

## Comments Submitted by Neighbors During the Charette:

### **Streets, Traffic, Pollution & Safety**

- Wake Robin – block to prevent traffic from center cutting through neighborhood
- Major concern about the safety of neighborhood school kids
- Want design of center and roadways to minimize level of traffic congestion, air & noise pollution and safety issues for neighborhood
- Minimize impact of trucks serving center – traffic patterns, location of loading docks, etc.
- Integrated shopping center / residential development / existing neighborhood roadway design

### **Shopping Center**

#### General Appearance

- Attractive design, low roof line
- Non monolithic – separation into multiple buildings, placed at various angles (no strip mall)
- Parking lot broken up with grass and tree areas, as well as buildings
- Shopping center in Littleton did a fairly good job of using stone pillars and facing to make buildings in shopping center more compatible
- Littleton use of arcade structure almost everywhere to provide shade and shelter from weather for walkers – attractive and useful feature
- Littleton moved in the right direction to break up the strip mall adjacent to Safeway store with coves, and to place the buildings in various spots on the property to get away from the monolithic block – need to do that in our neighborhood center
- Giant asphalt parking lot in middle of Littleton shopping center – inappropriate design, need to break up center into small cluster buildings, with adjacent parking areas. An example of a well designed parking lot, broken up with generous areas of grass and trees, is the Taft & Drake center
- Masked loading docks and other facilities serving center businesses
- We need the center to be built with very high quality, durable materials – the Littleton materials were marginal; Taft & Drake Safeway used better materials: mortared stone, tiled roofs
- Compatible with neighborhood architecture
- Utilities underground
- Discreet signage
- Visual buffering between back of buildings and neighborhood
  - Something like the King Soopers at Timberline & Drake, with a lower (but high enough) masking wall creating a hidden loading and dumpster yard, further masked by rows of trees

#### Access from Neighborhood

- Ease of automobile access from neighborhood, while inhibiting shopping center traffic through the neighborhood
- Bicycle and foot paths integrated with landscaping

#### Hours of Operation

- No around-the-clock businesses

- Restricted evening hours to reduce evening traffic, noise & light pollution, etc.

### Lighting

- Minimize light pollution - don't try to light up the world
- Low, downward facing parking lot lights – lighting poles at Littleton were way too high and too far between for our site
- Screening as needed (trees)

### Gas Station

- Concern about leakage, soil and groundwater contamination
- Definitely don't want high profile station like the one at Littleton – again, stay compatible with neighborhood

### Recruiting Local Businesses

- Neighborhood wants to support local businesses for this shopping center, as much as possible
- Keep the dollars circulating in the community
- Neighborhood not interested in national chains, franchises – plenty of all kinds nearby

### Green design

#### *Sensitivity to the environment*

- Wetlands preservation
- Keep existing trees where possible
- Integrate landscaping with existing trees
- Greenbelt(s), park-like landscaping
- Renewable energy use
- Retain foothills viewscape

#### *Sustainability of businesses*

- Energy independence through use of renewable energy
- Again, local businesses with commitment to the community

#### *Positioning*

- Placement of the center, esp. key buildings, toward the north of the property will reduce many of the problems identified by the neighborhood

## **Supermarket**

### Appearance

#### *No big box*

- Low vertical profile  
Littleton Safeway store has a high profile, appearing to be 3-4 stories high. It needs to be lower in our case

#### *Non-monolithic*

- Did a good job of making the outside front of Littleton store better than the typical supermarket by building in shaded nooks with tables and umbrellas, large integrated planters with flowers, etc. Need to do more of this to break up the massive monolithic look. Human scale.

*See Shopping Center General Appearance section above for appearance factors*

## **Wetlands**

- Preserve property wetlands
- Integrate landscaping with wetlands

**More comments:**

- Have Safeway install speed bumps on Seneca and Westbrooke
- No gas station because it will congest the corner. Library on corner that kids walk to.
- Use Craftsman style architecture or mountains/plains style. Please no California style
- Mature landscaping – each parking lane designed with mature landscaping down center
- Low, downward pointing lighting – lighting for lot not to exceed 1.0 story height. Lighting not to point light upwards
- Low and inconspicuous signage
- No roundabout!

..the concerns are how to minimize its impact should it, in fact, be located on the corner. In general, we didn't want it rezoned to the corner, but if it is now going to be there, how can it have the very least impact on us. In that regard, the key issues are:

- minimizing impact on local roads (especially side streets).
- Minimize light, noise, and air pollution
- Placement of the buildings on the property to minimize impact on our neighborhoods (sides or back of buildings facing our neighborhoods rather than parking lot)
- Quality of landscaping
- Quality of exterior architecture
- Placement of entrances in order to minimize impact on our neighborhoods
- Avoiding gas stations within the parking lot; and as such, concerns regarding planned tenants
- Setback, screening between parking lots or buildings and our neighborhoods
- Environmental impact and sustainability