



Littleton Mineral Station Area Master Plan

Community Meeting #2 | June 2, 2016

P.U.M.A. | DIG Studio | FHU | Starboard | Place Matters | Stream | Walker Parking

Tonight's Agenda

1. Project Purpose
2. Community process summary
3. Market assessment conclusions
4. Station Area Master Plan Vision
5. Preliminary alternative framework diagrams
6. Development precedents polling
7. Break-out tables



Project Purpose

To shape the land uses, circulation, and open space on and around the Mineral Station park and ride.



SCHEDULE | MINERAL STATION AREA MASTER PLAN 2016 (REV 5-17-16)

1: Initiation, Existing Conditions, Market Assessment	2: Visioning	3: Synthesis	4: Draft Plan	5: Final Plan
JAN - FEB	MARCH - APRIL	MAY - JUNE	JULY	AUGUST
<p>Site orientation, review existing plans and provide base mapping</p> <p>Existing conditions analysis</p> <p>Interviews/Focus group meetings (Jan 26)</p> <p>Begin market assessment</p> <p>Feb 9 City Council update</p> <p>Phase Completed</p>	<p>Final market assessment</p> <p>Identify additional commuter and private parking needs</p> <p>Neighborhoods kick-off workshop with visioning exercise (March 16)</p> <p>Joint Council/Planning Board meeting (April)</p> <p>Prepare draft vision and principles</p> <p>Station Advisory Group meeting (April 20)</p> <p>Phase Completed</p>	<p>Preliminary land use, multimodal circulation, urban design, street and site plan framework and concepts</p> <p>Community meeting to obtain feedback on alternatives (June 2)</p> <p>Landowner/developer round-table (June 8)</p> <p>Joint Council/Planning Board study session / charrette (June 28)</p> <p>Prepare outline for draft plan document</p>	<p>Prepare preferred land use, multimodal circulation, urban design, street and site plan concepts</p> <p>Prepare draft plan with policies, design, implementation, and financing recommendations</p> <p>Community meeting to obtain feedback on preferred concepts and draft plan (July 26)</p> <p>Joint Council/Planning Board meeting</p>	<p>Refine draft plan based on community, staff, and working group input</p> <p>Prepare final plan</p> <p>Present to City Council for adoption</p>

Key Themes – Interviews & Community Open House

- Pedestrian/bike access to the river and open space
- Pedestrian/bike safety improvements
- Santa Fe and Mineral grade separated crossings
- Additional parking
- Keep and enhance Littleton's small town character and livability
- Create a destination
- Include jobs – promote a reverse commute
- Neighborhood services
- Variety of housing types and price points
- Concerned with current and future traffic on Mineral & Santa Fe
- Preserve views to the west



Vision

“The River” | Celebrate the major **open space asset** of the South Platte River park system by providing balanced pedestrian and bicycle access while **preserving and protecting** this unique regional resource.

“The Train” | Leverage the **underlying real estate asset** of the RTD Park-n-Ride by encouraging high-quality mixed-use development near high frequency light rail.

“Town Brand” | Preserve and enhance the dynamic character and **brand identity of Littleton** while improving the city’s competitive advantage within the region.

“Connect” | **Improve pedestrian, bicycle, and vehicular access** to and from the Park-n-Ride and light rail station while minimizing congestion.

“Value Capture” | **Partner with adjacent land owners** to create a special place that leverages the environmental qualities of the area with unique, Colorado-focused outdoor recreation, food, and health and wellness business opportunities.

Market Assessment – Market Driven Scenario

What the private sector is most likely to deliver under existing market conditions, and given the existing entitlements for the Study Area properties.

- Market-rate rental multifamily housing, mid and upscale 1 and 2 bedroom units
- Retail - large format general merchandise
- Modest demand for grocery, restaurant, and entertainment.
- Office demand difficult to judge
- Other nearby locations appear better suited to industrial



Market Assessment – Value Capture Scenario

Looks at opportunities for which the Study Area has distinctive transit and recreational attributes that could enhance its value in the marketplace, but which would most likely require significant public vision and involvement to achieve.

