



Colorado

# REDEVELOPING GENEVA VILLAGE TO CREATE A NORTHERN GATEWAY

Littleton, Colorado

Technical Advisory Panel | May 21–22, 2025

# About

## Urban Land Institute

Urban Land Institute is a global, member-driven organization comprising more than 48,000 real estate and urban development professionals dedicated to advancing the Institute's mission of shaping the future of the built environment for transformative impact in communities worldwide. ULI's interdisciplinary membership represents all aspects of the industry, including developers, property owners, investors, architects, urban planners, public officials, real estate brokers, appraisers, attorneys, engineers, financiers, and academics. Established in 1936, the Institute has a presence in the Americas, Europe, and Asia Pacific regions, with members in 84 countries.

Cover photo: The Geneva Village clocktower is one of the most recognizable features on the site. (ULI Colorado)

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## ULI Colorado Leadership

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ULI Colorado Chair  
Vice President, National Urban Design,  
Planning & Landscape Architecture Director  
HDR, Inc.

## Technical Advisory Panel (TAP) Program

Urban Land Institute harnesses its members' technical expertise to help communities solve complex land use, development, and redevelopment challenges. Technical Advisory Panels (TAPs) provide expert, multidisciplinary, unbiased advice to local governments, public agencies, and nonprofit organizations facing complex land use and real estate issues in Colorado. Drawing from its professional membership base, ULI Colorado offers objective and responsible guidance on various land use and real estate issues ranging from site-specific projects to public policy questions. The sponsoring organization is responsible for gathering the background information necessary to understand the project and present it to the panel. TAP panelists spend two days interviewing stakeholders, evaluating the challenges, and ultimately arriving at a set of recommendations that the sponsoring organization can use to guide development going forward.

# About

## Technical Assistance Panel

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*The views expressed in this report are those of the authors/panelists and do not necessarily reflect the views of their affiliated organizations.*

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The panel touring the study area on Crestline Ave with Littleton city staff.

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# Executive Summary

The Geneva Village and Northern Gateway site comprises approximately 28 acres of publicly owned land at the northern entrance to Downtown Littleton. Anchored by Geneva Park, the historic Geneva Lodge, and the Littleton Center, this area presents a unique convergence of civic use, historic character, and redevelopment potential. While some facilities remain active, others—such as former senior housing buildings and underused open spaces—are now poised for reinvestment. The site’s location, adjacency to natural features like Slaughterhouse Gulch, and proximity to downtown create a once-in-a-generation opportunity to create a new civic and cultural gateway for the city.

## Purpose of the TAP

At the request of the City of Littleton, ULI Colorado convened a Technical Assistance Panel (TAP) on May 21–22, 2025, to assess the redevelopment potential of the Geneva Village site and adjacent parcels. The TAP was tasked with identifying land use, design, financing, and implementation strategies that would align with community values, support economic vitality, and ensure equitable and lasting outcomes

## Key Recommendations

- **Create a phased redevelopment framework** around three distinct zones: adaptive reuse of Geneva Lodge, reinvention of the civic green with new housing, and a potential civic or cultural campus at the northern edge.
- **Establish a bold identity for the site as Littleton’s northern gateway**, using high-quality design, branding, and public realm investments to signal arrival and civic pride.
- **Preserve and enhance Geneva Park** and integrate Slaughterhouse Gulch as a signature ecological and recreational corridor with an emphasis on connections to the broader citywide trail system.
- **Create an active, unique destination and place of discovery**, anchored by a new civic green space with a mix of housing and ground floor commercial, cultural, and artisanal food uses, and connection to nature to build off the site’s history.
- **Support a mix of housing types and incomes**, with a focus on workforce and senior housing. Create live/work housing to potentially serve artists and activate small-scale cultural uses.
- **Evaluate the reuse or redevelopment of the existing City Hall** by leveraging land to expand redevelopment opportunities.
- **Leverage TIF and public-private partnerships** by leveraging land to expand redevelopment opportunities.

- **Establish strong governance and leadership**, including a dedicated project manager, cross-departmental task force, and community advisory group.
- **Maintain robust and transparent community engagement** throughout planning, design, and implementation.
- **Adhere to a sensitive but urgent timeline** to prevent further disinvestment, preserve momentum, and capitalize on alignment with City goals and market interest.

## Opportunities and Challenges

The TAP identified a number of strengths, including City land ownership, utility readiness, regional access, and community enthusiasm. Opportunities include activating Geneva Park and Lodge, branding the site as a cultural anchor, attracting mission-aligned development partners, and leveraging financing tools such as tax increment financing (TIF). At the same time, the project faces constraints such as aging infrastructure, limited vehicular circulation, floodplain restrictions, and political or community sensitivity around density and change. Successful implementation will depend on sustained leadership, early wins to build momentum, and a long-term commitment to stewarding the public realm and civic vision.

