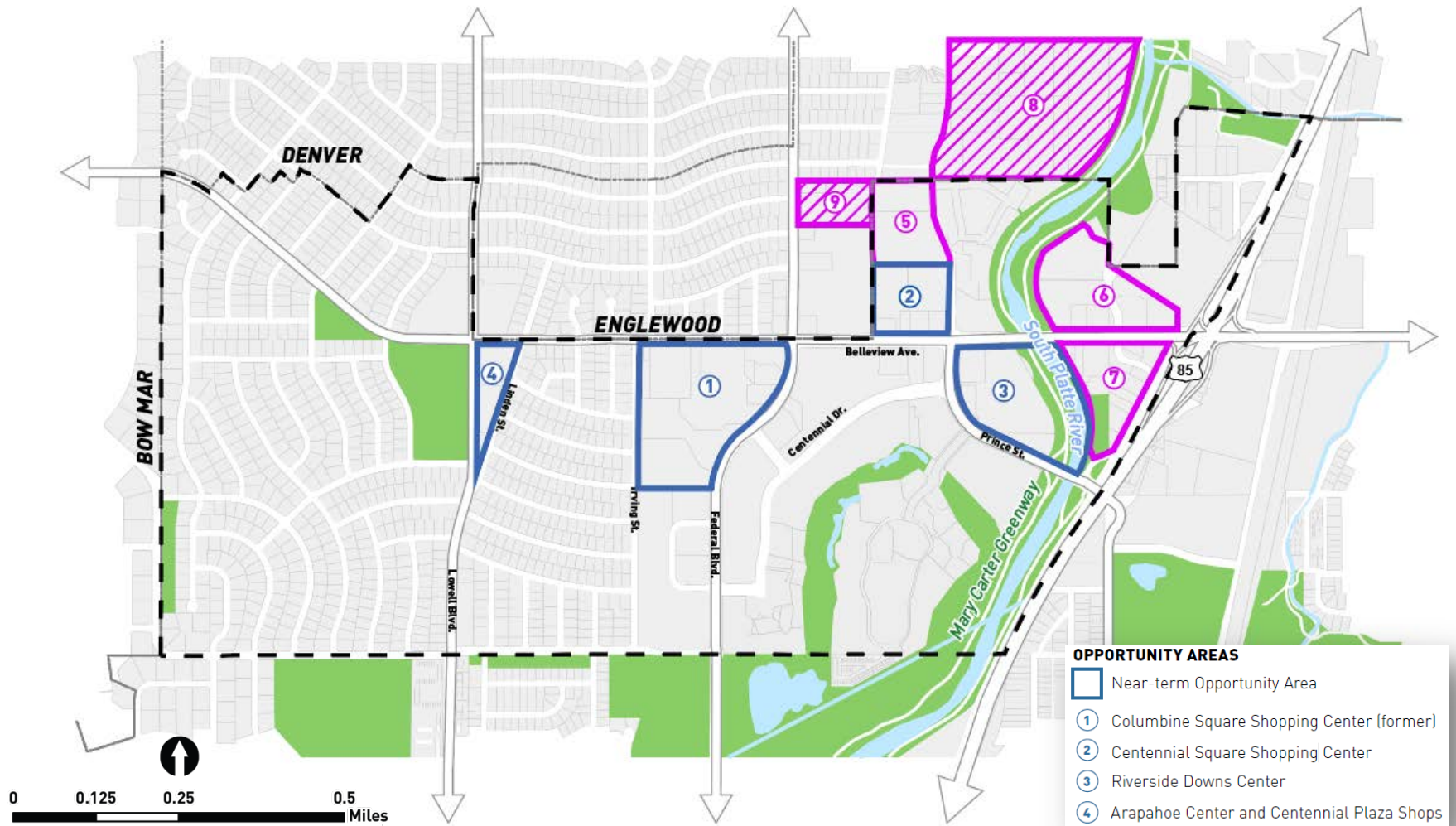


CORRIDOR RECOMMENDATIONS

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

CORRIDOR RECOMMENDATIONS

Opportunity Areas



OPPORTUNITY AREA #1

Columbine Square Shopping Center (Former)



