



# Littleton Mineral Station Area Master Plan

Community Meeting #3 | July 26, 2016

P.U.M.A. | DIG Studio | FHU | Starboard | Place Matters | Stream | Walker Parking



# Agenda

## 1. Brief Overview

- Schedule
- Station Area Master Plan Vision
- Market Assessment Conclusions

## 2. Conceptual Site Plans

- Site Plans and Precedent Images
- Parking Overview

## 3. Break-out Discussions

- Discuss Site Plans – 20 minutes for each option





# Project Purpose

---

To shape the land use, circulation, and open space on and around the Mineral Station park and ride.



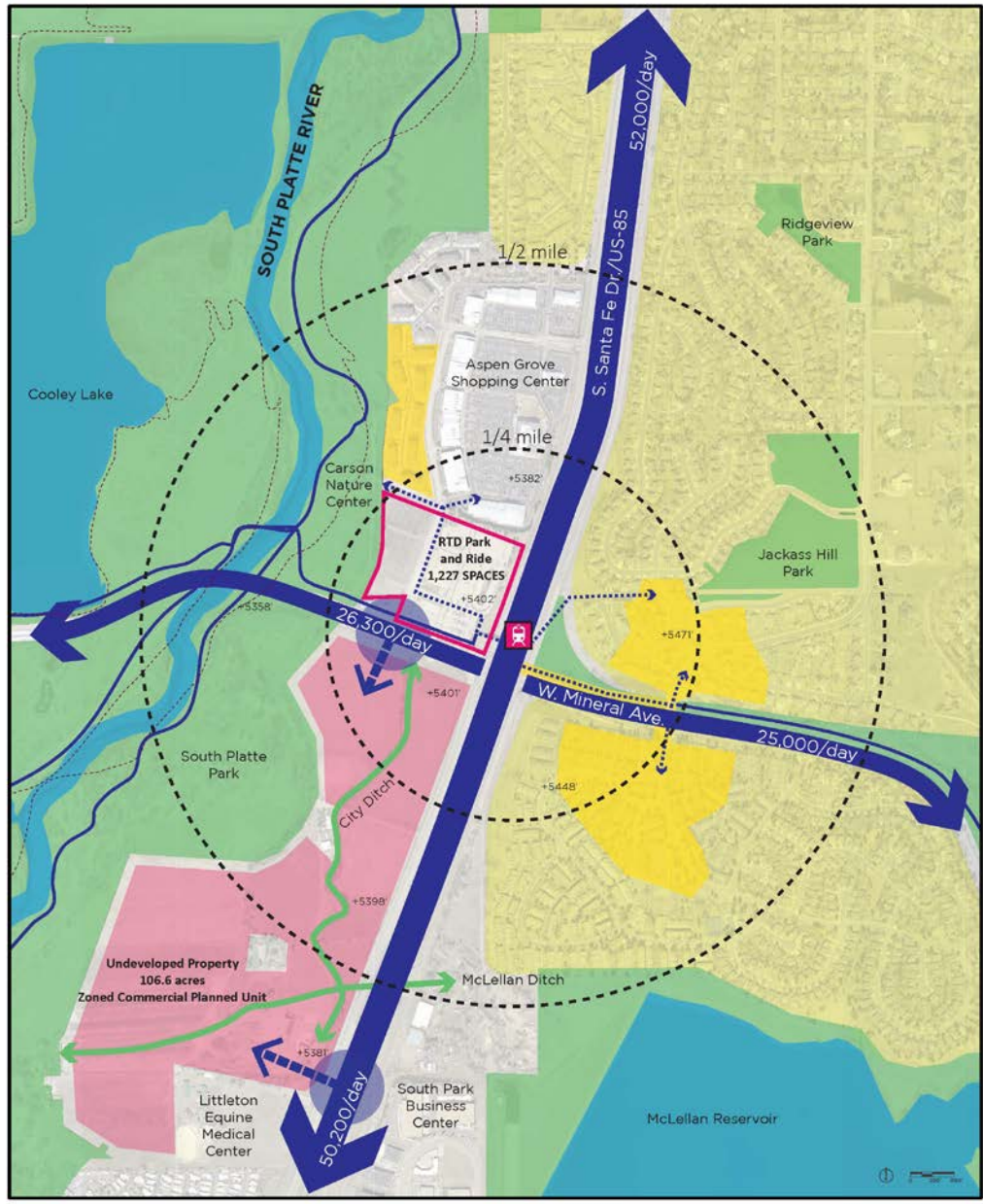
# SCHEDULE | MINERAL STATION AREA MASTER PLAN 2016 (REV 7-11-16)

