



# Littleton Mineral Station Area Master Plan

## Planning Board | August 22, 2016

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



# Agenda

## 1. Overview

- Purpose
- Schedule
- Site Influences
- Station Area Master Plan Vision
- Market Assessment Conclusions

## 2. Framework Diagrams

## 3. Near-term Recommendations

## 4. Draft Plan Document Outline

## 5. Next Steps





# Project Purpose

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



# SCHEDULE | MINERAL STATION AREA MASTER PLAN 2016 (REV 7-28-16)

1: Initiation, Existing Conditions, Market Assessment	2: Visioning	3: Synthesis	4: Draft Plan	5: Final Plan
JAN - FEB	MARCH - APRIL	MAY - JUNE	JULY - AUGUST	SEPT - OCT
<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><b>Phase Completed</b></p>	<p>Final market assessment</p> <p>Identify additional commuter and private parking needs</p> <p>Neighborhoods kick-off workshop with visioning exercise (<b>March 16</b>)</p> <p>Prepare draft vision and principles</p> <p>Station Advisory Group meeting (<b>April 20</b>)</p> <p><b>Phase Completed</b></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 (<b>June 2</b>)</p> <p>Landowner/developer round-table (<b>June 8</b>)</p> <p>Joint Council/Planning Board study session / charrette (<b>June 28</b>)</p> <p>Prepare outline for draft plan document</p> <p><b>Phase Completed</b></p>	<p>Prepare landuse, circulation, urban design, street and site plan concepts</p> <p>MSAG (<b>July 15</b>)</p> <p>Community meeting to obtain feedback on site options (<b>July 26</b>)</p> <p>Refine site plan options</p> <p>Prepare draft plan with policies, design, implementation, and financing recommendations</p> <p>Community Open House/ Planning Board/MSAG Joint Study Session Review site options (<b>August 22</b>)</p>	<p>Refine draft plan and site options based on community, staff, and planning board input</p> <p>Planning Board/MSAG for final plan review</p> <p>Revise final plan</p> <p>City Council adoption</p>



# Study Area & Site Influences

- Open space - river and parks
- Proximity to trails
- Traffic
- Connectivity
- Land availability



## 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



# 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 Driven Scenario vs. Value Capture Scenario

*Private sector most likely to deliver under existing market conditions:*

- 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

*Distinctive transit and recreational attributes that could enhance its value in the marketplace - most likely require significant public vision and involvement to achieve.*

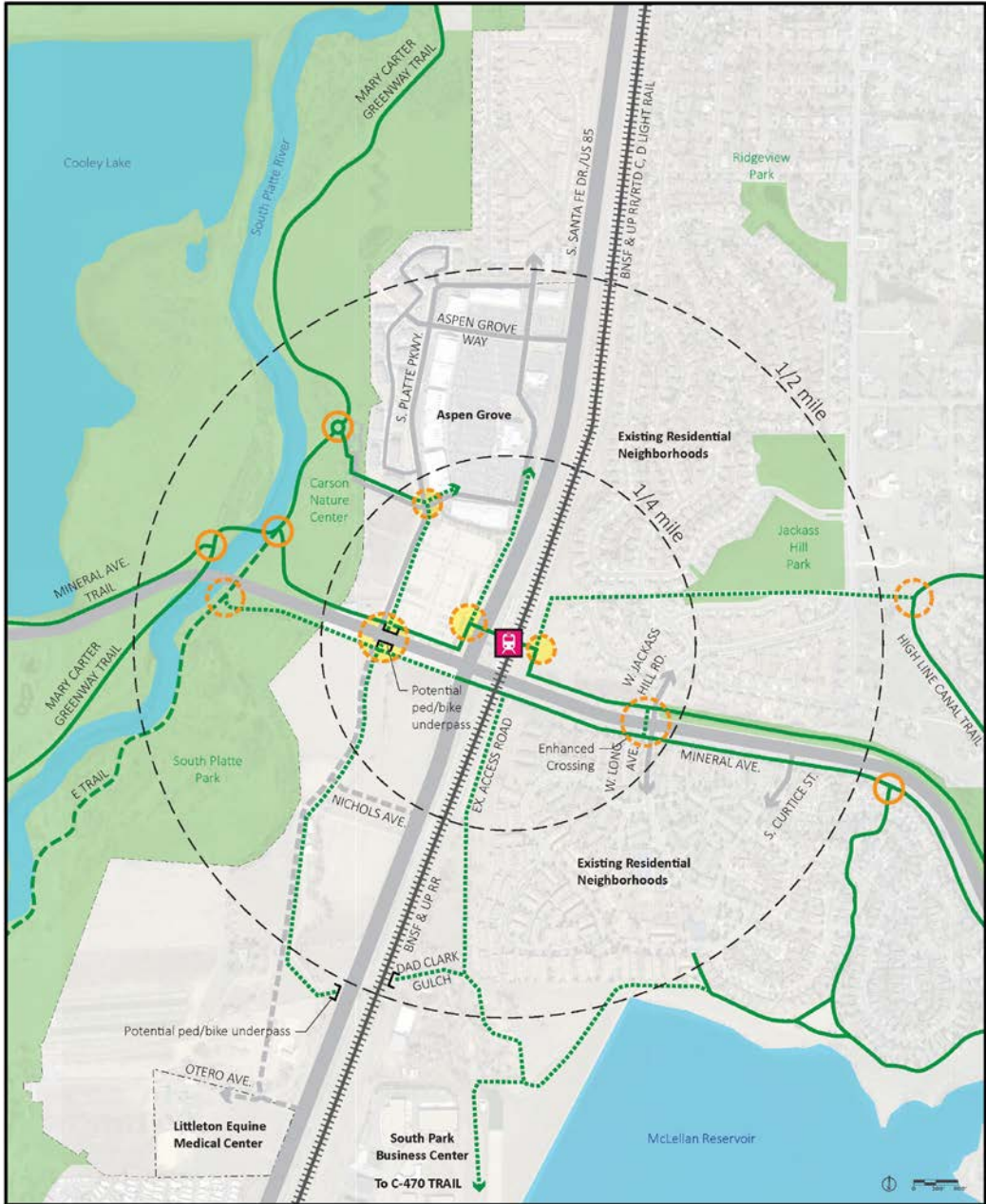
Potential to create a signature Transit Oriented Development (TOD)

