



City of Littleton

Littleton Center
2255 West Berry Avenue
Littleton, CO 80120

Meeting Agenda - Final Planning Commission

Monday, September 26, 2022

6:30 PM

Council Chamber

Regular Meeting

1. Roll Call

2. Pledge of Allegiance

3. Approval of Agenda

4. Minutes to be Approved

- a) [ID# 22-172](#) Certification of the July 25, 2022 Regular Meeting Minutes

Attachments: [1. 07-25-2022 - PC Minutes - DRAFT](#)

5. Public Comment

If you wish to address the Planning Commission under Public Comment, please sign-in on the public speaker form before the call to order of this meeting. Each speaker will be limited to three minutes. The commission is not authorized by the Colorado Open Meetings Law to discuss, comment, or take action at the meeting on any issue raised by public comment that is not part of tonight's agenda. The Chair may refer the matter to staff to obtain additional information and report back to the commission as appropriate.

6. General Business - None

7. Public Hearing

- a) [PC Resolution 05-2022](#) PC Resolution 05-2022: A Resolution of the Planning Commission of the City of Littleton, Colorado Approving the RiverPark Master Development Plan

Attachments:

- [1. PC Resolution No. 05-2022](#)
- [2. Exhibit A Legal Description](#)
- [3. Exhibit B Master Development Plan](#)
- [4. Staff Report](#)
- [5. Applicant's Project Narrative](#)
- [6. First Neighborhood Meeting Summary](#)
- [7. Second Neighborhood Meeting Summary](#)
- [8. 1985 Planned Development](#)
- [9. Presentation_PC Res 05-2022](#)

8. Comments / Reports

- I. Community Development Director
- II. Community Development Staff
- III. Commission Members
- IV. Chair

9. Adjournment

The public is invited to attend all regular meetings or study sessions of city council or any city authority, board, or commission. Please call 303-795-3780 at least forty-eight (48) hours prior to the meeting if you believe you will need special assistance or any reasonable accommodation in order to be in attendance at or participate in any such meeting. For any additional information concerning city meetings, please call the above referenced number.



Staff Communication

File #: ID# 22-172, **Version:** 1

Agenda Date: 08/08/2022

Subject:

Certification of the July 25, 2022 Regular Meeting Minutes

Prepared by: Wendy J. Shea-Tamag, Deputy City Clerk

I hereby certify that the attached minutes are an accurate representation of motions made and action taken at the July 25, 2022, regular meetings of the Littleton Planning Commission. I have also reviewed the video recording for the July 25, 2022 regular meetings of the Littleton Planning Commission and certify that the video recording is a full, complete, and accurate record of the proceedings.

PROPOSED MOTION:

I move to approve, based on the clerk's certification, the July 25, 2022 minutes of the Littleton Planning Commission



City of Littleton

Littleton Center
2255 West Berry Avenue
Littleton, CO 80120

Meeting Minutes - Draft

Planning Commission

Monday, July 25, 2022

6:30 PM

Council Chamber

Regular Meeting

Late start at 6:39p.m. due to overflow attendance

1. Roll Call

Present 8 - Chair Coronato, Vice Chair Almond, Commissioner Hoadley, Commissioner McFadyen, Commissioner Miller, Commissioner Reynolds, Commissioner Santana, and Alternate Neely

2. Pledge of Allegiance

3. Approval of Agenda

4. Minutes to be Approved

- a) [ID# 22-161](#) Certification of the July 11, 2022 Regular Meeting Minutes

Vice Chair Almond moved and Commissioner Santana seconded based on the clerk's certification to approve the July 11, 2022 planning commission minutes. The vote is 7-0. The motion carries unanimously.

Aye: 7 - Chair Coronato, Vice Chair Almond, Commissioner Hoadley, Commissioner McFadyen, Commissioner Miller, Commissioner Reynolds and Commissioner Santana

Non-Voting: 1 - Alternate Neely

5. Public Comment

Lynn Christensen, District 3 - Redevelopment of Southglenn Mall

Frank Atwood, District 4 -Commissioner introductions

Pam Chadbourne, District 1 - ULUC zoning map

6. General Business - None

7. Public Hearing

- a) [PC Resolution 04-2022](#) PC Resolution 04-2022: Approving a Conditional Use for the Littleton Golf & Tennis Club

Chair Coronato opened the public hearing at 7:03p.m.

Frank Atwood, District 4, - Flood questions

Chair Coronato closed the public hearing at 7:05p.m.

Vice Chair Almond moved and Commissioner McFadyen seconded to approve PC Resolution 04-2022 approving the conditional use of the Littleton Golf and Tennis Club concerning 5800 S. Federal Blvd. The vote is 7-0. The motion carries unanimously.

Aye: 7 - Chair Coronato, Vice Chair Almond, Commissioner Hoadley, Commissioner McFadyen, Commissioner Miller, Commissioner Reynolds and Commissioner Santana

Non-Voting: 1 - Alternate Neely

- b) [PC Resolution 02-2022](#) PC Resolution 02-2022: Approving the Master Development Plan - Conceptual (MDP) for Aspen Grove

Chair Coronato opened the public hearing at 8:31p.m.

Kathleen Murphy, District 4 - Notice question/ULUC changes questions

Drew Lang, District 1- In favor

Kal Murib, District 1 - In favor

Pat Dunahay, District 4 - In favor

Nick Stevens, District 4 - In favor

Michael Goldberg, District 4 - Opposed

Isaac Pucket, District 4 - Not opposed/just concerns

Linda Knufinke, District 4 - Opposed

** Lynn Christensen, District 3 - Opposed (+minutes to introduce/explain)*

** Carolyn Newell, District 4 - Opposed*

** Paul Bingham, District 3 - Opposed*

** John Marchetti, District 4 - Opposed*

Mary Jane Brady, District 3 - Opposed

Pat Cronenberger, District 2 - In favor

Jan Stinger, District 3 - Opposed

Lori Gillan, District 3 - In favor

Bonnie MacNamara, District 1 - Opposed

Stephen Houtsmo, District 4 - Opposed

Mary Metrose, District 4 - Opposed ** Did not approach the podium

Christy Bougie, District 4 - Opposed

Stewart Meagher, District 2 - In favor

Jack Haag, District 3 - In favor

Sarah Selden, District 4 - Opposed **Did not approach podium

Penny Selden - Opposed

Lorraine List - District 3 - Opposed **Did not approach the podium

Carol Goodman, District 2 - Opposed **Did not approach the podium

Pam Chadbourne, District 1 - Opposed

Dave Frazier, District 3 - Opposed

Jim Stieler, District 3 - Opposed

Gerald Schwarzover, District 4 - Opposed

John Reed, District 3 - Opposed **Did not approach the podium

Debbie Reed, District 4 - Opposed

Kay Watson, District 4 - In favor

Chris Byer - Not in city limits - Opposed

Jeanne Erickson, District 1 - Opposed

Frank Atwood, District 3 - Opposed

Chair Coronato closed the public hearing at 10:02p.m.

Commissioner Reynolds moved and Vice Chair Almond seconded to to approve PC Resolution 02-2022n approving the conceptual MDP for Aspen Grove concerning 7301 S. Santa Fe Dr. with conditions as stated in section 1 of the resolution and two additional conditions*. The vote is 7-0. The motion carries unanimously.

****Additional Conditions****

- 1) Visual renderings as shown in the presentation shall be added to the packet materials.**
- 2) Material and design shall be consistent with those details as further detailed in the Unified Land Use Code (aka ULUC).**

Aye: 7 - Chair Coronato, Vice Chair Almond, Commissioner Hoadley, Commissioner McFadyen, Commissioner Miller, Commissioner Reynolds and Commissioner Santana

Non-Voting: 1 - Alternate Neely

8. Comments / Reports

I. Community Development Director

No report

II. Community Development Staff

No report

III. Commission Members

No reports

IV. Chair

No report

9. Adjournment

Chair Coronato adjourned the meeting at 11:32p.m.



Staff Communication

File #: PC Resolution 05-2022, **Version:** 1

Agenda Date: 09/26/2022

Subject:

PC Resolution 05-2022: A Resolution of the Planning Commission of the City of Littleton, Colorado Approving the RiverPark Master Development Plan

Prepared by: Mike Sutherland, Deputy Director of Community Development
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PURPOSE:

Evergreen-Mineral & Santa Fe, LLC applied for a conceptual master development plan in accordance with Littleton City Code (LCC) Section 10-9-5.7. In accordance with review procedures for all master development plans, following a public hearing, the planning commission shall approve, approve with conditions, or deny the application. The applicant is requesting approval of the conceptual master development plan.

PRESENTATIONS:

Staff Presenter(s): Mike Sutherland, Deputy Director of Community Development

Additional Presenter(s): Tyler Carlson, Managing Principal, Evergreen Devco, Inc.
Carolyn White, Shareholder, Brownstein Hyatt Farber Schreck

SUMMARY:

The subject property is 33.34 acres located at the southwest corner of W. Mineral Avenue and S. Santa Fe Drive. The property is zoned Commercial Mixed (CM) - Planned Overlay District (PL-O). In 1985, council approved the Santa Fe Park planned development general development plan, which currently governs the property under the provisions of the LCC's PL-O district.

The conceptual master development plan shows four blocks and an internal roadway network with an intended mix of residential and commercial development. The internal roadway network includes a quadrant road concept which is intended to relieve traffic congestion at the intersection of W. Mineral Avenue and S. Santa Fe Drive. The conceptual master development plan outlines maximum building heights, development densities, and design concepts in conformance with the CM zoning district. If approved, the conceptual master development plan will replace the PL-O for the property and future site plans will be required to conform to the master development plan and the CM zoning district standards instead of the Santa Fe Park planned development general development plan standards approved in 1985.

PRIOR ACTIONS OR DISCUSSIONS:

The September 26, 2022, public hearing is the first action or discussion the planning commission will have regarding the conceptual master development plan. However, there were previous actions or discussions regarding Evergreen-Mineral & Santa Fe, LLC's development of this property.

- June 25, 2018, Planning commission held a study session for a preliminary project plan for development of the property. No action was taken.

- December 14, 2020, Planning commission held a public hearing on a proposed planned development amendment, continuing deliberation to January 11, 2021
- January 11, 2021, Planning commission recommended approval of the proposed planned development amendment with 11 conditions.
- May 4, 2021, City council denied the planned development amendment application.

ANALYSIS:

Staff Analysis

The applicant submitted a complete application. Neighborhood meetings were held in accordance with LCC requirements. Summaries of the May 24, 2022, and June 29, 2022 neighborhood meetings are attached to the packet. Through three reviews, the applicant revised the proposed conceptual master development plan to address all staff and agency comments.

Council Goal, Objective, and/or Guiding Principle

The proposed conceptual master development plan facilitates implementation of the following council goals:

- Goal 2: Financial Sustainability, Objective 2: Revenue Diversity - mixed use development of the property will contribute to revenue diversity.
- Goal 3: Innovative Infrastructure, Objective 2, Strategically Planned Facilities and Investments - cooperative development of a quadrant road on the property will provide needed infrastructure.
- Goal 6: Housing and Livability, Objective 1: Housing Diversity - development of residential components on the property will diversify housing opportunities in Littleton.

Fiscal Impacts

N/A

Alternatives

The planning commission may deny the application. If the application is denied, the property owner may either appeal the decision, develop in accordance with the PL-O, or propose a revised application after a period of one year. The commission may also remove conditions or insert additional conditions.

STAFF RECOMMENDATION:

In staff's opinion, the proposed RiverPark conceptual master development plan is in compliance with the approval criteria in Littleton City Code as detailed in the staff report with the following conditions:

- In the development data on sheet four, the density of mixed-use development shall be corrected from 85 DU/Acre Max with Sustainability increases to 60 D/Acre Max with Sustainability increases; and
- In the development data on sheet four, the density of residential development shall be corrected from 75 DU/Acre Max with Sustainability increases to 62 D/Acre Max with Sustainability increases

Therefore, staff recommends approval of PC Resolution 05-2022, which includes the noted conditions.

PROPOSED MOTION:

I move to approve PC Resolution 05-2022, approving the RiverPark conceptual master development plan [with the following additional conditions]

- 1.
- 2.

REFERENCES:

LCC master development plan content and review criteria

<https://online.encodeplus.com/regs/littleton-co-cc/doc-viewer.aspx#secid-3301>

<<https://online.encodeplus.com/regs/littleton-co-cc/doc-viewer.aspx>>

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CITY OF LITTLETON, COLORADO

Resolution No. 05

Series, 2022

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
LITTLETON, COLORADO, APPROVING THE RIVERPARK MASTER
DEVELOPMENT PLAN**

WHEREAS, Evergreen-Mineral & Santa Fe, LLC is the owner of real property (“Property”) described in Exhibit A, which is attached hereto and fully incorporated herein by this reference; and

WHEREAS, Evergreen-Mineral & Santa Fe, LLC made a complete application for a conceptual master development plan according to the provisions of the Littleton City Code; and

WHEREAS, the RiverPark conceptual master development plan (“Plan”) for the Property is attached hereto as Exhibit B and is fully incorporated herein by this reference; and

WHEREAS, the Littleton City Code grants authority to the planning commission to approve, approve with conditions or deny a conceptual master development plan; and

WHEREAS, the planning commission held a public hearing on September 26, 2022 to consider the application; and

WHEREAS, the planning commission finds in fact that the Plan is laid out in an efficient manner relative to its context and location and is designed to achieve the aims of a compact, highly walkable environment; and

WHEREAS, the planning commission finds in fact that the Plan shows a design of buildings, circulation, hardscape and landscape areas that help to establish functionality, visual interest, aesthetic appeal, and a unique identity for the development including human-scale amenities, integration of civic spaces for public interaction, and protection from the environmental elements; and

WHEREAS, the planning commission finds in fact that the Plan demonstrates compliance with the Commercial Mixed zoning district and design principles.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF LITTLETON, COLORADO, THAT:

Section 1. Approval. The Plan as shown in Exhibit B is hereby approved and in full force and effect on the Property described in Exhibit A with the following conditions:

1.1 In the development data on sheet four, the density of mixed use development shall be corrected from 85 DU/Acre Max with Sustainability increases to 60 DU/Acre Max with Sustainability increases; and

1.2 In the development data on sheet four, the density of residential development shall be corrected from 75 DU/Acre Max with Sustainability increases to 62 DU/Acre Max with Sustainability increases.

Section 2. Execution. The planning commission authorizes the full execution and signature of the Plan as shown in Exhibit B, after corrections are completed as specified in Section 1.

Section 3. Expiration. Approval of the Plan expires two years after the date of approval of this resolution unless either a complete application for a site plan is submitted, pending, or approved upon the expiration date, or an extension is granted in accordance with applicable provisions of the Littleton City Code.

INTRODUCED, READ AND ADOPTED at a regularly scheduled meeting of the Planning Commission of the City of Littleton, Colorado, on the 26th day of September 2022, at 6:30 p.m. at the Littleton Center, 2255 West Berry Avenue, Littleton, Colorado.

ATTEST:

Wendy Shea-Tamag
DEPUTY CITY CLERK

Craig Coronato
CHAIR

APPROVED AS TO FORM:

Ashley Augustin
DEPUTY CITY ATTORNEY



EXHIBIT A
LEGAL DESCRIPTION

PARCEL 1, SANTA FE PARK NORTH SUBDIVISION EXEMPTION, ACCORDING TO THE RECORDED PLAT THEREOF RECORDED DECEMBER 15, 2017 UNDER RECEPTION NO. D7141473, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Master Development Plan

Context Plan

Parcel 1, Santa Fe Park North Sub Exempt on, County of Arapahoe, State of Colorado 33.34 Acres
Littleton Zoning District, Case Number: MDP22-0002

LEGAL DESCRIPTION

Overall Property Area:
A PARCEL OF LAND BEING PARCEL 1, SANTA FE PARK NORTH SUBDIVISION EXEMPTION, RECORDED AT RECEPTION NO. D7141473 OF THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORD-ER, TOGETHER WITH A PORTION OF THE PARCEL DESCRIBED IN BOOK 4160 AT PAGE 33 OF SAID RECORDS, AND TOGETHER WITH A PORTION OF THE PARCEL DESCRIBED IN BOOK 3603 AT PAGE 77 OF SAID RECORDS, SITUATED IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 32;
THENCE SOUTH 89°29'27" WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DIS-TANCE OF 1039.53 FEET;
THENCE SOUTH 00°30'33" EAST, A DISTANCE OF 181.09 FEET TO A POINT ON THE SOUTH LINE OF WEST MINERAL AVENUE, SAID POINT ALSO BEING THE NORTH CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING;
THENCE SOUTH 69°39'40" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 930.25 FEET TO THE WEST LINE OF SANTA FE DRIVE;
THENCE ALONG SAID WEST LINE THE FOLLOWING THREE (3) COURSES:
1) SOUTH 06°15'04" WEST, A DISTANCE OF 134.04 FEET;
2) SOUTH 13°24'58" WEST, A DISTANCE OF 590.30 FEET;
3) SOUTH 21°30'04" WEST, A DISTANCE OF 672.17 FEET TO THE SOUTH LINE OF SAID PARCEL DESCRIBED IN BOOK 3603 AT PAGE 77;
THENCE ALONG THE SOUTH AND WEST LINES OF SAID PARCEL THE FOLLOWING THREE (3) COUR-SES:

1) SOUTH 89°39'28" WEST, A DISTANCE OF 758.44 FEET;
2) NORTH 00°16'35" EAST, A DISTANCE OF 189.77 FEET;
3) NORTH 27°39'51" EAST, A DISTANCE OF 272.39 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL DESCRIBED IN BOOK 4160 AT PAGE 33;
THENCE NORTH 02°37'05" WEST ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 201.93 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1;
THENCE ALONG THE WEST LINE OF SAID LOT 1 THE FOLLOWING THREE (3) COURSES:

1) CONTINUING NORTH 02°37'05" WEST, A DISTANCE OF 200.00 FEET;
2) NORTH 28°04'01" WEST, A DISTANCE OF 451.10 FEET;
3) NORTH 42°00'11" EAST, A DISTANCE OF 578.80 FEET TO THE POINT OF BEGINNING;
SAID PARCEL CONTAINS 1,452,240 SQUARE FEET OR 33.34 ACRES, MORE OR LESS.
2) NORTH 00°16'35" EAST, A DISTANCE OF 189.77 FEET;
3) NORTH 27°39'51" EAST, A DISTANCE OF 272.39 FEET;
4) NORTH 02°37'05" WEST, A DISTANCE OF 401.93 FEET;
5) NORTH 28°04'01" WEST, A DISTANCE OF 451.10 FEET;
6) NORTH 42°00'11" EAST, A DISTANCE OF 578.80 FEET TO A POINT ON THE SOUTH LINE OF SAID MINERAL AVENUE;
7) SOUTH 69°39'40" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 388.29 FEET TO THE POINT OF BEGINNING;
SAID PARCEL CONTAINS 564,890 SQUARE FEET OR 12.97 ACRES, MORE OR LESS.
THENCE NORTH 20°20'20" EAST, A DISTANCE OF 229.50 FEET TO THE POINT OF BEGINNING;
SAID PARCEL CONTAINS 887,350 SQUARE FEET OR 20.37 ACRES, MORE OR LESS.

SHEET INDEX

- Sheet 1: Context Plan
- Sheet 2: Streets, Right-of-Way, Lots and Block Plan/Section
- Sheet 3: Environmental Protection and Open Space Plan
- Sheet 4: Location, Scale, Design, Density and Intensity Plan
- Sheet 5: Access, Parking and Circulation Plan
- Sheet 6: Phasing and Timing Plan



GENERAL NOTES

The proposed RiverPark development is located in southwest Littleton, zoned Corridor Mixed (CM). It is separated from adjacent development on the north by West Mineral Avenue and on the east by South Santa Fe Drive (and the Southwest Light Rail Transit Line). Both of these are major arterial roads. On the west is the publicly accessible South Platte Park. Adjacent to the south is a private property.

CONCEPT

The purpose and intent of this MDP is to provide the development concepts that illustrate the nature and character of the development. Specific details of each portion of the site development will be provided at time of site plan submittal.

ACKNOWLEDGMENTS

EVERGREEN-MINERAL & SANTA FE, L.L.C., an Arizona limited liability company, as "Owner" of the real property described herein, do hereby agree that such property will be developed in accordance with the uses, restrictions, and conditions contained in this Development Plan. Owner understands that failure to abide by the terms and conditions of this Development Plan shall result in the forfeiture of any development rights which may be vested by virtue of the approval of this Plan.