ISSUES

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

OPPORTUNITIES

SHORT-TERM

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

LONG-TERM

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

OPPORTUNITY AREA #2

Centennial Square Shopping Center



OPPORTUNITIES

Short-Term

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

Long-Term

- Re-orient the center

ISSUES

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

OPPORTUNITY AREA #3

Riverside Downs Center

OPPORTUNITIES

Short-Term

- Attract additional retail tenants that will build on its existing tenant mix and location
- Activate parking lots with active, temporary, or seasonal uses to leverage recent investments along the Greenway

Long-Term

- Support opportunities to reconfigure/infill surface parking along river frontage
- Activate east side of river/improve connections
- Explore the feasibility of establishing low-water impoundments or other features to make the river more accessible and provide opportunities for more active uses (e.g., kayaking)

ISSUES

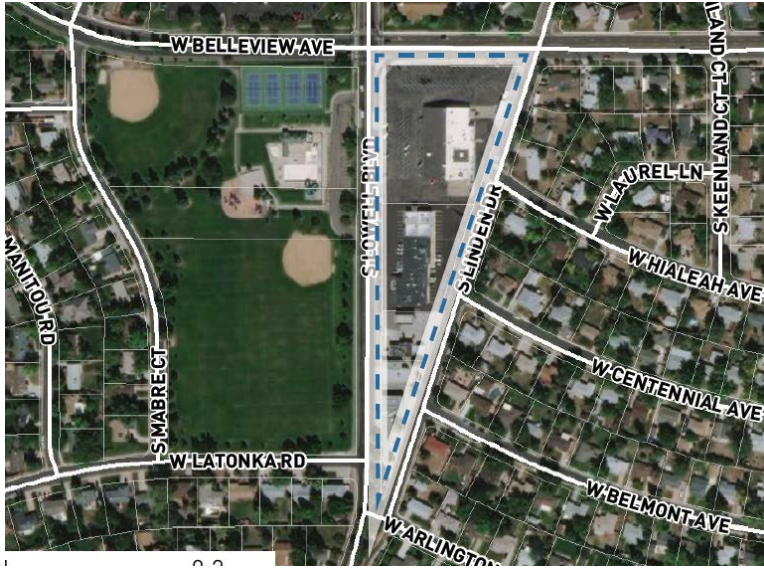
- Visibility
- Underutilized river frontage



