

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

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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.
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Entitlements Architect
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Gary Ellermann (303)-297-3334

Civil Engineer
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Rachel Patton, PE (303) 623-6300

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

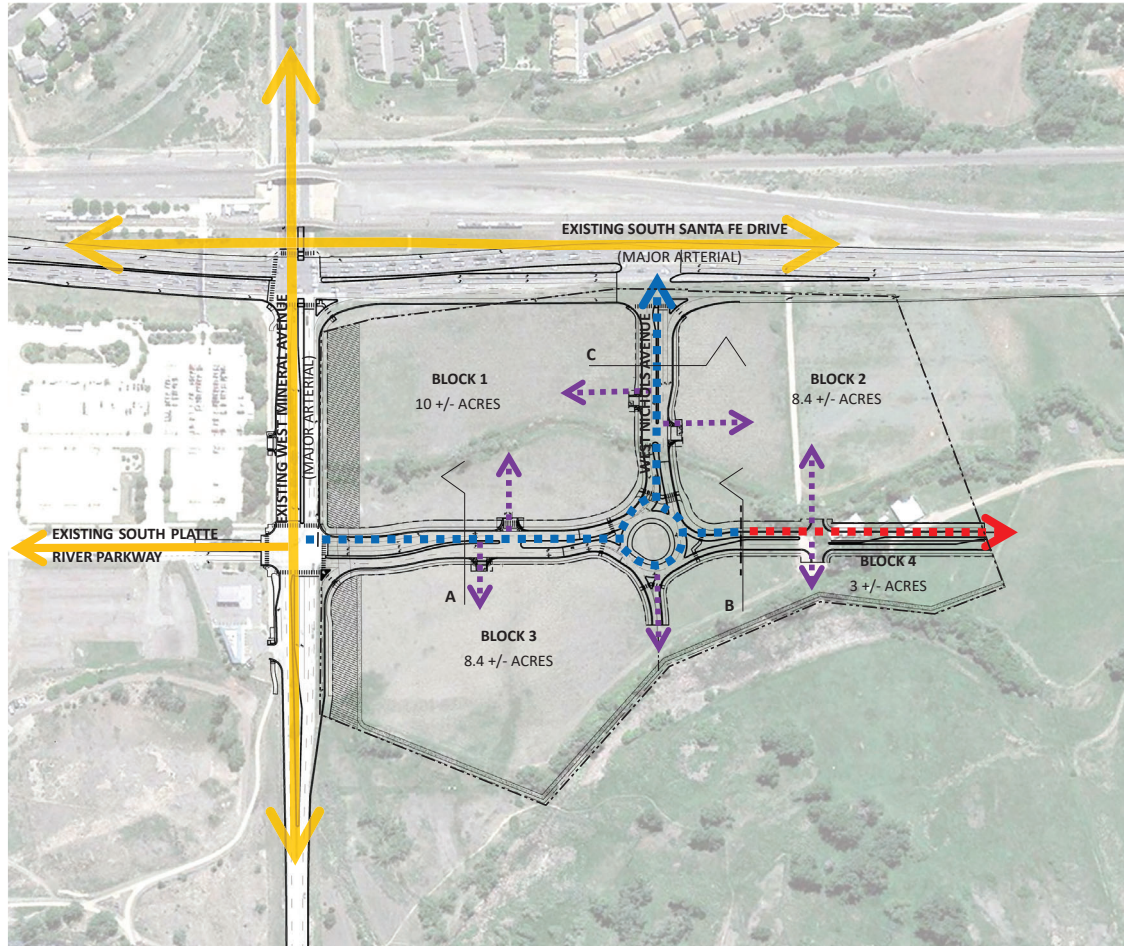
Master Development Plan

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

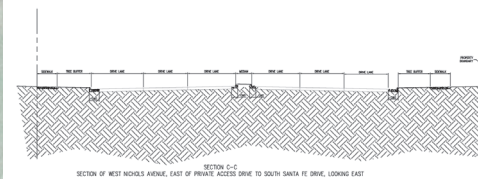
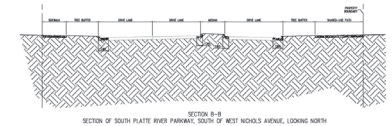
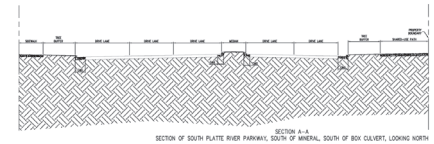
DESCRIPTION