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



# Pedestrian & Bike Framework



**LEGEND**

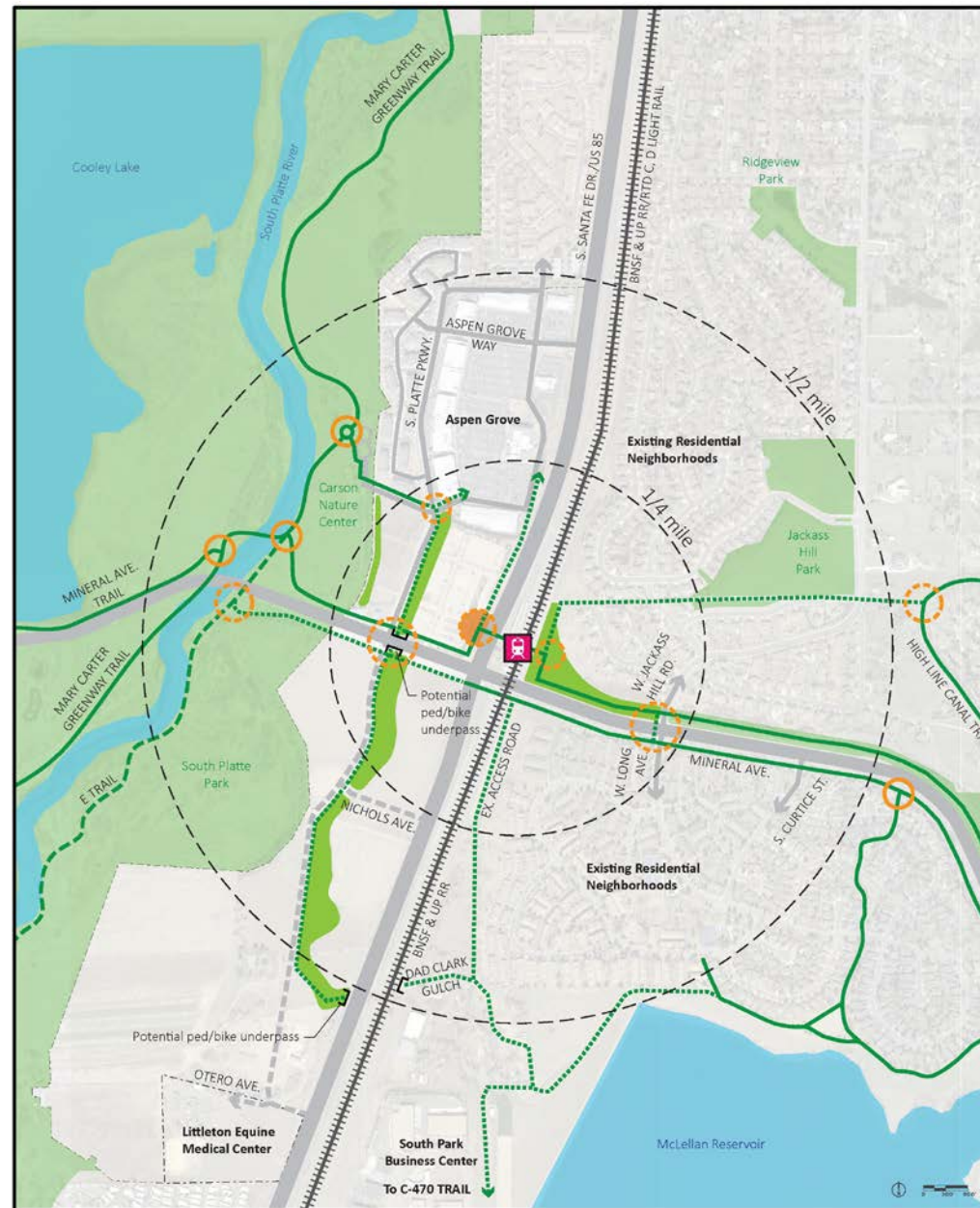
- EXISTING PARKS AND OPEN SPACE
- WATER
- EXISTING PAVED PED/BIKE TRAILS
- EXISTING SOFT TRAIL
- RECOMMENDED PED/BIKE TRAILS
- EXISTING TRAIL CONNECTION
- RECOMMENDED TRAIL CONNECTION
- PED/BIKE GATEWAY

