

November 15, 2018

City of Littleton
2255 W. Berry Avenue
Littleton, Colorado 80120

Re: **COLUMBINE SQUARE RENEWAL AREA: PRE APPLICATION REQUEST**

Location and Existing Conditions

- 3120-3126 W Belleview Ave, Littleton, Colorado, 80123
- Located within the Centennial neighborhood and adjacent to the Goddard neighborhood to the west of South Irving Street.
- Currently zoned: Community Business Planned Development Overlay (B-2 PDO)
- The former retail buildings of the Columbine Square development have been demolished and the site is vacant. The site is located within the Belleview Avenue Corridor Vision and identified as a Near-Term Opportunity Area.
- RTD serves the site with bus route 29 and two stops on Federal, and route 36 on Lowell one-half mile to the west. Gaps in the sidewalk network exist along Federal to the southeast and along Irving to the west.

Opportunities / Recommendations

The Bellevue Avenue Corridor Vision recommends the following guidelines for the redevelopment of Columbine Square:

- **Mix of Uses.** Provide a mix of residential and commercial uses. Concentrate commercial uses on the east and residential uses in the center and on the west side of the site in order to respond to site opportunities and constraints. Ensure a comfortable transition between the uses on the site and between those on and adjacent to the site.
- **Housing.** Incorporate a range of housing options at a variety of price points, such as patio homes, duplexes, townhouses, and multifamily apartments or condominiums.
- **Building Form / Mass.** Ensure that the height and form of new development are compatible with adjacent residential uses and create a comfortable street edge, inviting gathering places, and welcoming connections, both internal to the site and with the adjoining commercial and residential areas. Decrease the intensity of activity and development around the north and west edges in order to help ensure that appropriate transitions are made where neighboring residential uses. Because the site has strong edges on the north (Bellevue Avenue) and west (South Irving Street and the backyards of the houses that face onto South Julian Street), these transitions to the adjoining single family neighborhoods could include medium density housing, such as patio homes, townhomes, or duplexes.
- **Public Realm.** Incorporate public spaces that encourage informal gathering and social activity. Using building form, signage, lighting, furnishings, landscaping, and other design elements, to create comfortable, distinctive, and attractive public places.
- **Connectivity.** Provide direct connections throughout the site and provide seamless connections to surrounding neighborhoods. Safer connections to adjacent neighborhoods can be encouraged by providing more frequent crossings along Federal Boulevard and Irving Street. Key areas of crosswalk enhancements can be found in Map E: Corridor Enhancements.

Proposed Redevelopment

The redevelopment of the Columbine Square renewal area aims to create a new mixed use community gathering space and destination with a village character.

A mixed use development is envisioned with new residential, retail, parks and amenities. A mix of housing types is proposed including patio homes, townhomes, live-work units, and 3-story multifamily apartments. This will provide the opportunity for this site and its streetscapes to have a distinctive character, brand and identity with consistent urban design elements, new architecture, new landscape, open spaces and signage.

The site plan is proposed as a grid of streets and lanes that align with the existing streets north of Belleview. This arrangement organizes the site into manageable blocks with buildings fronting each street and open space. Blocks 1 through 6 are envisioned as a mix of housing types, transitioning from the lowest density patio homes to the west, up to 3 story apartments in the center. Block 1 includes 10 one-story patio homes. Blocks 2 and 3 include 36 two-story townhomes and open spaces for community gardens. Blocks 4, 5 and 6 include 218 multifamily units in three-story buildings that front each street. Block 7 is planned as a mixed use block fronting Federal and includes retail space, 9 live-work units, 43 multifamily units, leasing office and amenities for the village. Block 8 is planned as a central park or square where programmed activities such as food trucks or outdoor movies could occur.

Links to the existing adjacent bank and O'Tooles have been reinforced with new walks and drives. A portion of the surface parking shown south of Block 6 will be shared with O'Tooles as part of an existing agreement.

The proposed redevelopment includes the following features that align with the Corridor Vision and will create a new community gathering space and destination:

- A compact, lively center where buildings frame the streets; block lengths are short, and significant new housing is located at the village center, thus creating a unique and distinct personality and character to the place.
- Many linkages to neighborhoods including new sidewalks, walkways and trails. A grid of streets and walks that align with the adjacent existing network. People will have many choices of routes from their homes to the village; the most direct being walking routes.
- Low speed streets with on-street parking in a village center and near public areas where motorists yield to pedestrians and make their turns at low speeds.
- Convenient, safe and easy street crossings which are frequent, convenient and well-designed.
- Neighborhood park and open spaces where all village residents will live within walking distance of a new well maintained and attractive small park and public space with the potential for programmed activities such as food trucks and outdoor movies.
- Good landscaping practices. The village has a park, community gardens and streets with trees and landscaping. Homes are clustered to maximize open space. Landscaping is respectful of place, featuring native species, drought resistant plants, and colorful local materials.
- Multi-modal travel is supported where the built environment is of a human scale. Residents and visitors will have choices of travel modes beyond private cars including bus service, biking, and walking, with access to light rail at Littleton / Downtown Station just under a mile away.
- A celebrated public space that will be convenient, secure and comfortable and sometimes festive, surrounded by residences with many places to sit, few or no large blank walls, and few open parking lots.