- 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



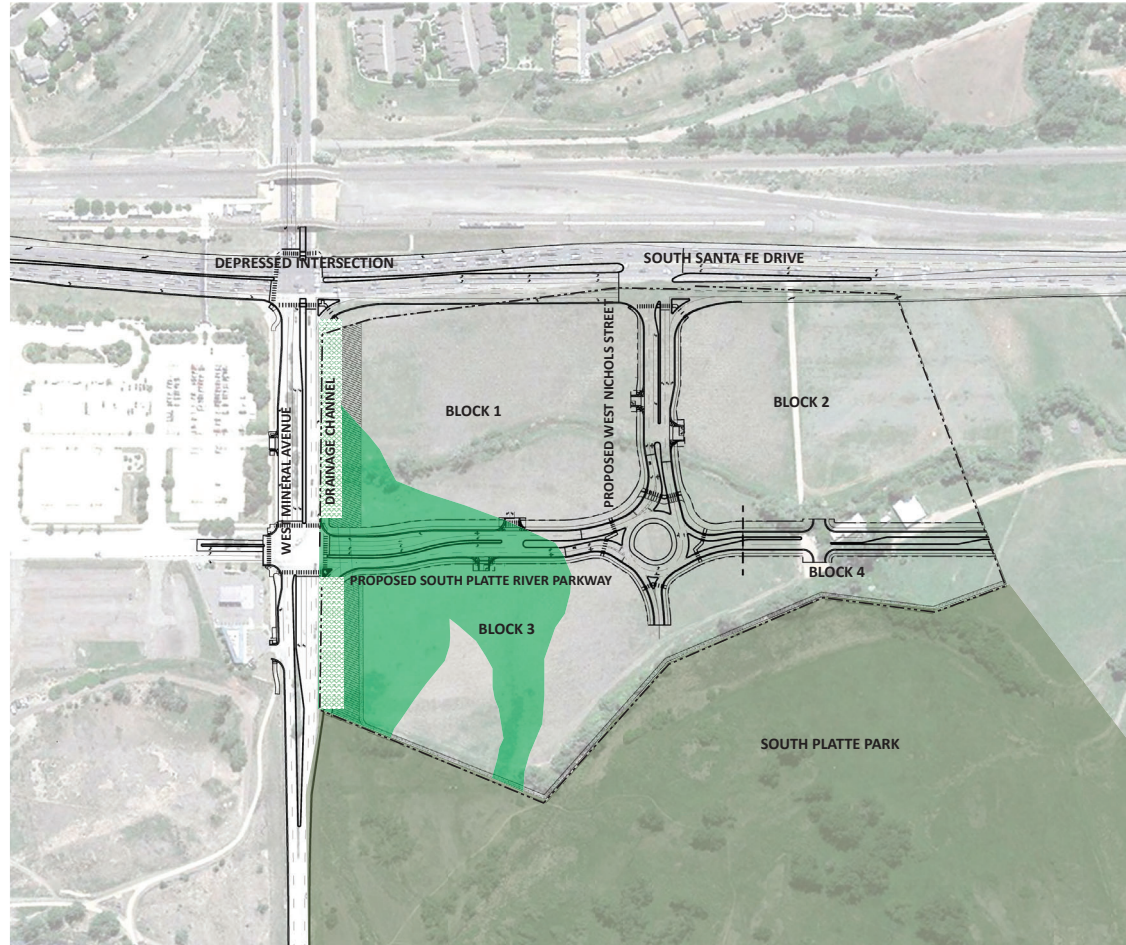
Master Development Plan

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

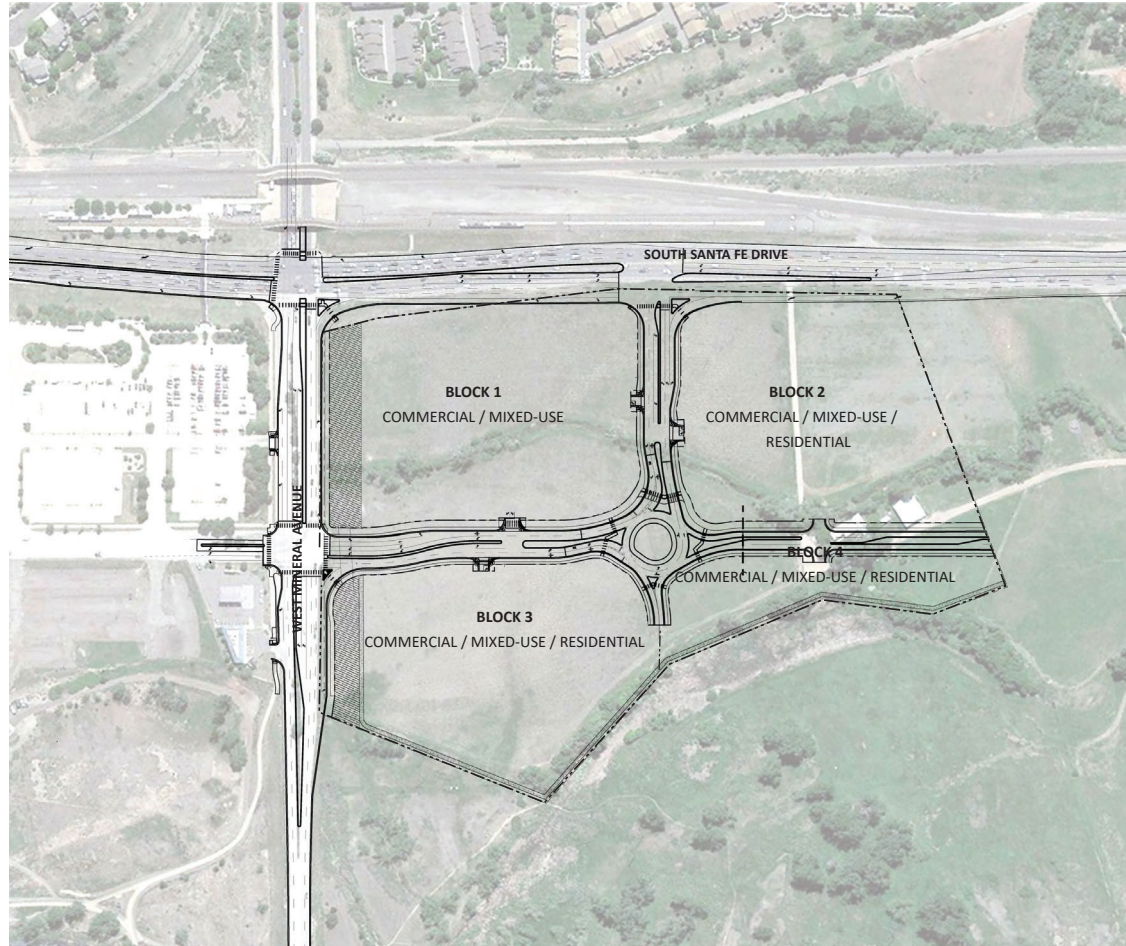
- All blocks will maintain CM zoning.
- Each block allows residential mixed-use and commercial uses. In Block 1, multi-family residential is allowed in mixed-use buildings only. Residential uses in Block 2 may be in mixed use buildings or limited to four acres for residential-only and in Blocks 3 and 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












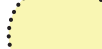

A "Modern Agrarian" design theme is encouraged throughout RiverPark to build on the agricultural heritage of the South Platte River corridor of Littleton. The architecture is intended to be of a modern expression while including hints of vernacular Colorado architectural styles of the Front Range and 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.