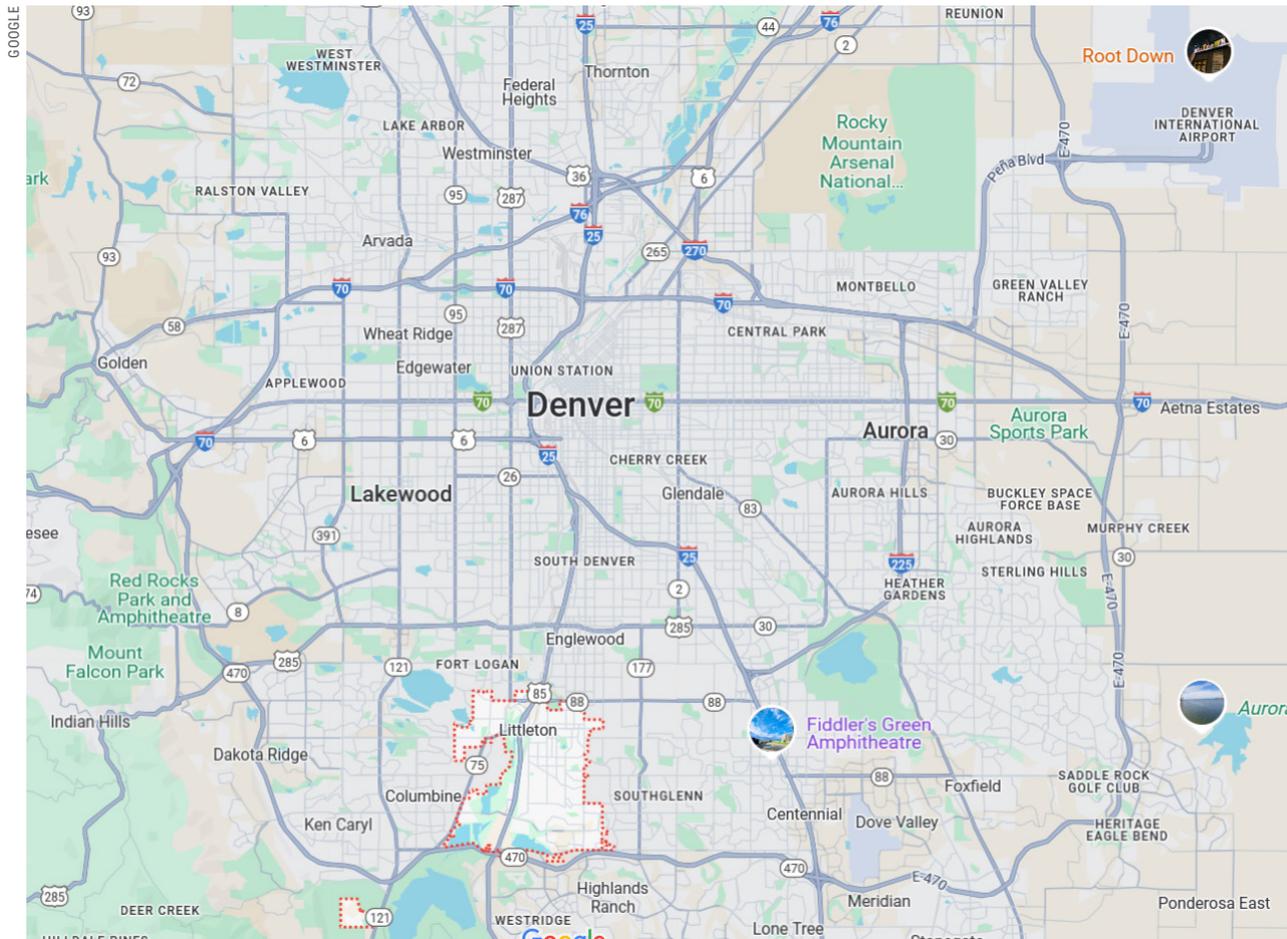


# Introduction and Background

The ULI Colorado Technical Assistance Panel (TAP) convened at the request of the City of Littleton to evaluate redevelopment opportunities for Geneva Village and the surrounding northern gateway parcels, which include historically significant structures, existing municipal facilities, and parkland. The TAP's recommendations are grounded in the principles of preserving Littleton's heritage while activating the Northern Gateway to a vibrant, inclusive, and walkable community. The panel focused on placemaking, land use, housing, economic development, and implementation strategies.



The panel toured the study area and is seen here walking along Slaughterhouse Gulch.



Littleton is a suburban community located southwest of Denver, known for its charming downtown, walkable neighborhoods, and strong civic identity.

## Description of the Site

Littleton is a historic and dynamic suburban community located southwest of Denver, Colorado. Known for its charming downtown, walkable neighborhoods, and strong civic identity, the city blends small-town character with a growing regional economy. The TAP study area—the Geneva Village and Northern Gateway site—sits at the northern entrance to Downtown Littleton. Anchored by the Geneva Lodge and the now-vacant Geneva Village senior housing complex, the site also includes parkland, the Littleton Center (City Hall), and connections to nearby neighborhoods, open spaces, and regional trails.

The study area includes five city-owned parcels in downtown Littleton with DMU (Downtown Mixed Use) zoning. The site currently includes the Littleton Center, historic Geneva Lodge, Geneva Park, and the vacant Geneva Village apartments. These parcels are approximately 28 acres in total, with the apartment portion comprising 2.8 acres.

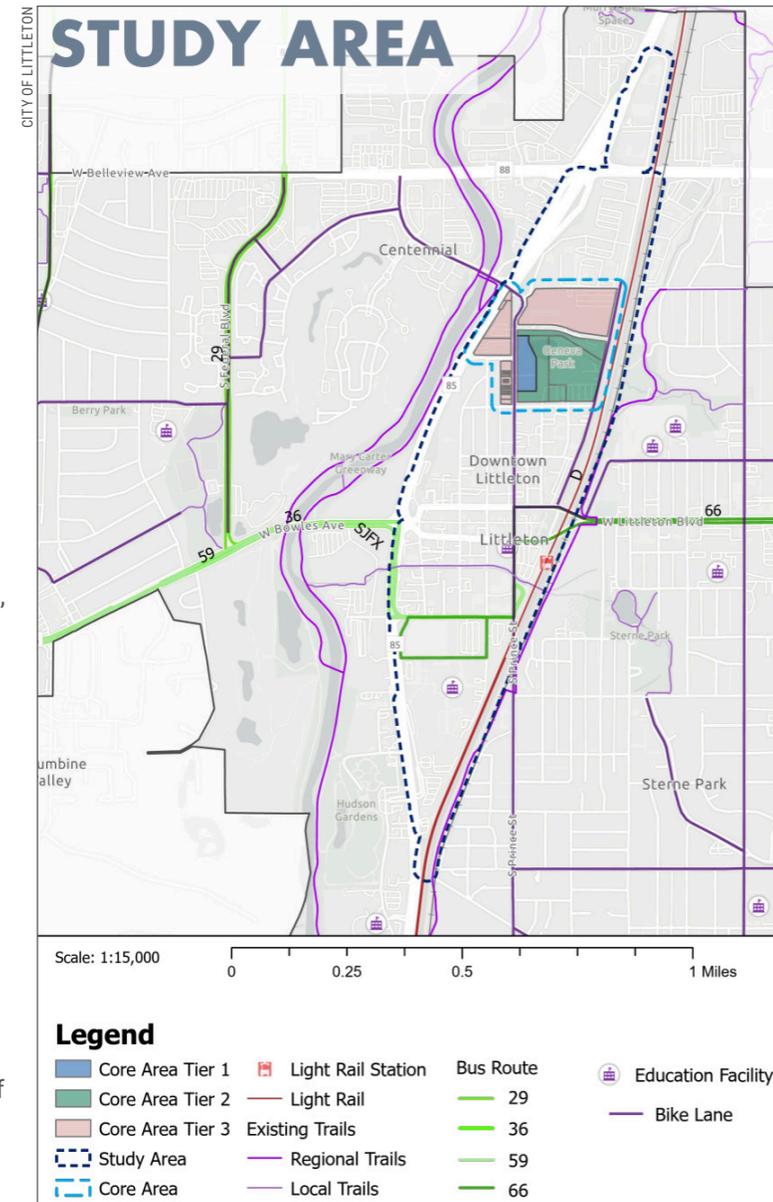
Geneva Village is a 28-unit complex of apartments designed by Eugene Sternberg and constructed in 1964 to serve as low-cost housing for retired members of the International Geneva Association, including single adults and families. The property came under the ownership of the City of Littleton