EVERGREEN-MINERAL & SANTA FE, L.L.C., an Arizona limited liability company
By: Evergreen Development Company-2017, L.L.C., an Arizona limited liability company, its Manager
By: Evergreen Devco, Inc., a California corporation, its Manager
By: _____

Name: _____

Title: _____

Subscribed and sworn before me this _____ date of _____, 202____, by _____ as _____ of Evergreen Devco, Inc., a California corporation, as Manager of Evergreen Development Company-2017, L.L.C., an Arizona limited liability company, as Manager of Evergreen-Mineral & Santa Fe, L.L.C., an Arizona limited liability company.

Witness my hand and official seal.
My Commission expires _____

Notary Public _____

CITY PLANNING COMMISSION:
APPROVED THIS _____ DAY OF _____, 20____, BY THE LITTLETON PLANNING COMMISSION.
_____, CHAIR

ATTEST:

City Clerk

Upon approval of this Master Development Plan, the property will no longer be subject to the Santa Fe Park Planned Development Plan.

Riverpark Metropolitan District
By: _____
Name: _____
Title: _____

CONTACTS

Developer/Landowner
Evergreen-Mineral & Santa Fe, L.L.C.
1873 S. Bellaire St. Suite 1200, Denver, CO 80222
Tyler Carlson (303) 757-0401

Civil Engineer
Harris Kocher Smith
1120 Lincoln St. Suite 1000 Denver, CO. 80203
Rachel Patton, PE (303) 623-6300

Entitlements Architect
The Mulhern Group, Ltd.
1400 Glenarm, Suite 300, Denver, CO. 80202
Gary Ellermann (303)-297-3334

Landscape Architect
Norris Design
1101 Bannock Street Denver CO, 80204
Jared Carlon (303) 892-1166

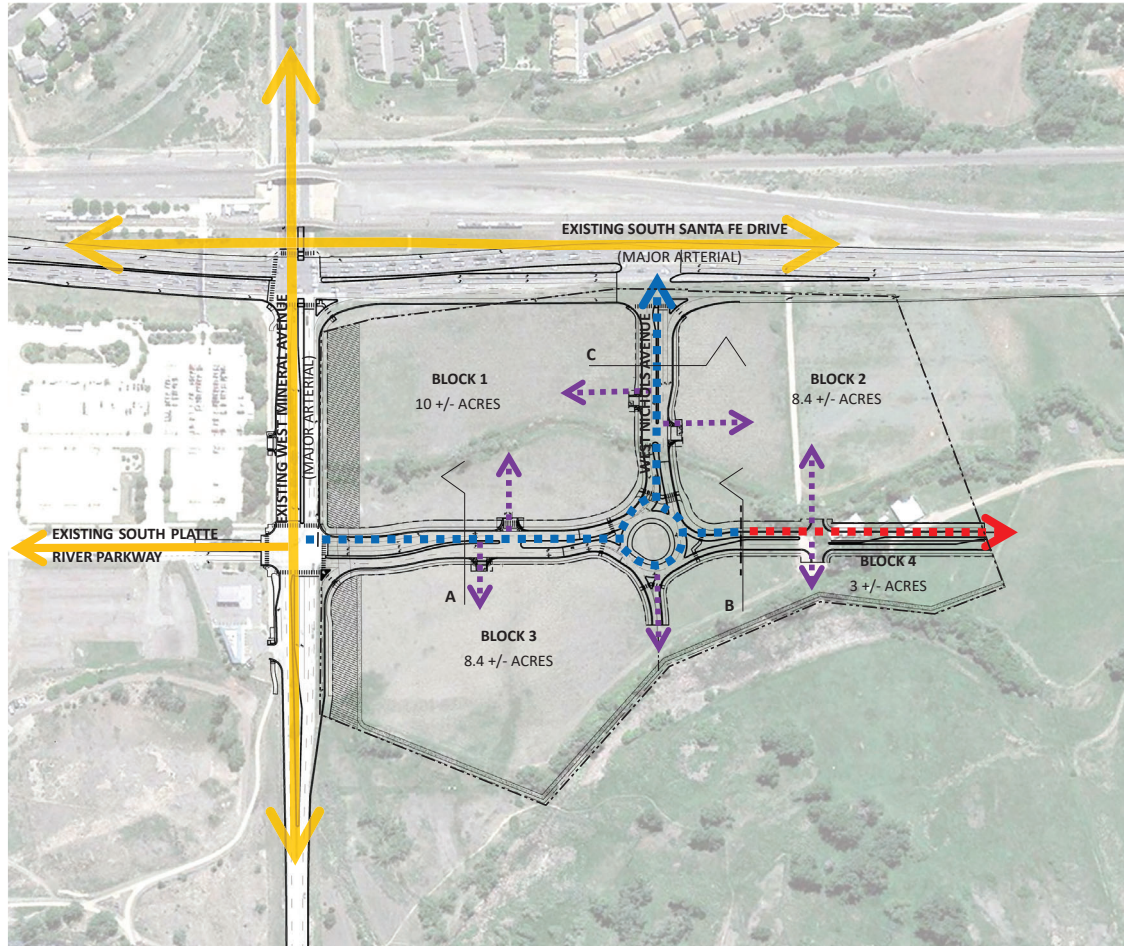
Master Development Plan

Streets, Right-of-Ways, Lots and Block Plan

Parcel 1, Santa Fe Park North Sub Exemption, County of Arapahoe, State of Colorado 33.34 Acres
Littleton Zoning District, Case Number: MDP22-0002

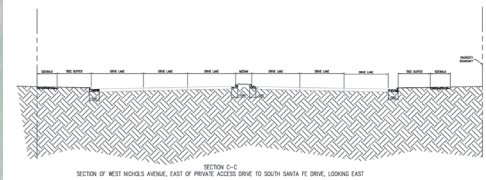
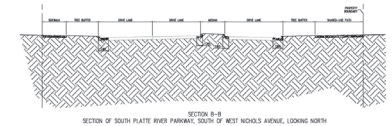
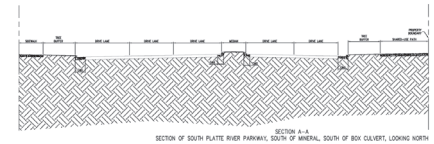
DESCRIPTION

- The Streets, Right-of-Ways, Lots and Block Plan establishes the R.O.W.'s to be dedicated to the City to continue the existing street network through the property to adjacent development areas. The proposed R.O.W.'s establishes the block layout for the property.
- The City will determine the final design of the roadway sections with Owner approval.
- Future roundabout to be located at the intersection of South Platte River Parkway and West Nichols Avenue.



LEGEND

- Property Boundary
- Proposed Extension of South Platte River Parkway (Design and Construction by Owner or RiverPark Metropolitan District)
- Private Access
- Quad Road (Design and Construction by City)
- Existing Vehicular Circulation



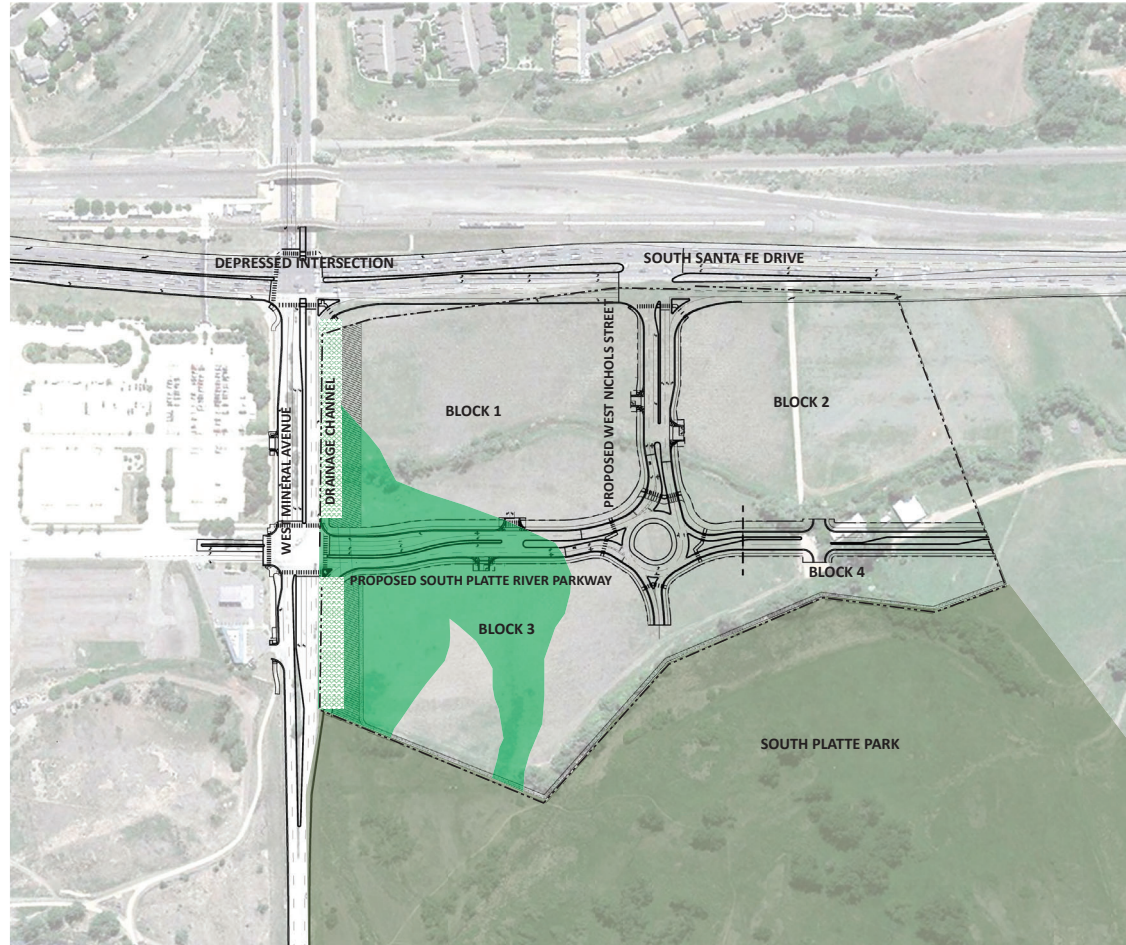
Master Development Plan

Environmental Protection and Open Space Plan

Parcel 1, Santa Fe Park North Sub Exemption, County of Arapahoe, State of Colorado 33.34 Acres
Littleton Zoning District, Case Number: MDP22-0002

DESCRIPTION

- The site area does not include any sensitive areas requiring environmental protection, riparian areas or water bodies but it currently does contain Jackass Gulch floodplains as shown in the image to the right, which will be removed through future design process with the Mile High Flood District and the City of Littleton to relocate it into the future drainage channel shown on the image to the right.
- The City of Englewood water supply ditch from McLellan reservoir that crosses the site north to south is to be relocated and piped below grade.
- The proposed development site sits significantly above the South Santa Fe Drive and West Mineral Avenue intersection and on a bench above South Platte Park.
- Each site within the master plan will provide an open space amenity area for pedestrian gathering/use. Each amenity area will be connected with pedestrian pathways in a continuous manner between and within sites. The exact amenities within each amenity area will be detailed at the time of Site Plan submittal.
- Each site will provide a minimum of 12% of its area if it is a mixed use development, a minimum of 15% of its area if it is a commercial development and 25% of its area if it is a multi-family residential to common open space. Locations will be determined at time of Site Plan submittal.



LEGEND

- Property Boundary
- Current Floodplains
- Future Drainage Channel

Block 4 along the western property line adjacent to the South Platte Park shall have a buffer area with the following minimum attributes:

- 25' landscape setback from the west property line adjacent to South Platte Park, subject to the allowances below.
 - Between the 25' landscape setback and the west property line the following are permitted: landscaping, designated park boundary fence, 10' concrete trail and retaining walls to support the trail are allowed within the 25' landscape buffer.
 - Habitable buildings, shade structures, hardscape, parking areas or drive aisles are not allowed within this area.
- Between the 50' building setback and the 25' landscape setback the following are permitted: landscape, hardscape, shade structures, parking areas, drive aisles and other similar features. In addition, one habitable building in Block 4 is allowed to encroach into this area.

Block 3 along the western property line adjacent to the South Platte Park shall have a buffer area with the following minimum attributes:

- 25' landscape setback from the west property line adjacent to South Platte Park, subject to the allowances below.
 - Between the 25' landscape setback and the west property line the following are permitted: landscaping, designated park boundary fence, 10' concrete trail and retaining walls to support the trail are allowed within the 25' landscape buffer.
 - Habitable buildings, shade structures, hardscape, parking areas or drive aisles are not allowed within this area.
- 50' building setback from the west property line adjacent to South Platte Park, subject to the allowances below.
 - Between the 50' building setback and the 25' landscape setback the following are permitted: landscape, hardscape, shade structures, parking areas, drive aisles and other similar features.
 - Up to two habitable buildings are allowed to encroach into this area where one building corner of each building can be at the 25' setback and the other corner at the 50' setback.

Master Development Plan

Location, Scale, Design, Density and Intensity Plan

Parcel 1, Santa Fe Park North Sub Exemption, County of Arapahoe, State of Colorado 33.34 Acres
Littleton Zoning District, Case Number: MDP22-0002

DESCRIPTION

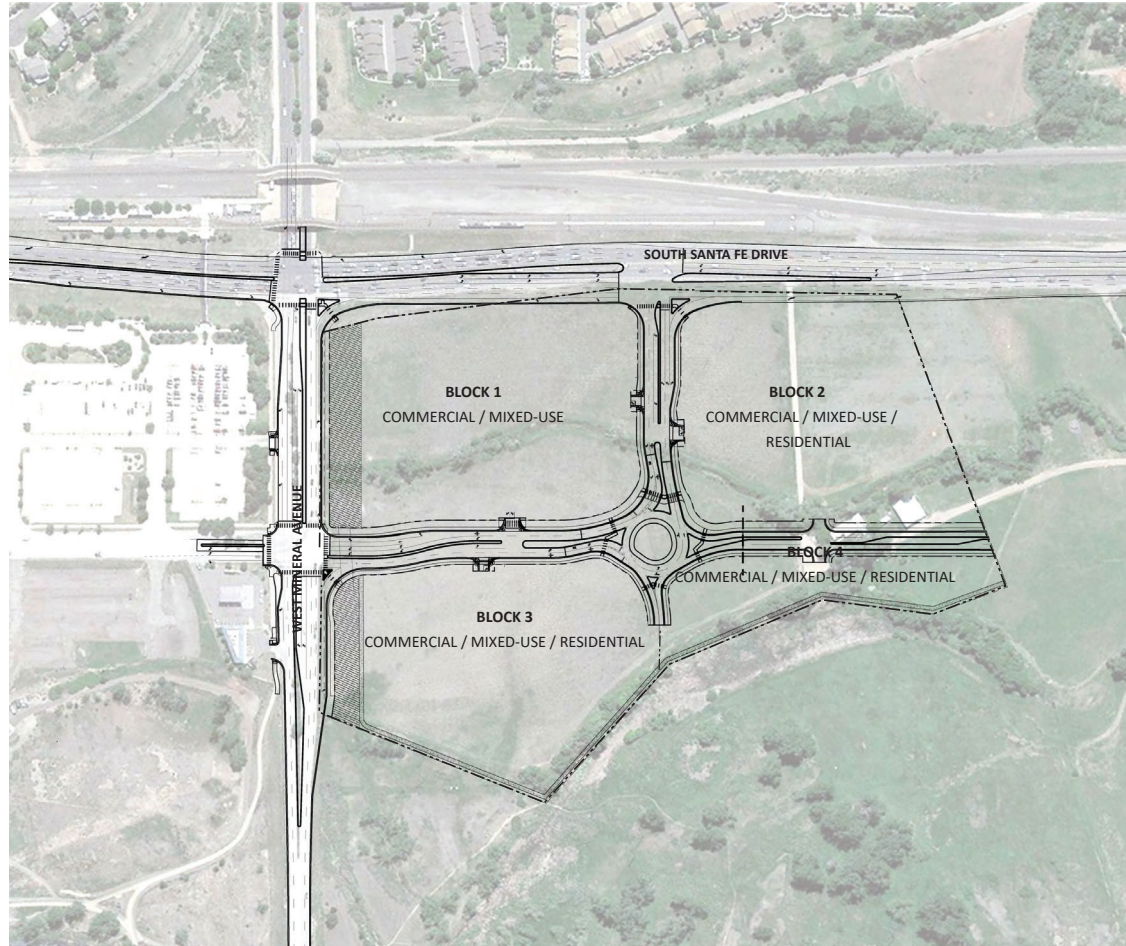
- All blocks will maintain CM zoning.
- Each block allows residential mixed-use and commercial uses. In Block 1, multi-family residential is allowed in mixed-use buildings only. Residential uses in Block 2 may be in mixed use buildings or limited to four acres for residential-only and in Blocks 3 and 4 may be either residential-only or in mixed use buildings.
- Types of residential (mixed use, multi-family, group living, etc.) will be provided at time of site plan submittal.
- Buildings will generally be placed along ROW's with parking internalized.
- Differing uses will be compatible through compliance with the City's Unified Land Use Code and the property owner's internal design review process.
- Each block will be developed in compliance with the requirements and limitations stated in the City's ULUC.
- Each use or block can be developed independently of each other.
- The mixture of uses within each block will be dictated by market conditions.

NOTES

- All buildings within each Block at RiverPark will have a single continuous sidewalk connection between the front doors of each use so there is complete pedestrian connectivity between buildings. This pathway may go through parking areas or cross private drives with street crossings as needed.
- Each block within RiverPark will be connected to other blocks within RiverPark by pedestrian crossings at public right of ways as approved by The City of Littleton.
- The RiverPark development will be connected to the RTD Light Rail Mineral Station by at grade pedestrian crossings as approved by the City of Littleton.

LEGEND

Property Boundary



DEVELOPEMENT DATA

Mixed-Use

Density: 50 Dwelling Units per Acre Maximum
(85 DU/Acre Max with Sustainability increases)
Setbacks: Front: 0' Minimum and 5' Maximum
Interior Side: 0' Minimum and 8' Maximum
Corner Lot: 0' Minimum and 5' Maximum
Rear Lot: 0' Minimum and 10' Maximum
Open Space: 12% Minimum
Building Height: 65' Maximum

Residential

Density: 52 Dwelling Units Maximum
(75 DU/Acre Max with Sustainability increases)
Setbacks: Front: 15' Minimum and 20' Maximum
Interior Side: 10' Minimum
Corner Lot: 10' Minimum and 20' Maximum
Rear Lot: 10' Minimum and 20' Maximum
Open Space: 25% Minimum
Building Height: 55' Maximum
(65' Max with Sustainability increases)

Commercial

Setbacks: Front: 0' Minimum and 5' Maximum
Interior Side: 0' Minimum and 8' Maximum
Corner Lot: 0' Minimum and 5' Maximum
Rear Lot: 0' Minimum and 10' Maximum
Open Space: 15% Minimum
Building Height: 65' Maximum

DESIGN THEME












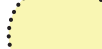

A "Modern Agrarian" design theme is encouraged throughout RiverPark to build on the agricultural heritage of the South Platte River corridor of Littleton. The architecture is intended to be of a modern expression while including hints of vernacular Colorado architectural styles of the Front Range and Rocky Mountain region. This will manifest itself in the building forms and massing, roof forms, fenestration patterns and openings, overhangs and canopies, materials and finishes, building transparency and the utilization of indoor/outdoor spaces which provide a strong connection to the outdoor lifestyle. Key themes to be considered to achieve this vernacular Colorado style include modern interpretations of authentic architectural styles including ranch, agrarian, prairie and western industrial. Material applications should be simple, reflect historical materials and be applied in a contemporary manner.

