



Preliminary Project Plan process ~ P4

Evergreen Devco ~ “Parkland”

City Council Study Session 7/10/18

Requested Action & Background

- ❑ **P4** ~ PC provide informal and non-binding input and feedback on a development concept
- ❑ Staff presents the P4 concept
- ❑ Applicant may attend but does not present

- ❑ **Background** ~ Evergreen Devco pre app mtg on May 14
 - ❑ There is an existing Planned Development “South Santa Fe Park PD” approved that allows it to be developed.

 - ❑ Based on Evergreen’s concept, if it moves forward it would require an amendment to the existing PD.

Development Review steps

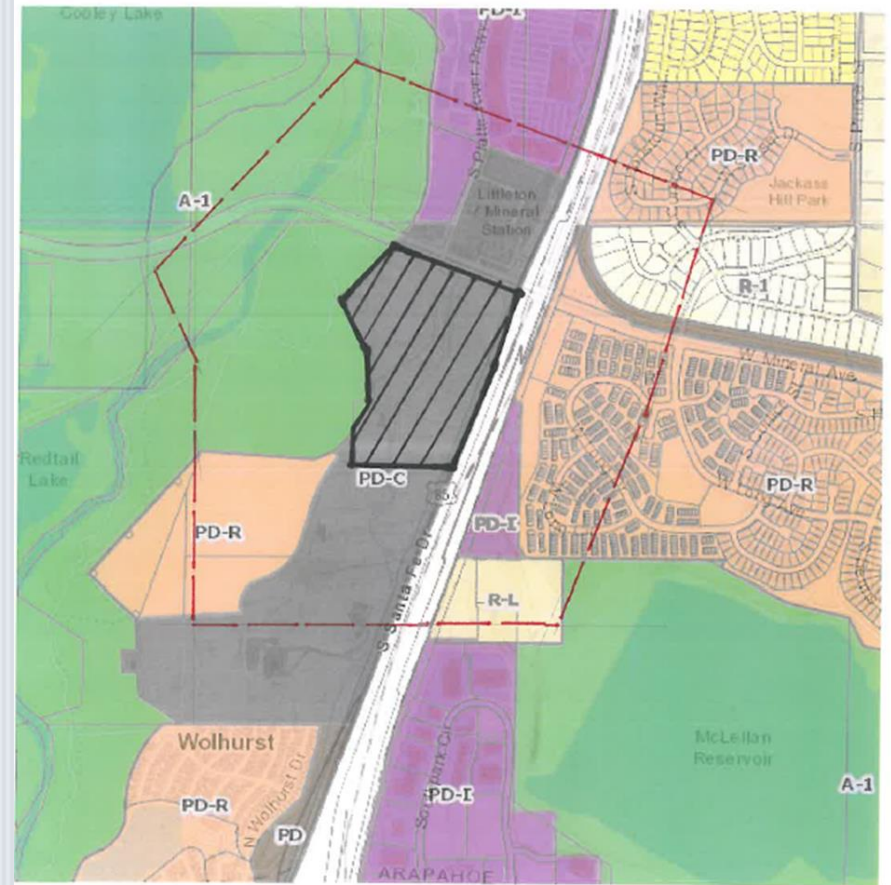
start

- Pre application meeting
- P4 option, if new PD or an amendment to a PD
- Neighborhood outreach meeting/s
- THEN – formal development application submittal
- Review of proposal (planning, engineering, fire prevention, Denver Water, SSPR, etc.)
 - Typically 3 rounds of review
- Public hearing before PC for recommendation
- First reading to schedule public hearing for CC
- Public hearing before CC for final decision-making

end

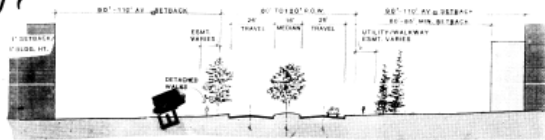
P4 Concept ~ Parkland

- ❑ Development concept entitled “Parkland”
- ❑ Located on 33-acre property at the southwest corner of Mineral Ave & South Santa Fe Drive
- ❑ Zoned within the *South Santa Fe Park Planned Development (1985)*