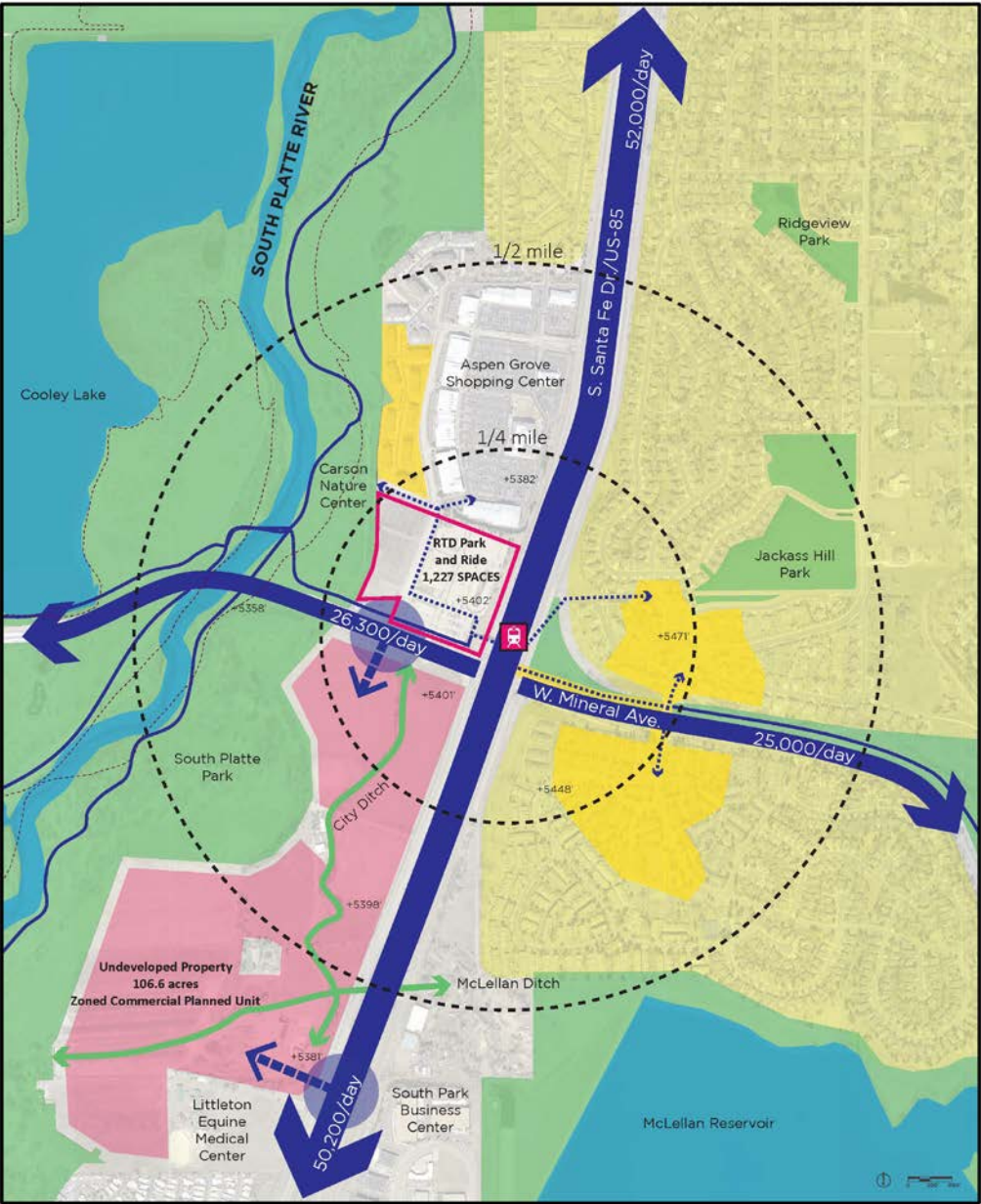
Potential to create a signature Transit Oriented Development (TOD)

Consider a “reverse commute” where people living along the transit line come to Mineral Station for appealing work opportunities:

- Recreation Manufacturer/Retailer
- Health and Wellness Campus
- Outdoor Retailer(s) and Testing Amenity