in 1975 as part of the overall land purchase for the new city administration building. It was retained as housing for seniors living in the apartments at that time since this specific site was not needed for the new administration building.

The City of Littleton’s ownership of five historically significant parcels offers a unique opportunity where redevelopment and/or investment could serve as a catalyst for future development that would enhance shared goals of the city, community, and partners. This effort could bring the city’s strategic outcomes to life, expand community amenities, enhance downtown connectivity, and foster a vibrant, sustainable, safe, and economically robust community with high quality governance.

The study area is divided into a tiered core area and a broader overall study area.

- **Core Area Tier 1** of the core area includes the 2.8 acres of Geneva Village;
- **Core Area Tier 2** includes the other city-owned parcels;
- **Core Area Tier 3** incorporates an Arapahoe County building, retail area, and some residential and commercial buildings facing Prince Street as areas of influence on the site.



The TAP study area was divided into a tiered core area and a broader overall study area.

## TAP Assignment

Sponsored by the City of Littleton, the City sought the TAP's guidance on how to align community goals, market realities, and existing public assets in redeveloping the Geneva Village area.

The city engaged the ULI Colorado TAP to evaluate the best way to think through these issues and determine its role in this effort, as well as the most effective strategies for leveraging city-owned real estate to catalyze broader development and realize the city's outcomes vision to deliver community benefits.

## Questions for the Panel

1. What type of development will best preserve Littleton's historic legacy and elevate the arts and culture scene for a vibrant, inclusive city?
2. What are the best practices that ensure development will nurture a resilient and dynamic urban environment while preserving natural resources?
3. How can the city think through the best way to foster an enduring and thriving economy to bolster prosperity, innovation, and sustainable growth?
4. How will redevelopment help prioritize high-quality public safety services, enhanced engagement, and strategic reinvestment in public infrastructure and transportation for a safe community?
5. What strategies should the city consider to ensure it is advancing a governance model that is adaptive, fiscally responsible, transparent, and responsive for an informed and empowered community?



City staff led TAP members on a tour of the study area, starting at the Littleton Center municipal building.

## Stakeholder Engagement and Panel Process

In preparation for the TAP, ULI Colorado coordinated with city staff to gather background materials, conduct site tours, and interview community stakeholders. During the two-day panel held May 21–22, 2025, panelists reviewed planning documents, conducted site visits, and participated in facilitated interviews with a range of local voices, including elected officials, city staff, neighborhood leaders, real estate professionals, and members of the arts and nonprofit community. The multidisciplinary panel included experts in planning, design, housing, finance, development, and community engagement.

## SWOT Analysis (Strengths, Weaknesses, Opportunities, Threats)

The TAP participated in a SWOT analysis of the Geneva Village and Northern Gateway site based on stakeholder interviews, site observations, and panel insights. This framework was a foundation for the panelists' recommendations, to clarifying where the City of Littleton can build on existing assets and where it must mitigate challenges for the site.

### Strengths

**Physical Assets:** The site includes a large, geometrically favorable area with mature trees, a central lake, great western views, and good road frontage, especially along Santa Fe. These natural and infrastructural features provide a strong foundation for redevelopment.

**Development Readiness:** The land is City-owned, utility access is in place, and the site is well-connected to downtown and major routes. A successful relocation of Geneva Village residents has cleared a major hurdle.

**Market Context:** Littleton has a healthy downtown, and there is demonstrated interest in adaptive reuse, live/work developments, and housing diversity.

**Institutional Willingness:** Arapahoe County is open to collaboration, and the timing aligns with other city initiatives

### Weaknesses

**Infrastructure Limitations:** Vehicle circulation and access to the light rail are suboptimal. Visibility and drainage, including FEMA floodplain issues, limit development potential in certain areas.

**Complex Implementation:** Many stakeholders with varied interests could slow progress. Lack of a clear home for City offices, limited financial resources, and sensitive public perceptions on housing present further complications.

### Opportunities

**Public Realm and Programming:** Geneva Lake and park space can serve as community anchors. Arts and culture—including summer concerts—can enhance identity and placemaking.

**Financial Tools and Partnerships:** TIF, land sales, P3s, and potential GID/Metro district funding could support investment. City buildings could be sold or repositioned.

**Policy Alignment:** There is potential alignment with the Downtown Plan and broader community visioning around affordable housing and mixed-use development.