**Logos:** F.U.M.A. stream, STAIRBOARD, AUGUST 2016





# Open Space Framework



## LEGEND

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| <span style="display: inline-block; width: 15px; height: 10px; background-color: #90EE90; border: 1px solid black;"></span> EXISTING PARKS AND OPEN SPACE  | <span style="display: inline-block; width: 15px; height: 10px; background-color: #008000; border: 1px solid black;"></span> RECOMMENDED PARKS AND OPEN SPACE |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #ADD8E6; border: 1px solid black;"></span> WATER                          | <span style="display: inline-block; width: 15px; height: 10px; background-color: #FFA500; border: 1px solid black;"></span> RECOMMENDED PUBLIC PLAZA         |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #000000; border: 1px solid black;"></span> EXISTING PAVED PED/BIKE TRAILS | <span style="display: inline-block; width: 15px; height: 10px; background-color: #FFA500; border: 2px dashed black;"></span> EXISTING TRAIL CONNECTION       |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #000000; border: 1px dashed black;"></span> EXISTING SOFT TRAIL           | <span style="display: inline-block; width: 15px; height: 10px; background-color: #FFA500; border: 2px dashed black;"></span> RECOMMENDED TRAIL CONNECTION    |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #000000; border: 1px dotted black;"></span> RECOMMENDED PED/BIKE TRAILS   |  |



AUGUST 2016



# Streets Framework



- LEGEND**
- EXISTING PARKS AND OPEN SPACE
  - WATER
  - EXISTING STREETS
  - RECOMMENDED NEW STREETS
  - VEHICULAR GATEWAY
  - EXISTING SIGNAL
  - PROPOSED FUTURE SIGNAL
  - ENHANCED STREETS





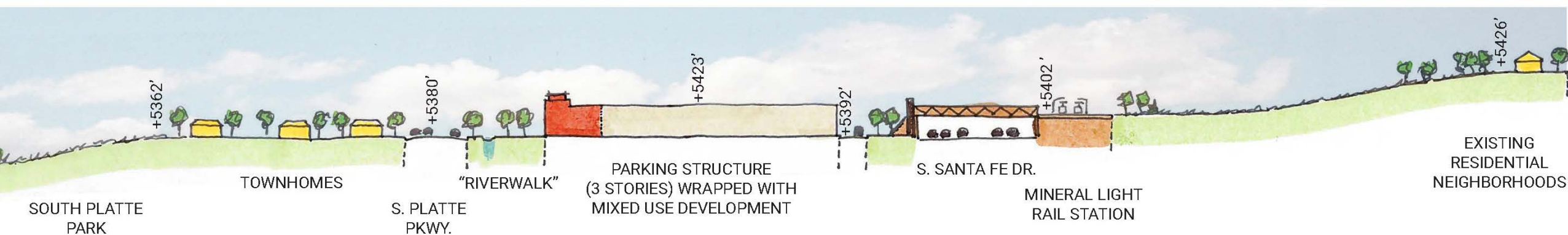
# Building Frontages Framework



- LEGEND**
- EXISTING PARKS AND OPEN SPACE
  - WATER
  - EXISTING STREETS
  - RECOMMENDED NEW STREETS
  - BUILDING FRONTAGE
  - ACTIVE EDGE
  - RECOMMENDED PARKS AND OPEN SPACE