1: Initiation, Existing Conditions, Market Assessment	2: Visioning	3: Synthesis	4: Draft Plan	5: Final Plan
JAN - FEB	MARCH - APRIL	MAY - JUNE	JULY - AUGUST	SEPT - OCT
<p>Site orientation, review existing plans and provide base mapping</p> <p>Existing conditions analysis</p> <p>Interviews/Focus group meetings (Jan 26)</p> <p>Begin market assessment</p> <p>Feb 9 City Council update</p>	<p>Final market assessment</p> <p>Identify additional commuter and private parking needs</p> <p>Neighborhoods kick-off workshop with visioning exercise (March 16)</p> <p>Prepare draft vision and principles</p> <p>Station Advisory Group meeting (April 20)</p>	<p>Preliminary land use, multimodal circulation, urban design, street and site plan framework and concepts</p> <p>Community meeting to obtain feedback on alternatives (June 2)</p> <p>Landowner/developer round-table (June 8)</p> <p>Joint Council/Planning Board study session / charrette (June 28)</p> <p>Prepare outline for draft plan document</p>	<p>Prepare landuse, circulation, urban design, street and site plan concepts</p> <p>MSAC (July 15)</p> <p>Community meeting to obtain feedback on site options (July 26)</p> <p>Prepare draft plan with policies, design, implementation, and financing recommendations</p> <p>Refine site plan options</p> <p>Planning Board/City Council Joint Study Session Review site options (August)</p>	<p>Refine draft plan and site options based on community, staff, and planning board input</p> <p>Planning Board for final plan review (Sept 12)</p> <p>Community Open House (Aug/Sep)</p> <p>Prepare final plan</p> <p>City Council adoption (Oct 4)</p>
Phase Completed	Phase Completed	Phase Completed		



# Study Area & Site Influences

- Open space - river and parks
- Proximity to trails
- Traffic
- Connectivity
- Land availability



**LEGEND**

RTD PARK AND RIDE	DRAINAGE CORRIDORS	FLOODPLAIN
RESIDENTIAL AREAS	MAJOR ROADS	BICYCLE ROUTES AND PATHS
RESIDENCES WITHIN 1/2 MILE WALK OF STATION	PEDESTRIAN CONNECTIONS (FORMAL AND INFORMAL)	POTENTIAL NEW VEHICULAR ACCESS
PARKS AND OPEN SPACE		
WATER		

JUNE 2016



# Vision

**“The River”** | Celebrate the major **open space asset** of the South Platte River park system by providing balanced pedestrian and bicycle access while **preserving and protecting** this unique regional resource.

**“The Train”** | Leverage the **underlying real estate asset** of the RTD Park-n-Ride by encouraging high-quality mixed-use development near high frequency light rail.

**“Town Brand”** | Preserve and enhance the dynamic character and **brand identity of Littleton** while improving the city’s competitive advantage within the region.

**“Connect”** | **Improve pedestrian, bicycle, and vehicular access** to and from the Park-n-Ride and light rail station while minimizing congestion.

**“Value Capture”** | Partner with adjacent land owners to **create a special place that leverages the environmental qualities of the area** with unique, Colorado-focused outdoor recreation, food, and health and wellness business opportunities.