**Branding and Identity:** The site presents a branding opportunity as a new civic and cultural hub.

### Threats

**Political and Community Risks:** Resistance to change, especially related to density and preservation, could derail plans. Political turnover may affect continuity.

**Economic and Market Risks:** Lack of experience implementing complex financing and delays in decision-making may lead to worsening blight and lost opportunities.

**Security and Perception:** The site's current vacancy raises safety and image concerns that could compound without visible progress.



The TAP's recommendations seek to activate Littleton's Northern Gateway to a vibrant, inclusive, and walkable community.

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# Study Area Context

The TAP study area is comprised of five City-owned parcels encompassing approximately 28 acres, with the Geneva Village site as the centerpiece. This area includes the Geneva Lodge, the Littleton Center, Geneva Park, and surrounding land that historically supported senior housing and municipal functions. Located at the northern gateway to Downtown Littleton, this site plays a critical role in shaping the city's identity and experience as visitors and residents enter the downtown core from the north.

The TAP reviewed this site within the broader context of adopted plans including Envision Littleton 2040, the Transportation Master Plan, the Downtown Development Authority (DDA) Plan of Development, Project Downtown, and the Arts & Culture Strategic Plan. These plans establish a vision for a walkable, connected, inclusive, and economically vibrant community that also honors its historic and natural assets. The TAP built upon these planning foundations to explore how this unique and underutilized public asset could evolve into a thriving, multi-functional neighborhood and cultural destination.

### Geographic and Physical Overview

The Geneva Village and Northern Gateway study area spans approximately 28 acres of City-owned land at the northern entrance to Downtown Littleton. The site is bounded by Prince Street on the west and features a prominent collection of civic buildings, green

spaces, and the historic Geneva Lodge. The parcels are relatively flat with mature trees and green lawns defining the public realm. Slaughterhouse Gulch runs through the site, providing a natural corridor that connects to the regional Mary Carter Greenway trail system. This location serves as a physical and symbolic threshold to Downtown Littleton, situated just minutes from Main Street, the light rail station, and the South Platte River corridor.

### Land Use and Community Facilities

The site historically served as senior housing

and a civic complex, anchored by Geneva Village and the adjacent Littleton Center, which houses City Hall. It also includes Geneva Park, a popular public green space featuring a lake and walking paths. The Geneva Lodge, designed by noted architect Eugene Sternberg, is a mid-century modern structure that has fallen into disuse but retains architectural and cultural significance. The parcels also host service functions such as city maintenance facilities and parking lots. As of 2025, several buildings on site are vacant or underutilized, representing an opportunity for reinvestment while maintaining key public services and green space.



Now vacant, Geneva Village is a 28-unit complex of apartments designed by noted architect Eugene Sternberg.

## Key Stakeholders and Users

Key stakeholders for the site include the City of Littleton as the landowner and service provider, and the Littleton Downtown Development Authority (LDDA), which has financial and planning jurisdiction in the area. Residents and neighborhood groups, particularly those who live nearby in established single-family and multifamily areas, are essential voices in shaping the site's future.

Arts and cultural organizations, including those advocating for performance space or live/work studios, see this as a potential cultural anchor. Nonprofits focused on housing, older adults, and food security also have interest in the future of this location. Additionally, Arapahoe County has offices adjacent to the site, and regional trail users and parkgoers regularly traverse or use this area.

## Relevant Trends or Pressures

The City of Littleton faces several interconnected trends that influence redevelopment opportunities on this site. These include population growth and demographic shifts that call for more diverse and attainable housing types. Tourism and visitation continue to grow, with Downtown Littleton gaining regional prominence for its charm and walkability. At the same time, some of the study area's buildings and infrastructure are aging and in need of reinvestment.

There is also growing interest in reimagining how public land and civic campuses can be used to support economic resilience, sustainability, and equity. The Geneva Village area, long valued for its heritage, is at a tipping point: with deferred maintenance mounting and land values rising, there is both urgency and opportunity to act.



# Vision and Development Framework

The panel's vision for the Geneva Village and Northern Gateway site is rooted in community values—respect for history, inclusivity, connection to nature, and civic pride. The redevelopment should create a seamless transition between Downtown Littleton and the northern neighborhoods, preserving a sense of place while welcoming future residents, businesses, and visitors. The area should embody a sense of discovery, opportunity, and belonging. The vision responds to community calls for more diverse housing, enhanced green space, arts and culture amenities, and modern civic services.

The TAP examined three interconnected zones as proposed within the site, each with distinct roles in achieving the broader vision:

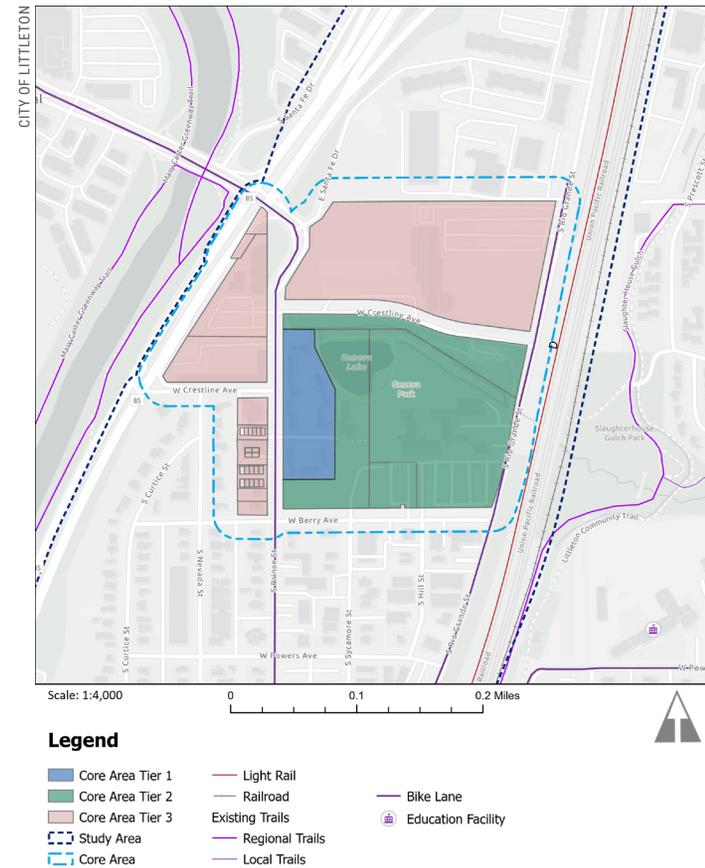
**Core Area Tier 1:** Geneva Lodge District – This area preserves and reactivates the historic Geneva Lodge as a boutique hotel, heritage center, or community hub. New mixed-income housing could frame a new public plaza and link to outdoor amenities. This district celebrates the site's past while offering a new, active edge to Geneva Park.

