



February 9, 2024

Jerad Chipman  
City of Littleton  
Community Development  
2255 W Berry Ave  
Littleton, CO 80120

**Re: Embrey Mineral – Master Development Plan (w/ Site Plan Details)**

Dear Jerad,

On behalf of Qwest Corporation, the landowner, and Embrey Partners LLC, the applicant, Norris Design is pleased to submit this first submittal for a Master Development Plan with Site Plan Details. The site is generally located at 700 W Mineral Ave near the southwest corner of W Mineral Ave and Southpark Terrace. This application has been prepared by and for the following parties to the benefit of the residents of the City of Littleton:

**Applicant/Developer**

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**Land Use Counsel**

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Please find the following documents included in this submittal:

- Project Narrative (this letter)
- Decision Criteria Narrative
- Letter of Authorization
- Submittal Requirement Checklist
- Response Letter to Pre-App Comments
- Neighborhood Meeting Summary
- Title Insurance Commitment
- Mineral Rights Notification Letter
- MDP Site Plan Set



- Drainage & Traffic Per Engineering Letter
- Conceptual Drainage Report
- Electronic Materials Board
- IHO Compliance Document
- Sanitary Sewer Study
- Sign Details
- Stormwater Management Plan
- Traffic Impact Analysis
- Visual Analysis

## CONTEXT

The 17.69-acre (770,725 square feet) parcel is generally located at the southwest corner of W Mineral Ave and Southpark Terrace. The site is located in the business park Southpark Neighborhood in the Gates Subdivision. The site is part of a larger parcel of land (parcel: 2077-32-1-17-008) that is occupied by a large Lumen Technologies industrial facility, which is planned to be demolished for future redevelopment. The site is bounded by the balance of the existing Lumen Technologies campus to the north, an access drive to the west, retail buildings to the south and Southpark Terrace to the east.

## PROCESS

This submittal request is for a Master Development Plan (Detailed) for a proposed multi-family community. As part of a separate application, we formally requested a change to both the Future Land Use Map and the Zoning Map for these 17.69 acres. On the Future Land Use Map, we requested a change from Suburban Business Park to Suburban Residential Multi-Family. This change maintains the suburban character of the area while helping address the 6,550 additional housing units needed to accommodate the 15,000 additional residents planned over the next 20 years, as identified within Envision Littleton. The site is currently zoned Industrial Park Planned Overlay District (IP/PL-O) and governed by a Planned Development (PD) and amendment. As part of a separate rezoning application, we have a proposed changing the zoning to Multi-Family Residential (MFR), with the purpose of providing a high-density residential land use to serve the growing housing needs of Littleton's population, while providing strong building design qualities that integrate well with the surrounding environment. The proposed multi-family community included in the Master Development Plan (MDP) is consistent with both the proposed Suburban Residential Multi-family land use designation and the proposed Multi-Family Residential (MRF) zone district.

## NEIGHBORHOOD SITE PLAN

The proposed West Mineral Master Development Plan is a mixed-use development previously known as the Lumen Facility. The southern portion of the development, and the focus of this MDP, includes a 370-unit multi-family residential community. The northern portion of the development is planned for future commercial and retail uses, serving the larger Southpark and Gates area. The mixed-use development is linked together through shared infrastructure and private access drives. S. Elati Street is planned to continue south into the West Mineral Master Development serving as a primary entrance from W. Mineral Avenue. This central private drive will link the commercial/retail and residential portions of the site as well as serve as a key pedestrian corridor internal to the development. The corridor will provide two-lane vehicular access with a landscaped tree lawn (approximately 8' in width) and a detached sidewalk (approximately 10' in width) along the eastern portion of the corridor. The consolidated pedestrian corridor provides enhanced connectivity and walkability from W. Mineral Ave south to the residential portion of the mixed use center. These improvements, although reflective of the larger vision for vehicular and pedestrian circulation for the master development, will be designed and constructed in conjunction with future commercial/retail development(s).



Additional improvements are proposed to existing pedestrian corridors adjacent to the development including W. Mineral Avenue and SouthPark Terrace. A portion of the improvements to SouthPark Terrace are included as part of this MDP application, however other envisioned improvements are to be designed and constructed with adjacent commercial/retail developments as part of a future land use application.

## MINOR DEVELOPMENT PLAN

The proposed West Mineral Master Development Plan is an approximately 370-unit residential community comprising of two and three-story walk-up buildings located off Southpark Terrace, offering a convenient and comfortable living experience. The primary entrance to the community is located off Southpark Terrace and leads to a welcoming clubhouse.