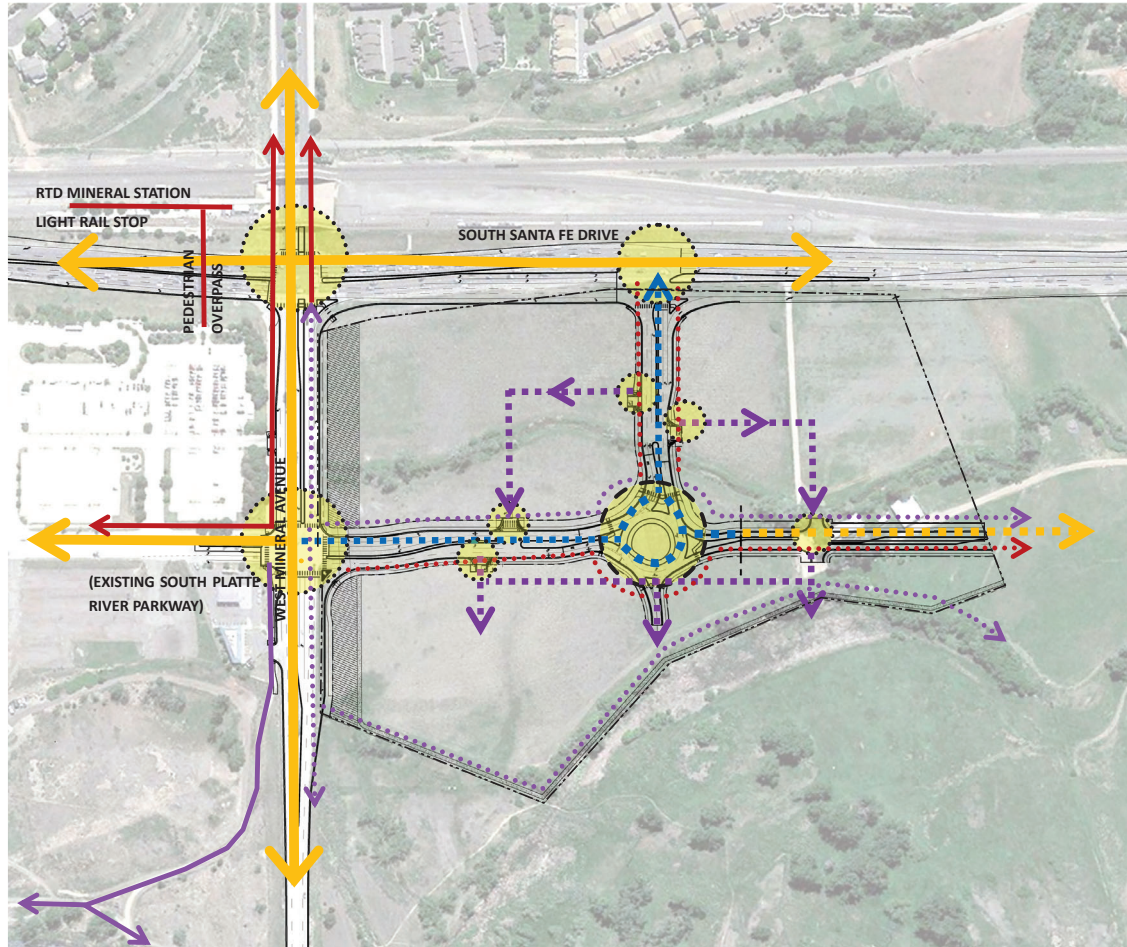
Master Development Plan

Vehicular Access, Parking, Circulation Plan

Parcel 1, Santa Fe Park North Sub Exemption, County of Arapahoe, State of Colorado 33.34 Acres
Littleton Zoning District, Case Number: MDP22-0002

LEGEND

-  Property Boundary
-  Existing Vehicular Circulation
-  Proposed Vehicular Circulation
-  Quad Road
-  Private Access
-  Existing Pedestrian Sidewalk Connection
-  Proposed Pedestrian Sidewalk Connection
-  Existing Trail
-  Proposed Shared Use Path Connection
-  Existing Full Movement Signalized Intersection
-  Future Roundabout Intersection
-  Future Limited Movement Signalized Intersection
-  Future Access Points
(Final locations to be determined as part of the Quad Road design with the access drive south of the roundabout on SPRP to be determined during the site plan process)



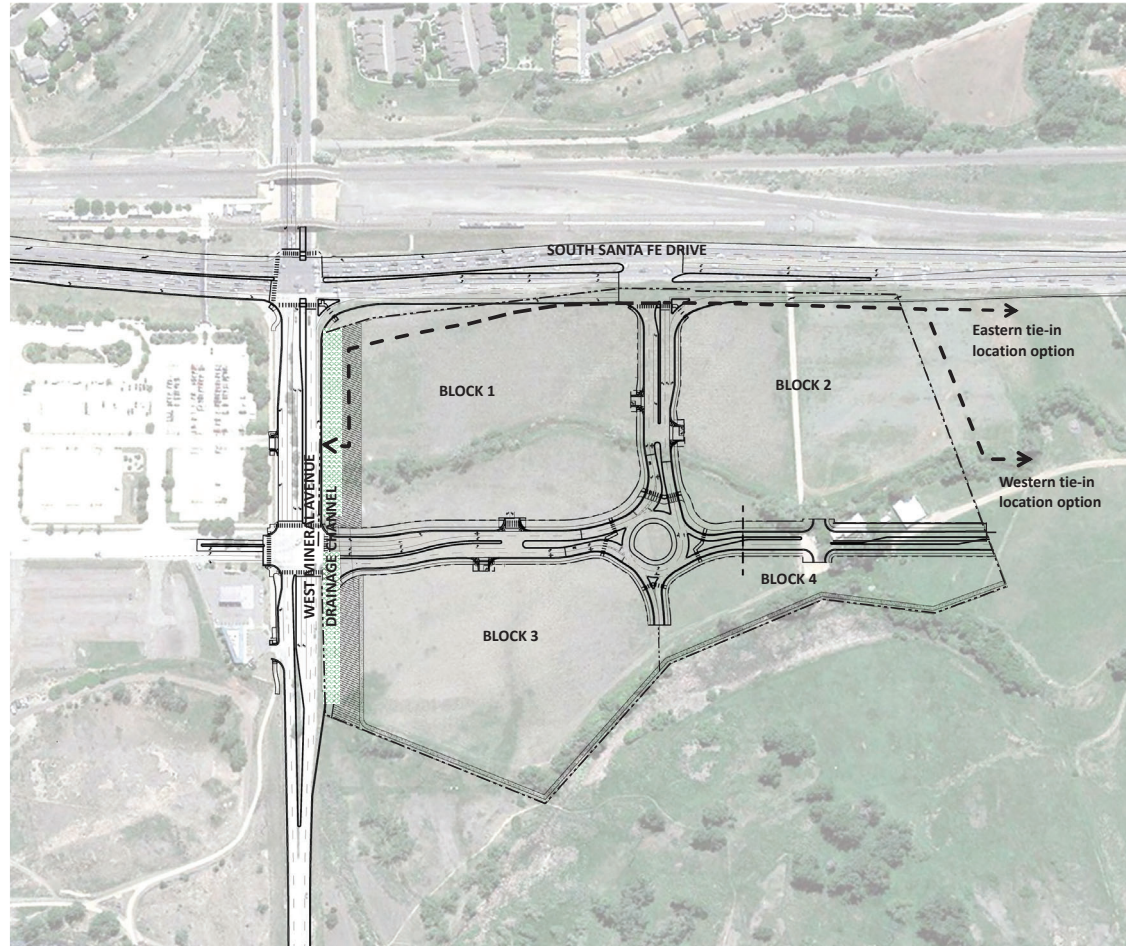
DESCRIPTION

- Access points are proposed on each street internal to the overall property for each block. The exact location and configuration will be provided at the time of final Site Plan.
- Each access point within a block will be internally connected to other access points for continuity and connectivity.
- Parking lots will generally be placed to the side or behind buildings along streets. When a parking area faces a street, it shall be buffered as required by the City's ULUC.

Master Development Plan

Phasing and Timing Plan

Parcel 1, Santa Fe Park North Sub Exemption, County of Arapahoe, State of Colorado 33.34 Acres
Littleton Zoning District, Case Number: MDP22-0002



LEGEND

- Property Boundary
- - - City Of Englewood Ditch Relocation
- Future Drainage Channel

PHASES

Phase One (one to five years):

- The "Quad Road" and its associated improvements to West Mineral Avenue and South Santa Fe Drive ("Quad Road") is to be designed and constructed by the City of Littleton from curb to curb. Owner to dedicate land for Quad Road ROW at no cost to the City of Littleton.
- City of Englewood Ditch Relocation will tie-in to future development at the southern property line at one of two locations as shown. If adjacent property owner to south develops first, then the Englewood Ditch relocation will tie in at the eastern location adjacent to South Santa Fe Drive. If this property develops first, the tie-in will occur at the western location.
- Construction of utility infrastructure
- Construction of drainage infrastructure

Phase Two (concurrent with Phase One or within one to five years of the completion of Phase One):

- Construction of South Platte River Parkway 100' south of the round-about to the south property line will occur prior to Block 2 or 4 development.
- The order of future development phases may vary based upon final users.

Future Phases:

- Final completion of the development is expected to be complete within 5 to 10 years of the completion of Phase One.

Master Development Plan

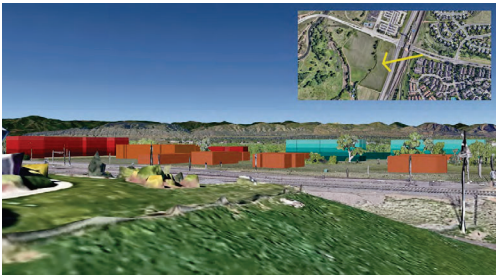
Parcel 1, Santa Fe Park North Sub Exemption, County of Arapahoe, State of Colorado 33.34 Acres
Littleton Zoning District, Case Number: MDP22-0002

Design Illustrative

The renderings below conceptually illustrate the intended quality and style of design.



The renderings below conceptually illustrate the massing for the development.



Project Narrative

The project narrative below generally describes how RiverPark will be developed with a unified design character specific to this site.

Description

RiverPark is a 33.34 acre parcel of land located at the southwest corner of West Mineral Avenue and South Santa Fe Drive in Littleton, Colorado. The site is part of an existing General Planned Development Plan.

Goals

RiverPark will be developed using the newly adopted Unified Land Use Code (ULUC) under the Commercial Mixed-Use (CMU) zone district. This mixed-use site will provide a unified development where people can work, live, shop and play by creating a general development character that is unique along the South Platte River corridor. The new Master Development Plan (MDP) proposed outlines the general character of the development consistent with the development requirements for a CMU site per the new ULUC. The MDP establishes four Blocks for development by setting the size and configuration for the extension of public roads through the property. This design is called the "Quad Road" which was determined by the City of Littleton. After dedication of roads, the four blocks vary in size from +/-3 to +/-10 acres.

Uses

The proposed development includes a broad variety of uses as allowed by the ULUC with the primary intended uses being retail, restaurants, services, senior housing, multi-family residential and similar commercial uses.

Aesthetics

RiverPark will be guided by an architectural design aesthetic called "Contemporary Agrarian" which builds on the building typography and building materials found in historic downtown Littleton and along the adjacent South Platte River corridor. Evergreen will act as an "Architectural Control Committee" to ensure that all uses at RiverPark are developed in a manner that respects the investments of others by maintaining a high level of design. The design aesthetic will be enhanced through careful landscape design that uses trees and grasses that are native to the area.

Scope and Scale

The configuration of the quad road dictates a much smaller scale of development that is appropriate with the South Platte River corridor. Density, scope and scale of the RiverPark site is limited by, and will comply with, the Commercial Mixed-Use (CMU) zone district development standards established in the ULUC where these issues have been addressed by the City of Littleton.

Comprehensive Plan Compliance

The City of Littleton Comprehensive Plan identifies five guiding principles and core values for creating a model community unique to Littleton, including "Anchored, Authentic, Connected, Active and Engaged." RiverPark will build upon these core values and guiding principles as identified below:

Anchored

What makes Littleton "A Truly Special Place" is it's historic downtown core, established neighborhoods and "The River That Runs Through it." Evergreen wants to build on that belief by creating a development on the South Platte River corridor where people can live, work, shop and play. This mix of uses will create a unique opportunity for people to gather adding to sense of place.

Authentic

Littleton has been referred to as a "Little Town" with a "Small Town Feel" on the edge of a large metropolitan area. Contributing to that character is an historic architectural heritage that includes both traditional and agricultural/agrarian roots. RiverPark seeks to continue that theme by using an overall design theme defined as "Contemporary Agrarian" architecture that uses building forms, building materials and landscaping that builds on the local aesthetic.

Connected

Littleton is "Connected with the Broader Region" by highways, arterials, RTD Southwest Rail Line and The Mary Carter Greenway making it highly accessible to metropolitan Denver. The RiverPark site is singularly unique in that it is directly adjacent to all four of the connections identified above. This connectivity and accessibility will make RiverPark a great place for people to gather and linger, attributes that help foster community.

Active

Littleton residents value "A Fit and Healthy Lifestyle." Living in Colorado provides regional vehicular access to the mountains, but Littleton has the South Platte River corridor that provides non-vehicular pedestrian access to miles and miles of open space, natural surroundings along the river, wildlife, parks and other amenities. RiverPark, by proximity alone, builds on that core value by providing access from all portions of the RiverPark site to the Mary Carter Greenway Trail by way of an off-site trail extension and a continuous trail along its west property line adjacent to South Platte Park.

RiverPark Illustrative Massing

The rendering below conceptually illustrates the massing for the development.



Meeting Date: September 26, 2022

Planner: Mike Sutherland, AICP Deputy Director of Community Development

APPLICATION SUMMARY:

Project Name: River Park

Case Number: MDP22-0002

Application type: Conceptual Master Development Plan

Location: Southwest corner, W. Mineral Avenue and S. Santa Fe Drive

Size of Property: 33.34 acres

Zoning: Commercial Mixed (CM) / Planned Overlay District (PL-O)

Applicant: Tina Hippeli, Development Manager, Evergreen Devco Inc.

Applicant's Representative: Tyler Carlson, Managing Principal, Evergreen Devco, Inc.
Carolyn White, Shareholder, Brownstein Hyatt Farber Schreck

Owner: Evergreen-Mineral & Santa Fe, LLC

Applicant Request: Approval of the RiverPark conceptual master development plan, allowing the owner to develop the property in conformance with the plan and the CM zoning district.

PROCESS

Pre-Application Meeting

January 13, 2022 – Administrative

May 24, 2022 – First neighborhood meeting

Master Development Plan (Conceptual)

April 22, 2022 – Application completed for initial referral

June 1, 2022 – First review comments due to applicant

June 29, 2022 – Second neighborhood meeting

July 15, 2022 – Revisions received for second referral

August 15, 2022 – Second review comments due to applicant

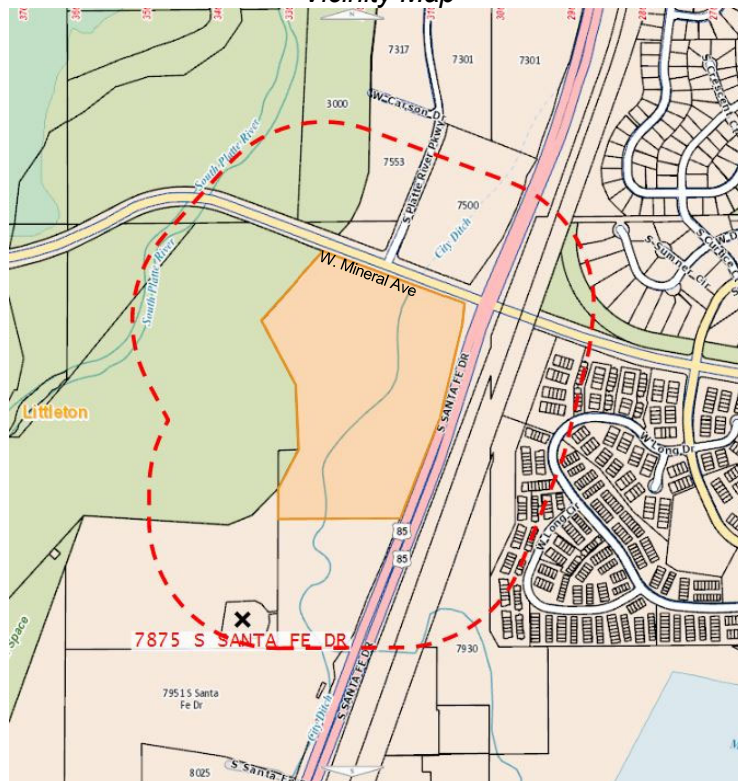
August 23, 2022 – Final revisions received for third referral

- September 26, 2022 – Public hearing at planning commission

LOCATION

The 33.34-acre site is located at the southwest corner of W. Mineral Avenue and S. Santa Fe Drive. The vicinity map below shows the location of the subject property (highlighted) and the notification boundary in a red dashed line. Staff notified the SouthPark #2 HOA of the application, as well as individual property owners within the notification boundary. In total, staff sent 98 notification cards to property owners and residents within the notification boundary.

Vicinity Map



PROPERTY AND APPLICATION BACKGROUND

Timeline

- 1973 *Small portions of this property were annexed into the City of Littleton from Arapahoe County by Ordinances 1973-13 and 1973-18.*
- 1985 *The majority of this property was annexed into the City of Littleton from Arapahoe County by Ordinance 1985-7. The annexation included a recorded annexation agreement (recorded April 26, 1985 at reception number 2525484).*
- 1985 *April 2, Council approved the Santa Fe Park planned development plan.*
- 1993 *June 15, Council approved the First Amendment to the Santa Fe Park planned development plan allowing an outdoor golf driving range on a portion of the subject property.*
- 2017 *December 11, Planning Commission approved a use by special exception to allow modification of the Jackass Gulch floodplain on the property. December 14, staff approved the Santa Fe Park North Subdivision Exemption subdividing the subject property as Parcel 1. December 15, Broken Hill 2, LLC (now Evergreen-Mineral & Santa Fe, LLC) purchases the property.*
- 2018 *November 7, staff receives a complete application for the Second Amendment to the Santa Fe Park Planned Development Plan to shift residential land uses to the west side of the property, add assisted living uses, revise development standards, and allow additional drive-up uses*
- 2021 *January 11, Planning commission recommended approval of the Second Amendment to the Santa Fe Park Planned Development Plan*
- 2021 *May 4, city council denies the Second Amendment to the Santa Fe Park Planned Development Plan. October 28, city rezones property from PD-C to CM / PL-O.*

The property is currently used for agricultural purposes and contains a single-family residence and several agricultural accessory buildings. To the north of the property are the Littleton / Mineral Avenue Light Rail Station owned and operated by the Regional Transportation District (RTD) and a 7-Eleven gas station and convenience store. On the west side of the site is South Platte Park including wetlands, the river and nature trails. On the south side of the property is the Toll Brothers property, which is currently used for agricultural purposes, but an administrative SDP has been submitted for 260 single family attached homes. On the east side of the property is S. Santa Fe Dr. and SouthPark's townhome neighborhood. Northeast of the property is the Southbridge single-family residential neighborhood. The aerial map below shows the property and its surroundings.