**Core Area Tier 2:** Civic Green and Residential Village – The current City Hall site can be reimagined to host new residential or mixed-use development, improving the connection between green space and community life. Geneva Park would be enhanced with nature play areas, accessible paths, and improved lakefront amenities, anchoring this area as the social and recreational heart of the neighborhood.

**Core Area Tier 3:** Gateway and Civic Campus Opportunity – This key site, possibly in partnership with Arapahoe County, offers the potential for a new civic campus that co-locates city and county services. The site could also support ground-floor commercial or arts uses, structured parking, and event space. Slaughterhouse Gulch could be revitalized as a central greenway spine connecting all three areas.

The development framework promotes compact, pedestrian-oriented, mixed-use neighborhoods that respect Littleton's human scale and historic charm. Streets and public spaces should invite walking and gathering. Architecture could reflect the area's mid-century heritage and incorporate modern sustainability standards. The panel envisions tree-lined streets, activated ground floors, and a strong indoor-outdoor relationship throughout the development.

Key design moves include prioritizing viewsheds to the mountains, integrating Geneva Park as a central asset, and using distinctive materials and lighting to define a new public realm. Scale the development on the north side of Tier 1 site with less dense and lower buildings that are comparable to the existing scale of downtown. Leave open the possibility of taller buildings at the southern end of Tier 1, and possibly in the Tier 2 and Tier 3 areas. The framework also encourages flexibility—allowing development to proceed in phases and adapt to future needs while staying aligned with the overall vision.



The TAP examined three proposed core study areas within the site, each with distinct roles in achieving the broader vision.

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# Land Use and Connectivity

The study area is currently occupied by a mix of civic buildings, open space, and underutilized or vacant structures. The Littleton Center (City Hall) and Geneva Lodge represent key landmarks, while adjacent buildings once used for senior housing are currently vacant and deteriorating. Geneva Park serves as a community amenity, but portions of the site have limited pedestrian infrastructure and connectivity. Slaughterhouse Gulch, an important natural feature, is underutilized due to access challenges and safety concerns. Vehicular access is somewhat constrained, particularly at the north end of Prince Street, and surface parking lots occupy valuable frontage and limit potential for infill development.

Stakeholders consistently voiced support for the idea of transforming the Geneva Village area into a place that combines public benefit with private reinvestment. Many participants expressed a strong desire to preserve the historic Lodge and retain the spirit of Geneva Village as a place of respite, community, and human-scale design. There was wide agreement on the need for diverse housing options, outdoor gathering spaces, and creative uses such as arts, culinary, or live/work space. Stakeholders were also clear in stating that new development should complement—not compete with—Downtown Littleton, and that thoughtful integration with the city’s identity, infrastructure, and trail network was essential. The concept of a civic anchor at the northern gateway, possibly combining government and cultural uses, resonated with many.



Littleton Center, which houses City Hall, is adjacent to Geneva Village.

### Potential Redevelopment or Reconfiguration

The TAP recommends reconfiguring existing land uses to create a more cohesive, pedestrian-oriented district. This includes replacing aging facilities with mixed-use or residential development and integrating civic, recreational, and cultural uses throughout the site. Geneva Lodge could be repurposed as a boutique hotel or cultural anchor, while new residential units could be clustered around enhanced public spaces.

Geneva Park should be retained and improved as the central green space, connecting all three core areas. City Hall could be relocated

or co-located with county services in a new civic campus, freeing up land for redevelopment. Redevelopment should also prioritize daylighting and enhancing Slaughterhouse Gulch, establishing it as a defining ecological and recreational corridor. Leveraging the City-owned land for redevelopment could be a tool to achieve these improvements to the open space and green infrastructure.

## Design Assumptions

The panel envisions a development character that reflects Littleton’s small-town scale and mid-century heritage. Building heights should generally be limited to three or four stories, especially along Prince Street and adjacent to existing neighborhoods, with the potential for greater height in select locations if sensitively designed. Development should emphasize active ground-floor uses, walkability, and preservation of viewsheds and tree canopy. Green space preservation is a key design assumption—Geneva Park should not be reduced in size, and new development should integrate pocket parks, plazas, and landscaped buffers. Trails, sidewalks, and bike lanes should create seamless internal circulation and strong external connections to Downtown, neighborhoods, and the regional trail system.

## Multimodal Connectivity and Infrastructure Enhancements

Redevelopment should leverage and enhance the site’s connectivity to broader transportation networks. Prince Street should be reimagined as a multimodal corridor with traffic calming features, dedicated bike lanes, and safe pedestrian crossings. Improved signage, lighting, and landscape design can enhance wayfinding and comfort. Slaughterhouse Gulch and its connections to the Mary Carter Greenway offer opportunities to promote healthy living and non-motorized mobility. Infrastructure upgrades—including stormwater management, broadband access, and green energy—should be embedded in the redevelopment plan to future-proof the site and align with sustainability goals.



The Station on Berry



Nearby residential on Prince



Nearby residential on Prince



# Placemaking and Cultural Identity

Placemaking and cultural preservation are essential to the identity of this site. The Geneva Village site holds deep historical significance in Littleton’s civic and architectural legacy. Designed in the mid-20th century by renowned architect Eugene Sternberg, the site reflected progressive ideals about senior housing, community open space, and human-scale design.