# Market Driven Scenario vs. Value Capture Scenario

*Private sector most likely to deliver under existing market conditions:*

- Market-rate rental multifamily housing, mid and upscale 1 and 2 bedroom units
- Retail - large format general merchandise
- Modest demand for grocery, restaurant, and entertainment.
- Office demand difficult to judge
- Other nearby locations appear better suited to industrial

*Distinctive transit and recreational attributes that could enhance its value in the marketplace - most likely require significant public vision and involvement to achieve.*

Potential to create a signature Transit Oriented Development (TOD)

Consider a “reverse commute” where people living along the transit line come to Mineral Station for appealing work opportunities:

- Recreation Manufacturer/Retailer
- Health and Wellness Campus
- Outdoor Retailer(s) and Testing Amenity



# Option 1

- Housing adjacent to river
- Parking structure with mixed-use “wrap”
- S. Platte Parkway as central spine
- “River walk” along City Ditch extended north of Mineral Ave.

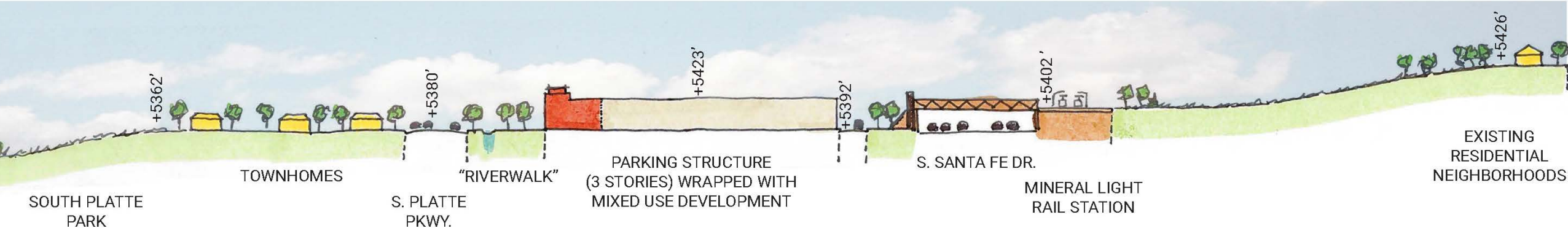


1. Mary Carter Greenway Trail
2. Aspen Grove Shopping Center
3. New pedestrian access to Aspen Grove
4. New pedestrian pass-through to Aspen Grove
5. Mixed-use development: office above ground floor retail
6. “Riverwalk” public open space & plazas
7. Townhomes
8. Parking structure wrapped with mixed-use development  
- 527 parking spaces per level  
- Multi-family residential above ground floor retail
9. New pedestrian bridge
10. Trail connection to Jackass Hill Park & High Line Canal
11. Mineral Light Rail Station
12. Trail connection & neighborhood open space
13. Future mixed-use development area
14. City Ditch trail & open space
15. New trail connections
16. Dad Clark Gulch underpass & trail connection

**DEVELOPMENT PROGRAM**  
 Parking - 527 spaces per level/2,108 total (4 levels)  
 Office - 49,000 s.f.  
 Residential  
     Multi-family - 110 units  
     Townhomes - 125 units  
 Parks & Open Space - 5.7 acres



# Site Section



**MINERAL STATION AREA MASTER PLAN**  
SITE SECTION / OPTION 1



# Option 1





# Option 2

- Economic Activity for the City – Jobs!
- Parking structure with mixed-use “wrap”
- S. Platte Parkway as central spine



1. Mary Carter Greenway Trail
2. Aspen Grove Shopping Center
3. New pedestrian bridge
4. Neighborhood park
5. New pedestrian access to Aspen Grove
6. Townhomes
7. Office/"maker" campus  
- Option A: Three (3) level office  
- Option B: Two (2) levels of residential above ground floor office
8. Parking structure  
- 795 parking spaces per level
9. One (1) level retail building with parking in rear
10. Mineral Light Rail Station
11. Trail connection to Jackass Hill Park & High Line Canal
12. Trail connection & neighborhood open space
13. Future mixed-use development area
14. City Ditch trail & open space
15. New trail connections
16. Dad Clark Gulch underpass & trail connection