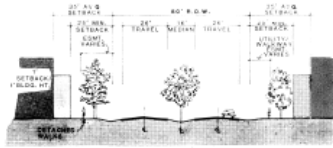


Existing PD

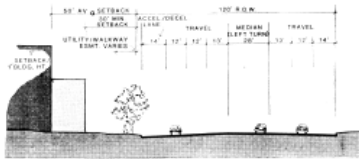
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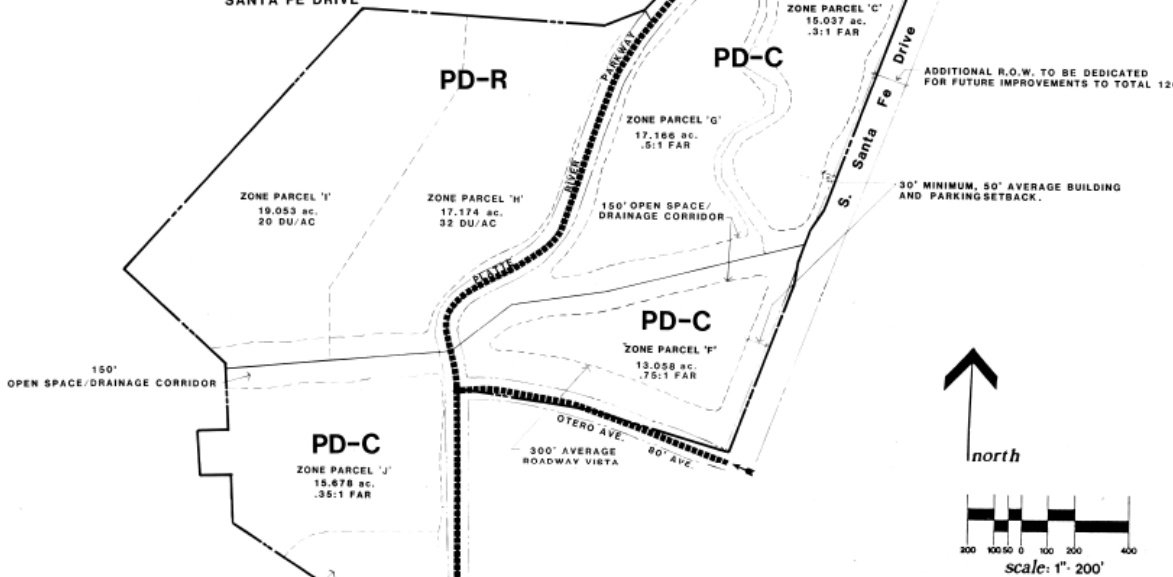
KEN CARYL AVE., OTERO AVE., NICHOLS AVE.



PLATTE RIVER PARKWAY



SANTA FE DRIVE



LEGEND

- Zone Parcel Boundary
- Zone District Boundary
- Proposed Full Directional, Signalized Access Points
- Proposed Public Street Location

129.068 TOTAL AC. (5,622,202 SQ. FT.)

"I, Ken Caryl, Owner, or designated agent thereof, do hereby agree that the above described property will be developed as a Planned Development in accordance with the uses, restrictions, and conditions contained in this plan.

Subscribed and sworn to before me this 14 day of January, 1985.

Witness my hand and official seal.

My commission expires January 25, 1997.

APPROVED AS TO FORM

City Attorney Ray A. Ray

Approved this 2nd day of April, 1985.

Planning Commission.

ATTEST:

Notarized this 2nd day of April, 1985.

County Clerk.

By: Marjorie E. Evans

County Clerk and Recorder.

County Clerk and Recorder.

County Clerk and Recorder.