The TAP recognized the historical significance of Geneva Village and its original architect, Eugene Sternberg, whose principles emphasized human-scale design, natural light, and access to green space. Redevelopment should respect these values by preserving the Lodge and potentially a small number of housing units, or alternatively, incorporating their design intent in new construction.

The Geneva Lodge in particular is a prominent example of Sternberg’s modernist principles, including integration with nature, light-filled interiors, and community-oriented layouts. The site’s heritage is woven into the city’s identity and provides a meaningful foundation for future development.

## Community Values and Input

Community members consistently expressed a desire for redevelopment to reflect the city’s values—welcoming, inclusive, walkable, and connected to nature. Interviewees emphasized the importance of maintaining a sense of place and honoring

the site’s legacy while allowing room for innovation and new uses. There was strong interest in a development that serves a mix of incomes and generations, offers gathering places for arts and cultural events, and enhances the public realm through quality design. Preserving or reusing the Lodge, in particular, was a recurring theme in stakeholder input.

## Historic and Cultural Considerations

Public spaces should reflect community heritage and contemporary needs. A new open space anchored by the Lodge could serve as a community gathering spot, surrounded by housing and flexible programming space. Arts and culture should be integrated throughout the site. The recently adopted Arts and Culture Plan for Littleton offers guidance on making the city a destination for creatives and visitors alike.

The site offers opportunities for public art, performance areas, and creative live/work spaces. Careful use of materials, lighting, and landscape design will reinforce the site’s identity and ensure safety, beauty, and comfort for all users. Ultimately, the northern gateway should be recognized not just as a transitional zone but as a destination—a place that brings people together and strengthens civic pride.



Now vacant, Geneva Village is a 28-unit complex of apartments designed by noted architect Eugene Sternberg.



The Geneva Lodge, also designed by Eugene Sternberg, is a mid-century modern structure that retains architectural and cultural significance.

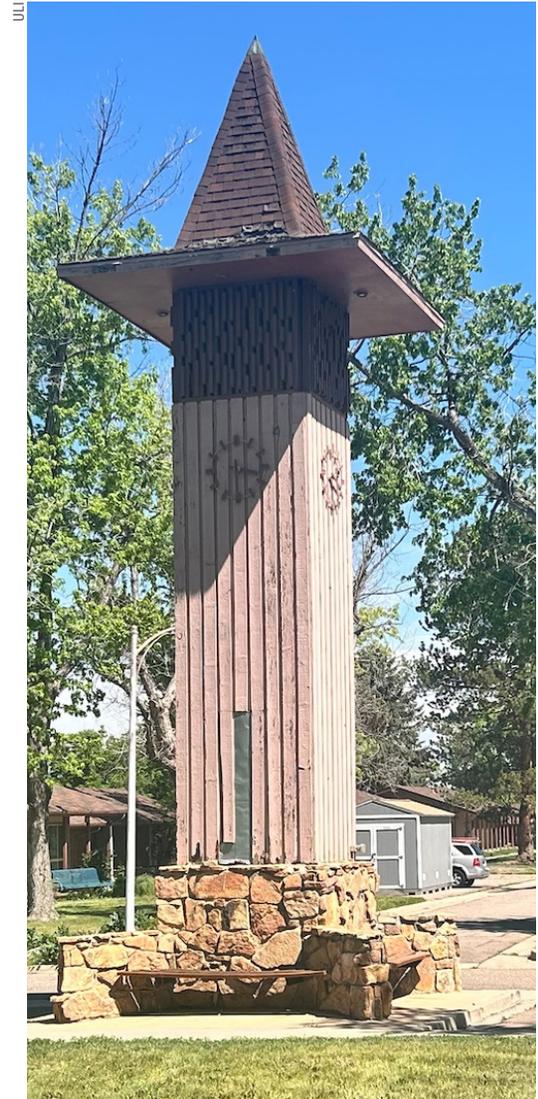
As emphasized by the Historic Preservation Board (HPB) and public input, Geneva Village stands out for its cohesive site planning, intact design, and enduring use as affordable senior housing—making it a rare and representative example of Sternberg’s socially conscious design principles.

In line with this legacy, the panel’s recommendations support a redevelopment approach that preserves and honors key elements of the original design. These include maintaining the symbolic significance of the iconic clocktower, preserving viewsheds and open space connections between Geneva Village, the Lodge, and City Center, and exploring adaptive reuse or partial preservation of select buildings to retain architectural integrity. Stakeholders have also advocated for interpretive signage, public education, and potential designation of a Geneva Lodge/Geneva Village Historic District to recognize the site’s multigenerational significance. Through a combination of documentation, physical preservation, and design influence, the TAP recommendations aim to balance revitalization with respect for the site’s unique heritage.

## Geneva Village Clocktower: Honoring a Historic Focal Point

The Geneva Village clocktower is one of the most recognizable and historically significant features on the site, offering a powerful opportunity to anchor the identity of the redevelopment. In recognition of its cultural importance, the city may choose to either refurbish the original clocktower or commission a new public art piece that pays homage to it. In either case, the feature would be placed in a new, prominent location within the site.

Whether through preservation or reinterpretation, the clocktower will serve as a visual and symbolic landmark. Its integration into a new public plaza or green commons—surrounded by civic, residential, or mixed-use buildings—can help draw people to the area. Enhancing its visibility with lighting, signage, and landscape design, along with interpretive displays about the site’s mid-century origins, will celebrate its legacy and reinforce its place in the community’s collective memory.



In recognition of its cultural importance, the panel recommends that the city either refurbish the clocktower or dedicate public art to the landmark in a new, prominent location within the site.