In addition to the primary access from Southpark Terrace, the community also features a secondary entrance situated along an internal commercial street (part of the redevelopment of the Lumen campus to the north). This secondary entrance provides residents with convenient access to nearby businesses and services, creating a vibrant and connected community.

The community features a diverse range of building types, including a 22-plex, 32-plex, 42-plex, and a 3-plex carriage building. This variety allows residents to choose from a range of layouts and sizes that suit their individual needs. Each building is thoughtfully designed to blend functionality with aesthetic appeal, providing a cohesive and attractive community environment.

The proposed community offers residents the convenience of attached garages within each building type. This feature provides residents with direct and secure access to their vehicles. Additionally, tandem parking spaces are available for all buildings except the carriage buildings, allowing for efficient utilization of parking spaces. Moreover, a variety of detached garages are thoughtfully included, providing additional parking options for residents.

Parking has been meticulously planned to meet the needs of residents, with a parking ratio of 1.8 spaces per dwelling unit. The community considers the importance of proximity, strategically spreading out parking areas for each cluster of buildings. This ensures that residents have easy access to parking near their respective buildings, minimizing the need for long walks or inconvenience.

Throughout the site plan, a combination of passive and active amenity areas have been incorporated to enhance the overall quality of life for residents. These amenities are strategically placed to encourage social interaction, relaxation, and an active lifestyle. Examples of passive amenities include beautifully landscaped gardens, serene seating areas, and scenic walking paths. Active amenities include a swimming pool, fitness center, and outdoor sports courts.

The community has been meticulously designed to prioritize resident comfort, convenience, and enjoyment. With its appealing architecture, well-planned building types, and a wide array of passive and active amenity areas, this community offers an exceptional living experience for individuals and families alike.

## ARCHITECTURAL INTENT

The architectural design intent embodies a modern, honest approach to design principles. The seamless integration of stucco, cementitious siding, and stone veneer creates a harmonious and visually striking façade that emphasizes quality and aesthetics.



The design incorporates stone veneer in a strategic manner, serving as a significant visual marker denoting the entry points into the apartment buildings. This carefully selected material not only imparts a sense of durability and permanence, but also creates a robust and eye-catching base that anchors the entire structure. It welcomes residents and guests with a strong architectural presence, emphasizing the importance of these entryways as focal points within the overall design.

In contrast, the stucco and siding elements have been thoughtfully employed to craft a visual middle and top element. Beyond aesthetics, they serve a dual purpose by delineating and defining the various living spaces within the building. These materials introduce a sense of continuity and cohesion to the façade while also providing a canvas for architectural details that add depth and character to the overall design. Together, the stone veneer, stucco, and siding elements harmonize to create a balanced and visually engaging composition that not only reflects the building's functional layout but also enhances its overall aesthetic appeal.

This design prioritizes a comprehensive consideration of every aspect of the building's exterior, ensuring that 360 degrees of thoughtful architectural design are present. The goal is to leave no side of the building overlooked, guiding every decision in the planning process.

## LANDSCAPE INTENT

The landscape design intent of the project is focused on sustainability and responsible water use. The design prioritizes the selection of low water use plants and rock mulch ground covering. By incorporating drought-tolerant plants and utilizing rock mulch, the project minimizes water consumption, thereby reducing its environmental impact and contributing to long-term water conservation efforts in the area. In alignment with this goal, the landscape design purposefully has limited areas of irrigated sod, opting for alternative ground covers that demand less water and maintenance.

Moreover, the project's landscape design takes into account the local ecosystem by introducing native grasses into the composition. To address the project's integration into the existing neighborhood, required buffer yards are placed around the north, west, and south sides. These buffer yards serve both aesthetic and functional purposes, softening the project's edges and providing visual separation while ensuring compliance with the required zoning regulations. Overall, the landscape design of this project harmoniously balances sustainability, water conservation, and community integration, embodying a thoughtful and environmentally conscious approach to development.

## ENGINEERING SUMMARY

The engineering design intent for this project is utilize as much infrastructure from the master development as possible to follow historical conditions. Stormwater is to be capture on site and conveyed via towards the existing water quality and detention pond that will be modified to treat flows from the master and multi-family development. The water infrastructure is to be looped through the multi-family development with tie-in locations in the right-of-way and master development to provide water to both the master and multi-family development. The sanitary infrastructure is currently designed to convey on-site sanitary flows through the master development and into Mineral Avenue. The results of the sanitary study will determine final routing.