Aerial Map



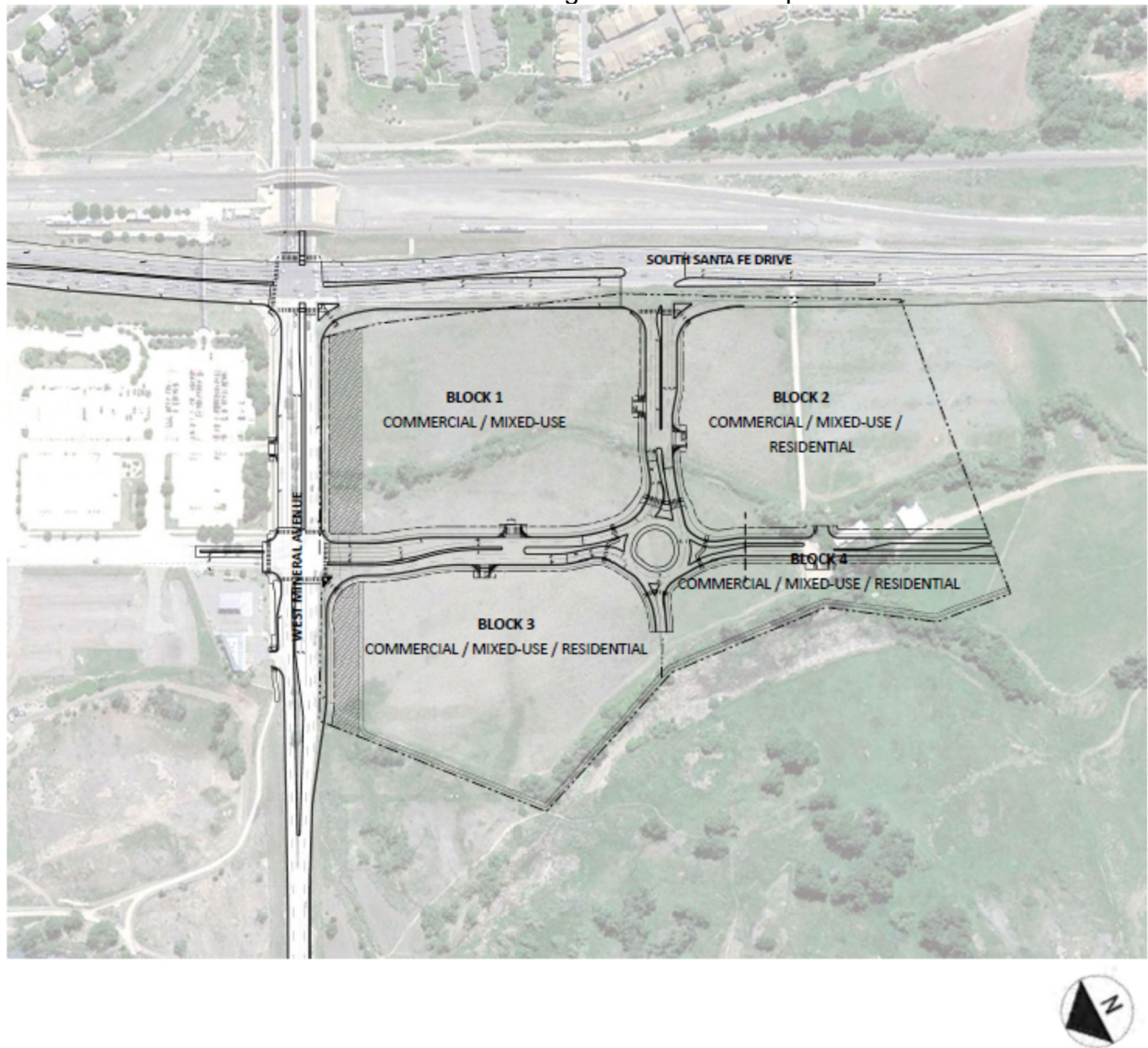
The property contains a portion of the Englewood city ditch, an open-channel water supply system owned and operated by the City of Englewood. The property has an existing curb cut to S. Santa Fe Dr. to serve the residence and two curb cuts to W. Mineral Ave., one aligning with South Platte River Parkway and the other in near alignment with the light rail station access. There are no public roads on the property; however, the property contains private dirt roadways for agricultural use.

The property's topography falls from the east to the west and there are several large trees growing along the city ditch, around the existing residence, and near South Platte Park. On the west side of South Platte Park, there is an existing soft-surface trail with an underpass of W. Mineral Ave. connecting to the Mary Carter Greenway and Carson Nature Center on the north side of W. Mineral Ave. The northwest side of the property is part of the Jackass Gulch floodplain designated by Mile High Flood District.

APPLICATION DETAILS

The applicant requests approval of a conceptual master development plan (MDP) to utilize the underlying CM zoning of the property. This conceptual MDP envisions phased development in four large blocks, two on the east side of S. Platte River Parkway, and two on the west side of S. Platte River Parkway.

Sheet 4 of the MDP Showing Blocks and Anticipated Uses



If this MDP is approved, the city may accept site plan applications for new development projects that are consistent with the information shown on the conceptual plan. Application details are available for viewing on the city's Development Activity List.

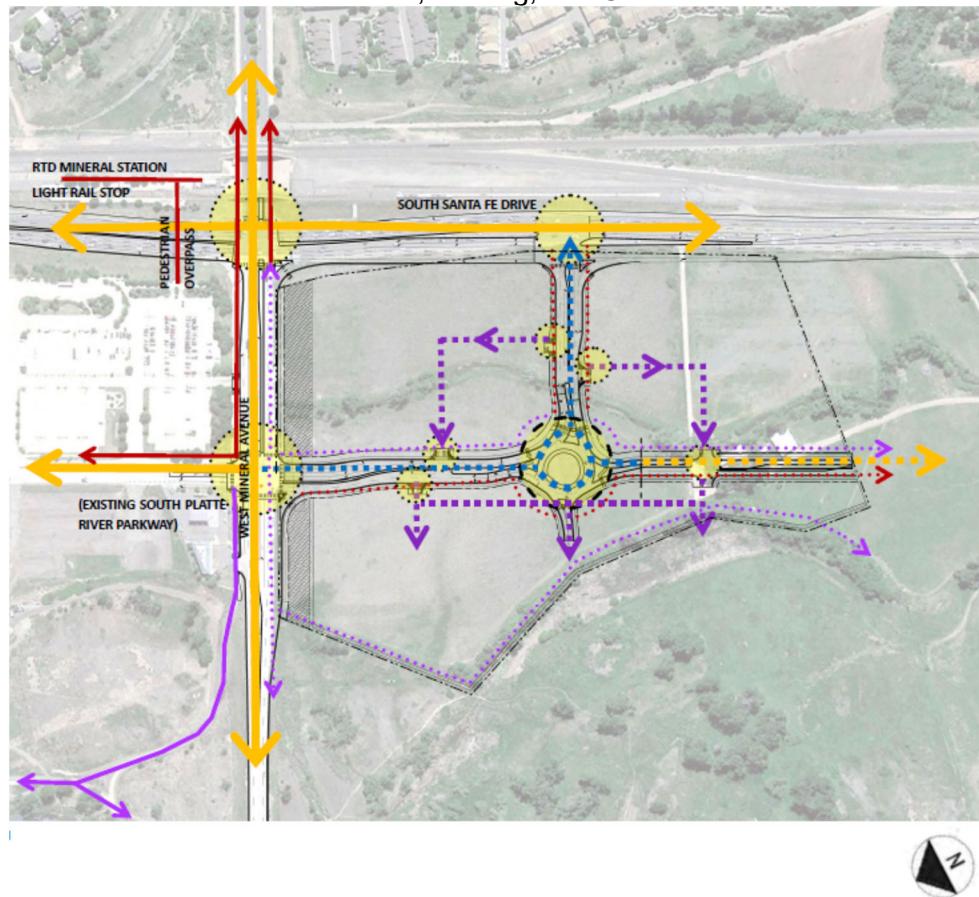
STAFF ANALYSIS

There are three decision criteria listed in the Littleton City Code (LCC) for conceptual master development plans. This section of the staff report will list each individual decision criteria and present staff's analysis of how, in staff's opinion, the plan either is sufficient or insufficient in terms of meeting the decision criteria. This analysis is the city staff's opinion and does not in any way bind the planning commission's final decision, but should be weighed as one part of testimony given at the public hearing to determine the factual analysis of the decision criteria.

Decision Criteria 1: Layout. The development is laid out in an efficient manner relative to its context and location (natural and built environments) and designed to achieve the aims of a compact, highly

walkable environment. Three of the key locational features of this particular property are: 1) its location at the intersection of W. Mineral Avenue and S. Santa Fe Drive; 2) its proximity to the Mineral Avenue light rail station, and 3) its proximity to South Platte Park. Sheet five of the proposed MDP is important in analyzing the efficiency of the plan and how it relates to a compact, highly walkable environment.

Vehicular Access, Parking, and Circulation Plan



Since the site is located at one of Littleton's busiest vehicular intersections, the roadway network must not only move through the site efficiently, but also help reduce traffic congestion at the intersection and provide opportunity for successful commercial development. The proposed RiverPark MDP demonstrates an efficient land use and vehicular layout because it shows a "quadrant road" system which reduces traffic congestion at the W. Mineral Avenue and S. Santa Fe Drive intersection by removing some or all left-turn movements from the intersection and increases vehicular access to the site by providing a full-movement, signalized access to S. Santa Fe Drive. The roadway network shown in the proposed RiverPark MDP provides connectivity to the north (Mineral Avenue light rail station, Aspen Grove, and Carson Nature Center), and to the south (Toll Property and Littleton Equine Medical Center).

In order to be efficient, the lot layout and land uses must be designed to take full advantage of the proposed roadway network. Staff believes the blocks and land uses described in the RiverPark MDP are efficient in their layout. As shown on sheet four (see page five of the staff report), all blocks allow commercial and mixed-use development and blocks two, three, and four allow residential (multi-family use). The largest blocks (blocks one, two, and three) have the greatest exposure to either S. Santa Fe Drive or W. Mineral Avenue and provide opportunity for significant commercial

development.

Regarding a compact, highly walkable environment, the proposed roadway network provides sidewalks. On the east side of S. Platte River Parkway, is a “shared use path” which will provide dedicated bicycle and pedestrian paths connecting the Toll Brothers property through RiverPark to Mineral Station. In addition, RiverPark will provide a trail on the western boundary and pedestrian connections to Toll Brothers and South Platte Park. Although details must be provided through future site plans, the notes on sheet four describe walkability within each block. In staff’s opinion, the proposed RiverPark MDP sufficiently meets the decision criteria for layout.

Decision Criteria 2: *Quality Design*. The design of buildings, circulation, hardscape, and landscape areas help to establish functionality, visual interest, aesthetic appeal, and a unique identity for the development including human-scale amenities, integration of civic spaces for public interaction, and protection from the environmental elements.

Architecturally, the RiverPark design theme is a “modern agrarian or contemporary agrarian” motif described on sheets four and in illustratives on sheet seven. Although very general and conceptual in nature, the level of quality and architecture described in the proposed MDP give city staff and future site plan applicants sufficient guidance and direction to apply the design and architectural requirements of the Littleton City Code.

Commercial Design Illustrative



Residential Massing Illustrative



Regarding the design of circulation, hardscape, and landscape areas, the proposed RiverPark MDP establishes a commitment to providing an open space amenity area for pedestrian gathering and use in each block (see the fourth bullet under the description on sheet three). Sheet five (see page six of the staff report) shows a rough internal circulation plan with vehicular access to each block. A note on sheet five gives direction to the location of parking lots either on the side or behind buildings, unless otherwise buffered in accordance with the LCC.

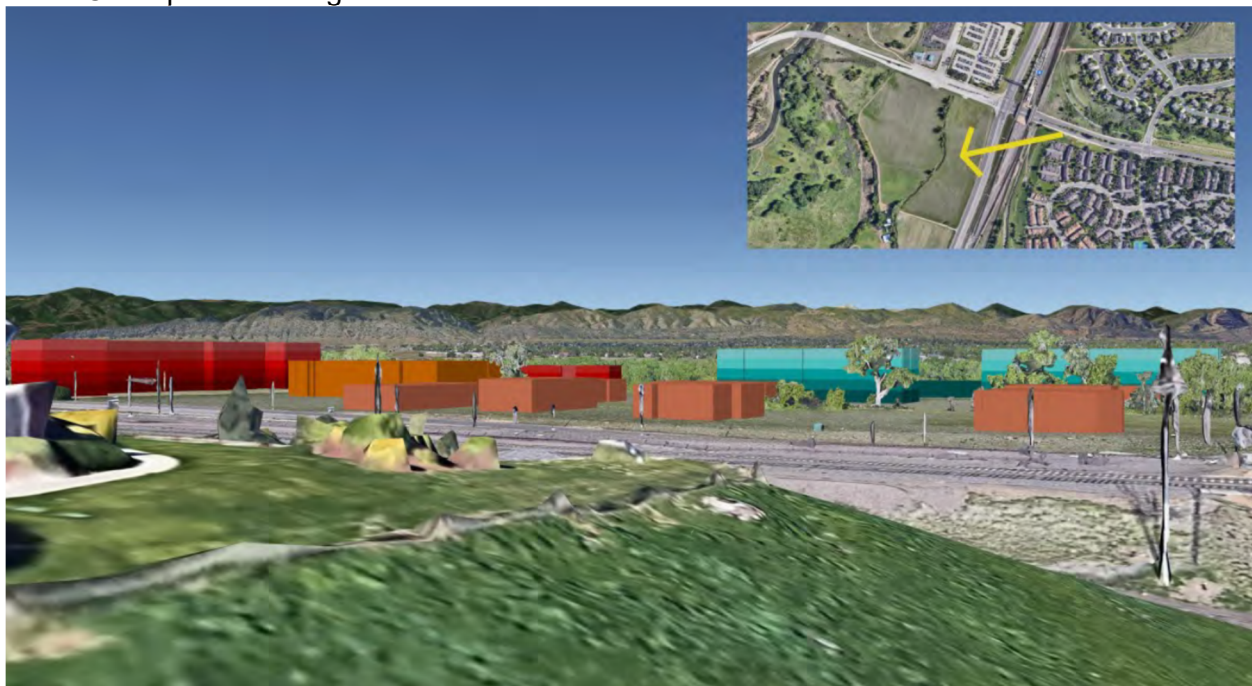
The city, South Suburban Parks and Recreation District, and the applicant worked together on an appropriate edge treatment between future RiverPark developments within blocks three and four and the South Platte Park to the west. The boundary treatment, consisting of required landscape areas and building setbacks, is described on the left side of sheet three. With the mutual agreement of these parties, the western boundary will provide functionality, visual interest, and unique identity at the western perimeter, which go beyond the setback requirements of both the 1985 planned development and the LCC. In staff’s opinion, the proposed MDP is sufficient to meet the quality design decision criteria.

Decision Criteria 3: Zoning District Conformance. The plan demonstrates compliance with the applicable zoning district and design principles.

Compliance with the LCC and the Unified Land Use Code are noted several times in the proposed RiverPark MDP. The development data shown on sheet four most directly addresses how the development will comply with the Commercial Mixed zoning district and any additional restrictions provided through the MDP.

Most significantly, the MDP will limit the height of commercial and mixed-use buildings from 80 feet allowed within the district (91 feet with sustainability incentives) to 65 feet maximum. The applicant provided a conceptual massing and height illustrative in the MDP on sheet seven

Conceptual Massing Illustrative as Shown from Mineral Avenue East of Santa Fe Drive



The development data on sheet four contains some errors in the maximum density for mixed-use and residential development that were corrected in the LCC shortly after the final review of this development. Mixed use developments have a maximum density of 60 dwelling units per gross acre (instead of 85 as shown in the MDP), and residential developments have a maximum density of 62 dwelling units per gross acre (instead of 75 shown in the MDP). In order to eliminate any confusion, these density numbers should be corrected in the MDP and appropriate conditions appear in the proposed resolution. With the conditions shown in the proposed resolution, the proposed MDP is sufficient to meet the zoning district conformance decision criteria.

ADDITIONAL INFORMATION ON REGIONAL TRAFFIC AND THE QUADRANT ROADWAY

The adjacent intersection of Mineral Avenue and Santa Fe Drive is one of the most congested intersections in the city and the region, and often creates significant delays for travelers, particularly during the morning or evening rush, or when the adjacent roadway network, including C-470, has obstructive construction or an incident occurs that diverts traffic. Development of this property and properties to the south will generate additional traffic for Mineral Avenue and Santa Fe Drive. One

of the key challenges for development of these properties is the effective mitigation of additional traffic generated to the already congested intersection of these roadways and other roadways and intersections in the area.

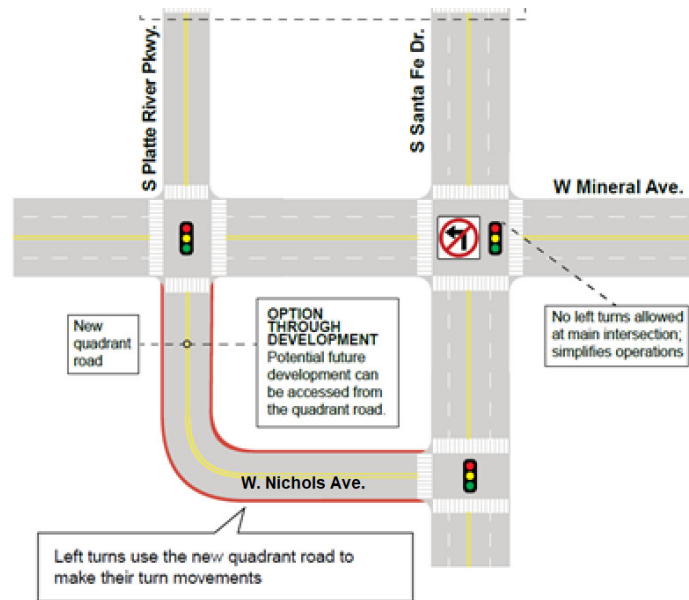
Given the existing traffic challenges and expectation of more growth of the surrounding communities and additional congestion in the future, the city has undertaken a study to identify solutions to relieve congestion and improve safety for the intersection. After evaluating several options, a quadrant road (“quad road”) solution has been identified as a configuration to improve traffic flow at the intersection of Mineral Avenue and Santa Fe Drive that can be implemented within the next few years. The applicant worked with staff and the city’s traffic consultant to design a quad road concept within the proposed MDP. This design helps address the regional traffic conditions and development related impacts on the existing roadway network.

In addition to this intersection specific study by the city, the Colorado Department of Transportation (CDOT), in partnership with Arapahoe County, Denver, Douglas County, Englewood, Littleton, and Sheridan, is currently conducting a Planning and Environmental Linkages (PEL) study for an 11-mile stretch of Santa Fe Drive between C-470 and the junction of Alameda Drive and I-25. This PEL Study referred to as the Santa Fe Drive Action Plan will identify transportation issues and environmental concerns on the Santa Fe Drive corridor and develop short- and long-term alternatives that create a clear vision for the transportation functions in the corridor. The primary objective of the PEL process is to assess transportation needs and priorities. In all types of PELs, the goal is to gather enough detail so that the information developed can be utilized in future planning or National Environmental Policy Act (NEPA) studies. As a result, even though the Santa Fe Drive Action Plan will include an evaluation and likely recommendations for potential future measures to address the safety and congestion issues at the Mineral Avenue and Santa Fe Drive intersection, the final report is not expected to identify a specific project for the intersection.

One long-term (20+ years) alternative for the intersection of Mineral Avenue and Santa Fe Drive could include a recommendation for a grade-separated interchange at the intersection. This option would require additional right-of-way at the intersection and would require modifications to the Nichols Avenue access. The applicant has expressed concerns about the impacts of these future improvements as they relate to the property; however, the city has an obligation to balance regional transportation needs with site specific impacts. The quad road design is one example of this.

Conceptual Quad Road

The basic premise of a quad road is to prohibit left-turning movements at the principal intersection and shift these movements to the quad road through a system of coordinated traffic signals. Left-turn movements often cause the most delays at an intersection resulting in long queues and increased potential for crashes. More information regarding the [function of a quad road](#) may be viewed through the hyperlink.



In the applicant's proposal, a portion of Platte River Parkway and Nichols Avenue will serve as a quad road. Instead of turning left at Mineral Avenue, a northbound traveler on Santa Fe Drive will turn left on Nichols Avenue, follow the quad road to the new south extension of the Platte River Parkway and make another left onto Mineral Avenue. Without the quad road system, the developer would not be allowed to have a full-movement signalized intersection on Santa Fe Drive. Instead, Nichols Avenue would be limited to a right-in/right-out movement and any northbound vehicles on Santa Fe Drive headed to the development would be required to turn left onto Mineral Avenue and left again at Platte River Parkway to enter the site. Without mitigation, such a movement would likely overburden the westbound left turn lane from Mineral Avenue to Platte River Parkway and result in more congestion in the area, with the potential for back-ups into the Santa Fe Drive/Mineral Avenue intersection.

The quad road provides the only access points to Mineral Avenue and Santa Fe Drive. In the future, Platte River Parkway will connect to Phillips Avenue, which will provide another full-movement intersection with Santa Fe Drive near Dad Clark Gulch on the South Santa Fe Park southern property. Without the quad road and signalized full-movement access to Santa Fe Drive at Nichols Avenue, the development would likely need to construct this southern Phillips Avenue access to Santa Fe Drive and the associated roadway extensions to accommodate site-generated traffic, which is outside of this property's boundary.

Traffic Analysis & Mitigation

To determine how the quad road and other associated roadway improvements are expected to mitigate the increased traffic associated with the development of the property, staff and the applicant worked together to understand how development of the property will affect traffic in the area. The traffic report supplied by the applicant in a previous application is a comprehensive and complete report that includes the traffic analysis and discussion sections requested by the city. The analysis included an evaluation of future near-term and long-term conditions for the background regional traffic and for the future development site-generated trips for comparison. The future conditions considered not only trips related to the RiverPark development, but also for the South Santa Fe Park property to the immediate south, as well as redevelopment of the Littleton Equine Medical Center.