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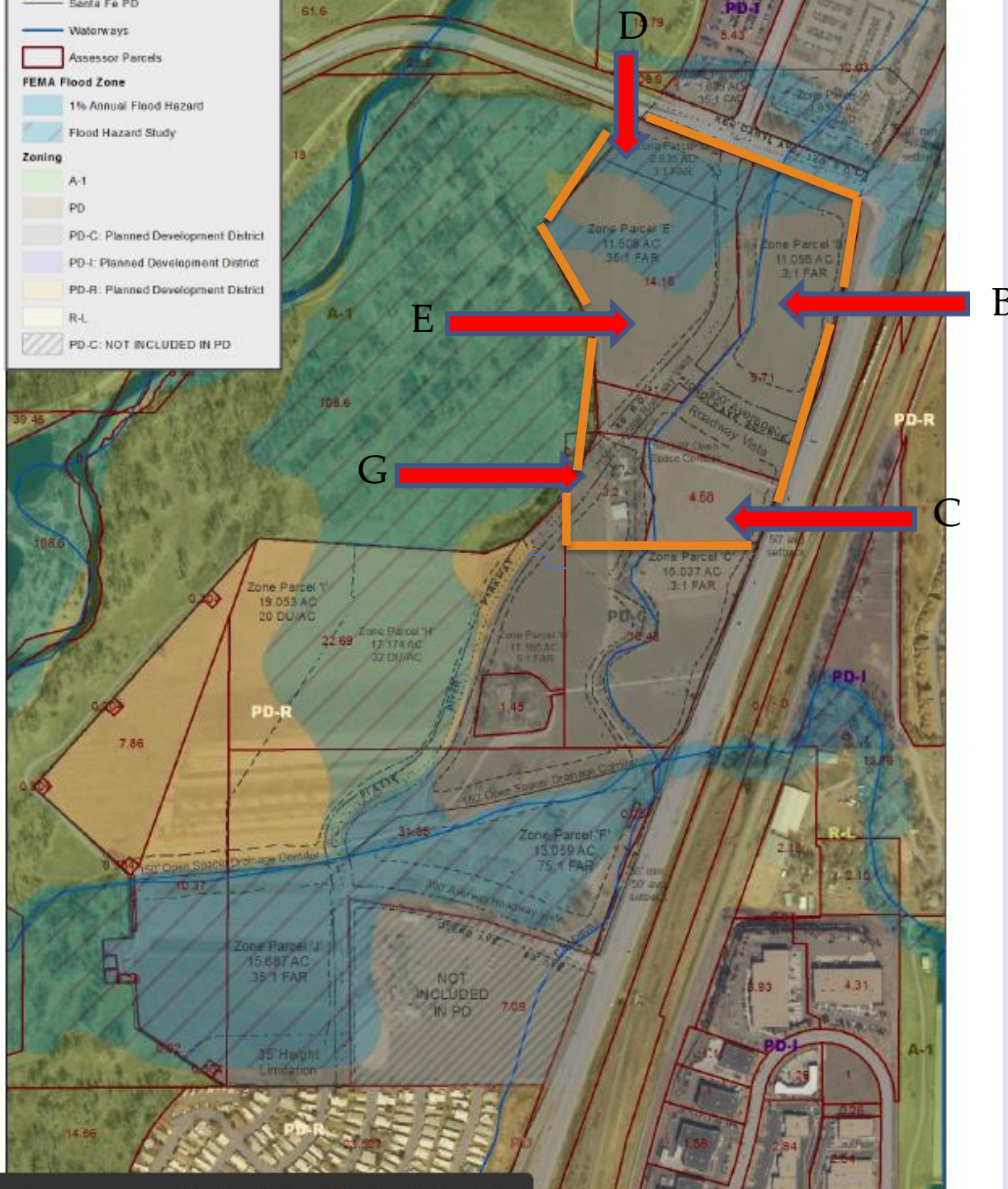
County Clerk and Recorder.

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checked by: [signature]
revisions: 17-30-84
13-3-84
sheet 5 of 7

site planner:
Rahenkamp/Oldham Inc.
255 Washington
Denver, Co. 80203
(303) 744-7003

owner/developer:
K.C. Ensor Realty Co.
3100 So. Sheridan
Bear Valley Center
Denver, Co. 80227

Santa Fe Park, Littleton, Co.
PD GENERAL DEVELOPMENT PLAN



South Santa Fe Park PD

- Red Lines – assessor property lines
- Gray Lines – PD parcels and future roadway areas
- Red arrows – indicates PD parcels for “Parkland” concept
- Orange dash lines – general outline of the 33 acre “Parkland” property

