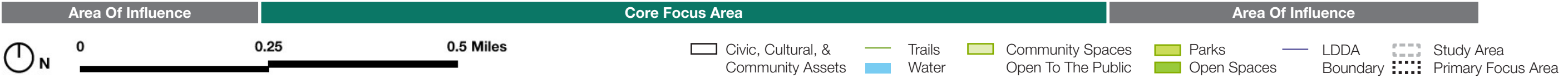
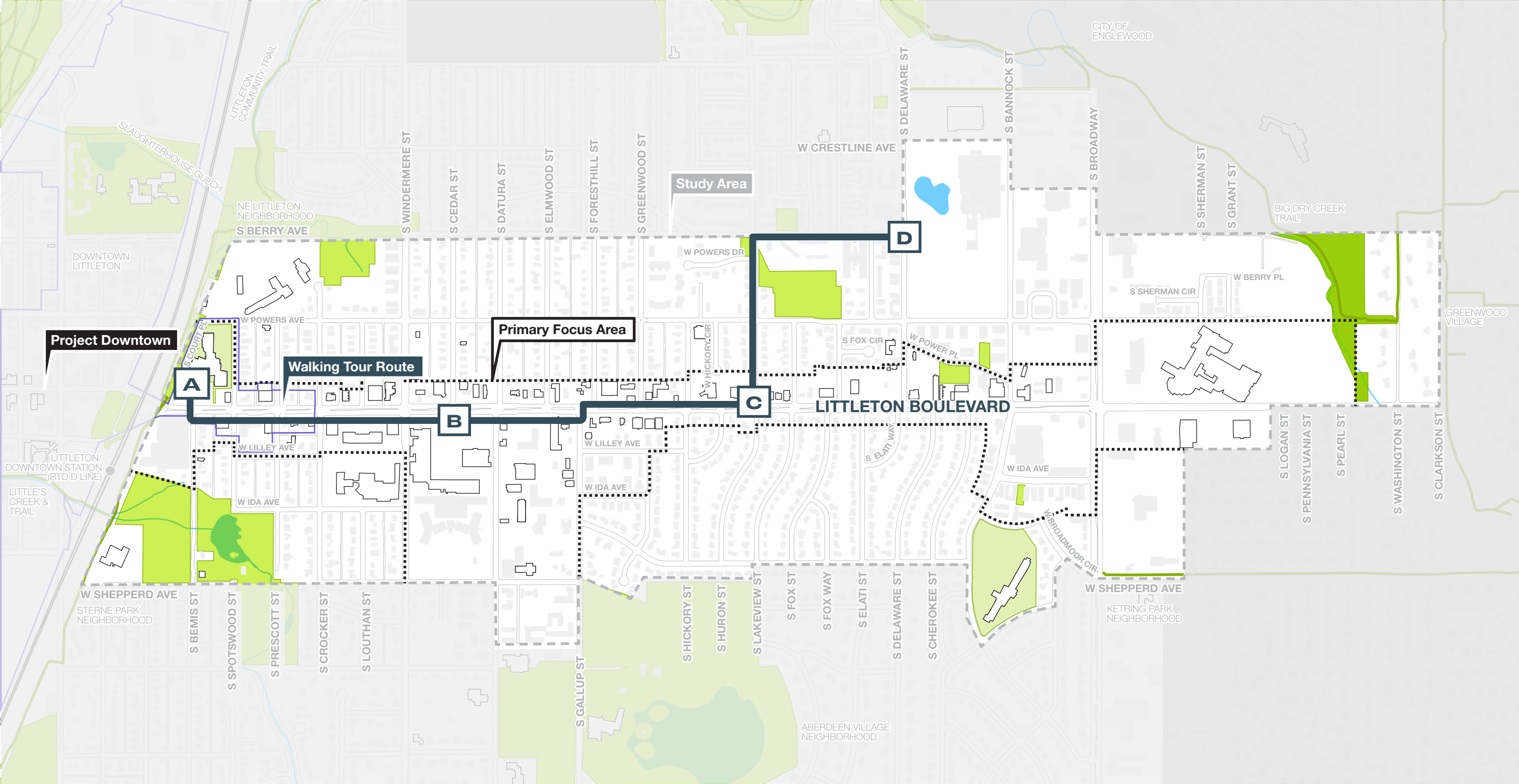


Site Walking Tour

Blueprint Boulevard, Littleton Boulevard Subarea Plan



Site Walking Tour

Blueprint Boulevard, Littleton Boulevard Subarea Plan



A Western Gateway & Historic Core

Envision Littleton Future Land Use & Character (2019)
• Littleton Boulevard: Urban Downtown Transition & Corridor Mixed Use
• Surrounding Neighborhoods: Mixed Character Core Neighborhood