The city worked with CDOT and other stakeholders on an intersection safety and congestion study to identify an approach to addressing the growing regional traffic in the area along Mineral Avenue and Santa Fe Drive. This report, prepared by HDR in November 2019, provided information utilized in the development traffic study for consistency, such as traffic volumes and roadway configurations, and performed a detailed analysis to determine a recommended solution to the regional traffic issues. As a result of that work, an interim solution consisting of constructing a quad road through the development property and removing the left turn movements at the Mineral Avenue and Santa Fe Drive intersection was recognized as the preferred approach. However, with the development traffic study being conducted at the same time as the regional intersection study, two distinct differences occurred between the reports.

One of these differences was that certain assumptions had to be included in the development traffic study, such as whether the quad road implementation would be phased over time or built to completion all at once. Based on initial feedback from CDOT, the decision was made for the development traffic study to conduct an evaluation that assumed a phased approach, where initially the left turn movements on Mineral Avenue to Santa Fe Drive would be retained and the quad road would not have full access to Santa Fe Drive. This assumption is represented in the analysis as the near-term (Year 2025) conditions where a partial access configuration is evaluated for the quad road (Nichols Avenue) at Santa Fe Drive, while the long-term (Year 2040) conditions evaluated a full access configuration to accommodate an alternative route for all the left turns previously at the Mineral Avenue and Santa Fe Drive intersection. Subsequently, CDOT and the city determined that the quad road should be built in one complete phase, in other words removing all left turn movements at the Mineral Avenue and Santa Fe Drive intersection and providing full access for Nichols Avenue onto Santa Fe Drive. While this is not the exact analysis that was included in the development traffic study, staff believes the conditions included in the development traffic study provides an adequate evaluation to understand the extent to which the development traffic will impact the future roadway configuration and need to be mitigated.

The other difference between the two studies was that two different traffic modelling software programs were utilized. The analysis for the development traffic report conducted by HKS was based on the Synchro program, which is traditionally used to conduct traffic impact studies and evaluates intersections as isolated systems. As a result, the traffic operation results reported by Synchro do not take into consideration closely spaced intersections operating with coordinated signal timing, or the impact the operations at one intersection can have on an adjacent intersection. Conversely, the analysis completed by HDR for the regional intersection study used a more robust and dynamic model called VISSIM, which treats the entire study area as a connected and coordinated network, resulting in a more accurate representation of the expected conditions. The contrast is revealed in the difference between the results reported by the two studies, where the regional intersection analysis shows much improved operations because of implementation of the quad road design, while the development traffic analysis identifies better operations but still some congested conditions. Again, staff believes the results from the development traffic study provide enough of an indication of the impact expected due to the RiverPark and South Santa Fe Park land uses for purposes of identifying mitigation and responsibility.

Transportation Next Steps

As discussed in the above sections, analyzing traffic aspects of this project in consideration with improvements to the adjacent intersection of Santa Fe Drive and Mineral Avenue were extremely complex. Significant efforts have been put forth from the applicant's consulting team, city staff, and the city's consultant to model various scenarios, evaluate associated impacts and coordinate with

CDOT. Construction of the quad road will serve as both a regional and private development traffic solution. The city has received a federal Transportation Improvement Program (TIP) grant to help fund the design and construction of the quad road. While the City intends to pursue construction of the quad road as a regional improvement, approval of the MDP will further facilitate coordination with the applicant in the form of other infrastructure improvements, including installation of subsurface utilities such as sewer and water mains, stormwater culverts, and sidewalks/trails. While the development traffic study outlined the parameters of development related impacts, specific details regarding cost participation for the quad road and other infrastructure will be contained within a future Subdivision Improvement Agreement (SIA) to be considered concurrently with a preliminary plat and final plat application, expected in the near future.

Due to requirements associated with TIP funding, the city is required to be the lead agency on the design and construction of the quad road. Project design began in the second quarter of 2021, with construction targeted to start in the second quarter of 2023 and anticipated to be completed by early 2025.

NEIGHBORHOOD OUTREACH AND PUBLIC NOTICE

The applicant held two virtual neighborhood meetings, one before the formal application on May 24, 2022 and one before the second submittal on June 29, 2022. In addition to the neighborhood meetings, at least ten days prior to the public hearing the property was posted with two large signs, a newspaper notice was published in the Denver Post, and postcards were sent to property owners and addresses within a 700-foot notice boundary as required by the LCC. The SouthPark Neighborhood Association #2 was part of the postcard notification and the only homeowners association within the notification boundary.

OUTSIDE REFERRAL AGENCIES

Staff sent referrals to 17 outside referral agencies. Staff and the applicant worked cooperatively with each agency providing comments on the proposed MDP and satisfactorily resolved all comments made.

STAFF RECOMMENDATION

Staff recommends approval of the attached resolution which contains the following conditions as noted in the staff analysis:

1. In the development data on sheet four, the density of mixed-use development shall be corrected from 85 DU/Acre Max with Sustainability increases to 60 DU/Acre Max with Sustainability increases; and
2. In the development data on sheet four, the density of residential development shall be corrected from 75 DU/Acre Max with Sustainability increases to 62 DU/Acre Max with Sustainability increases.

The applicant has been advised of the conditions and has no objections.

ALTERNATIVES AND NEXT STEPS

Planning commission may approve, approve with conditions, or deny the MDP application. If denied, the property owner may develop in accordance with the 1985 planned development or reapply for a MDP in one year. Decisions of the planning commission may be appealed to city council within 30 calendar days.

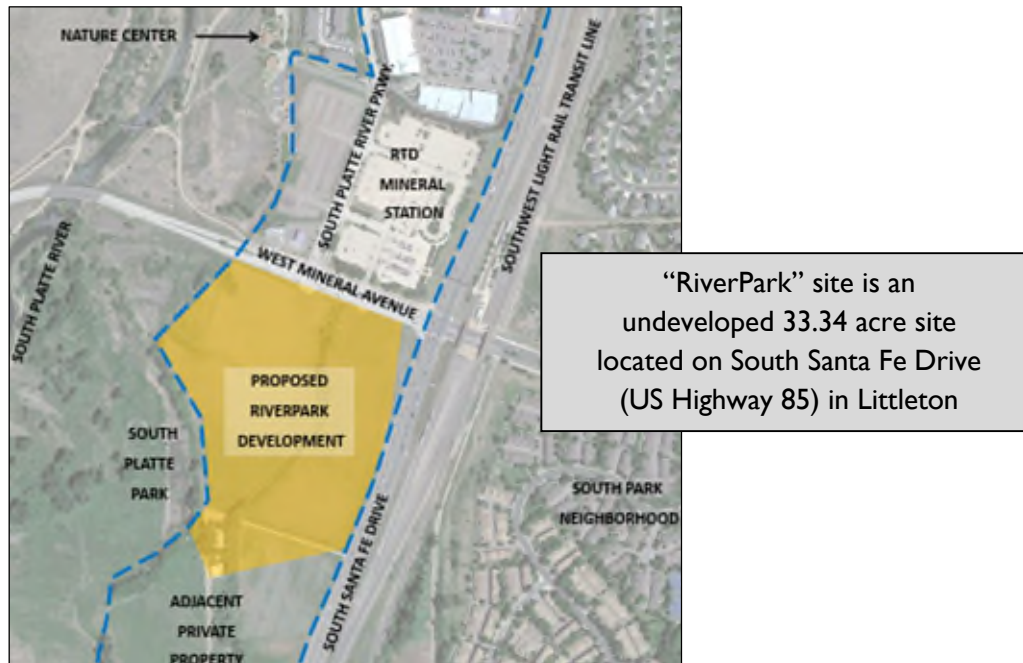
If approved, it is expected that the property owner will apply for a preliminary and final plat to dedicate roadways and establish infrastructure by the end of this year. The property owner may also apply for site plans concurrently or in the future.

RiverPark Master Development Plan

Project Narrative

April 20, 2022

“RiverPark” refers to a 33.34 acres parcel of land located at the southwest corner of the intersection of South Santa Fe Drive (US Highway 85) and West Mineral Avenue in Littleton, Colorado (refer to the image below):



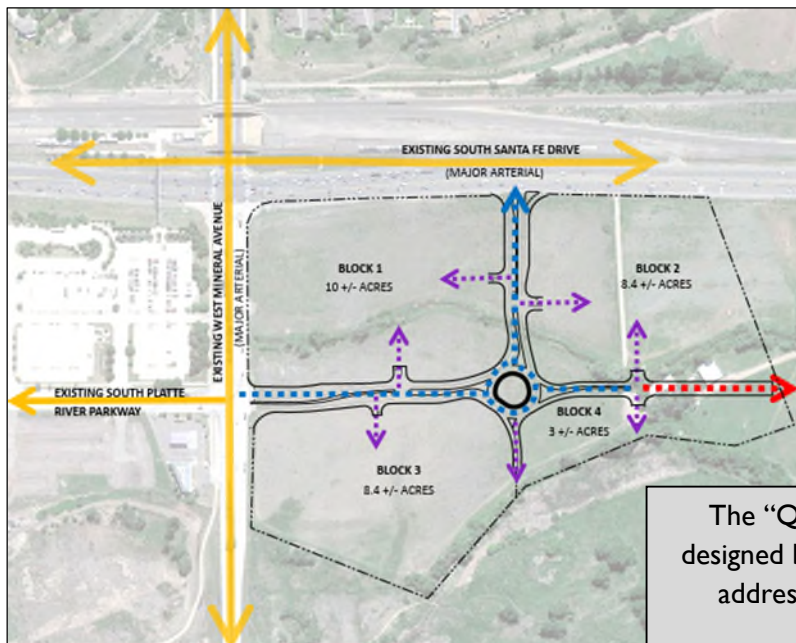
The RiverPark property is owned by Evergreen Devco (Evergreen) and the property was previously governed by the Santa Fe Park General Planned Development Plan (GPDP). Since Evergreen acquired the property, the City of Littleton has adopted by ordinance the new City of Littleton Unified Land Use Code (ULUC). The new ULUC zoned the property to a Commercial Mixed-Use (CMU) zone district. Evergreen is submitting a Master Development Plan (MDP) as required by the ULUC to govern the future development of the property. Other property rights entitled by the previous PDP remain until such time as a new MDP has been approved for the site.

Goals

Evergreen desires to develop the property with a mix of uses to provide a unified development where people can work, live, shop and play by creating a general development character that is unique along the South Platte River corridor. The new Master Development Plan (MDP) proposed outlines the general character of the development consistent with the development requirements for a CMU site per the new ULUC. The MDP establishes four Blocks for development by setting the size and configuration for the extension of public roads through the property. This design is called the “Quad Road” which was determined by the City of Littleton. After dedication of roads, the four blocks vary in size from +/- 3 to +/- 10 acres as shown below:

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phone 303.757.0401 evgre.com

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The “Quad Road” concept was designed by The City of Littleton to address regional traffic issues.

Uses

The proposed development includes a broad variety of uses as allowed by the ULUC with the primary intended uses being retail, restaurants, services, multi-family residential and similar commercial uses.

Aesthetics

RiverPark will be guided by an architectural design aesthetic called “Modern Agrarian” which builds on the building typography and building materials found in historic downtown Littleton and along the adjacent South Platte River corridor. Evergreen will act as an “Architectural Control Committee” to ensure that all uses at RiverPark are developed in a manner that respects the investments of others by maintaining a high level of design.



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The design aesthetic will be enhanced through careful landscape design that uses trees and grasses that are native to the area.



Scope and Scale

The scale of the project is not significant in terms of traditional retail development where there are large-scale 100,000 SF single-story buildings and acres of paved parking. Rather, the configuration of the roadways alone dictates a much smaller scale of development that is appropriate with the South Platte River corridor. Density, scope and scale of the RiverPark site is limited by, and will comply with, the Commercial Mixed-Use (CMU) zone district development standards established in the ULUC where these issues have been addressed by the City of Littleton. Furthermore, the nature of the mixed uses intended, which include multi-family residential, requires that adjacent development be of a similar scope and scale.



Request and Timing

Evergreen began seeking the necessary approvals for development of the property in 2018. Four years later, it is imperative the City provide approvals as expeditiously as possible as there is demand for a variety of uses at this site.

Comprehensive Plan Compliance

The City of Littleton Comprehensive Plan identifies five guiding principles and core values for creating a model community unique to Littleton, including Anchored, Authentic, Connected, Active and Engaged. RiverPark will build upon these core values and guiding principles as identified below.



What makes Littleton “A Truly Special Place” It’s historic downtown core, established neighborhoods and “The River That Runs Through it.” Evergreen wants to build on that belief by creating an anchor development on the South Platte River corridor where people can live, work, shop and play. This mix of uses will create a unique opportunity for people to gather adding to sense of place.

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Littleton has been referred to as a “Little Town” with a “Small Town Feel” on the edge of a large metropolitan area. Contributing to that character is a historic architectural heritage that includes both traditional and agricultural/agrarian roots. RiverPark seeks to continue that theme by using an overall design theme defined as “Modern Agrarian” architecture that uses building forms, building materials and landscaping that builds on the local aesthetic.



Littleton is “Connected with the Broader Region” by highways, arterials, RTD Southwest Rail Line and The Mary Carter Greenway making it highly accessible to metropolitan Denver. The RiverPark site is singularly unique in that it is directly adjacent to all four of the connections identified above. This connectivity and accessibility will make RiverPark a great place for people to gather and linger, attributes that help foster community.



Littleton residents value “A Fit and Healthy Lifestyle.” Living in Colorado provides regional vehicular access to the mountains, but Littleton has the South Platte River corridor that provides non-vehicular pedestrian access to miles and miles of open space, natural surroundings along the river, wildlife, parks and other amenities. RiverPark, by proximity alone, builds on that core value by providing access from all portions of the RiverPark site to the Mary Carter Greenway Trail by way of an off-site trail extension and a continuous trail along its west property line adjacent to South Platte Park.



Littleton has a cherished tradition of engagement between its residents and local government with a respectful dialogue of how to maintain Littleton’s heritage. Evergreen has patiently been engaged in continuous dialogue regarding the RiverPark development for over four years through governmental staff coordination, neighborhood meetings and public hearings before both Planning Commission and City Council. Evergreen looks forward to the converting this dialogue into a unique and productive development that the City of Littleton is proud of.

Mineral & Santa Fe Neighborhood Meeting Summary

A virtual neighborhood meeting was held via Zoom on Thursday March 24, 2022, between 5:30-6:30 pm. The City mailed out the required notices to all property owners within 700 feet of the development. Evergreen, who is both the Developer and property owner, attended along with their design team and Mike Sutherland was in attendance on behalf of the City of Littleton.

Evergreen presented information and visual slides regarding the proposed Master Development Plan to the neighbors and answered any subsequent questions that were raised. Evergreen ran through their presentation at 5:30 and at 6:00 so that anyone who joined late had an opportunity to listen to the presentation and ask questions.

Evergreen's presentation included information on the updated ULUC code, existing CM zoning, information about Master Development Plans, next steps in the design and entitlement process, site location and adjacencies, proposed streets including the Quad Road and pedestrian connections, location of potential uses, site circulation, and additional topics.

Some of the main questions that were raised by the neighbors included finding out more information about the Quad Road currently being designed by the City, the type of retail expected and what market research has been done, maximum residential density allowed, maximum building heights anticipated and allowed and sidewalks along Mineral.

Please reach out to us with any additional questions.

Thank you,

Tina Hippeli
Development Manager
Evergreen Devco, Inc.

July 14, 2022

Michael Sutherland, AICP
Deputy Director of Community Development
Community Services Department
2255 West Berry Avenue
Littleton, CO 80120

Re: RiverPark Second Neighborhood Meeting Summary

Dear Mike,

A second virtual neighborhood meeting was held via Zoom on Wednesday June 29, 2022, between 5:30-6:30 pm. The City mailed out the required notices to all property owners within 700 feet of the development. Evergreen, who is both the Developer and property owner, attended along with their design consultants and Mike Sutherland was in attendance on behalf of the City of Littleton.

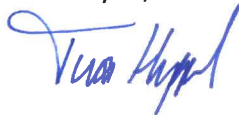
Evergreen presented information and visual slides regarding the proposed Master Development Plan to the neighbors and answered any subsequent questions that were raised.

Evergreen's presentation included information about the site, information about Master Development Plans, next steps in the design and entitlement process, site location and adjacencies, proposed streets including the Quad Road and pedestrian connections, location of potential uses, site circulation, proposed building heights and additional topics.

Some of the main questions that were raised by the neighbors included how pedestrians can safely cross Santa Santa Fe from the east, finding out more information about the Quad Road and Mobility project currently being designed by the City, maximum building heights and the size of the notice area for the meeting.

Please reach out to us with any additional questions.

Thank you,



Tina Hippeli
Development Manager
Evergreen Devco, Inc.



P.D.-C PERFORMANCE STANDARDS

Development Controls & Standards

Prior to the sale of any lot, the developer or its assigns will establish regulations and procedures setting forth specific land use and development standards no less stringent than embodied in this General Plan. The developer or its assigns may organize one or more non-profit corporations to enforce the development controls, regulations and standards, and to provide for the perpetual maintenance of private common areas.

Development controls, regulations and standards will include specific procedures for review and approval of the following criteria:

1. Preservation of views and protection of natural amenities;
2. Landscaping, fencing and signage;
3. Topographic and soil conditions;
4. Drainage;
5. Natural resource conservation;
6. Provision and enhancement of recreation and open space opportunities;
7. Impacts on adjacent uses;
8. Architectural and site design standards including materials, colors, building envelopes and heights;
9. Conformance to public policies and goals;
10. Conformance to design and construction standards;
11. Methods for the perpetual maintenance of all public and private improvements;
12. Conformance to performance standards;
13. Screening of parking, waste disposal and service areas.

Permitted Uses

The permitted uses listed below will be allowed in P.D.-C zone parcels: B, D, K and F.

1. Antique stores;
2. Appliance sales;
3. Banks, saving and loans, other financial institutions;
4. Barber and beauty shops;
5. Bars and cocktail lounges;
6. Bicycle sales and repair, not including motor-driven cycles;
7. Book and stationery stores, including art and school supplies;
8. Churches and religious institutions;
9. Civic, charitable, political, fraternal and social organizations;
10. Cleaning establishments, limited to perchlorethylene package method, or to collection and distribution;
11. Clinics, medical and dental;
12. Clothing, ready-to-wear;
13. Department stores;
14. Drug stores;
15. Duplicating services;
16. Grocery stores;
17. Hardware stores;
18. Health clubs or athletic clubs, private and operated for the benefit of the members;
19. Hotels and motels;
20. Jewelry sales and repair, including custom jewelry fabrication only for retail sales on the premises;
21. Laboratories, dental, medical, and/or optical;
22. Laundry, limited to self-service, or to collection and distribution;
23. Libraries and museums;
24. Liquor stores;
25. Music stores, including instrument sales and repair, and record and tape sales;
26. Newsstands;
27. Offices, including business, professional, medical and governmental;
28. Office supplies and equipment, sales and service;
29. Parking lots and structures, including public and commercial;
30. Paint and wall paper stores;
31. Photographic equipment, including sales and services;
32. Printing, blue prints, lithographing and publishing;
33. Residential, multiple-family dwellings, except those residential institutions providing medical or surgical services and mobile home dwellings which are not permitted (for the purpose of evaluating development impact 7.5 dwelling units = 1000 sq. ft. G.F.A. based on traffic generations.);
34. Restaurants, without drive-in facilities;
35. Schools and colleges, public and private;
36. Shoe sales and repair;
37. Small animal clinics limited to out-patient care;
38. Specialty food stores, including but not limited to bakeries, confectioners, and delicatessens, in which food may be prepared for consumption or retail sale on the premises, but not including the slaughtering of poultry or animals;
39. Specialty retail stores, including but not limited to gifts, novelties, haberdasheries, luggage and leather goods, tobacconists and may include fabrication of articles only for retail sales on the premises;
40. Specialty service establishments, including but not limited to dress making, tailoring, gunsmithing, locksmithing, and like services;
41. Sporting goods stores;
42. Studios for professional services or teaching;
43. Theaters, indoor commercial or public;
44. Transit passenger terminal, including public and private carriers;
45. Variety stores;
46. Automobile service stations, with gasoline pumps;
47. Temporary turf company operations;

The permitted uses listed below will be allowed in P.D.-C zone parcels:

1. Banks, saving and loans, other financial institutions;
2. Bars and cocktail lounges;
3. Churches and religious institutions;
4. Civic, charitable, political, fraternal and social organizations;
5. Clinics, medical and dental;
6. Drug stores;
7. Extraction of commercial mineral deposits;

8. Health clubs or athletic clubs, private and operated for the benefit of the members;
9. Hotels and motels;
10. Laboratories, dental, medical, and/or optical;
11. Liquor stores;
12. Newsstands;
13. Offices, including business, professional, medical and governmental;
14. Office supplies and equipment, sales and service;
15. Parking lots and structures, including public and commercial;
16. Printing, blue prints, lithographing and publishing;
17. Photographic equipment, including sales and services;
18. Restaurants, without drive-in facilities;
19. Schools and colleges, public and private;
20. Studios for professional services or teaching;
21. Temporary turf company operations;

The permitted uses listed below will be allowed in P.D.-C zone parcels: C, E, F, and G.

