



June 8, 2023

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

Re: 700 W Mineral – Rezone Application – Comp Plan Checklist

COMPREHENSIVE PLAN CHECKLIST

Applicant's response to the relevant Plan Goals and Policies of the Comprehensive Plan that is provided by Staff following a Pre-Application Meeting. (Future Land Use and Character)

Goals

1. Goal L&C 1: A land use allocation and pattern that supports and promotes Littleton's pride in, and reputation for, quality neighborhoods and an abundance of parks and preserved open space.
Response: Rezoning the property from Industrial Business Park to Multi-Family Residential will assist in addressing the identified housing needs within the City of Littleton. Multi-Family Residential (MFR) zoning will allow for up to 48 du/ac permitting up to 868 of the projected 6,550 additional units needed in the next 20 years. As evident in the Comprehensive Plan, the City of Littleton zoning policy is transitioning from a traditional zoning perspective to a community character primer. The "community character approach to evaluating and planning for land use emphasizes the variation in physical conditions experience along a spectrum from natural and rural landscape at the edges of a community to its most urbanized environments." This character-based approach focuses on development intensity, which encompasses:
 - *The density and layout of residential development*
 - *The scale and form of non-residential development; and*
 - *The building a pavement coverage relative to the extent of open space and natural vegetation of landscaping*

Development within the MFR zone district is required to comply with the neighborhood design standard identified in code, which are designed to:

- *Provide for safe, attractive, and highly livable neighborhoods.*
- *Create a variety of housing types and living formats to meet the needs of all residents.*
- *Enable homeowners to improve and reinvest in their properties without a burdensome process.*
- *Protect the value and enjoyment of residential properties by providing for good compatibility and transition standards.*
- *Improve walkability within neighborhoods and provide for safe connections to nearby service and convenience uses.*

The ULUC requirements ensure quality neighborhoods are developed.

As shown in the Comprehensive Plan Future Land Use and Character charts below, the existing Suburban Business Park designation and the proposed Suburban Residential Multi-Family land use exhibit the same ratio of character elements, with most of the land covered by open space and buildings, and little emphasis on paving. This keeps with the Suburban character area that has "noticeably less intensive use of land, with open and green spaces balancing the extent of land covered by structures and surfaces." Overall, the proposed rezone from Industrial Business Park (IP) to Multi-Family Residential (MFR), will have little effect on the overall character of the area, but will provide much needed new high-density housing to the area.

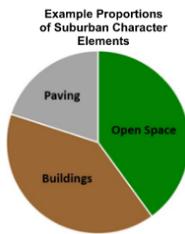


Figure 2: Suburban Multi-Family Character Elements

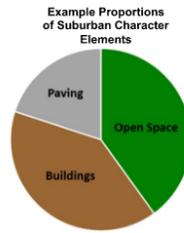


Figure 1: Suburban Business Park Character Elements

2. Goal L&C 2: A sustained focus on the long-term fiscal sustainability of Littleton City government while recognizing the direct connection to the community’s land use mix, especially for sales tax revenue needs.
Response: While the proposed rezoning only covers a portion of the redevelopment of the Lumen Technologies campus, it allows for additional rooftops that help support commercial redevelopment of the balance of the campus. Further, the proposed development within the MFR zone district could generate over one million dollars (\$1,000,000) in property taxes annually. In comparison, the current development paid less than two hundred and eighty thousand dollars (\$280,000). Construction in the proposed MFR district is projected to employ hundreds of workers and once completed, the property could employ multiple on-site staff members that are likely to reside in Littleton. The MFR zoning also encourages development of affordable units aimed toward meeting Littleton’s workforce housing needs – providing housing options for schoolteachers, first responders, childcare workers, nurses, social workers, and mechanics.

3. Goal L&C 3: Ongoing and effective collaboration between land use and transportation planning to ensure compatibility among decisions and actions taken with respect to each.
Response: Support population growth that ensures continuity of Littleton’s desired community identity and characteristics, while recognizing that trends and changes in net migration, transportation networks, household compositions and economic growth may require flexibility in adapting and approving future residential and commercial development. The projected traffic generation is projected to be lower than the existing zoning (see Kimley-Horn Traffic Update letter dated June 7, 2023) and 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. Collaboration between land use and transportation planning will continue during the development review process (Master Development Plan and/or Site Plan) to study the design details.

4. Goal L&C 4: A more attractive community, based on quality design and character of both private development and the public realm.
Response: Development within the MFR zone district is required to comply with the neighborhood design standards identified in code, which are designed to:
 - *Provide for safe, attractive, and highly livable neighborhoods.*
 - *Create a variety of housing types and living formats to meet the needs of all residents.*
 - *Enable homeowners to improve and reinvest in their properties without a burdensome process.*
 - *Protect the value and enjoyment of residential properties by providing for good compatibility and transition standards.*



- *Improve walkability within neighborhoods and provide for safe connections to nearby service and convenience uses.*

The ULUC requirements ensure an attractive community, based on quality design and character, is developed.

Policies

1. Policy L&C 1: Emphasize compatible intensities and character when evaluating applications involving more intensive and/or nonresidential development near homes and neighborhoods.