Zoning Table

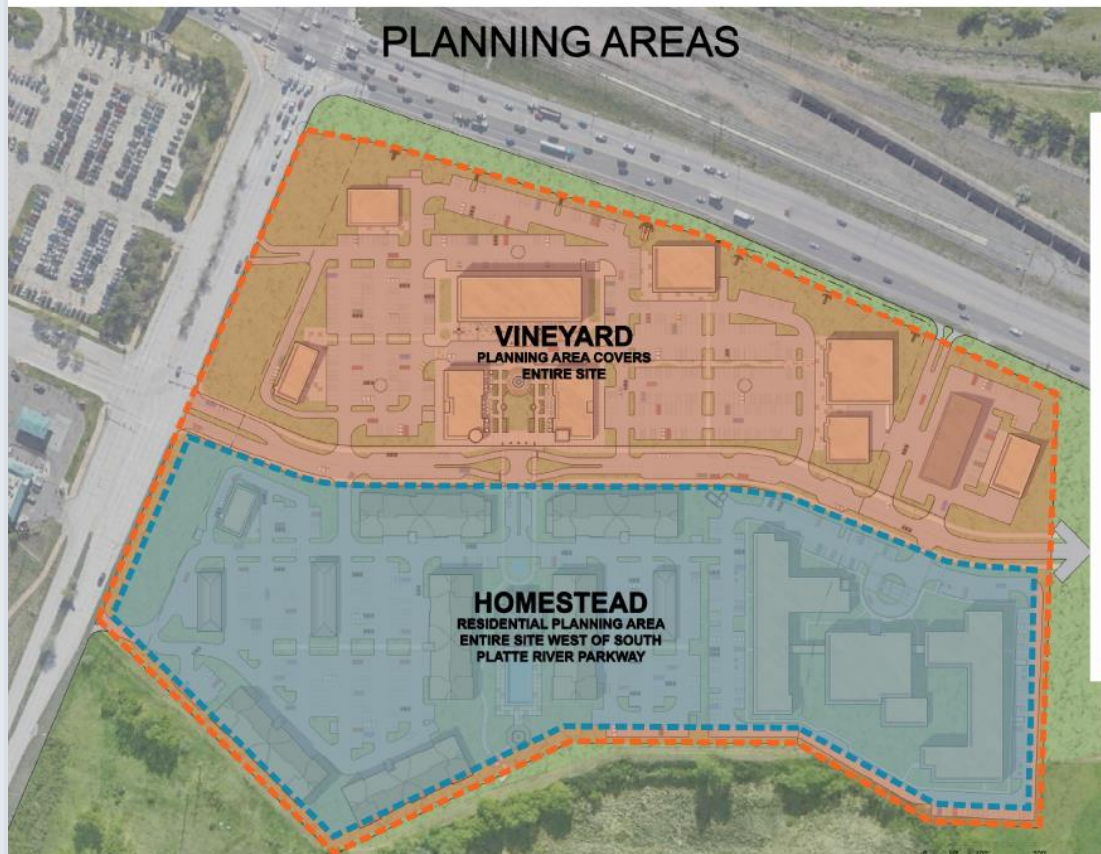
Zoning Table	Existing PD Planning Area					Amended PD Planning Area	
	G	B	C	D	E	Vineyard	Home- stead
Zoning	PD-C	PD-C	PD-C	PD-C	PD-C	PD-C	PD-C
Lot Size		11.09 Ac	15.04 Ac	2.64 Ac	11.51 Ac	14 ac approx	19 ac approx
FAR	.5:1	.30:1	.30:1	.30:1	.35:1		
Commercial						.40:1	.40:1
Parking	Per code	Per Code	Per Code	Per Code	Per Code	Per Code	Per Code
Commercial							
Residential							
Open Space (public)							
Open Space (private)	25%	25%	25%	25%	25%	25% (20)	25% (20)
Setbacks							
W. Mineral Ave. ROW		70' ²		70' ²		70' (90)	70' (90)
S. Santa Fe Dr. ROW		30' ²	30' ²			20'	
Nichols Ave. ROW		85' ²	80' ²			10'	
Platte River Parkway ROW	25'2	25' ²	25' ²	25' ²	25' ²	10'	10'
Western Property Line			25'		20'		20' (15)
Southern Property Line			75'	20'	20'	20'	20' (15)
Property Lines (Interior)	20'	20'	20'	20'	20'		
Northern Zone District Line	20'				20'		
Eastern Zone District Line	25'						
Setback from City of Englewood Ditch		25'					
Setback from Parking & Private roads		5'	10'	10'	10'		
Distance between structures	20'	15'	20'	15'	15'		
Building Height	70' ¹	70'	50'	50'	70'	100'	100'
Residential Density		98 du/ac est		98 du/ac est			50 DU/Ac

Notes:

1) Yellow highlight indicates a change from the P4 presented to Planning Commission (info in parentheses is prior proposal)

2) Setbacks along public ROW shall not be less than the minimum, but shall, at least be one foot of setback for each foot of building height.