1. Assembling plants - electronics, medical and communications;
2. Automobile service stations with gasoline pumps;
3. Banks, financial institutions and services including drive-in facilities;
4. Bars and lounges;
5. Bookstores;
6. Churches and church schools;
7. Clinics, medical and dental;
8. Clothing stores;
9. Contractor's offices with no outdoor storage of materials or equipment;
10. Craft and hobby stores;
11. Drug stores;
12. Dry goods and variety stores;
13. Dry cleaning and dyeing;
14. Electrical and household appliance sales;
15. Furniture stores;
16. Hardware stores;
17. Home repair centers - retail;
18. Offices - general, medical, dental, including all professional and governmental activities and existing office uses;
19. Office supply stores;
20. Package liquor stores;
21. Paint stores;
22. Photographic studios, equipment and supply stores;
23. Public and private nursery and day-care centers where outdoor areas shall be enclosed by a six (6) foot perimeter fence;
24. Public or private membership clubs;
25. Public utility offices;
26. Public or private parking lots and structures;
27. Public or private recreational areas;
28. Restaurants and other eating establishments without drive-in facilities;
29. Scientific research facilities - with no outdoor storage;
30. Temporary turf company and associated uses;
31. Theaters, auditoriums, public meeting places;
32. Trade schools - electronics, medical and communications;
33. Travel agencies;

All of the listed uses and those of similar character and impact shall be evaluated entirely within an enclosed building. Any convenience commercial, automobile service station with gasoline pumps or fast food restaurant uses, as determined by the City of Littleton and the Development Review Committee or its assigns, will be permitted at the intersections of South Santa Fe Drive and Ken Caryl Ave., and South Santa Fe Drive and Otero Ave., in accordance with all applicable site standards and requirements. Any additional locations for similar uses must meet a minimum setback requirement of 200 feet from South Santa Fe Drive.

The permitted use for P.D.-C zone parcel A will be restricted exclusively for an RPD Park and Ride facility provided, however, that if RPD has not provided sufficient proof of interest in the development of such a facility on Parcel A by the time a Final Development Plan is submitted to the City, the owner of Parcel A may request approval of Retail/Commercial uses in said area as specified in this General RPD plan for Parcels B, D, K, and F.

Site Standards
Minimum Open Space: 25% minimum
Minimum Lot Area: 10,890 sq. ft.
Maximum Height: Zone Parcels C, D, K, 50' Zone Parcels A, B, E, G, J: 70' Zone Parcel F: 150'

Maximum Floor-to-Lot Area Ratio:
Parcel 'A': .5:1 Parcel 'B': .3:1 Parcel 'C': .3:1 Parcel 'D': .3:1 Parcel 'E': .75:1 Parcel 'F': .5:1 Parcel 'G': .3:1 Parcel 'K': .3:1

Parking & Loading: As per Chapter 10, Littleton Zoning Regulations, 1981.
Building setbacks: Building setbacks along all public right-of-ways shall be not less than the minimum, but shall, at least, be one foot of setback for each foot of building height:

ZONE PARCEL 'A'
Setback from R.O.W.'s
- " So. Santa Fe Drive R.O.W. 10' min.
- " Ken Caryl Ave. R.O.W. 30' min. (50' avg)
- " Property Lines 20' min.
- " Nichols Avenue R.O.W. 85' min. (110' avg)
- " Platte River Parkway R.O.W. 25' min. (35' avg)
- " Englewood Ditch C/O (both sides) 25' min.
Distance Between Structures 15' min.

ZONE PARCEL 'B'
Setback from R.O.W.'s
- " So. Santa Fe Drive R.O.W. 10' min.
- " Ken Caryl Ave. R.O.W. 30' min. (50' avg)
- " Property Lines 20' min.
- " Nichols Avenue R.O.W. 85' min. (110' avg)
- " Platte River Parkway R.O.W. 25' min. (35' avg)
- " Englewood Ditch C/O (both sides) 25' min.
Distance Between Structures 15' min.

ZONE PARCEL 'C'
Setback from R.O.W.'s
- " So. Santa Fe Drive R.O.W. 10' min.
- " Nichols Avenue R.O.W. 80' min. (110' avg)
- " Platte River Parkway R.O.W. 25' min. (35' avg)
- " Ken Caryl Ave. R.O.W. 30' min. (50' avg)
- " West Zone District Boundary 25' min. (35' avg)
- " Parking & Private Roads 10' min.
Distance Between Structures 20' min.

ZONE PARCEL 'D'
Setback from R.O.W.'s
- " Platte River Parkway R.O.W. 25' min. (35' avg)
- " Ken Caryl Ave. R.O.W. 30' min. (50' avg)
- " South Zone District Boundary 20' min.
- " Property Line 20' min.
- " Parking & Private Roads 10' min.
Distance Between Structures 15' min.

ZONE PARCEL 'E'
Setback from R.O.W.'s
- " Platte River Parkway R.O.W. 25' min.
- " Property Line 20' min.
- " North Zone District Boundary 20' min.
- " South Zone District Boundary 20' min.
- " Parking & Private Roads 10' min.
Distance Between Structures 20' min.

ZONE PARCEL 'F'
Setback from R.O.W.'s
- " So. Santa Fe Drive R.O.W. 15' min.
- " Otero Avenue R.O.W. 30' min. (50' avg)
- " Platte River Parkway R.O.W. 85' min. (110' avg)
- " Property Lines 25' min. (35' avg)
- " North Zone District Boundary 20' min.
- " South Zone District Boundary 20' min.
- " Parking & Private Roads 10' min.
Distance Between Structures 20' min.

ZONE PARCEL 'G'
Setback from R.O.W.'s
- " Platte River Parkway R.O.W. 25' min. (35' avg)
- " " N. Zone Dist. Boundary 20' min.
- " Property Lines 20' min.
- " South Zone District Boundary 20' min.
- " East Zone District Boundary 25' min. (35' avg)
Distance Between Structures 20' min.

ZONE PARCEL 'J'
Setback from R.O.W.'s
- " Platte River Parkway R.O.W. 15' min.
- " " North Zone District Boundary 25' min. (35' avg)
- " " South Zone District Boundary 25' min. (35' avg)
- " Property Line 20' min.
- " Parking & Private Roads 10' min.
Distance Between Structures 20' min.

ZONE PARCEL 'K'
Setback from R.O.W.'s
- " Ken Caryl Avenue R.O.W. 10' min.
- " Property Lines 30' min. (50' avg)
- " East Zone District Boundary 20' min.
- " Parking & Private Roads 15' min.
Distance Between Structures 15' min.

PUBLIC & PRIVATE STREETS

(See Table A)

Performance Standards

VIBRATION

Every use shall be so operated that the maximum ground vibration generated is not perceptible without instruments at any point on the lot line of the lot on which the use is located.

ODOR, AIR POLLUTION, TOXIC GASES AND RADIATION

Every use shall be so operated that no odor, smoke, air pollution, toxic, noxious or corrosive fumes or gases, or radiation shall be emitted from any source.

OUTDOOR WASTE DISPOSAL

1. All outdoor waste disposal facilities shall be enclosed by a fence and/or landscaping which fully conceals such facilities from adjacent properties, and public streets and pedestrian ways.

2. No materials or wastes shall be deposited upon a lot in such a form or manner that they may be moved from the lot by natural causes or forces.

3. All materials or wastes which may cause fire or odor, constitute a fire hazard or may be edible or otherwise attractive to rodents and/or insects shall be stored only in closed containers.

4. No toxic, corrosive, inflammable or explosive liquids, gases or solids shall be stored in bulk above ground, in unapproved petroleum storage tanks directly connected to structures or appliances located on the same lot shall be stored under the conditions set forth in the current Fire Prevention Code of the City. Explosives shall be stored as set forth in said Fire Prevention Code.

GLARE AND HEAT

Any operation producing intense glare and/or heat, e.g., welding conducted as a regular function of an operation, shall be performed within an enclosure in such a manner as to be imperceptible along any lot line of such operation without instruments.

STANDARDS FOR MEASUREMENT

All performance standards set forth herein are subject to the criteria established in the current Federal, State or local regulation, whichever criteria is the most restrictive.

P.D.-R PERFORMANCE STANDARDS

Development Controls & Standards

Prior to the sale of any dwelling unit, the developer or its assigns will organize one or more non-profit, mandatory homeowners associations to enforce and regulate architectural controls and to provide for the perpetual maintenance of private common areas, private streets, and recreation facilities.

The developer or its assigns will establish initial landscaping, private street and architectural standards by the construction of all dwelling units and installation of private common area landscaping and improvements. Procedures and standards will include criteria for the review of any additions or alterations to landscaped areas or other improvements.

Permitted Uses

The permitted uses listed below will be allowed in all P.D.-R zone parcels:

1. Multi-family dwelling units
2. Single family dwelling units
3. Recreational facilities
4. Limited retail services
5. Temporary turf company operations
6. Extraction of commercial mineral deposits

Site Standards

Minimum Open Space: 40% minimum (to include Dead Clark Gulch Corridor)
Minimum Lot Area: No minimum
Maximum Height: Zone Parcel 'H': 50' max. Zone Parcel 'I': 35' max. Zone Parcel 'J': 32' max. Zone Parcel 'K': 20' max.
Maximum Gross Density: Zone Parcel 'H': 32 DU/ac Zone Parcel 'I': 20 DU/ac

Building Setbacks: Building setbacks along all public right-of-ways shall be not less than the minimum but shall, at least, be one foot of setback for each foot of building height:

Setback from West Zone District Boundary
- " South Zone District Boundary 60' min. (67.5' avg)
- " R.O.W.'s & Property Lines 20' min.
- " Platte River Parkway R.O.W. 25' min. (35' avg)
- " Parking & Private Roads 10' min.
Distance Between Structures 20' min.

ZONE PARCEL 'I'
Setback from East Zone District Boundary 20' min.
- " R.O.W.'s & Property Lines 20' min.
- " South Zone District Boundary 60' min. (67.5' avg)
- " Parking & Private Roads 10' min.
Distance Between Structures 20' min.
Distance from front of garage to flow line of private roads 5' min.

Parking: 1.5 Spaces/Unit minimum, all areas

Mail Delivery Receptacles:

As per Postal Service requirements. Receptacle types will be selected by the developer prior to subdivision platting.

Fencing Standards:

FRONT AND SIDE SETBACKS ADJACENT A PUBLIC RIGHT-OF-WAY

In the front setback space and in the portion of the side setback space which abuts a public right-of-way, between the front setback line and linear distance of thirty-five feet (35') from the front lot line, fences may be erected to a height not exceeding seventy-two inches (72") and may be a solid fence.

SIDE AND REAR SETBACKS

Fences may be constructed to a height of seventy-two inches (72") and may be a solid fence.

PERIMETER FENCING

Fencing may be constructed to a maximum seventy-two inch (72") height and may consist of brick columns with solid or open wood panels.

SWIMMING POOLS

All swimming and wading pools with a depth greater than eighteen inches (18") from rim to lowest point shall be protected by a totally surrounding fence of not less than sixty inches (60") in height of a type to prohibit entry. Such fence shall be equipped with a self-closing and latching gate.

PUBLIC & PRIVATE STREETS

(See Table A)

TABLE A

Public and Private Streets

Name/Type	R.O.W. Width	Maximum Pavement Width	Median
Ken Caryl Ave.	120'	52'	16'
Nichols Ave.	80'	52'	16'
Otero Ave.	80'	52'	16'
Platte River Parkway	80'	52'	Varies
Private Streets	—	24'	NA

GENERAL PROVISIONS

General Provisions

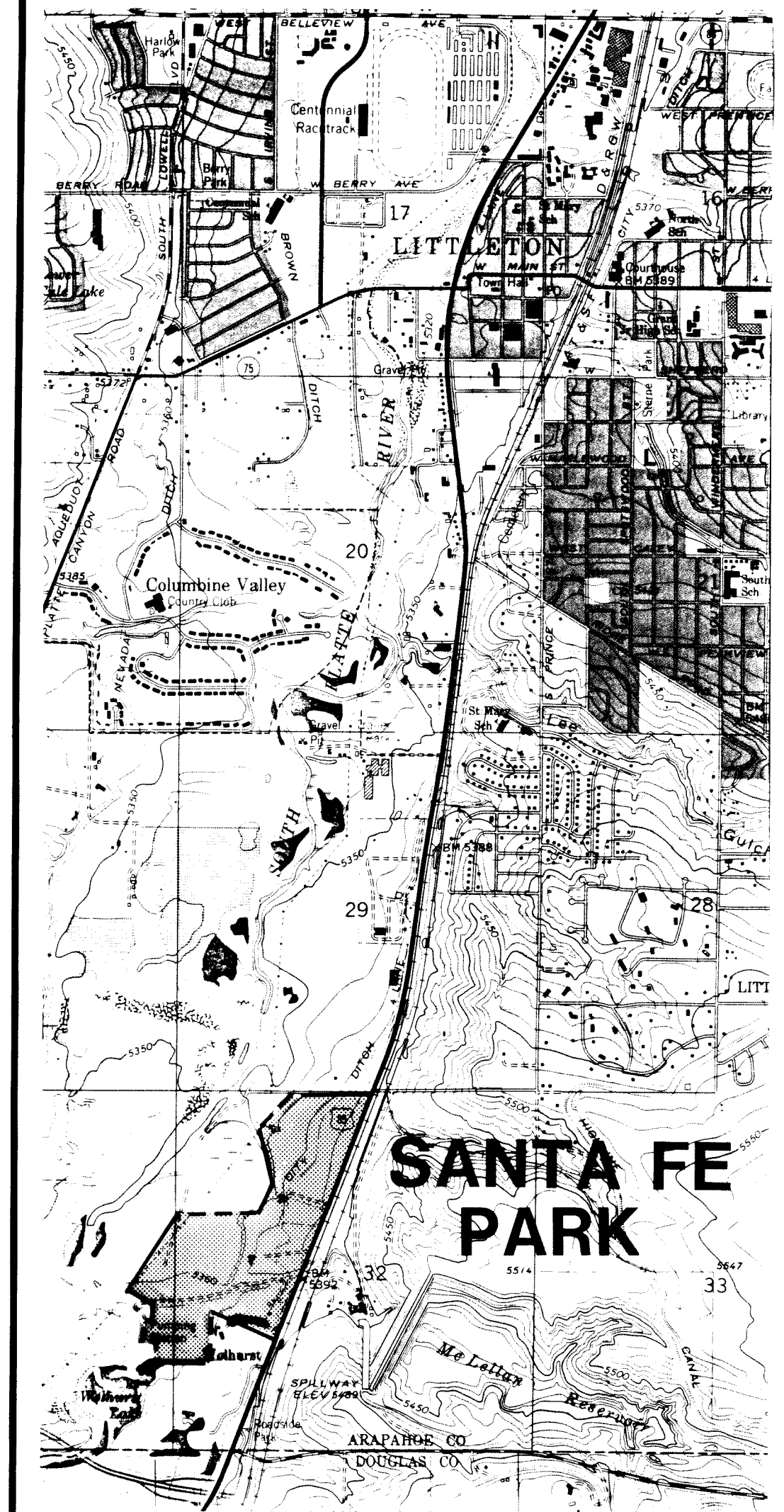
1. Transfers of residential densities, or of one use for another will be permitted among the development parcels if changes in the application of market demand and absorption factors demonstrate the need for such transfers of phasing changes. All such proposed transfers of density or uses will be permitted only where the transfer creates a land use that is compatible with those uses already in place. Compatibility will be evaluated in terms of traffic generated, building height, building scale and noise levels. Such transfers must also be within the capacity of major sewer, water and utilities.

Transfers of density or use must be approved in advance by the Santa Fe Park Review Committee and City Planning Department in accordance with the City of Littleton zoning regulations.

2. This P.D. General Development Plan prohibits the use of any part of the property known to contain a commercial mineral deposit in a manner which would interfere with the present or future excavation of such deposit by an extractor, all in conformity with the provisions of H.A.-89, S.B.S. 1973.

VICINITY MAP

NORTH
SCALE: 1:24,000



PROFESSIONAL CONSULTANTS:

Site Planner	Engineering
Rahenkamp/Oldham, Inc. 255 Washington Denver, Colorado 80203 (303) 744-7003	Hardin & Company 2495 Youngfield Golden, CO 80401 (303) 233-5588

Traffic Engineer

Transportation Systems
P.O. Box 12216
Boulder, CO 80303
(303) 442-6738

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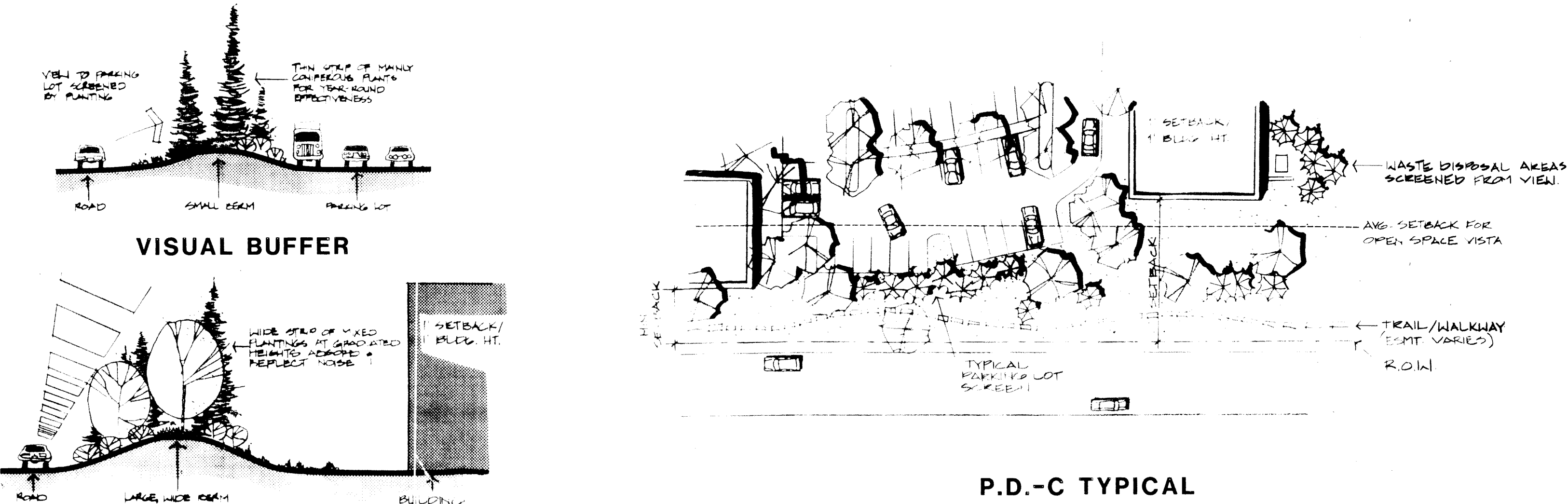
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P.D. General Development Plan	5
Conceptual Master Plan	6
Sections	7

date: 3-22-84
scale: NONE
drawn by:
checked by:
revisions: 7-30-84
9-28-84
2-25-85
sheet 1 OF 7

site planner:
Rahenkamp/Oldham Inc.
255 Washington
Denver, Co. 80203
(303) 744-7003