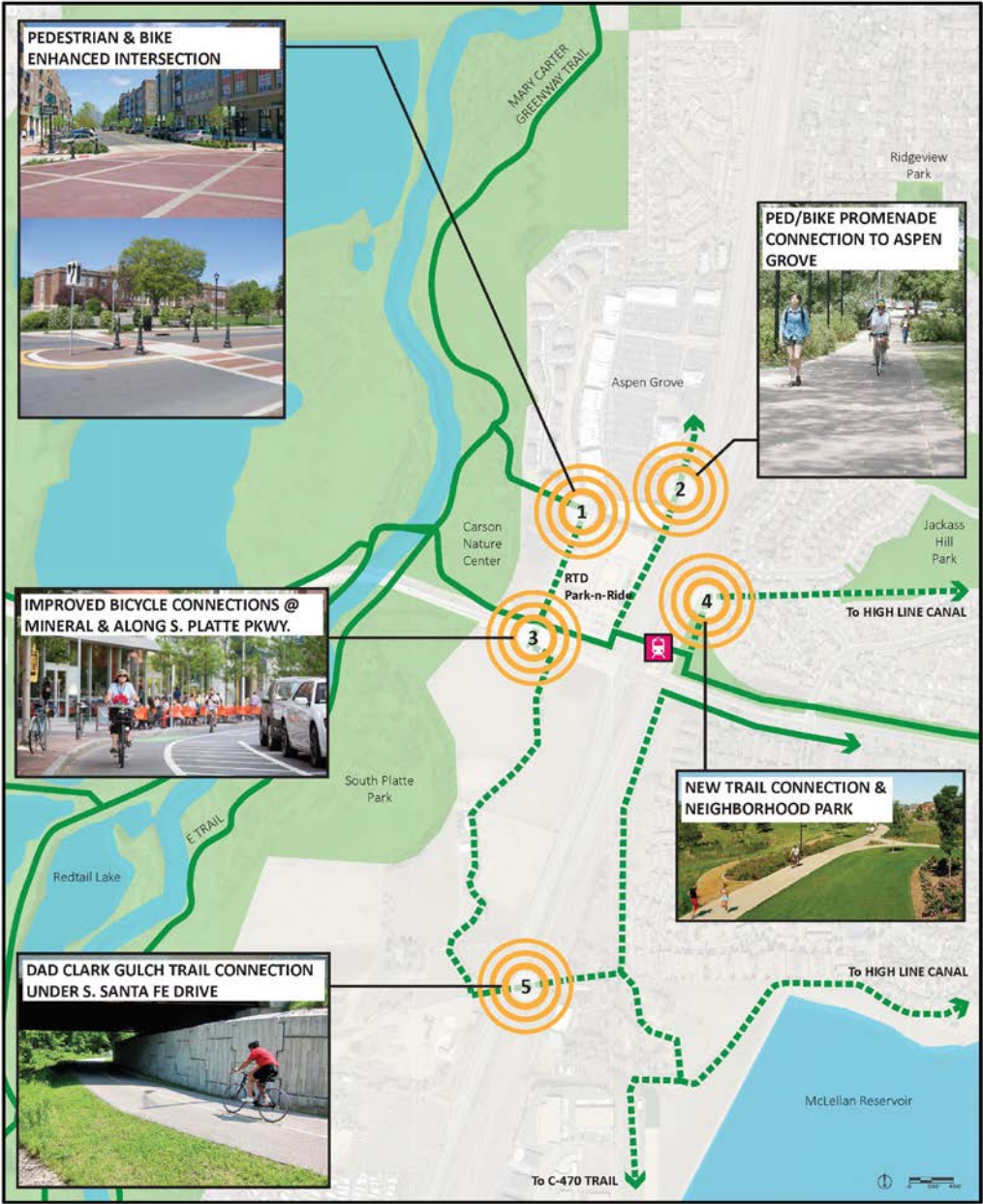
# Conceptual Site Section



**MINERAL STATION AREA MASTER PLAN**



# Near Term Recommendations



# Draft Plan Outline

## I. Introduction/Background

- A. Master Plan Background and Purpose
- B. Planning Process
- C. Document Overview

## II. Existing Conditions

- A. Station Area Overview
- B. Recent and Planned Projects
- C. Assets
- D. Challenges and Opportunities

## III. Market Assessment Summary

- A. Summary of Development Opportunities
- B. Market Driven Scenario
- C. Value Capture Scenario

## IV. Vision

## V. Planning Framework and Principles

## VI. Land-use and Urban Design Framework

- A. Public Realm
  - 1. Vehicular and Transit Circulation
  - 2. Open Space
  - 3. Pedestrian and Bicycle Circulation
  - 4. Wayfinding
- B. Private Realm
  - 1. Residential
  - 2. Light Industrial
  - 3. Retail
  - 4. Office
  - 5. Urban Design

## VII. Implementation

- A. Zoning and Policy Recommendations
- B. Public – Private Partnership
- C. Districts

## VIII. Appendices

- A. Market Assessment
- B. Stakeholder, Community, and Focus Groups Summary
- C. Developer Forum summary



# Next Steps

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- Sept Edits to document/framework plans
- Sept Planning Board/MSAG Study Session – draft plan review
- Oct / Nov City Council Final Adoption

# Questions and Discussion

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