

Legislation Text

File #: Resolution 33-2018, **Version:** 1

Agenda Date: 07/17/2018

Subject:

Resolution recommending city council action on the Belleview Avenue Corridor Plan

Presented By: Jocelyn Mills, Community Development Director

REQUESTED CITY COUNCIL ACTION: Adoption of the Belleview Avenue Corridor Plan.

BACKGROUND:

During city council's priorities workshop on April 28, 2017, council identified the Belleview Avenue Corridor as an area in need of an updated vision and a plan for achieving that vision. At a May 22, 2017, study session with planning commission, staff presented and discussed the concept for a corridor plan. From there, the following steps occurred:

Fall 2017: Issues and Opportunities

The city hired Clarion Associates and its sub-consultant, Economic and Planning Systems, Inc. to assist with the plan. The work program established opportunities for stakeholder and community participation at crucial points during the process. Consultant team members initiated the community outreach process by interviewing representatives from South Suburban Parks and Recreation, the South Platte Working Group, and the City of Englewood. They also interviewed the State of Colorado South Platte River Program Coordinator, several major property owners, current and former District 1 city council members, City of Littleton Public Works, Economic Development, and Community Development staff; Senior Services - Aging Well Resource Center staff; and the city attorney. Stakeholders discussed their impressions of the corridor, their knowledge of issues and opportunities; and their vision for the future of the corridor.

Concurrent with the interviews, the consultants prepared an existing conditions report, provided here as Appendix A, and a retail analysis for the corridor, included as Appendix B. The retail analysis reviewed the market trend and conditions, analyzed the demographics, retail expenditure potential, and the retail market potentials for the corridor; and provided a set of retail-related findings and recommendations for the corridor.

As a companion to the stakeholder interviews, the City of Littleton conducted a series of community engagement activities to seek input from study area residents about existing conditions and the future of the Belleview Avenue Corridor. Activities were facilitated using the City's "Littleton Listens" process. The engagement process was initiated with a community meeting on October 24, 2017. This event was advertised specifically to area residents. A companion on-line participation opportunity hosted on the Open Littleton platform was advertised more broadly to the community at large. Comments were received online for three weeks following the community meeting. In all, nearly 90 people participated in these initial events.

Winter 2018: Preliminary Recommendations

The consultants used the background information and the ideas received from the interviews and the community engagement activities as the basis for preliminary recommendations, including a draft vision and draft principles and goals designed to achieve the vision. In February 2018, a second round of community engagement activities presented and sought comments on the preliminary recommendations. Over 150 people participated in a February 5 open house, and an additional 100 people logged in to the Open Littleton platform to review the preliminary recommendations. Following the open house, a work session with planning commission was held on February 26. At that study session, Darcie White of Clarion Associates provided an update on the process to date and an overview of the draft plan and its two supporting appendices.

Comments received as part of these February activities were used in the revisions to the preliminary recommendations and the development of draft policies that provide a more detailed program for achieving the vision, principles, and goals.

Spring 2018: Draft Plan

A draft plan, dated March 14, 2018, incorporated the February revisions. This draft was presented at a March 22, 2018, open house and online, again using Open Littleton. Comments from the March 22 open house, the February 26 planning commission study session, and Open Littleton were consolidated with staff comments and incorporated into a revised draft that was presented to the planning commission at a May 14 study session and to city council at a May 22 study session. Comments from planning commission, city council, and staff were incorporated into a revised draft, dated June 6, 2018.

Summer 2018: Final Review and Adoption

On June 11, 2018 planning commission had the formal review and recommendation on the Belleview Corridor Plan on its agenda. The compilation of community written comments had not been attached to the staff communication for that meeting, and planning commission voted to continue the agenda item to the June 25, 2018 meeting. At its June 25 meeting, planning commission recommended approval of the Belleview Corridor Plan with the following amendments:

1. To insert the following paragraph as a bullet on page 24:
"Integration should be understood to mean projects of limited mixed use height such as two to three stories total with retail on the first floor and a number of detached single family residences in the patio home style are preferred so as to support local businesses while minimizing the impact of incremental traffic flows and parking. Positive design collaboration with O'Toole's Garden Center is viewed by the community as very desirable."
2. To remove "Bend, Oregon" on page 28 and on page 47, and replace it with "Rio Salado Project on Salt River in Tempe, Arizona".

STAFF ANALYSIS:

Planning commission recommended approval of the Belleview Corridor Plan. Additionally, the plan is consistent with other elements of the city's comprehensive plan, including the Citywide Plan, adopted in 2014, the Goddard and Centennial Neighborhood Plans, adopted in 2016, and the 2011 Bicycle and Pedestrian Master Plan.

OPTIONS/ALTERNATIVES:

The city council may take the following actions on the resolution: approve; approve with conditions; continue to a date certain; and deny. A sample motion is provided for each option.

FISCAL IMPACTS:

Not Applicable

STAFF RECOMMENDATION:

Staff finds that, in compliance with the Citywide Plan, the proposed Bellevue Avenue Corridor Plan meets the criteria for approval. Staff, therefore, recommends approval of Resolution 33-2018.

PROPOSED MOTION:

Motion to Approve and/if necessary, With Conditions

I move to approve Resolution 33-2018, which approves the Bellevue Avenue Corridor Plan, *with the following condition(s)*:

- 1.
- 2.

Motion to Continue to a Date Certain

I move to continue the discussion of Resolution 33-2018, concerning the Bellevue Avenue Corridor Plan, to _____ (*insert date*) in order to _____.

Motion to Deny

I move to deny Resolution 33-2018, concerning the Bellevue Avenue Corridor Plan. The foregoing denial is based on the findings that the proposed work:

Note: Identify criterion or criteria not met and adjust motion accordingly:

- 1.
- 2.