OPPORTUNITY AREA #4

Arapahoe Center and Centennial Plaza Shops

Arapahoe Center and Centennial Plaza Shops



ISSUES

- Pedestrian connectivity
- Vehicular circulation and access

OPPORTUNITIES

Short-Term

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

Long-Term

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

OPPORTUNITY AREA

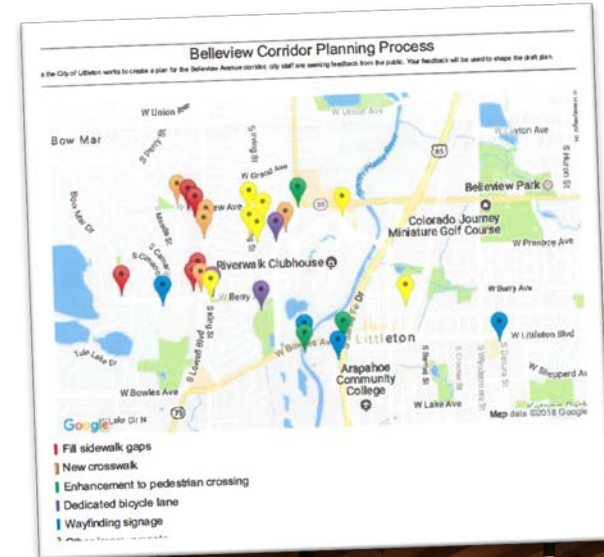
Long-Term Opportunity Areas



CORRIDOR RECOMMENDATIONS

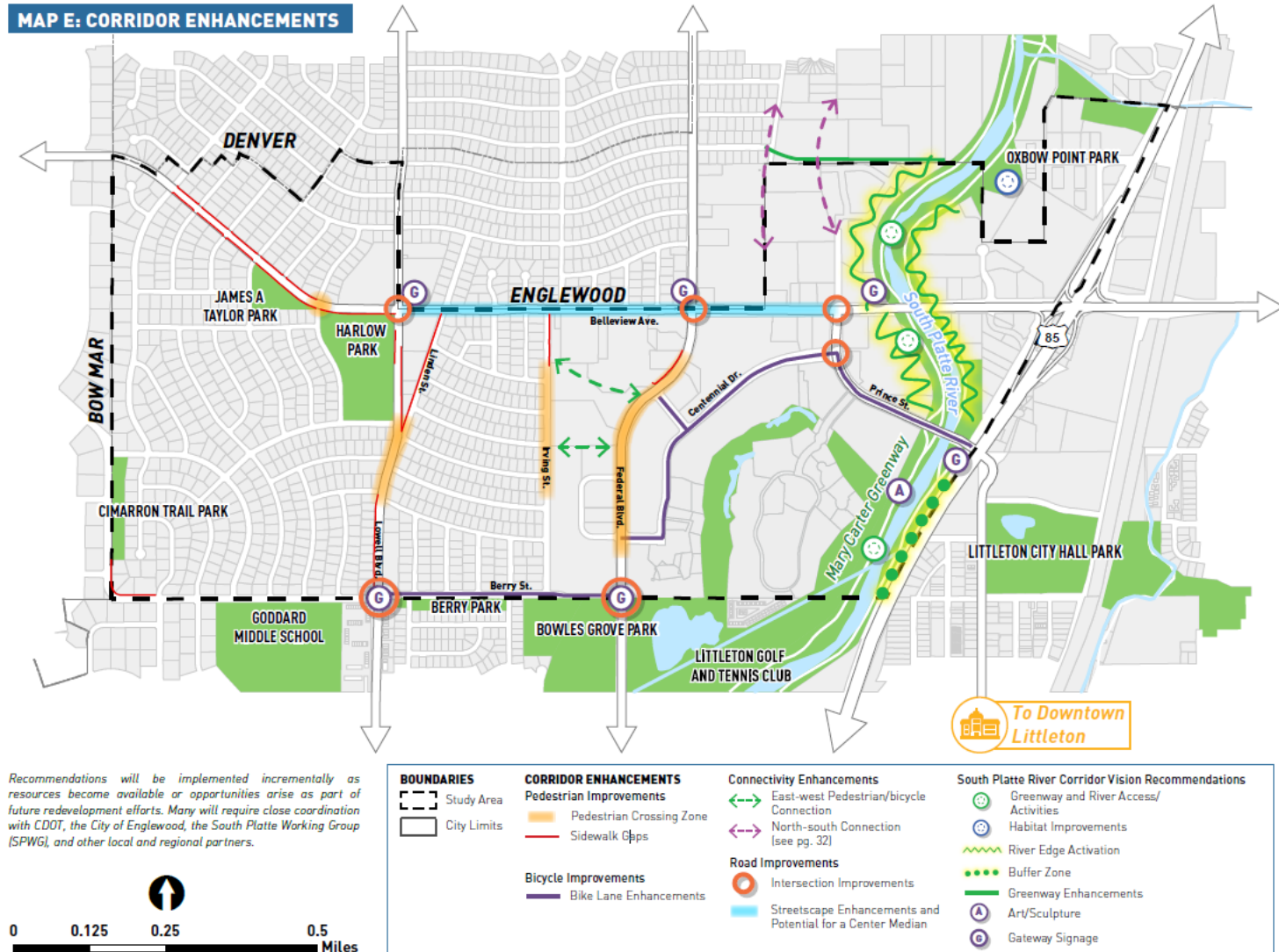
Corridor Enhancements

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



CORRIDOR RECOMMENDATIONS

Corridor Enhancements



IMPLEMENTATION



IMPLEMENTATION

Organization and Purpose

Corridor vision will be achieved through incremental changes over time...

- Strategies organized by principle
- Recommendations include:
 - Policies and programs
 - Regulatory tools
 - Physical improvements
- Helps guide preparation for:
 - City department work programs
 - Capital improvement plans
 - Allocating staff time and other City resources
- Priorities should be established as part of the annual budgeting process



IMPLEMENTATION Structure

RESPONSIBILITY

- Lead
- Partners

TIMEFRAME

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

REFERENCES

- Where to find more detailed information

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

BELLEVUE AVENUE CORRIDOR PLAN