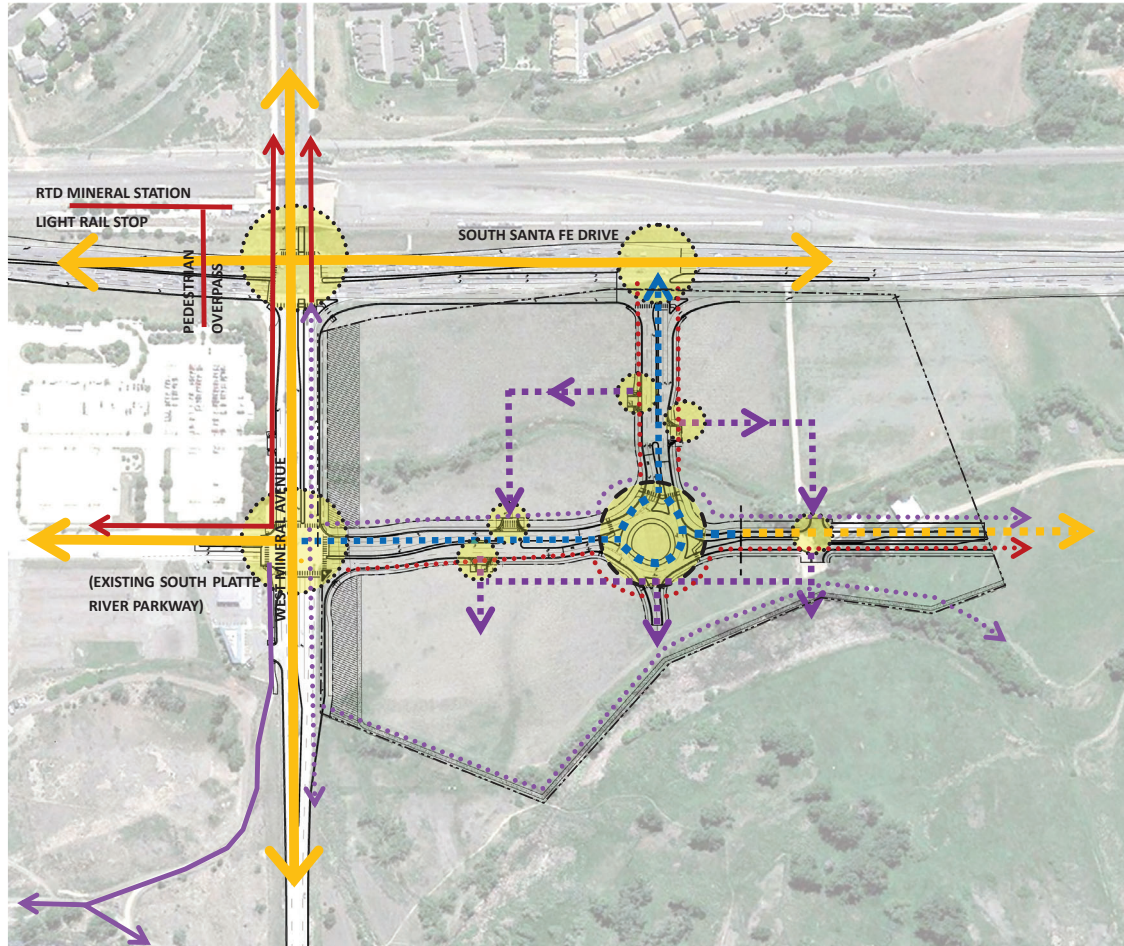
Master Development Plan

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)



