

Embrey- 700 W. Mineral Neighborhood Meeting

August 29, 2023

Location: *Mission Hills Church, 620 Southpark Drive, Littleton, CO 80120*

Attendees: The Pachner Company, Embrey, Kephart, Norris-Design, Republic Investment Group, City of Littleton Staff, 63 Neighbors mostly from the communities of South Bridge, Knolls, and Peninsula

Meeting Summary

The presenters included Marcus Pachner, The Pachner Company, Grant Nelson, Republic Investment Group, Bonnie Niziolek, Norris Design, Kephart, and Jimmy McCloskey, Embrey. First, Grant and Jimmy introduced their companies and then Bonnie and Marcus continued with the presentation showing the rezoning of the property.

The subject property, 700 West Mineral Avenue, is approximately 63 acres. The plan presented is to subdivide the property from north to south. The southern portion will be developed by EVP Development. This portion will be developed with multi-family residential. Embrey Partners will be submitting a re-zoning application to rezone the project to Multi-Family Residential (MFR). The northern portion of the project, approximately 45.31 acres, will develop under the existing zoning classification of Industrial Park (IP). Grant Nelson explained the team is currently marketing the north site to commercial uses. The project is currently envisioned to obtain one or two large format commercial uses and will develop the remainder of the property, along West Mineral, with small format commercial uses.

Bonnie Niziolek from Norris Design led the group through the rezoning of the site and the context of the current zoning and the new zoning code from the City of Littleton and how it pertains to the Multi-Family site for 370 units. Marcus Pachner from The Pachner Company continued with the presentation to discuss the city process for a rezoning and the role of Community Outreach for a rezoning.

As the presentation wound down, the Team opened the room to questions. There were many questions that pertained to the retail portion of the site, development generally in this area, traffic, the school nearby, and the notice process for the meeting.

Retail

Although the purpose of the meeting is to discuss the rezoning and MDP, many attendees wanted to talk about the retail options and process on the site. The team emphasized that there is no rezoning necessary for the retail portion of the site but that Republic Investment Group is being thoughtful to make sure the retail components complement the Multi-Family. There continues to be questions about the vitality of retail in this location and its impact on the surrounding neighborhoods.

Additionally, there were several questions asked about demolition of the property and the environmental safety concerns and how they would be addressed. The team outlined the requirements for demolition from CDPHE that must be adhered to.

Development and Multi-Family

Attendees questioned the success for retail in this area. They mentioned that the addition of bigger, chain stores cut down on the viability of the historic downtown Littleton area as they can't compete with the reduced rents that are offered in the bigger retail centers. They mentioned that this area is primarily residential and they like it that way with concern that the addition of retail and Multi-Family to this area will make the area over-saturated with people.

Several questions were asked about the specific number of units and that the number of units decreased from the first Neighborhood Meeting to the second Neighborhood and how the inclusionary housing ordinance applies. The team assured Neighbors that the number of unit changes was in direct response to comments from the Neighborhood Meeting and right-sizing the development to the site. Additionally, the inclusionary housing ordinance mandates 18-20 units at 60% AMI of which our site will comply.

Traffic

Traffic was brought up numerous times as an issue with concern of adding this development of Retail and Multi-Family to a mostly residential area. The attendees questioned the difference between traffic for the industrial area versus the increase in traffic for Multi-Family and Retail. The Team and city reiterated that there will be a traffic study on both portions of the site. The Team also mentioned that by grouping the uses of Retail and Multi-Family, it actually cuts down on the traffic in the area as residents take less trips which an increase in traffic is based upon.

Littleton Academy

Many attendees mentioned that there is a nearby Charter School. Since it's a Charter School, all of the kids walk to the school. The attendees pressed the team to commit to being cognizant of the students and their safety to and from school. The Principal of the school was also in attendance and in support of the project as she thinks it will bring more vitality and safety to the area for the students.

Notice

The first neighborhood meeting had only 15 attendees and this meeting had 63 attendees which attendees credited to taking the matter into their own hands and posting flyers throughout their neighborhoods. City staff addressed the Notice requirements which are a 700 foot radius around the site. City Staff emphasized that this is a process that has been recently reviewed and is quite generous as in comparison to most cities and the Notice process. The Team thanked the attendees for taking their time in coming to the meeting and reiterated our excitement in having neighbors involved in the process.

The meeting concluded at 7pm after many questions pertaining mostly to the topics outlined above. The Team stayed longer to talk to attendees individually and to address as many concerns as possible. The Team vowed to keep the attendees informed on the process as the development and city process continues.