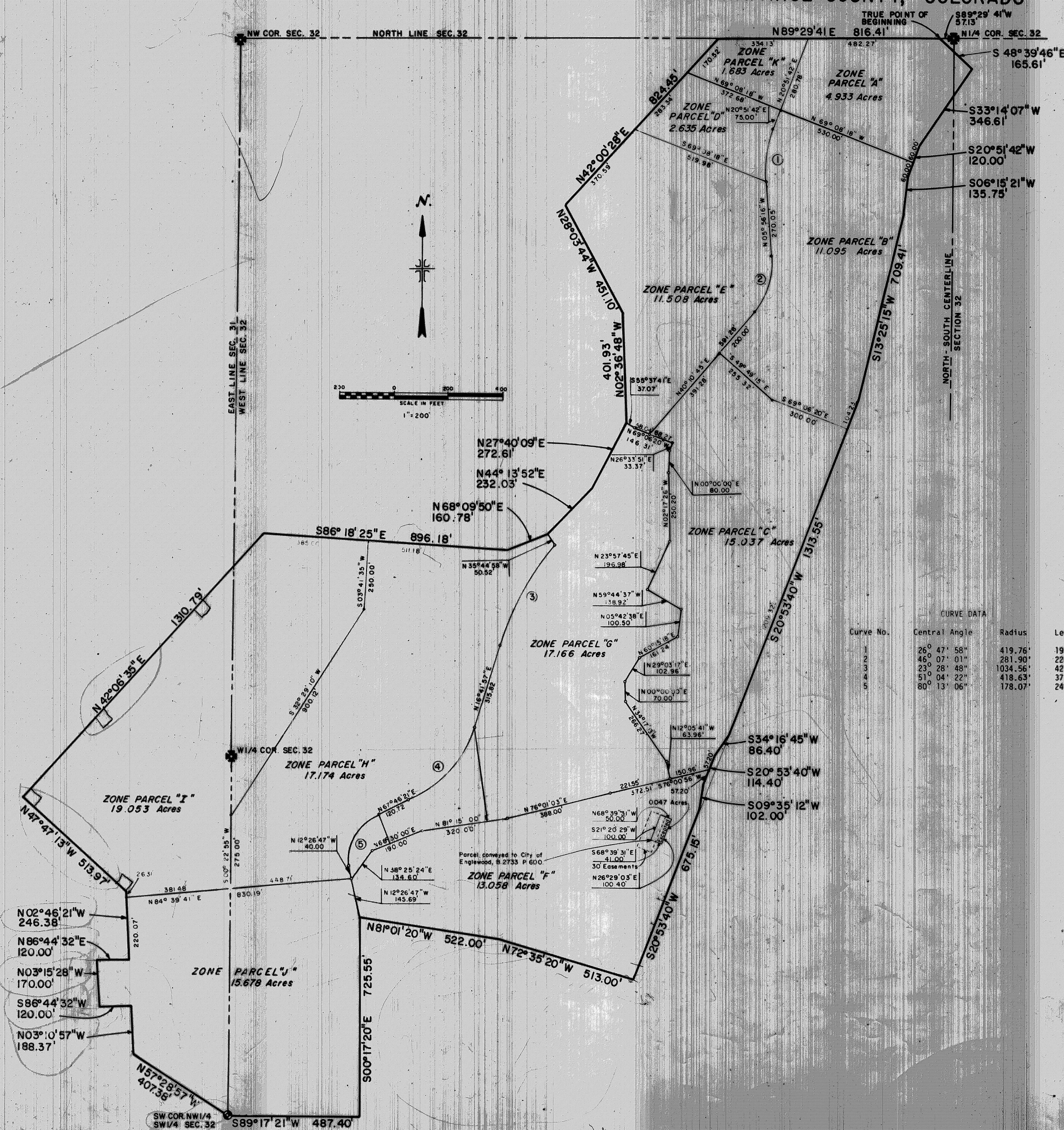
owner/developer:
K.C. Ensor Realty Co.
3100 So. Sheridan
Bear Valley Center
Denver, Co. 80227

Santa Fe Park
DEVELOPMENT STANDARDS



PARTS OF SEC. 31 & 32; T.5 S.; R.68 W.; 6th PRINCIPAL MERIDIAN

ARAPAHOE COUNTY, COLORADO



That portion of Section 32, Township 5 South Range 68 West of the 6th P.M., Arapahoe County, Colorado described as beginning at the North 1/4 corner of said Section 32; thence S 89° 29' 41" W a distance of 57.13 feet; thence S 40° 39' 46" E a distance of 165.61 feet; thence S 20° 51' 42" W a distance of 120.00 feet; thence S 06° 15' 21" W a distance of 135.75 feet; thence S 13° 25' 15" W a distance of 70.94 feet; thence S 24° 16' 45" W a distance of 66.40 feet; thence S 40° 40' W a distance of 57.20 feet to the true point of beginning; thence S 09° 35' 12" W a distance of 102.00 feet; thence S 20° 53' 20" W a distance of 67.15 feet; thence N 72° 35' 20" W a distance of 513.00 feet; thence N 47° 47' W a distance of 145.69 feet; thence S 12° 26' 47" W a distance of 134.60 feet; thence N 68° 30' 00" E a distance of 190.00 feet; thence S 03° 03' E a distance of 388.00 feet; thence S 76° 43' 37" E a distance of 374.51 feet to the true point of beginning, except that portion 2733 at Page 100 of the plat of the land by instrument recorded in Book 13,058 of the public land records of Arapahoe County, Colorado, containing 13,058 acres, more or less.

That portion of Section 32, Township 5 South, Range 68 West of the 6th P.M., Arapahoe County, Colorado described as beginning at the North 1/4 corner of said Section 32, thence S 89° 29' 41" W a distance of 539.40 feet to the true point of beginning, thence continuing S 69° 29' 41" W a distance of 33.13 feet; thence S 80° 15' 00" W a distance of 170.52 feet; thence S 63° 08' 18" E a distance of 372.46 feet; thence S 20° 51' 42" E a distance of 280.78 feet to the true point of beginning, containing 1.693 acres, more or less.

date: 3-22-84
scale: NONE
drawn by: MEO
checked by: KJ
revisions: 17-30
3-28-84 12-3-84
sheet 3 of 3

591
4/7

City of Littleton
2255 W. Berry Avenue
Littleton, Colorado 80165

**** Vacant**
Colorado National Bank of Denver
Trustee Attn: #13784
P.O. Box 5168 TA
Denver, Colorado 80217

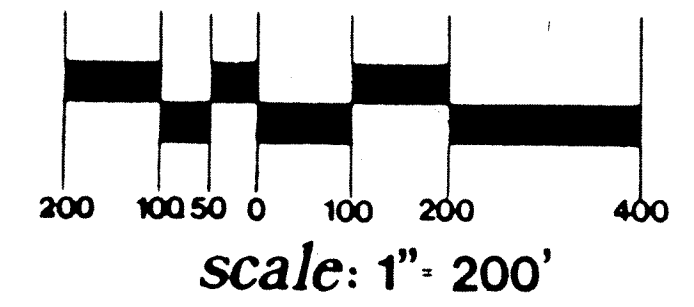
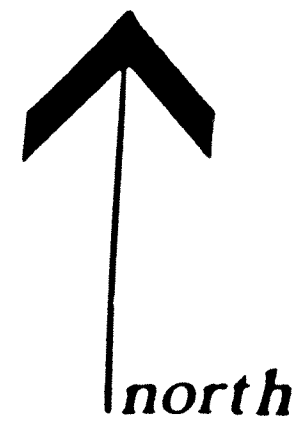
**** Cooley Gravel Company**

ARAPAHOE CO.
☆ A-2

**** Green Valley Turf Company**

City of Littleton
2450 W. Main Street
Littleton, Colorado 80120

**** Proposed Residential**
U.S. Home Corp.
3350 Peoria Street
Aurora, Colorado 80010



**** Proposed Multi-Family Residential**

The Writer Corp.
27 Inverness Drive East
Englewood, Colorado 80112

LEGEND

**** Current Land Use**

☆ **CURRENT ZONING**

City of Littleton
2255 W. Berry Avenue
Littleton, Colorado 80165

— **Adjacent Land Owner**

Contour Interval 1 Foot

**** City of Littleton Floodplain Park**

Estate
LITTLETON
☆ PD-C

**** Existing Residential**

H.E. and Dixie E. Roberts
7910 S. Santa Fe Drive
Littleton, Colorado 80120

ARAPAHOE CO.
☆ P.U.D. M.U.

**** Estate**

**** Existing Residential**

James L. and Ruth Ann Gunderson
7990 S. Santa Fe Drive
Littleton, Colorado 80120

**** Green Valley Turf Company**

Dad Clark Gulch

129.068 TOTAL AC. (5,622,202 SQ. FT.)

City of Littleton
2450 W. Main Street
Littleton, Colorado 80120

ARAPAHOE CO.
☆ A-2

**** Existing Veterinary Clinic**

Wildacre Partnership
8025 S. Santa Fe Drive
Littleton, Colorado 80120

**** D. & R.G.W. Railroad**

**** A.T. & S.F. Railroad**

**** Proposed Southpark Development**

Southpark
7860 E. Berry Place
Englewood, Colorado 80111

Wolhurst Adult Community, Inc.
8201 S. Santa Fe Drive
Littleton, Colorado 80120

**** Existing Mobile Home Park**

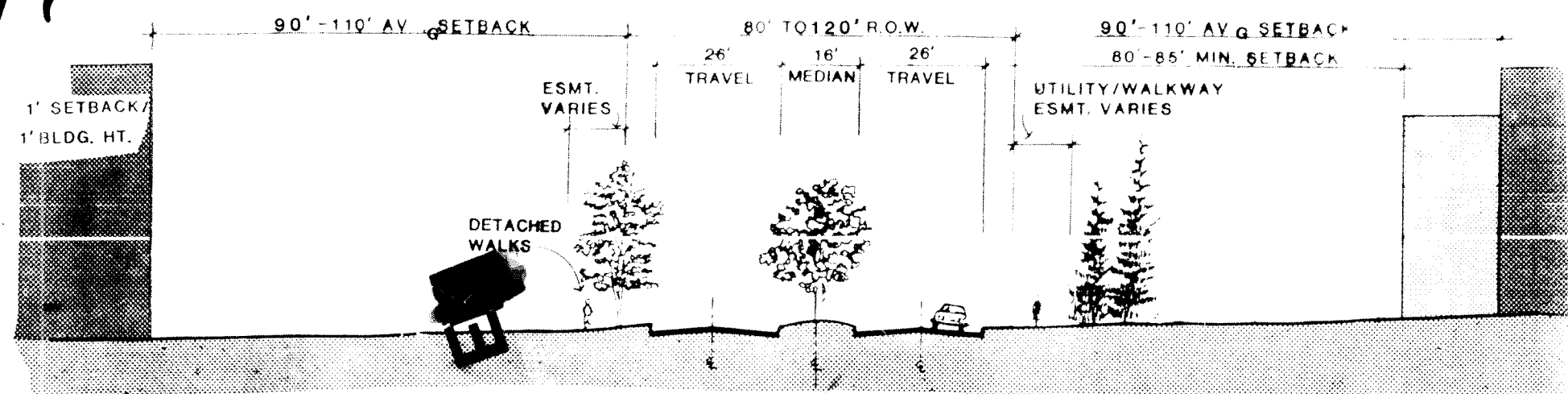
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drawn by: [signature]
checked by: [signature]
revisions: 7-30-84

site planner:
Rahenkamp/Oldham Inc.
255 Washington
Denver, Co. 80203
(303) 744-7003

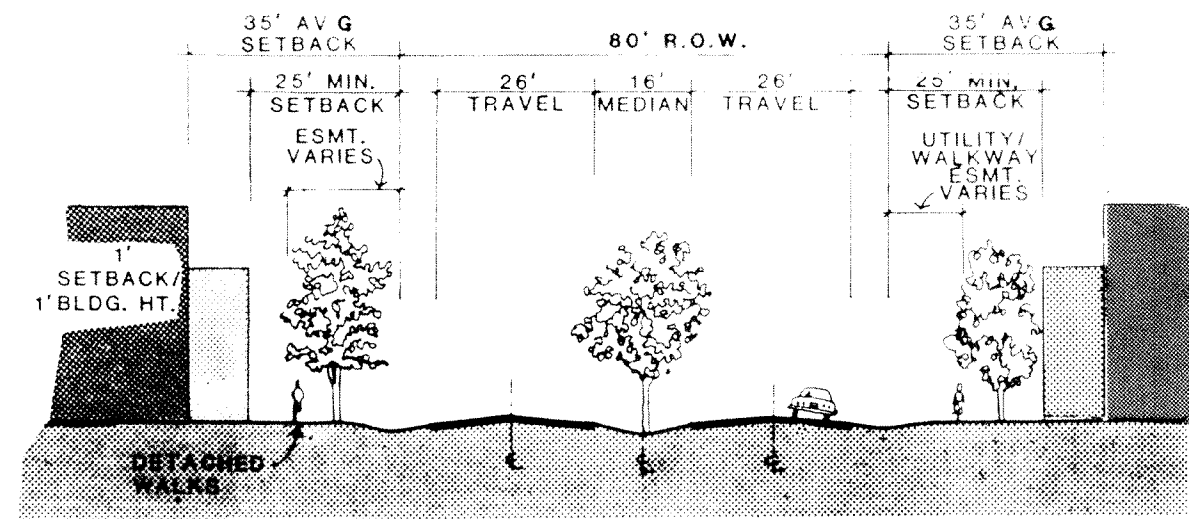
owner/developer:
K.C. Ensor Realty Co.
3100 So. Sheridan
Bear Valley Center
Denver, Co. 80227

Santa Fe Park Littleton, Co
**EXISTING ZONING, LAND USE
AND NATURAL FEATURES PLAN**

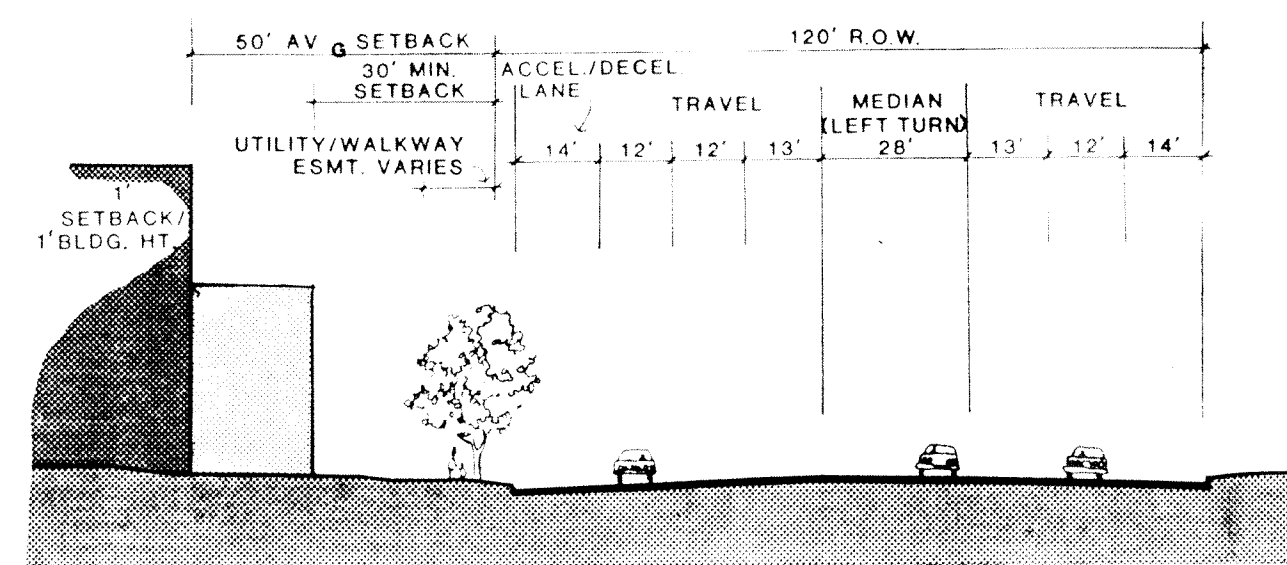
5/7



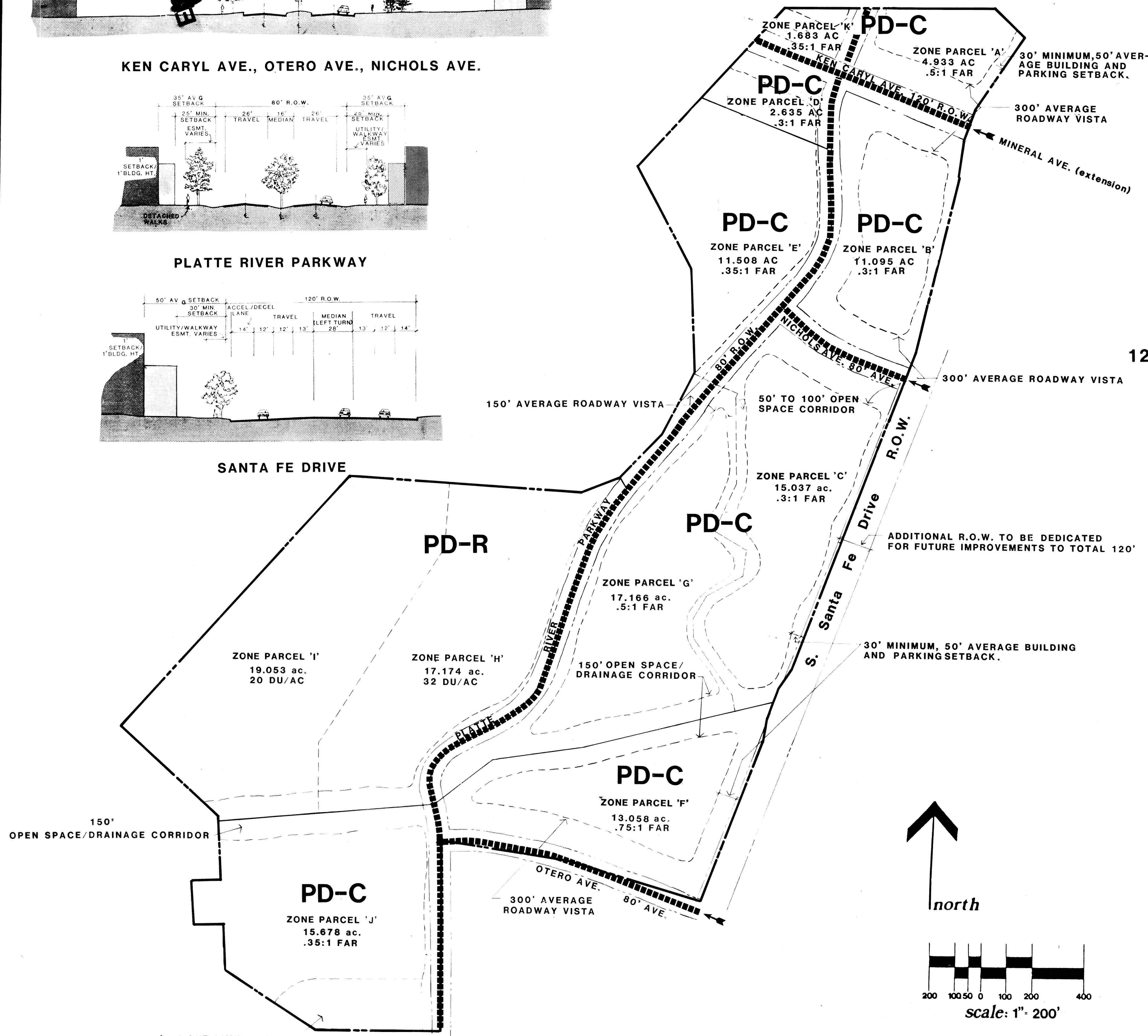
KEN CARYL AVE., OTERO AVE., NICHOLS AVE.



PLATTE RIVER PARKWAY



SANTA FE DRIVE



LEGEND

- Zone Parcel Boundary
- Zone District Boundary
- Proposed Full Directional, Signalized Access Points
- Proposed Public Street Location

date: 3-22-84
scale: 1"=200'
drawn by: [Signature]
checked by: [Signature]
revisions: 7-30-84
12-3-84
sheet 5 OF 7

site planner:
Rahenkamp/Oldham Inc.
255 Washington
Denver, Co. 80203
(303) 744-7003

owner/developer:
K.C. Ensor Realty Co.
3100 So. Sheridan
Bear Valley Center
Denver, Co. 80227

Santa Fe Park Littleton, Co
PD GENERAL DEVELOPMENT PLAN

"I, K.C. Ensor, Owner, or designated agent thereof, do hereby agree that the above described property will be developed as a Planned Development in accordance with the uses, restrictions, and conditions contained in this plan.