P4 Concept ~ Parkland

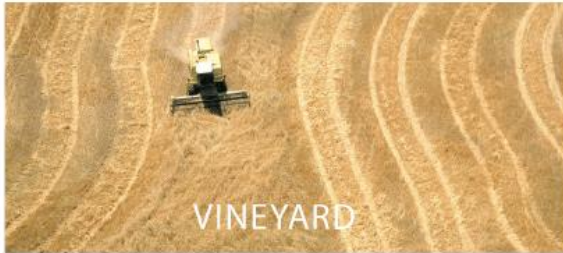


PARKFIELD includes (2) distinct planning areas, each with unique development standards. The site's location at the southwest intersection of S. Santa Fe Dr. and W. Mineral Ave. offers an opportunity for a wide mix of users within the planned development. The site directly abuts the South Platte River Open Space Corridor and existing trail, providing connections to regional trails and surrounding communities. Specific project guidelines will be detailed in the *PARKFIELD* Design Pattern Book, which shall be created to provide clear and consistent direction for the future development of the project.

Project Districts

The *PARKFIELD* Planned Mixed Use Outline Development Plan includes two planning areas; based on the proposed use within each planning area, distinct groupings or Districts have been created in order to apply distinct and varied treatment that is unique to the use within that district, while maintaining cohesive theming through the use of unified architecture, landscape, urban design, and signage.

P4 Concept ~ Parkland



The Vineyard District includes office, entertainment, restaurant, and retail uses creating a central social destination. Strong unified architecture and design reflecting cultivated land forms will establish this portion of PARKFIELD creating a unique community experience.



Anchored by multi-family land use including a senior living community, the Homestead District is for dwelling. Agrarian forms in architecture, landscape, and amenities create a community that offers a place to call home. Opportunities for community gardens can reflect the nature of a traditional homestead. The Homestead will make the most of mountain views and proximity to the South Platte River, with strong connectivity to the rest of the community.



P4 Concept ~ Parkland



Key architectural themes

call for a utilitarian approach to building and roof forms arising from basic needs, where every element has a purpose.

Rugged but inviting, these structures reflect the outdoor lifestyle embedded in the culture of the community, manifested through building and roof forms, massing, transparency, fenestration patterns, openings and canopies.

The building forms at PARKLAND shall utilize simple modern agrarian archetypes. Buildings are to be broken down into smaller human scaled elements that are seamlessly integrated into the ground plane. Buildings are designed to feel indigenous to the area and representative of the agricultural history of the



P4 Concept ~ Parkland

In developed areas, raw materials and simple forms will bring unity to the landscape theme. A more naturalized landscape approach is encouraged near the South Platte River open space and trail. Naturalized open space and views will be prioritized wherever feasible.

Sustainable, locally appropriate planting and design will be common to the landscape treatment throughout. Overall, the landscape and urban design will focus on creating modern-feeling spaces with a tie to the past using raw, authentic materials.

CROP PATTERNS



SIMPLE NATURAL FORM



RADIATING LINES

Landscape design inspiration is taken from agrarian land and farming precedents to anchor this project in its rich environmental heritage. Adding to that theme will be a strong focus on creating a naturalized landscape setting that relates closely to the South Platte Open Space and the adjacent foothills. More concentrated urban settings will be developed on the interior of PARKLAND and will be inspired by this theme.

P4 Concept ~ Parkland



High quality landscaping

and urban design will unify PARKLAND and create a place for the community to gather. Landscape treatment will bring added interest to walkways, entries, parking areas, and open space areas. Site amenities will add layers of interest by inviting visitors to stop and enjoy the outdoors with conveniences such as benches, shade structures, and bike racks.

