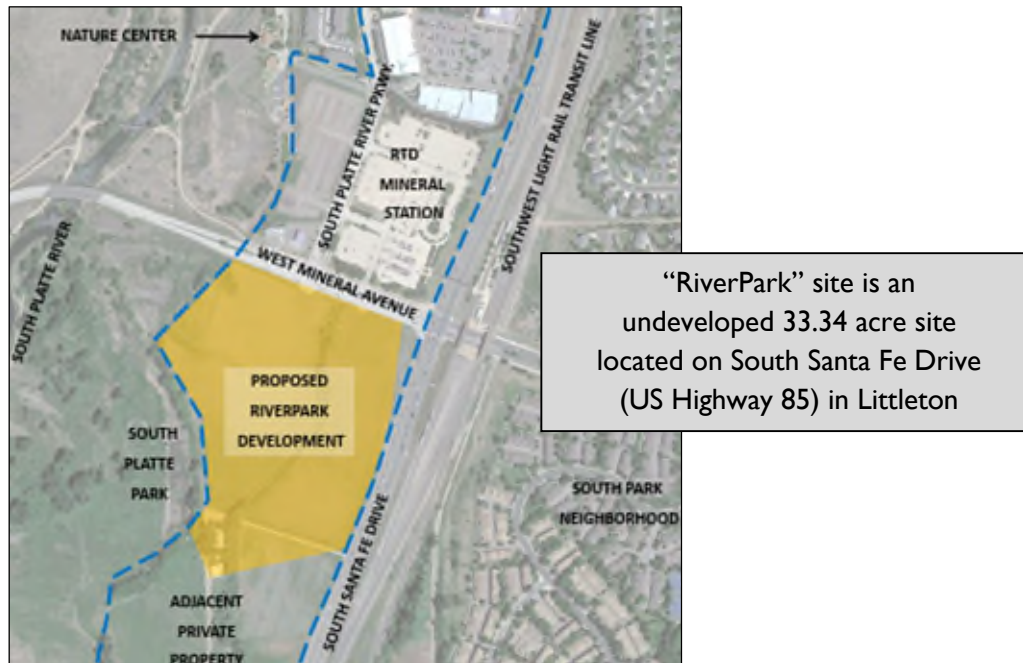


RiverPark Master Development Plan

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.

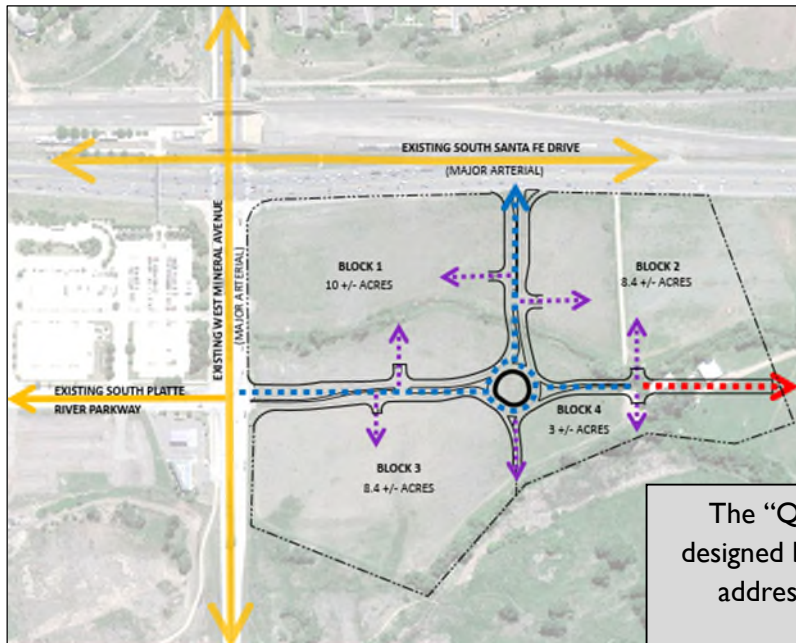
Goals

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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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.