Site Influences



LEGEND

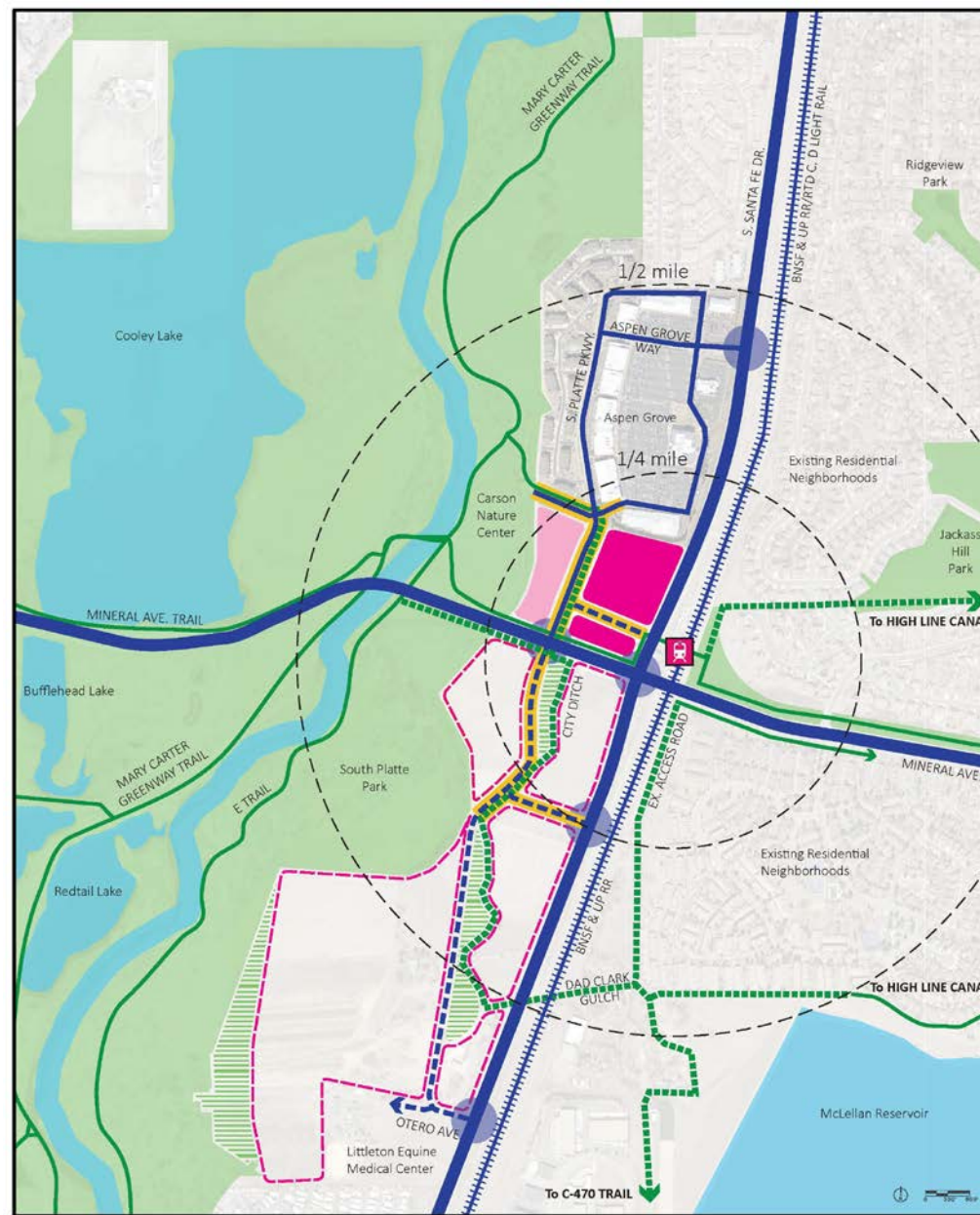
- RTD PARK AND RIDE
- RESIDENTIAL AREAS
- RESIDENCES WITHIN 1/2 MILE WALK OF STATION
- PARKS AND OPEN SPACE
- WATER
- DRAINAGE CORRIDORS
- MAJOR ROADS
- BICYCLE ROUTES AND PATHS
- PEDESTRIAN CONNECTIONS (FORMAL AND INFORMAL)
- POTENTIAL NEW VEHICULAR ACCESS
- FLOODPLAIN



Framework Option 1

Central street between platform and S. Platte Parkway – utilize existing ped bridge over Santa Fe at Mineral

Parking structure with mixed-use “wrap”



LEGEND

- EXISTING PARKS AND OPEN SPACE
- WATER
- EXISTING TRAILS
- RECOMMENDED TRAIL CONNECTIONS
- EXISTING STREETS
- RECOMMENDED NEW STREETS

URBAN DESIGN FRAMEWORK PLAN

- ENHANCED STREETS
- ACCESS POINTS
- PARKS AND OPEN SPACE
- PARK DISTRICT
- STATION DISTRICT
- COMMERCIAL & RESIDENTIAL PLANNED DEVELOPMENT