P4 Concept ~ Parkland

REGIONAL DETENTION AREA



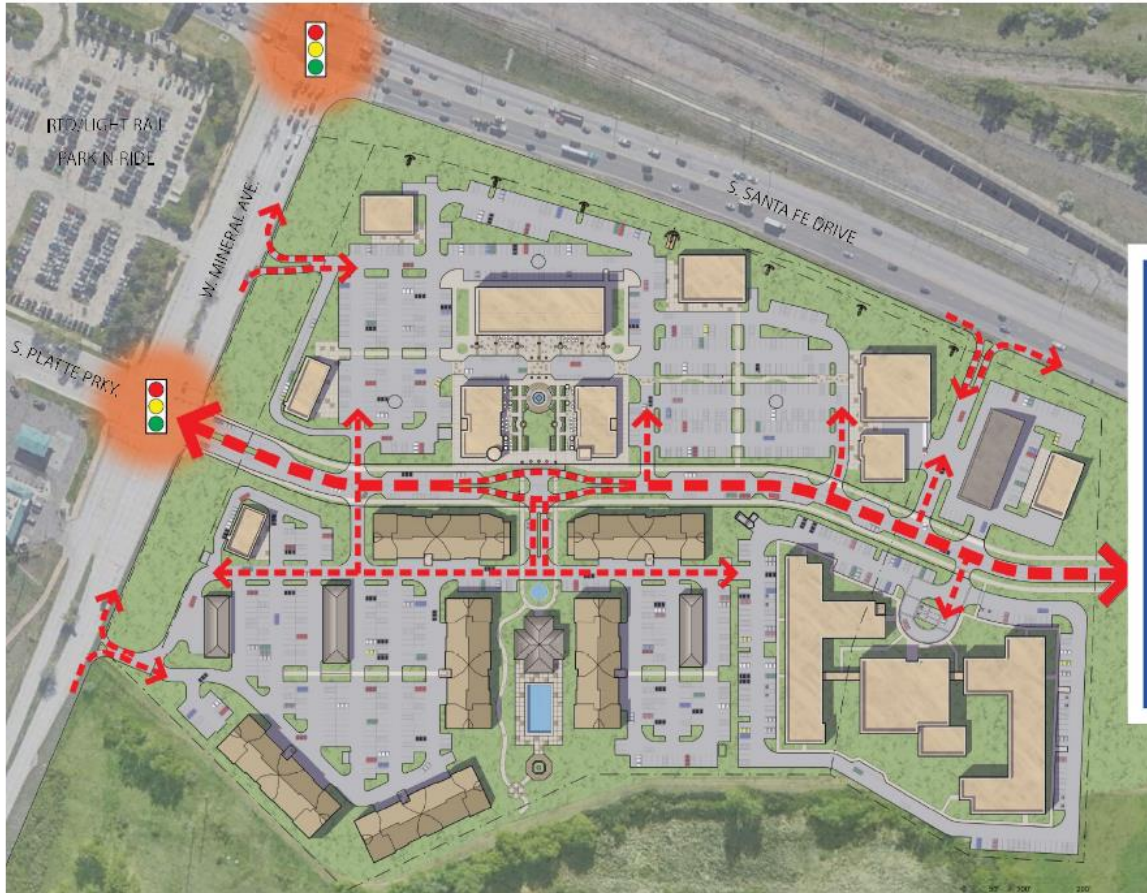
AERIAL OF SITE



Open Space Connections

A key goal of PARKLAND is to maintain equivalent opportunities to access the South Platte River trail system as they exist in the pre-development condition. Parking, interpretive signage, and access points are all considered amenities to carry into the finished project.

P4 Concept ~ Parkland



Ensuring fluid vehicular circulation and access into and within the development is integral to the success of the project. Traffic through PARKLAND from adjacent arterials must be responsibly managed to provide safe traffic patterns within the areas surrounding the development.