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# Finance

The panel identified a suite of financing tools to support redevelopment and ensure alignment with community goals. Central to this strategy is the use of tax increment financing (TIF) through the Littleton Downtown Development Authority (LDDA). The LDDA was established in 2022 and the Study Area is located within the North Gateway section of the boundary. Property and sales TIF revenue will be collected by the LDDA to use or pledge the revenues to issue bonds. Property TIF revenues may be directed toward public improvements, infrastructure, and affordable housing.

The panel recommends a flexible allocation model—for example, up to 80 percent to support commercial development and a minimum of 40 percent to catalyze residential or mixed-income housing. Options for these investments include structured parking, trail extensions, green infrastructure, or tenant improvements for community uses. In order for the redevelopment to generate TIF the property must be sold or transferred to a private entity. It will not generate property TIF while the City owns the property and it is tax exempt. The property ownership gives the City leverage to negotiate for specific desired outcomes.

Beyond TIF, the City could explore the use of a metropolitan district to finance infrastructure and maintenance, as well as certificates of participation (COPs) for civic facilities. A business Improvement District (BID) could be formed in partnership with

property owners to sustain activation and maintenance. Infrastructure bonds and federal or state grants for housing, transportation, or environmental remediation should also be pursued.

To attract the right development partners, the City can offer a range of incentives, such as:

- Gap financing or predevelopment grants
- Reduced land cost or lease-to-own structures
- Property or sales tax rebates
- Development fee waivers
- Low-interest or forgivable loans

Additionally, Littleton's Economic Partnership Incentive Policy can be adapted to offer site-specific incentives and reimbursements aligned with the vision. Public-private partnerships (P3s) will likely be required for large-scale mixed-use or civic campus development, especially for Core Area Tiers 2 and 3. A phased financial strategy will be key to aligning public investment with market readiness.



# Governance and Stewardship

Effective governance begins with clearly defined leadership inside the City of Littleton. The panel strongly recommends appointing a dedicated project lead—either an existing senior staff member or a newly hired redevelopment manager—with the authority and capacity to oversee all aspects of the Geneva Village project. This person would coordinate interdepartmental functions across planning, public works, finance, and communications to ensure alignment with broader city objectives. Their responsibilities should include regular progress tracking, reporting to City Council, and serving as a point of contact for external partners and the public.

## Cross-Functional Project Team

In addition to a project lead, the City should form a cross-functional project team or interagency task force. This group would include representatives from departments such as planning, housing, finance, parks and recreation, historic preservation, and public information. This team should meet regularly to advance the project timeline, review development proposals, plan and support community outreach, and collaborate on funding strategies. The team’s diverse expertise will help anticipate implementation challenges and maintain a cohesive approach to site redevelopment.

## Partnership with the LDDA and Other Entities

The Littleton Downtown Development Authority (LDDA) is a key partner in governance and long-term stewardship. As a financing entity and planning body with jurisdiction in the study area, the LDDA can help ensure consistency with the Plan of Development, manage tax increment financing tools, and provide design review guidance. The City should formalize roles and expectations with the LDDA and explore partnerships with additional organizations, such as Arapahoe County, cultural nonprofits, and neighborhood associations, to co-lead elements of the project.

## Public Engagement and Transparency

Transparent, ongoing public engagement is essential to building trust and long-term success. In addition to statutory public hearings, the City should invest in proactive engagement methods such as pop-up events, walking tours, surveys, and bilingual communications. A community advisory board or standing stakeholder group could be created to offer feedback and act as ambassadors for the vision. These groups can help shape design decisions, evaluate tradeoffs, and elevate diverse community perspectives. Communications should be clear, consistent, and inclusive, using a mix of digital and in-person platforms.



A rendering of the panel’s vision for a Geneva Lodge District with mixed-income housing, a public plaza and outdoor amenities.

## Legacy Stewardship and Long-Term Management

Redevelopment of the Geneva Village site represents not only a construction project but the creation of a civic legacy. Long-term stewardship of the area will require ongoing investment in maintenance, activation, and programming. The City and its partners should explore models for sustainable funding—such as BIDs or metropolitan districts—and consider establishing design guidelines or a form-based code to ensure future development remains aligned with the original vision. Public realm elements, including Geneva Park and trail connections, will benefit from active programming and responsive management to keep the area vibrant over time.

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# Implementation Roadmap

A phased implementation strategy ensures the Geneva Village redevelopment remains feasible, community-driven, and aligned with evolving opportunities.

## First Steps (0–6 months)

The City of Littleton should initiate foundational actions that set the stage for long-term redevelopment. These include:

- Conducting detailed assessments of building conditions, infrastructure, and environmental constraints.
- Creating a formal redevelopment task force or advisory board composed of city staff, LDDA representatives, local stakeholders, and potential development partners.
- Confirming roles and responsibilities across city departments and with external partners such as Arapahoe County.
- Launching targeted community engagement to inform next steps and build momentum.

## Near-Term Actions (6–24 months)

Once initial coordination is established, the City should begin taking tangible steps toward redevelopment. These include:

- Developing a Geneva Village Master Plan or Redevelopment Framework that

integrates land use, design standards, infrastructure, phasing, and financing strategies.

- Preparing relocation plans for City services or facilities, such as identifying interim or future locations for City Hall functions.
- Issuing RFPs or RFQs for development partners interested in housing, cultural, or civic components of the site.
- Applying for initial grants or state/federal funding to support public infrastructure and park improvements.

## Long-Term Implementation (2–10 years)

Full redevelopment of the site will occur over time and in phases, guided by a unified vision and strategic partnerships. Key actions include:

- Executing phased capital investments in roads, parks, utilities, and civic facilities.
- Constructing new housing and mixed-use buildings aligned with affordability, design, and sustainability goals.
- Implementing resilience projects such as green infrastructure along Slaughterhouse Gulch or energy-efficient building systems.
- Programming Geneva Park and public spaces with events, art, and community amenities.

