



June 8, 2023

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

Re: 700 W Mineral – Rezone Application – Development Data Comparison

DEVELOPMENT DATA COMPARISON

Data showing the effects of development for both the existing zone district and the proposed zone district. Unless the application is accompanied by a specific development plan (e.g., planned development plan or planned development overlay), such data shall be based on the maximum potential development permitted under the applicable existing and proposed zone districts.

- Projected Population:*
Response: *The Comprehensive Plan includes population projections that help the City understand and anticipate the need for new housing during the planning horizon. The plan states, "It is assumed for this Plan that Littleton's 2040 population will fall within a forecast range of 51,289 to 74,200 persons, which yields a midpoint of 62,745 residents." This means an estimated 15,000 additional residents will be added over 20 years, creating a demand for 6,550 additional housing units. Due to the lack of available vacant land, the Comprehensive Plan encourages zoning and development code updates to help achieve the needed housing through redevelopment and infill of existing parcels. The current IP/PL-O zoning does not permit residential use. The Census 2020 website notes an average household size in Littleton of 2.23 people. Using this multiplier, the projected population is approximately 1,936, which will vary by the actual number and type of homes developed.*

Parcel Size	Maximum Density	Maximum Unit Count	Projected Population
18.10 ac	48 du/ac	868	1,936

- School-age population:*
Response: *The Census 2020 website also notes approximately 13% of the population as between 5 and 18 years old. Using this percentage, it's likely the maximum school-age population is 252 people, which will vary by the actual number and type of homes developed.*
- Traffic generation:*
Response: *The current proposed rezoning is anticipated to generate approximately 148 morning peak hour trips and 194 afternoon peak hour trips when accounting for internal capture and pass-by. The existing office zoning would likely generate approximately 304 morning peak hour trips and 296 afternoon peak hour trips. Therefore, this proposed rezoning is expected to generate 156 fewer trips during the morning peak hour and 102 fewer trips during the afternoon peak hours than the existing zoning. It is believed that the surrounding street network was developed to accommodate full traffic generated by this use, with reserve capacity available in the surrounding street network.*
- Additional park land required:*
Response: *With this rezoning, any residential development would be required to provide common areas, which may include lawns, courtyards, community gardens, recreation areas, roof*



gardens and play areas. These common areas are further required to be connected via sidewalks or trails internal to the development and to adjacent rights-of-ways.

5. Availability of city services:

Response: Facilities and services are available to serve the subject property as described below:

- *Utilities: There is adequate off-site storm sewer infrastructure in the vicinity of the proposed site to convey treated and detained flows to the public right-of-way. Denver Water has indicated that there is sufficient water pressure and infrastructure to provide water service to the proposed site. At the time of this submittal the project team is working with the City of Littleton and the Southwest Metropolitan Water & Sanitation District to determine if the public sanitary lines in the vicinity of this project are adequate for the additional flows or need reinforcement.*
- *Schools: The site is located within Littleton Public Schools (LPS) and per their boundary map, is likely serviced by Runyon Elementary, Euclid Middle School and Heritage High School. Littleton Academy Charter school is also located just northwest of the site. The Littleton Public Schools website notes they have been carefully monitoring elementary enrollment for several years. That data notes a continued decline in enrolment within the district, particularly at the elementary level. The website states over the past 15 years, LPS enrollment has declined by about 3,000 students, usually at the rate of 75-100 students per year. It goes on to state that LPS has always had enrollment challenges for a number of reasons:*
 - *'This is a nice place to live, and people tend to stay here long after their children have graduated from high school, meaning the housing turnover is slower than in other places in the metro area.*
 - *The district is landlocked, meaning there isn't a lot of new home construction or room for growth.*
 - *The price of housing continues to increase, which makes it increasingly difficult for young families to live here.**Then, the pandemic hit, and more families than usual across the district, the state and the nation moved or chose different education options. LPS was down an additional 700 students from its pre-pandemic projections during the 2020-2021 school year.'*
- *Amenities: With this rezoning, and residential development would be required to provide common areas, which may include lawns, courtyards, community gardens, recreation areas, roof gardens and play areas. These common areas are further required to be connected via sidewalks or trails internal to the development and to adjacent rights-of-ways.*