[Signature]
Signature of Owner or Agent

Subscribed and sworn to before me this 26th day of February, 1985.

Witness my hand and official seal.

My commission expires February 15, 1989.

[Signature]
Notary Public

APPROVED AS TO FORM:

City Attorney **Barry A. Segel**

Approved this 2nd day of April, 1985 by the Littleton City Planning Commission.

[Signature]
Chairman

Attest:
[Signature]
Commission Secretary

Approved this 2nd day of April, 1985 by the Littleton City Council.

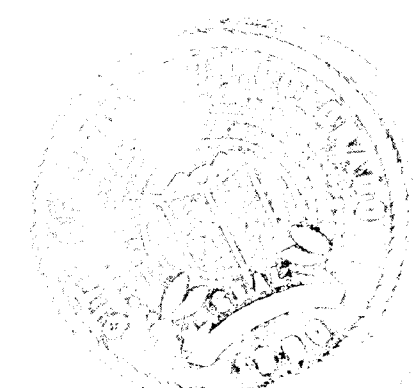
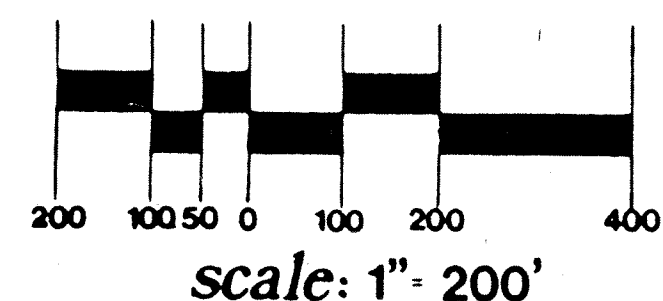
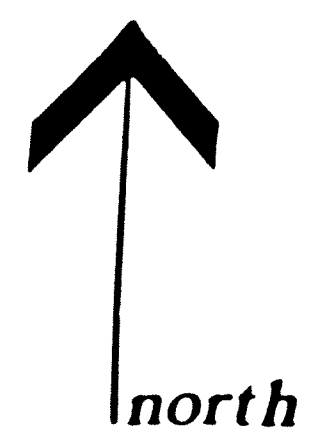
[Signature]
Council President

Attest:
[Signature]
City Clerk

This document was filed for records in the office of the County Clerk and Recorder of Arapahoe County at 8:54 on the 22 day of May, A.D. 1985 in Book 83, Page 2167 Map.

Reception 2535033
[Signature]
County Clerk and Recorder

By: [Signature]
Deputy



591
6/7



Land Use Summary

PD-R	931 Units
PD-C	952,149.7 sq. ft. GFA
PD-I	764,190.5 sq. ft. GFA

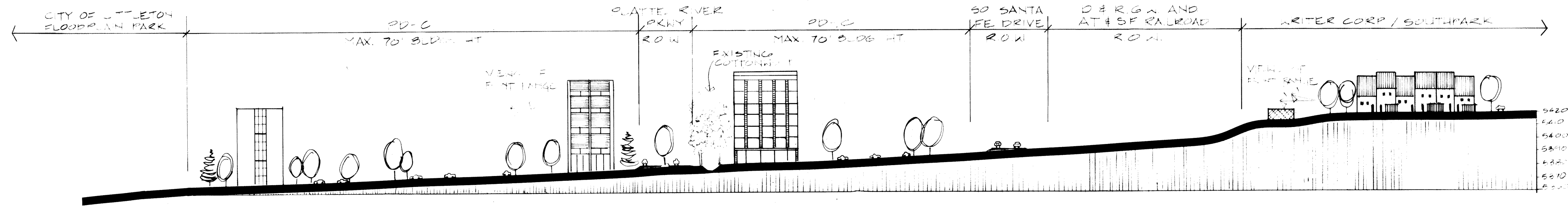
THIS SITE PLAN IS NOT A COMMITMENT TO BUILD EXACTLY AS SHOWN.
IT IS ILLUSTRATIVE OF THE CONCEPT AND QUALITY PROPOSED FOR THIS UNIQUE DEVELOPMENT.
THIS PLAN IS SUBJECT TO MARKET CONDITIONS AND CITY REGULATIONS AND STANDARDS.

date: 3-22-84
scale: 1" = 200'
drawn by: [signature]
checked by: [signature]
revisions: 7-30-84
9-26-84 9-28-84 12-3-84
sheet 6 of 7

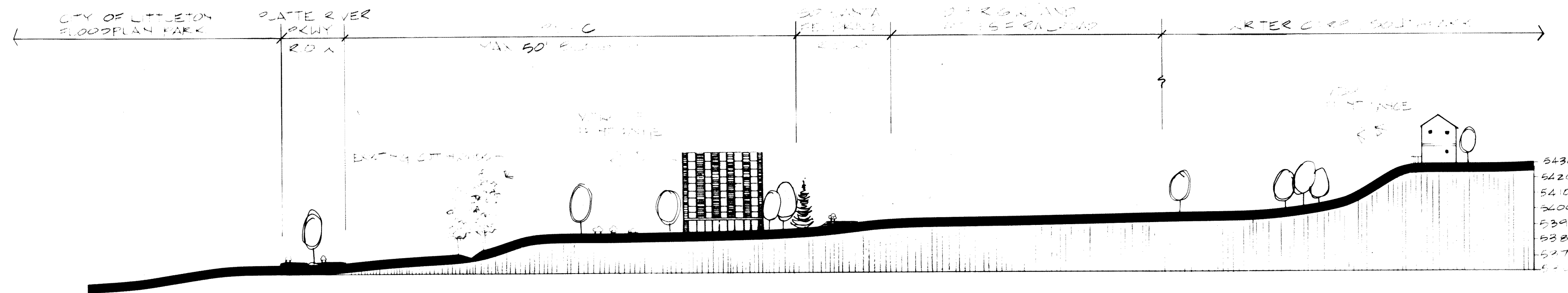
site planner:
Rahenkamp/Oldham Inc.
255 Washington
Denver, Co. 80203
(303) 744-7003

owner/developer:
K.C. Ensor Realty Co.
3100 So. Sheridan
Bear Valley Center
Denver, Co. 80227

Santa Fe Park Littleton, Co
CONCEPTUAL MASTER PLAN

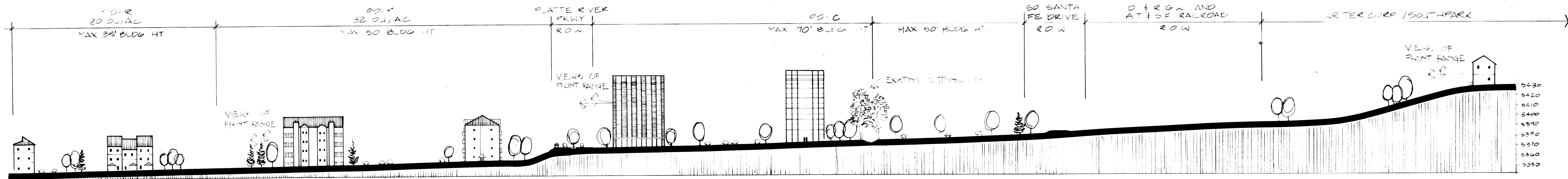


SECTION A



SECTION B

NOTE: BUILDINGS SHOWN ARE CONCEPTUAL AND REPRESENT THE MAXIMUM ALLOWABLE BUILDING HEIGHTS. THE ACTUAL HEIGHTS MAY BE LESS.



SECTION C

date: 7-30-84
scale: VERT. = 1" = 50'
drawn by: VBO
checked by: KJS
revisions: 12-3-84
sheet 7 OF 7

site planner:
Rahenkamp/Oldham Inc.
255 Washington
Denver, Co. 80203
(303) 744-7003

owner/developer:
K.C. Ensor Realty Co.
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Bear Valley Center
Denver, Co. 80227

Santa Fe Park Littleton, Co.
SECTIONS



RiverPark Conceptual Master Development Plan

Planning Commission
September 26, 2022

Mike Sutherland, AICP, Deputy Director of Community Development

Location



- Southwest corner of W. Mineral Ave. and S. Santa Fe Dr.
- 33.34 Acres
- Existing Zoning: CM / PL-O
- Request to adopt a MDP and utilize underlying zone district
- Notification boundary



Timeline

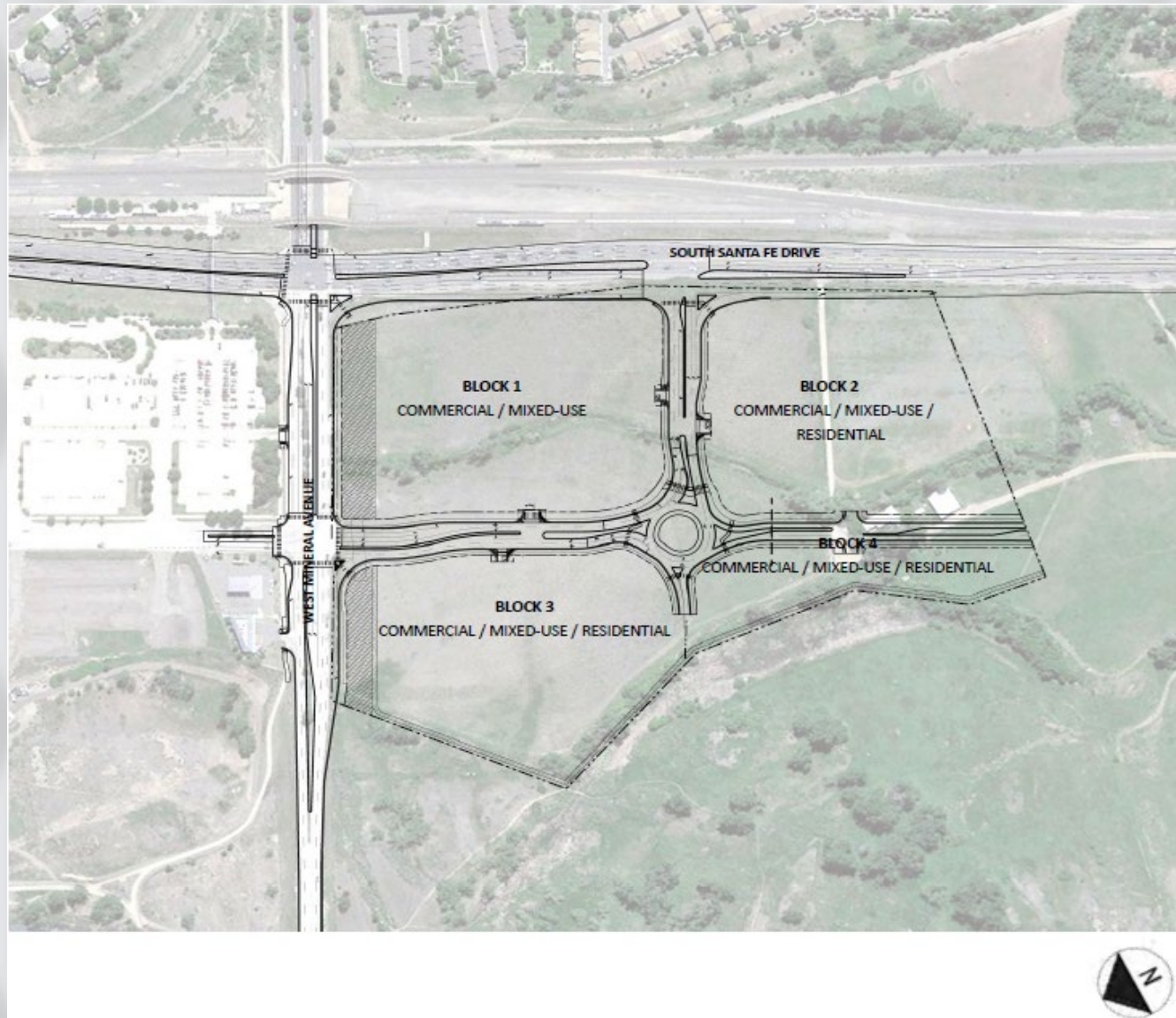
1985	Annexation and original zoning approved
1993	First amendment for driving range
2017	Use by special exception and property owner purchase
2018	PD amendment application made
2021	Application denied New code adopted; property rezoned
2022	MDP application

Aerial Map / Existing Conditions

- Undeveloped / agricultural
- Englewood City Ditch
- Adjacent to:
 - South Platte Park
 - Littleton / Mineral Ave. Light Rail + 7-Eleven
 - SouthPark / Southbridge
 - Toll Brothers property
- Jackass Gulch floodplain



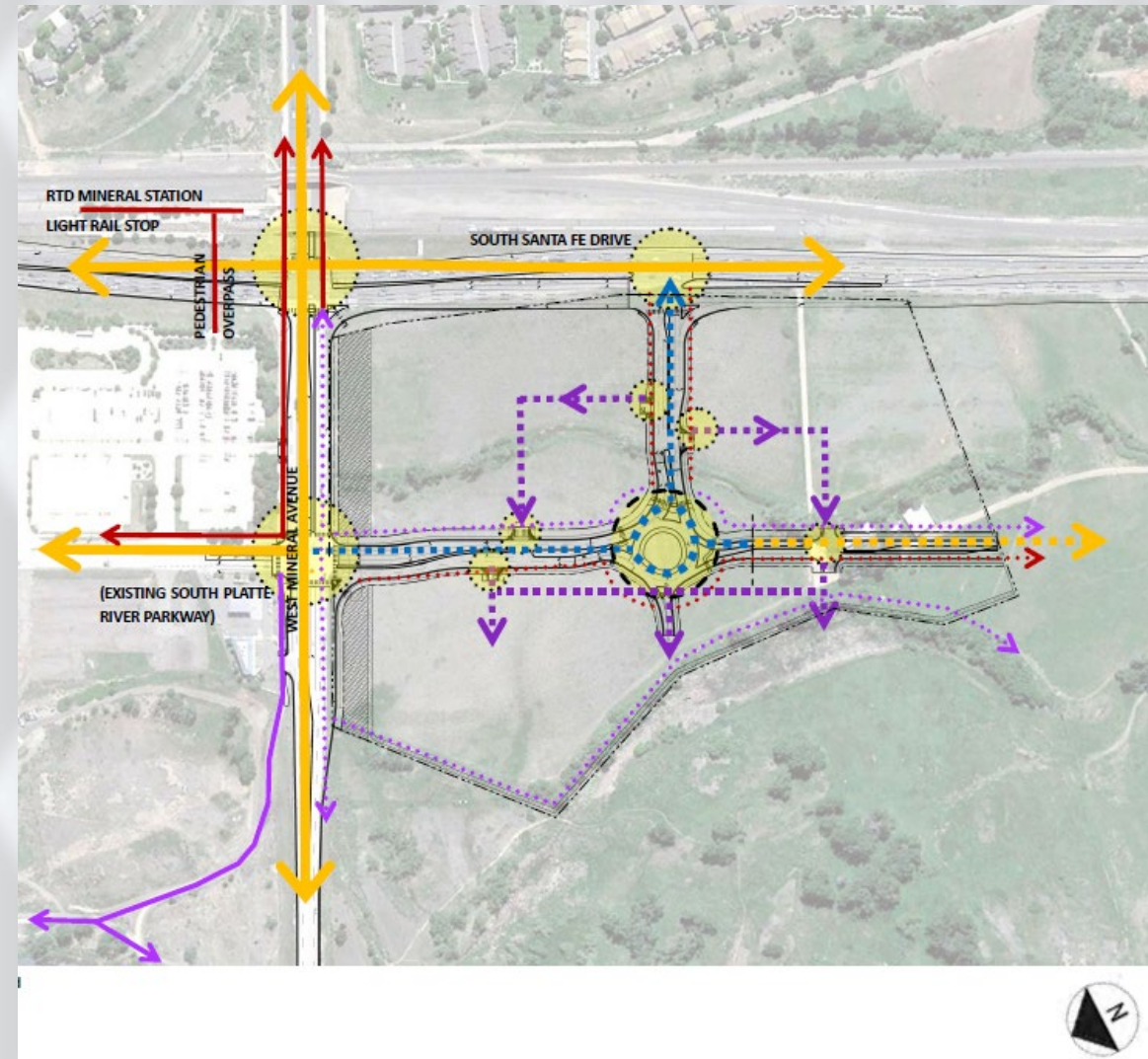
Application Details



- Early in the concept stage
- Four development blocks
- Residential allowed in all except block one
- Commercial and mixed use allowed in all
- Quadrant road

Layout

- Efficient relative to context
- Reduces traffic congestion
- Opportunity for successful commercial development
- Connectivity
- Framework for walkable, compact development:
 - Mixed use path
 - Trails



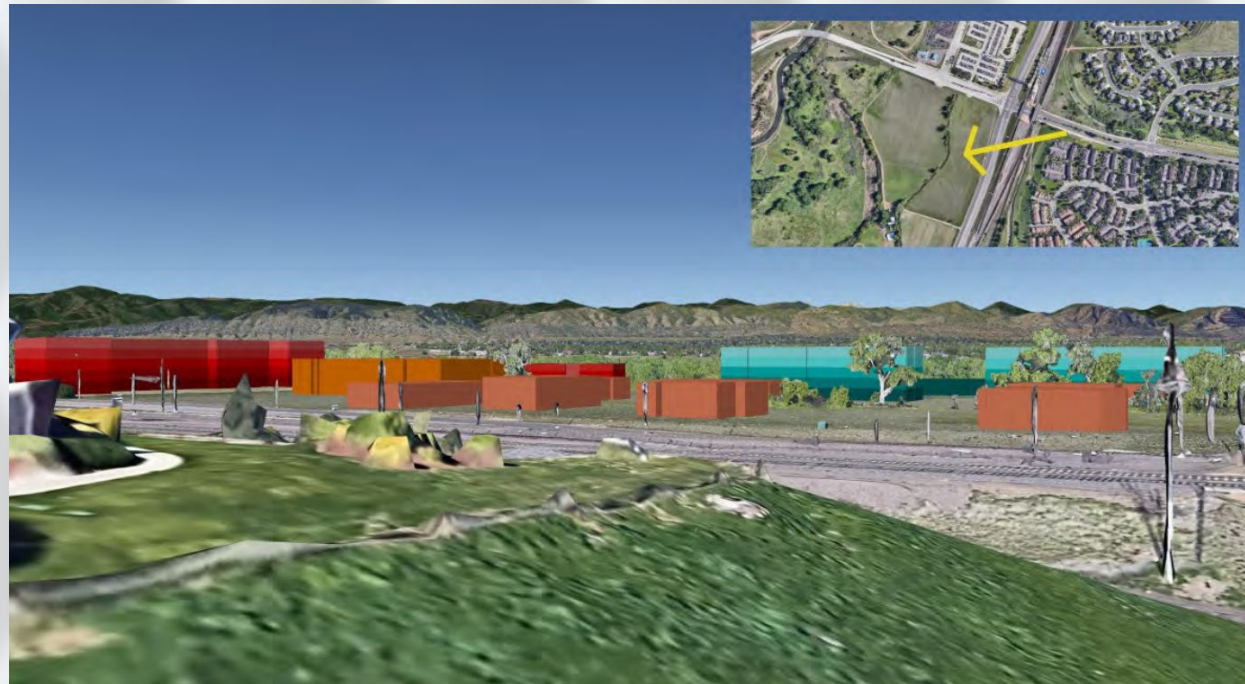
Quality Design

- Modern / contemporary agrarian
- Open space amenity within each block
- Western boundary
 - Additional setback
 - Additional landscape



Zoning District Conformance

- Commercial and mixed-use heights 65 feet (from 80/91)
- Needs density corrections
 - Mixed use 60 (from 85)
 - Residential 62 (from 75)



Review Criteria

Proposed MDP, with recommended conditions:

- ✓ Efficient layout promoting compact, walkable development
- ✓ Quality design, functional, visual interest, identity for civic spaces, public interaction
- ✓ Zoning district conformance, with density corrections

Preliminary in nature, provides adequate guidance on how to apply code

Staff Recommendation

- Approval with conditions
 - Development data sheet four correct mixed-use density from 85 to 60
 - Development data sheet four correct residential density from 75 to 62
- Commission may:
 - Approve (conditions included)
 - Add or remove conditions
 - Deny
 - Continue to a date certain