

Denise Ciernia <[dciernia@littletongov.org](mailto:dciernia@littletongov.org)>

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**Fwd: June 25 Public Comment Regarding Belleview Corridor and Columbine Square**

1 message

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**Jocelyn Mills** <[jmills@littletongov.org](mailto:jmills@littletongov.org)>  
To: Denise Ciernia <[dciernia@littletongov.org](mailto:dciernia@littletongov.org)>

Mon, Jun 25, 2018 at 11:24 AM

----- Forwarded message -----

From: Jocelyn Mills <[jmills@littletongov.org](mailto:jmills@littletongov.org)>  
Date: Mon, Jun 25, 2018 at 11:03 AM  
Subject: Fwd: June 25 Public Comment Regarding Belleview Corridor and Columbine Square  
To: Darcie White <[dwhite@clarionassociates.com](mailto:dwhite@clarionassociates.com)>

----- Forwarded message -----

From: Paddy Sacry <[psacry@comcast.net](mailto:psacry@comcast.net)>  
Date: Mon, Jun 25, 2018 at 10:56 AM  
Subject: June 25 Public Comment Regarding Belleview Corridor and Columbine Square  
To:

Dear Planning Board Commissioners:

I am sending this email not only to each of you, put to Council, Lift board members, and to a few community members. I will also be sharing with you tonight this email for the public to hear my comments.

My name is Leisa Sacry, I live in District 1, in the community behind Columbine Square. Every morning and every evening during the week and various times on the weekend, my husband and I come onto South Irving St. from Aksarben Ave. (Nebraska spelt backwards) to connect with Belleview. Right now, it is quite and peaceful. Occasionally, we have an abundance of cars from the apartment complex parked on Irving that makes it cramp going north.

Thank you for holding your vote to accept IDEAS about what should be done to improve Belleview until you have more facts. This decision should not be taken lightly or rushed for much is at stake here, especially when it concerns the citizens and their communities who are most impacted every day by this change the City wants to implement.

I am calling on the City Manager, Community Development members, Council and Lift board members, and you, the Planning Commissioner board members, to bring the Columbine Square developers physically to the table. Right now, you only have two-legs to a three-legged stool. The City and board members are one leg and the citizens are another leg while the developers make up the third-leg. Until the developers have a seat at the table and are having honest discussion

with all who are involved as to how best utilize their space to benefit the city through economic growth and the surrounding communities, both the Belleview Corridor and the Federal/Bowles plans will be unbalanced.

I had stated in the public comments two weeks ago, I can't spend money at an apartment complex but I can at restaurants and stores, and this community is starving for them. It is sad to know and to see that a very successful and profitable development firm who is willing to have the city (includes participating boards) to do the work for them and then take from the citizens their hard earn money through TIFT money to possible develop their property to line their pockets with tons of profit, leaving everyone affected by their action high and dry while laughing to the bank. Let's us (city and citizens) not be suckered in. I want to use the analogy from a children's book written by Laura Joffe Numeroff and illustrated by Felicia Bond. The story outlines what happens when you start to be generous with something. A boy gives a cookie to a mouse. The mouse asks for a glass of milk. He then requests a straw (to drink the milk), a mirror (to avoid a milk mustache), nail scissors (to trim his hair in the mirror), and a broom (to sweep up his hair trimmings). I hope you see where I am going with this analogy. It is not fair to all and especially to the other business who are coming to the table.

Lastly, I know a few of you serving on this board have architectural backgrounds. As I have mentioned to you before, and now calling on who I have mentioned previously, to bring forth diagrams showing the public what are the physical changes we can expect to see. Hopefully, after the Columbine Square developers have been participating in discussions, what does it look like to have buildings on the vacant lot, signage that everyone can read from a distance, center and bike lanes, landscaping, etc.... I know there are software programs that can beautifully create and print all of this in a timely and efficient manner. It is important to have final community input before you start to implement the plans by tearing up the streets. Please show you really truly value the citizens who work, live, and play in this city by continuing to engage them in the process. It can truly be a win-win for the City, Council and board members, all developers on both side of Belleview, and most importantly the CITIZENS and the communities that surround Belleview.

Thank you for your service to the City and the citizens.

Leisa Sacry

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**Jocelyn Mills, AICP**

Community Development Director

City of Littleton

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Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, S 24-72-100.1, et seq.



Denise Ciernia &lt;dciernia@littletongov.org&gt;

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## Columbine Square

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**PHIL SCHLEAGER** <pschleager@mindspring.com>

Mon, Jun 25, 2018 at 3:13 PM

To: cddjc@littletongov.org

My wife and I are very much against this plan for Columbine Square and the Belleview corridor. Why would anyone want to get rid of tax revenue generating businesses and put in more and more high density housing? The shopping area is needed and used, why would any one want to take that away? If it is replaced with high density housing it will increase already over burdened traffic and increase the needs of police and fire protection, which is going to cost us taxpayers more money. Our taxes are high enough as it is. We have lived on Bemis St , just east of St. Mary's for six years, and Littleton's City government has been on a steady decline for the past four years. Please fix that!!