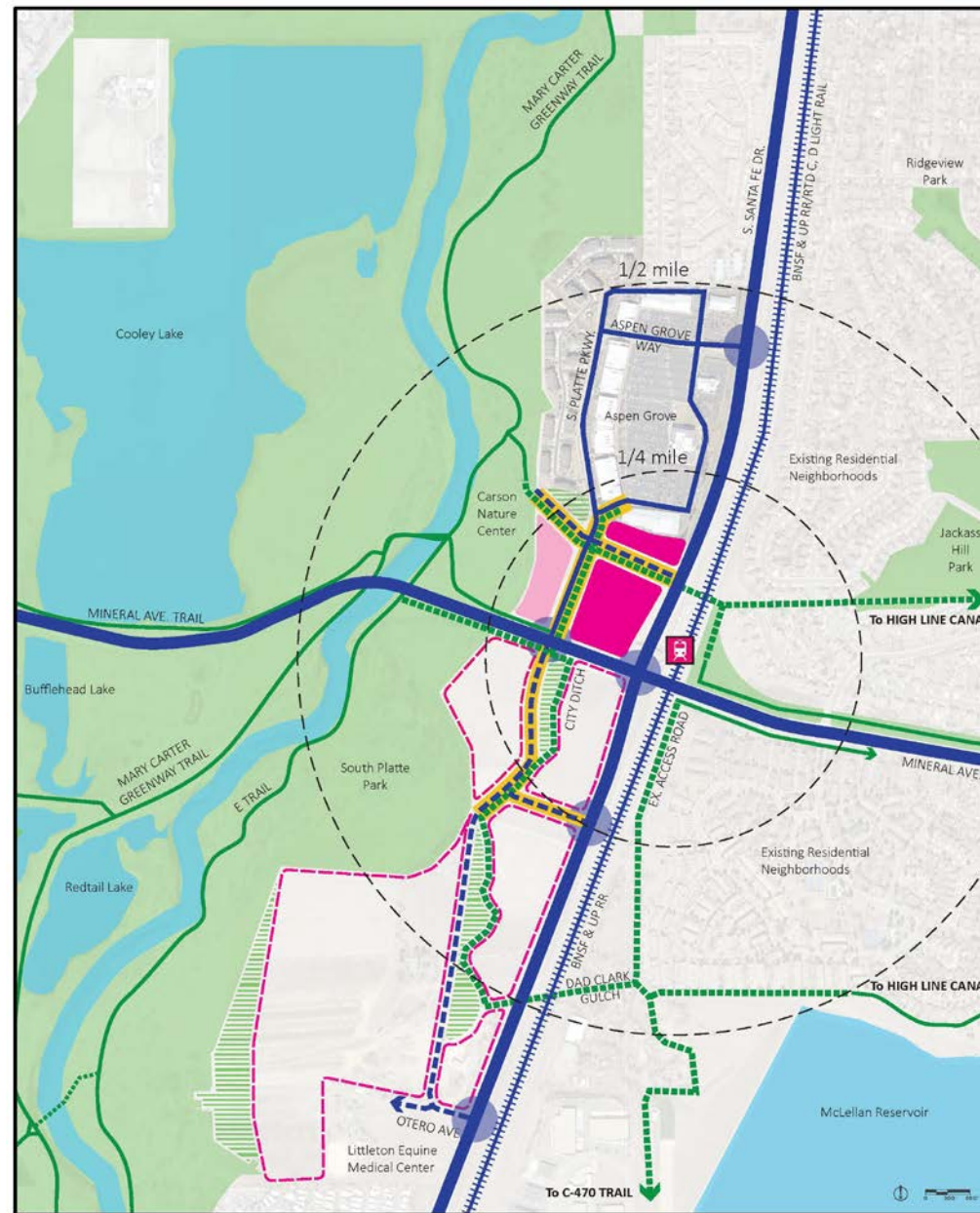


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Framework Option 2

New street north of platform
that aligns with Carson Nature
Center

New ped bridge north of
existing bridge to connect to
Jackass Hill and Highline
Canal