## Suggested Timelines and Responsible Parties

- 0–6 months: City Manager’s Office, Planning, Public Works, and LDDA lead assessments and task force formation.
- 6–24 months: Planning and Community Development oversee master plan; City Council approves relocation and zoning tools; LDDA leads RFP process and TIF planning.
- 2–5 years: Development partners and City execute infrastructure and vertical development phases.
- 5–10 years: Ongoing stewardship and reinvestment by City, LDDA, developers, and newly formed community district entities.



Prince Street should be reimagined as a multimodal corridor with traffic calming features, dedicated bike lanes, and safe pedestrian crossings.

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# Conclusion

The Geneva Village and Northern Gateway site offers a rare and timely opportunity for the City of Littleton to transform a city-owned property into a model of equitable, community-oriented redevelopment. With its strategic location, historical significance, and proximity to downtown, this 28-acre site can serve as a catalyst for new housing, civic identity, and economic vitality—while honoring the community’s values of stewardship, connectivity, and inclusiveness.

Through its two-day engagement, the ULI Colorado Technical Assistance Panel assembled a comprehensive framework grounded in land use, placemaking, financing, governance, and implementation

best practices. The panel’s recommendations reflect input from diverse stakeholders and are designed to be flexible yet actionable—recognizing the complexity of public land reuse and the long-term nature of city-led redevelopment.

The path forward will require sustained leadership, thoughtful planning, and partnerships that align resources with a shared vision. From near-term tasks such as launching a redevelopment task force and initiating site assessments, to long-term capital investments and stewardship strategies, the City of Littleton has a clear roadmap for progress.

With deliberate action, this site can become much more than the sum of its parts—it can become a place that celebrates Littleton’s legacy, reflects its values, and welcomes future generations. The TAP panel encourages the City and its partners to move boldly yet collaboratively, knowing that thoughtful public investment today will shape the Littleton of tomorrow.



ULI Panel and City Staff at Geneva Lodge.



ULI Panel working on recommendations.

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# About the Panel

## **James Atchison**

**Landscape Architect**  
**RDG Planning & Design**

James Atchison is the Lead Landscape Architect at RDG Planning & Design's Denver Office. He is an experienced landscape architect who thrives creating spaces that enrich the lives of the people who use them. James has successfully managed numerous projects from inception to completion, consistently delivering high-quality concepts and innovative planting designs.

James received a Master's of Urban Design from Arizona State University and a Bachelor's of Landscape Architecture from the University of Nevada – Las Vegas. James moved to Denver, Colorado post-graduation to work at Davis Partnership Architects before joining RDG Planning & Design. He has worked on a variety of award-winning projects throughout his career, including Plaza de la Raza, One River North, and Freyer-Newman Center at the Denver Botanic Gardens.

James believes in the profound impact that designers can have on their communities, and not only through the built environment. In addition to helping with ULI Colorado, he volunteers coaching youth soccer and ice hockey. When he is not mountain biking or playing golf, you can find him and his family playing board games.

## **Heather Cronenberg**

**Real Estate Development Manager**  
**City of Westminster, Colo.**

Heather Cronenberg serves as the Real Estate Development Manager at the City of Westminster where she leads the development of the Downtown and Transit Oriented Development Focus Areas along with the city's real estate services program. Heather brings more than 20 years of real estate expertise and has a proven track record in negotiating complex real estate and development transactions, navigating the entitlement process, and collaborating on public-private partnerships. She holds a real estate broker's license with the State of Colorado.

Prior to moving into the private sector, Heather worked for the City of Westminster in Community Development, Economic Development, and Parks and Open Space. While working for the City, she secured over \$14 million in outside funding sources, leveraging city funds to acquire over 500 acres of open space. Prior to her work with the City, Heather managed real estate transactions and partnered to secure funding for The Nature Conservancy.

Heather currently sits on the Steering Committee for the Urban Land Institute's Women's Leadership Initiative and is co-chair of the Breaking the Glass Ceiling Program. She is a previous member of the 36 Commuting Solutions Board, RTD's Citizens Advisory Committee, the Metro Denver Nature Alliance Steering Committee and the Colorado Open Space Alliance Steering Committee. Heather earned her bachelor's degree at The University of Georgia and is currently working to complete the Executive Masters of Public Administration program at the University of Colorado Denver.

## **Sarah Dunmire**

**Vice President**  
**Economic & Planning Systems (EPS)**

Sarah values finding unique, sustainable solutions for economic growth through community and economic development. She works with both public and private sector clients across the county to determine market demand, economic and fiscal impact, and create funding and financing strategies. She is technically capable of rigorous quantitative and qualitative data analysis and financial modeling in urban economics. Her data interpretation and modeling provide insights for clients and inform decision making.

Sarah joined Economic & Planning Systems in 2017 while completing her Master's in Urban and Regional Planning program at the University of Colorado, Denver. She also has a Bachelor's Degree in Community, Environment, and Development from The Pennsylvania State University. Prior to EPS, Sarah worked as a Regional Planner in Central Pennsylvania and served as an AmeriCorps member in Sacramento, California working with elementary students.

**Chris Gillies**  
Managing Director  
Quarterra

**Sarah Nurmela**  
Director, Planning and Development  
Department  
Town of Erie, Colo.

Sarah Nurmela is the Planning and Development Director of the Town of Erie and leads the Planning, Building, Transportation, and Affordable Housing divisions. Sarah has a wide range of experience in both the public and private sectors, with 23 years in the fields of planning, real estate development, and urban design. Her prior public sector roles prior to Erie include leading Planning and Implementation at the City and County of Denver and managing the real estate development of Downtown Westminster. Sarah's experience is heavily focused on the identification and implementation of unique places and communities and includes negotiating and vision-alignment with developers, businesses, cultural and civic organizations, and transportation entities.

Her current and past work includes leading long range planning efforts like citywide Comprehensive Plans, specific area plans and zoning, TOD, and urban design. Outside of work, Sarah currently serves as the Co-Chair for the Women's Leadership Initiative for Colorado ULI, and serves on Westminster's City Council. Sarah has a Master of Urban Planning from Harvard University and a B.A. in Architecture from Washington University in St. Louis.