Phil &amp; Mary Schleager



Denise Ciernia &lt;dciernia@littletongov.org&gt;

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**Belleview Corridor Comments for June 25, 2019**1 message

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**Loretta Lohman** <lorettalohman@gmail.com>

Sun, Jun 24, 2018 at 5:11 PM

To: David Bolt <pcdb@littletongov.org>, John Bridenbaugh <pcjb@littletongov.org>, Jason Reynolds <pcjr@littletongov.org>, Mark Rudnicki <pcmr@littletongov.org>, Bruce Stahlman <pcbs@littletongov.org>, Robin Swartzbacker <pcrs@littletongov.org>

Cc: Denise Ciernia <cddjc@littletongov.org>, Peggy Cole <pcole@littletongov.org>

To: Littleton Planning Commission  
June 24, 2018

Please include this in the record.

Just a few days ago I wrote a lengthy letter detailing the reasons for postponing ANY action on the Belleview Corridor plan and specifically Columbine Square. Let me reiterate:

To: Littleton Planning Commission  
June 24, 2018

Please include this in the record.

Just a few days ago I wrote a lengthy letter detailing the reasons for postponing ANY action on the Belleview Corridor plan and specifically Columbine Square. Let me reiterate:

1. 1. The so-called Belleview Corridor Plan is not a plan. It is not even a list of action items. It is a preliminary wish list that ultimately will involve two jurisdictions and many businesses.
2. 2. There can be no effective "corridor" plan until the players are all on board and at least broad goals agreed upon.
3. 3. The economic aspects of any plan are still based on the wildly old-fashioned ESRI data. Marketing plans have been notoriously in error in Littleton and a serious study by a local university would best serve this need.
4. 4. I just checked again. THERE IS NO PROPOSAL FOR ANYTHING IN THE REDEVELOPMENT OF COLUMBINE SQUARE. You cannot in good faith or in the name of ethical governance support something that does not exist.

I've lived in Littleton for 62 years. For some of those years I did market research for the Denver Research Institute. For almost 40 years I did research on water issues, including flood plains. At this time the Belleview Corridor "plan" and the Columbine Square non-existent proposal do not meet sound planning, sound business, or sound environmental practices.

And decisions should be postponed until there are some actual plans backed up by actual data, including environmental, traffic and marketing information. This is your duty.

Please remember what Judge Damon J. Keith said, "democracy dies in darkness."

Loretta Lohman, PhD  
3375 W Aqueduct Ave  
Littleton CO 80123  
303-543-3063

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Loretta Lohman, PhD  
[3375 W Aqueduct Ave](#)  
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Denise Ciernia &lt;dciernia@littletongov.org&gt;

## Belleview Corridor "Plan": please Continue or Disapprove, and Fix

**Pam Chadbourne** <ChadboLittCO@ecentral.com>

Mon, Jun 25, 2018 at 3:06 PM

To: Mark Rudnicki <pcmr@littletongov.org>, Bruce Stahlman <pcbs@littletongov.org>, David Bolt <pcdb@littletongov.org>, John Bridenbaugh <pcjb@littletongov.org>, Dan Miller <pcdm@littletongov.org>, Jason Reynolds <pcjr@littletongov.org>, Robin Swartzbacker <pcrs@littletongov.org>, Craig Coronato <pcce@littletongov.org>, Sherri Almond <pcsa@littletongov.org>

Cc: Denise Ciernia <cddjc@littletongov.org>, ChadboLittCO@ecentral.com

For the Littleton Planning Commissioners,

Regarding tonight's Agenda Item 5a, PC Resolution 14-2018, "Resolution recommending city council action on the Belleview Avenue Corridor Plan":

Please vote to Continue this item to a Date Certain, or Disapprove this item. More work is required. If you Disapprove, you and staff have more flexibility in scheduling the additional work to be done.

To accomplish the additional effort, please add at least one Study session (prior to a Date Certain if you use that) to resolve concerns with this document. At your June 11 meeting, the City Attorney said this would be valid for the Planning Commission to do.

I understand that additional work incurs added cost, for the consultant and for staff. This is the type of effort and product that is worth the expense, and I as a taxpayer and ratepayer ask for extension of this effort with added cost.

To **provide data** for the Planning Commission (and we the public) to consider at the added Study session, I suggest Planning Commission ask staff to estimate time to:

- prepare an **economic analysis report**, from the City's point-of-view (not the owners of Columbine Square) of the commercial possibilities of the Columbine Square site.

As suggested previously, I think it's imperative that our City understand the economic **opportunities** at the Columbine Square site. At least we should hear a report that incorporates the inputs from both the City's July 7 2017 Market Analysis and Void Analysis for this site, along with the economic report included by the Consultant for the current document.