LEGEND

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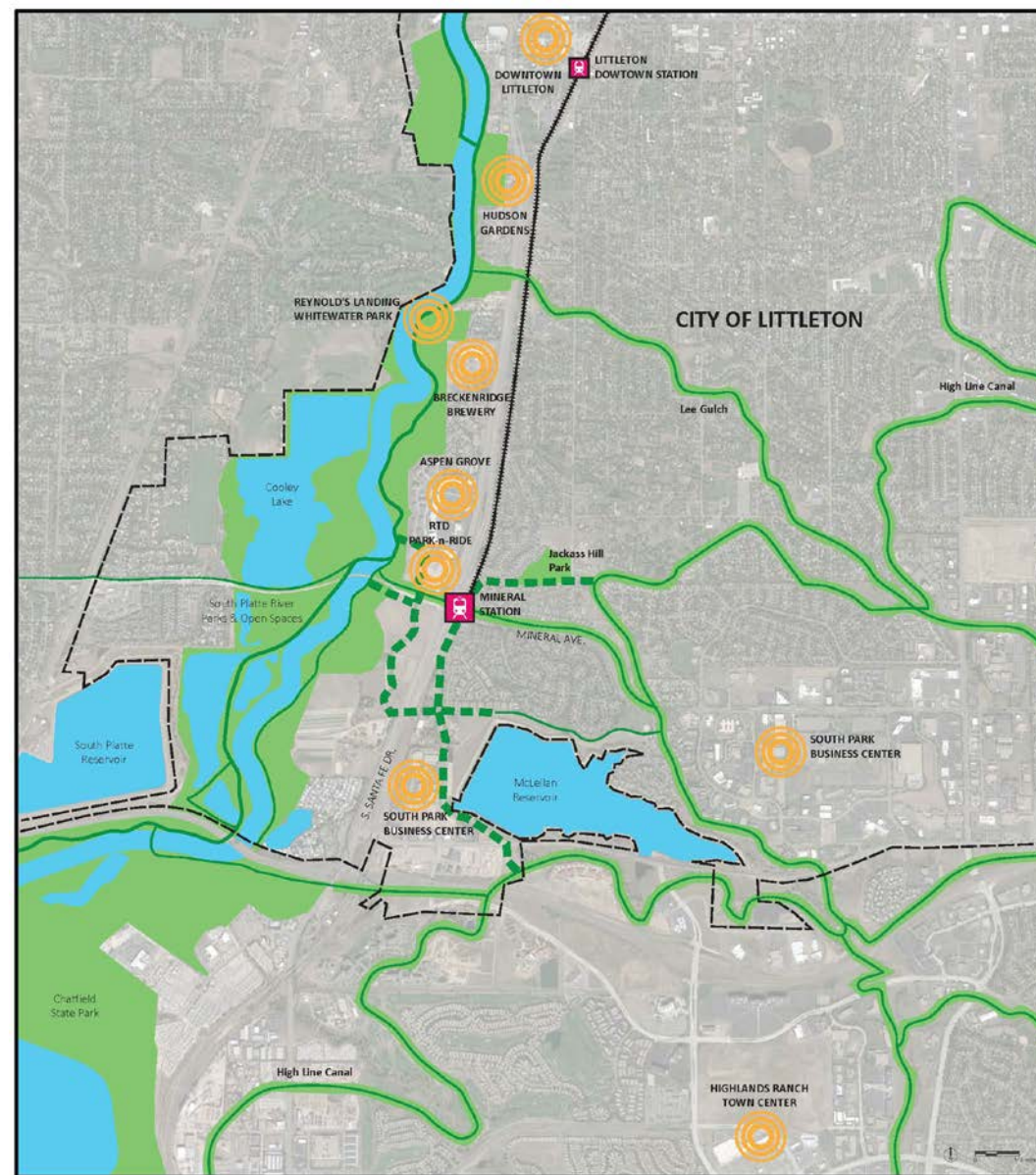
Trail & Greenway Connections

Extend Dad Clark west under Santa Fe to City Ditch

Trail along City Ditch north to Mineral

Formalize trail from Jackass Hill Park to light rail platform

Improved ped connection from Aspen Grove to Carson Nature Center and S. Platte River trail



LEGEND

- LITTLETON CITY LIMITS
- GREENWAYS AND PARKLAND
- WATER
- EXISTING TRAILS
- PROPOSED TRAIL CONNECTIONS
- ACTIVITY NODES

Near Term Ideas



- LEGEND**
- EXISTING PARKS & OPEN SPACE
 - WATER
 - EXISTING TRAILS
 - RECOMMENDED TRAIL CONNECTIONS
 - QUICK WINS



Development Precedents Polling

Images of development types and places to help us explore community perceptions about the future of Mineral Station and surrounding area

Questions:

1. How well does this development form fit with your vision for Mineral Station
2. How well do these design elements fit with your vision for the Mineral Station area?

Next Steps

Refine conceptual alternatives into preferred alternative

- June 8 Developer Forum
- June 28 City Council/Planning Board Update
- July 26 Community Meeting | Hudson Gardens 6:30pm
- Aug 8 Planning Board – Review Draft Plan
- Sept 12 Planning Board – Final Plan Recommendation
- Oct 4 City Council

Break out table discussions

- What station area option do you prefer? Why or why not?
- What do you like or dislike about each option?
- Other issues/questions?



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