- Notable Features**
- Gateway to Littleton Boulevard and Study Area
 - High concentration of civic, cultural, and community assets
 - Pre-World War II (1891-1939) residential development with historic buildings reused for offices and with small front setbacks (less than 30 feet)
 - Walkable street design with small block sizes (+/-290’ x 640’), detached sidewalks, trees, lighting, amenities, minimal driveways and curb cuts, and Rectanguar Rapid Flashing Beacon (RRFB) crossings
 - Strong concentration of historic and mid-century modern buildings including Louthan Heights Historic District

- Guiding Questions**
- What places, features, or experiences along Littleton Boulevard feel most memorable or representative of its character, history, and legacy?
 - What are some places you’ve visited that made you feel connected to a community’s history, identity, or sense of place? What stood out to you about those places?
 - Where do you notice the most activity, energy, or interaction at the street level? What makes those areas feel active to you?

B Woodlawn Center & Littleton Boulevard’s Commercial Heart

Envision Littleton Future Land Use & Character (2019)
• Littleton Boulevard: Corridor Mixed Use
• Surrounding Neighborhoods: Mixed Character Core Neighborhood

- Notable Features**
- Heart of Littleton Boulevard’s commercial corridor
 - Woodlawn Center circa 1955 (original design featured a sculpture and fountain along Littleton Boulevard)
 - Auto-oriented development with larg front setbacks (over 30 feet) and surface parking
 - Attached sidewalks with limited street trees and little separation from traffic; no street trees on the north side
 - Large block sizes on the south side (+/-600’ x 1,300’), small block size on the north side (+/-290’ x 640’)
 - Frequent driveways, curb cuts, and right-turn auxiliary lanes in both directions
 - Aging retail centers with reinvestment opportunity
 - Shared right-turn/bike lane at Windermere St. intersection
 - Planned 5850 S. Windermere St. Townhomes (67 units)

- Guiding Questions**
- Which existing shopping centers or commercial areas within the corridor feel like they serve the community well?
 - Which ones feel like they are changing or losing activity?
 - Where do you notice opportunities for new activity, investment, or gathering places within the corridor?
 - What types of streets, experiences, or environmental features make an area feel more comfortable, connected, or enjoyable?

C Established Post-World War II Residential Core

Envision Littleton Future Land Use & Character (2019)
• Littleton Boulevard: Corridor Mixed Use / Suburban Residential
• Surrounding Neighborhoods: Suburban Residential / Mixed Character Core Neighborhood

- Notable Features**
- Established post-World War II (1940-1079) suburban residential development
 - Smaller residential block pattern on the south side (+/-235’ x 1,400’) with some larger blocks on the north side
 - Varied edge conditions between homes and Littleton Boulevard
 - Attached sidewalks with limited trees and little separation from traffic; RRFB crossings present
 - Fox S. crossing could be improved to better meet ADA standards and enhance pedestrian comfort at the median
 - Planned South Metro Housing Options affordable housing development (146 units) and 799 Littleton Boulevard mixed-use development (4 units)
 - Auto-oriented commercial development with a mix of front setback distances and surface parking along north side of Littleton Boulevard

- Guiding Questions**
- What aspects of the surrounding neighborhoods feel important to maintain as the corridor changes over time?
 - Where have you seen different types or scales of development work well together? What made those transitions feel comfortable or compatible?
 - What destinations along or near the corridor feel difficult or inconvenient to reach today? Where do connections feel comfortable, easy, or enjoyable?

D Multi-Family Development & Connections

Envision Littleton Future Land Use & Character (2019)
• Littleton Boulevard: Corridor Mixed Use / Suburban Residential
• Surrounding Neighborhoods: Residential Mix / Suburban Residential

- Notable Features**
- Area experiencing ongoing growth and change, opportunity to guide future development patterns
 - Existing and planned multi-family developments, including the 325-unit Powers Place and 312-unit TT Littleton
 - W. Powers Ave. as a key east-west multimodal connection to S. Broadway, Littleton High School, and EPIC Campus
 - Berry Avenue trail connection between Windermere St. and Delaware St. (Littleton Linkages Trail Study, 2023)
 - Highest transit ridership at the Littleton Boulevard/Broadway area
 - Planned Powers Park improvements (construction anticipated 2026)
 - Auto-oriented commercial development with a mix of front setback distances and surface parking primarily along north side of Littleton Boulevard

- Guiding Questions**
- What types of new development feel most compatible with the character and identity of the study area?
 - What kinds of infill or redevelopment feel like a good fit within the study area?
 - What destinations in or around the study area feel most important to stay connected to, and what makes those connections feel easy or difficult today?