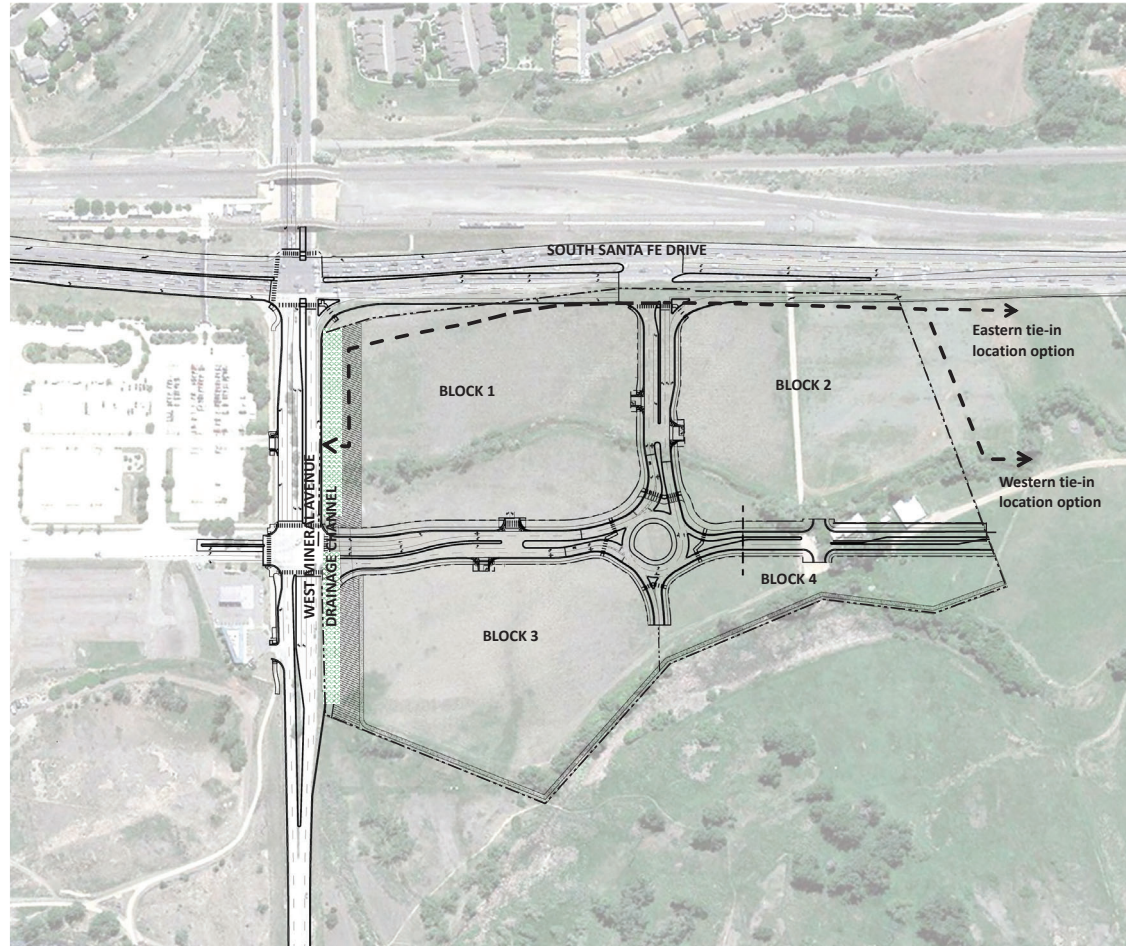
DESCRIPTION

- 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

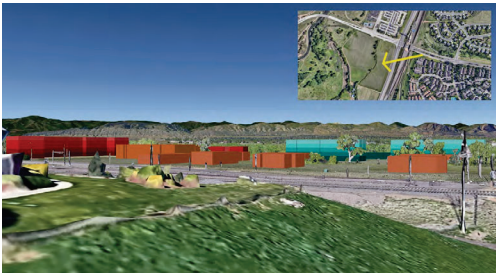
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Design Illustrative

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.