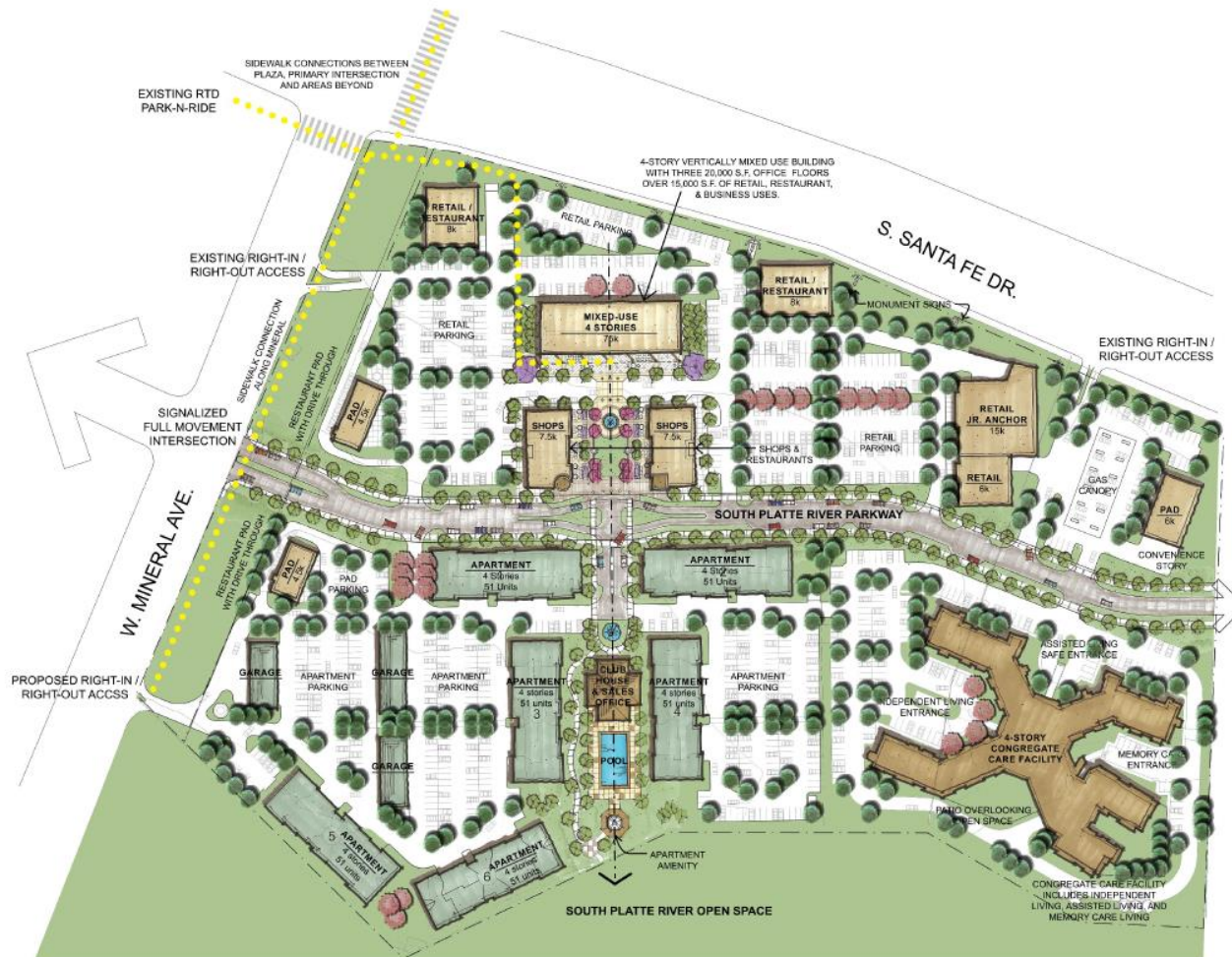
The establishment and continuation of a narrower S. Platte Parkway calms traffic within the development befitting its MIXED-USE nature, calms traffic and promotes pedestrian connectivity between the Homestead and Harvest/Vineyard districts and facilitates placemaking adjacent to this important corridor.

Pedestrian connections across Mineral shall link the new residential community with the convenient nearby light rail station.