**DEVELOPMENT PROGRAM**

Parking - 485 spaces per level/1,455 total (3 levels)  
 Retail - 22,800 s.f. with 65 surface parking spaces  
 Office  
     Option A - 248,800 s.f.  
     Option B - 89,600  
 Residential  
     Multi-family - 145 units (Option B only)  
     Townhomes - 85 units  
 Parks & Open Space - 4.45 acres





# Option 2





# Option 3

- Outdoor oriented “maker space” with central green
- Variety of housing near open space
- Two parking structures with mixed-use “wrap”
- S. Platte Parkway as central spine
- “River walk” along City Ditch extended north of Mineral Ave



1. Mary Carter Greenway Trail
2. Aspen Grove Shopping Center
3. New pedestrian bridge
4. New pedestrian access to Aspen Grove
5. Multi-family residential (3 stories)
6. “Riverwalk” public open space & neighborhood park
7. Parking structure with ground floor retail - 190 parking spaces per level
8. Townhomes
9. Office/“maker” campus with ground floor retail
10. Public plaza
11. Parking structure with ground floor retail - 181 parking spaces per level
12. Public plaza
13. Mineral Light Rail Station
14. Trail connection to Jackass Hill Park & High Line Canal
15. Trail connection & neighborhood open space
16. Future mixed-use development area
17. City Ditch trail & open space
18. New trail connections
19. Dad Clark Gulch underpass & trail connection

**DEVELOPMENT PROGRAM**

**Parking**  
 North structure - 190 spaces per level/760 total (4 levels)  
 South structure - 181 spaces per level/724 total (4 levels)

**Retail** - 47,000 s.f.  
**Office** - 309,636 s.f. (3 stories)  
**Residential**  
 Multi-family - 242 units  
 Townhomes - 30 units  
**Parks & Open Space** - 6.4 acres



# Option 3





# Near Term Recommendations



- LEGEND**
- EXISTING PARKS & OPEN SPACE
  - WATER
  - EXISTING TRAILS
  - - - RECOMMENDED TRAIL CONNECTIONS
  - ◎ QUICK WINS





# Parking Overview (prepared by Walker Parking)

- Transit Oriented Development may reduce parking demand by reducing % of “destination” trips generated by single-occupancy vehicle (SOV)
- Reductions are not always applicable for multi-family residential
- Commuters may utilize local transit for many trips but still desire vehicle storage at home
- Multi-family projects can still reduce
  - the number of spaces needed
  - by applying S.U.M.P.: (Shared, Unbundled, Managed, Paid)





# Costs of Structured Parking

- Significant increases in construction costs the last few years
- Denver: up to **\$30,000 PER SPACE** for above-ground garage construction
- **EXTREMELY** difficult to fully recoup operations and maintenance and debt service expenses



# RTD Land for Parking Arrangements

- **Alameda:** RTD land sold; partial replacement of park-and-ride
- **Olde Town Arvada:** Surface lot sold; City to replace RTD spaces in City garage
- **Westminster:** City purchased land and RTD contributed to surface lot construction
- **Aurora:** Joint agreements between RTD and municipality to provide parking
  
- RTD is working to develop a more consistent policy for these deals
- Municipality had significant investment in replacement parking (\$4 Million to \$8 Million)
- 1,200 spaces at Mineral is much larger than any of the above



# Many Parking Governance Options

- Publicly developed garage with In lieu fees
- Publicly developed garage w/ long-term lease commitments
- Parking District (TIFF, BID, or similar tax structure)
- Privately developed garage with public assistance (bonding)
- Privately developed garage with City lease
- Public-private-partnership
- “Land Swap” aka Acquisition Disposition



# Next Steps

---

- Aug Planning Board/City Council Joint Study Session – Refined Site Options
- Sept 12 Planning Board – Final Plan Review
- Sept Community Open House – Refined Site Options
- Oct 4 City Council Final Adoption



# How to provide additional input

---

To view the alternatives

visit [littletonplans.org](http://littletonplans.org)



# Break-out Stations for Feedback

Components you like/dislike for each alternative (20 min each)