Response: As shown in the Comprehensive Plan Future Land Use and Character charts below, the existing Suburban Business Park designation and the proposed Suburban Residential Multi-Family land use exhibit the same ratio of character elements, with most of the land covered by open space and buildings, and little emphasis on paving. This keeps with the Suburban character area that has “noticeably less intensive use of land, with open and green spaces balancing the extent of land covered by structures and surfaces.” Overall, the proposed rezone from Industrial Business Park (IP) to Multi-Family Residential (MFR), will have little effect on the overall character of the area, but will provide much needed new high-density housing to the area.

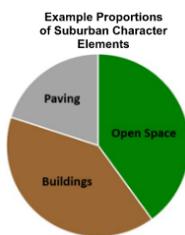


Figure 4: Suburban Multi-Family Character Elements

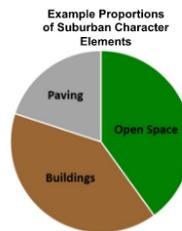


Figure 3: Suburban Business Park Character Elements

Further, with the addition of future residential rooftops permitted as a part of this rezoning, the adjacent site to the north is anticipated to be redeveloped and likely implement a more retail-based use than the current office park that exists now. The proposed multi-family residential use provides an appropriate transition and much needed housing for the surrounding Suburban Business Park land uses. Landscape buffers and setback requirements within the proposed zone district create additional transitions between the existing auto-oriented business park design that surrounds the site.

2. Policy L&C 2: Plan for and take actions to maintain the established character of its residential neighborhoods.

Response: The proposed rezoning and redevelopment of this campus contributes much needed housing to the City without disrupting the established character of its existing residential neighborhoods. In the current industrial zoning, residential uses are not permitted. The existing office park and light industrial uses are generally segregated and disconnected from the surroundings sites. As highlighted in the Littleton Comprehensive Plan, the MFR zoning creates opportunities for “planned developments that may integrate a mix of detached, attached and multi-family housing types, with sufficient open space to preserve an overall Suburban character.” Development within the MFR zone district is required to comply with the neighborhood design standards identified in code, which are designed to:

- *Provide for safe, attractive, and highly livable neighborhoods.*
- *Create a variety of housing types and living formats to meet the needs of all residents.*
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3. Policy L&C 3: Create a regulatory framework that encourages development of diverse and attainable housing options in Littleton in terms of type, size, and cost to buyers and renters.
Response: The majority of the permitted uses within the MFR zone district are residential (which is not allowed in the existing zone district); this encourages the redevelopment to be residential in nature, increasing both the quantity of housing options in the City as well as diversity of housing options in the area (much of the limited, existing housing in the surrounding area is lower density single family). With this rezoning, the site is permitted up to 868 units (48 DU/AC), roughly ~13% of the required 6,500 housing unit needs identified in the Comprehensive Plan. Any new residential development will require compliance with the City's Inclusionary Housing Ordinance, which further contributes to attainable housing options within the City.
4. Policy L&C 4: Create a regulatory framework that signals the City's interest in attracting target business sectors, needed and compatible revenue-generating uses, and lifestyle and leisure uses that support Littleton's livability and residents' quality of life.
Response: While the proposed rezoning only covers a portion of the redevelopment of the Lumen Technologies campus, it allows for additional rooftops that help support commercial redevelopment of the balance of the campus.
5. Policy L&C 5: Manage land use patterns near Littleton's many parks, trails, greenways, and open spaces to: protect their ecological functions; prevent physical and other impactful encroachments; maintain public access; and preserve their overall quality and value – especially where public green spaces contribute to neighborhood character and enhance business park and other commercial settings.
Response: Although not directly connected to Littleton's existing parks, trails and greenways, the site is required to comply with the neighborhood design standards identified in code, which are designed to:
 - *Provide for safe, attractive, and highly livable neighborhoods.*
 - *Create a variety of housing types and living formats to meet the needs of all residents.*
 - *Enable homeowners to improve and reinvest in their properties without a burdensome process.*
 - *Protect the value and enjoyment of residential properties by providing for good compatibility and transition standards.*
 - *Improve walkability within neighborhoods and provide for safe connections to nearby service and convenience uses.*
6. Policy L&C 6: Recognize and promote land use and development decisions that further community objectives for reduced traffic congestion, more pedestrian- and cyclist-friendly design, and expanded and viable public transit options.
Response: By nature of this rezone allowing this site to contain a mix of uses will lend well to multi-modal traffic conditions for this area. Sidewalks exist along the project frontage of Mineral Avenue, but not yet along Southpark Terrace. Street improvements will be required with redevelopment of this campus, furthering the overall connectivity. Bicycle lanes are striped along a portion of Mineral Avenue providing connections to the east and west. The site is also approximately a 0.5 mile walk to Broadway, which includes bus service along S Broadway at Southpark Drive and W Mineral Avenue and just under 2 miles east of the Littleton/Mineral Light Rail Station.
7. Policy L&C 7: Promote Littleton's aesthetic appeal through the quality expectations set within the City's Code for landscaping, signage, lighting, and similar design elements.



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