NORTH

P4 Concept ~ Parkland



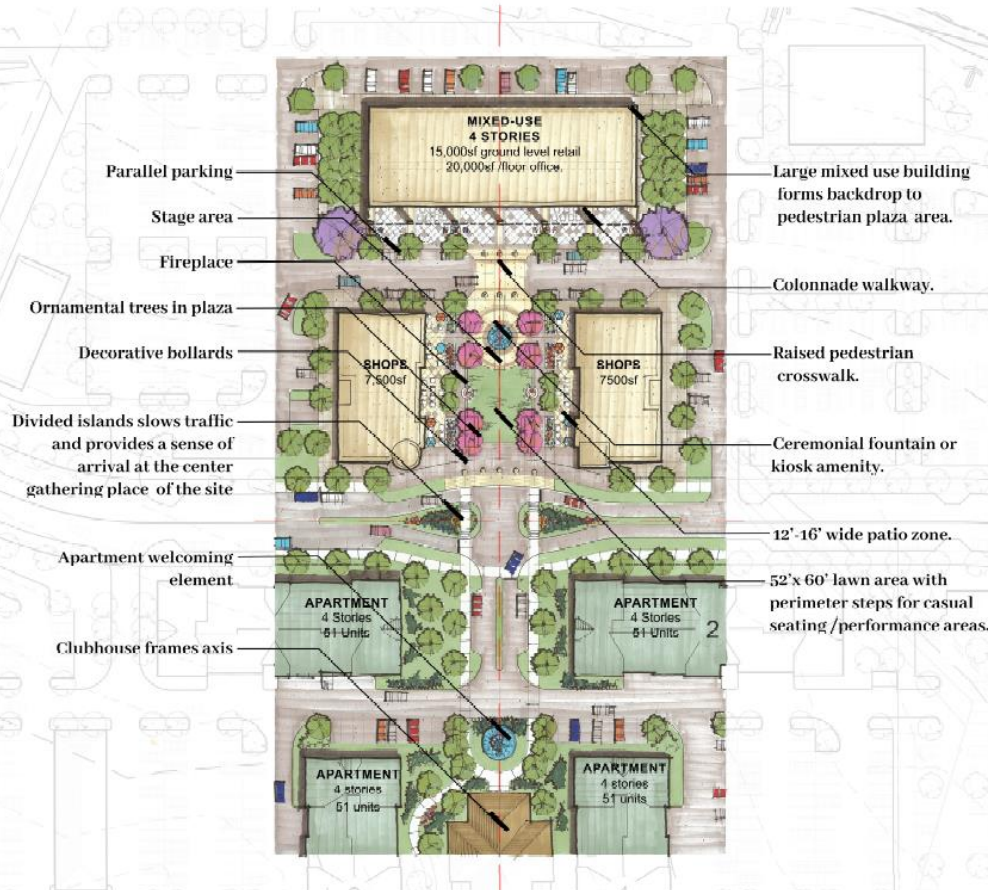
P4 Concept ~ Parkland

Santa Fe Park



Key Design Concepts

- 4-story multi-use building creates backdrop for public gathering space and established terminus of primary axis.
- Primary axis connects multi-use building through public gathering space, residential entry, and Platte River Open Space beyond.
- Develop a local gathering space that is successful on both a smaller, intimate scale, and for moderately sized, local community events.
- Develop a defined outdoor seating / al fresco dining area separate from vehicular presence.
- Utilize water and fire as public gathering design elements.



P4 Concept ~ Parkland



Architecture - Plaza - Pedestrian Connections
Amenities - Landscaping - Uniquely Littleton



FAR explained

Floor-Area Ratio (FAR)

- ❑ FAR is the ratio of a building's total floor area (gross floor area) to the size of the piece of land upon which it is built. The terms can also refer to limits imposed on such a ratio through zoning.

- ❑ For example, on a site with 10,000 square feet of buildable land area:
 - FAR of 1:1 = 10,000 square feet of building floor area
 - FAR of .5:1 = 5,000 square feet of building floor area
 - FAR of .40:1 = 4,000 square feet of building floor area
 - FAR of .35:1 = 3,500 square feet of building floor area
 - FAR of .30:1 = 3,000 square feet of building floor area

Open Space [unobstructed] definition

Per Littleton's zoning code

- PD-C must have a minimum unobstructed open space of 20% of the site.
- Unobstructed Open Space definition is...

An area upon which no structures may be erected or surface area utilized for storage or vehicular movement or parking.



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