The City can expect retail tax income from this site as currently zoned. The purpose of this economic report to you, is to identify retail income sources that would work for the site owners, as well as the City, providing mutual benefits for all parties long into the future; and to ensure redevelopment of the site pays its own way, or at least does not burden the City.

- Add **expected and required Outcomes** for the Belleview Corridor area, measurable and limited, in terms of character and community quality and type, traffic, height limits and views, population targets for residential and commercial, and other areas which are the purview of municipal government and which the citizens have indicated they care about.

Design Standards were suggested. Objectives for those Standards should be defined in this document/"Plan". The structure for that next effort should be provided in this document.

- Consider changing the **Name** of the document from "Plan" to "Concept" or "Study".

Littleton is participating in the CDOT Planning and Environmental Linkages (PEL) study for **transportation improvements along Santa Fe** - won't be ready for a year or so?

Littleton is also undertaking a **visioning process** to update the Comprehensive Plan by next year.

The Planning Commission and Council should not want to issue a "Plan" for the Belleview corridor, until the PEL and the Visioning are far enough along to inform this document, and make it a "Plan".

Certainly the Planning Commission and Council should **not issue any document that increases the intensity** of permitted development or residential occupancy, or that **worsens traffic**, without the benefit of the findings of the in-work PEL and of the public input to the visioning process.

- Have staff present the results of **all the public input**.
- Based on the above, **change the Columbine Square area writeup**.

From the data already available, this should change from residential with Urban Renewal, to continued Commercial with specific suggestions for retail with mutual benefits. Also set high bars to meet if Urban Renewal financing is used, to justify the City losing tax income for 20 years.

- Prepare and present **protections for the South Platte River** that should be added to this document.

Both as a riparian environment, and as a recreational amenity, the River must be protected by existing Plans. Yet this document does not provide specific ways to accomplish that. This has been a missing piece of regulation for years, and this Belleview Corridor should not be defined without finally including these protections for the River.

- The above suggests that the **rest of the document be revised** on the basis of similar methods and objectives.
- And consider the **input of other citizens** that you have received.
- My e-mail from June 11 is included below, for additional thoughts.

This draft has been moved through a process with inappropriate emphasis on completing a document, and without enough care for the contents. The Contents are more important than the schedule.

Planning Commission, **please vote to Continue this item to a Date Certain**, a date which allows you to also schedule at least one **Study session** prior to that Date, to resolve concerns with this document, as listed above and indicated by other inputs. **Or vote to Disapprove**, and move forward with the Study sessions with less time pressure on staff.

Thank you for your consideration.

Pam Chadbourne  
Council District 1, downtown resident and homeowner

At 3:28 PM 6/11/18, Pam Chadbourne wrote:

For the Littleton Planning Commissioners;

regarding tonight's Agenda Item 5a, PC Resolution 14-2018, "Resolution recommending city council action on the Belleview Avenue Corridor Plan":

Please vote to Table this to a Date Certain, to accomplish specific fixes to this proposed document.

For your consideration, these are some fixes I believe are essential, before it advances to City Council for action:

1. Change the name from "Plan", to "Concept" or "Study", or something that conveys the true nature of the document.



- This document needs a much clearer definition of measurable Outcomes and Impacts in many areas (e.g. economic, traffic, environmental, quality-of-life, community character), in order to be a "Plan".

- Planning Commission wisely changed the Mineral Station Study name from "Plan" to "Framework".

- Likewise, this document does not provide the necessary components of a "Plan", so it would be appropriate and correct to change this document name too.

2. Remove the addition of a housing use from the Columbine Square property, or make continued community business use much stronger.

- The public input was strongly negative regarding changing the use of the Columbine Square parcel from Community Business, to Residential.

- Somehow it appears that this process allowed the owner's desires to be incorporated while the public input was wiped out on this matter. Partly because the owner is an out-of-state billion-dollar real estate investment company, changing the use for their benefit alone is not appropriate.

<http://kairos-us.com/portfolio/>

<http://kairos-us.com/team/>

<http://kairos-us.com/who-we-are/>

- The investor owners have known throughout their possession that the Columbine Square property is zoned primarily for Community Business. If the market doesn't fit that right now, then they wait for the market to change. Markets do change, and well-run real estate businesses are professionally managed to handle market cycles. Markets are explicitly NOT a reason for Cities to change their long-range land uses. This document should NOT claim that housing is an appropriate use for this site.

- This is a commercial corner and should be protected as commercial for Littleton's long term good. The City's Market and Void Analysis confirms this. Cities stand to lose when they change long-range land uses for transient market conditions.

- This Land Use change is a major change with impacts, seemingly mostly negative, on traffic patterns; City and County and District income and expenses; and quality of life for residents and visitors; none of which have been interactively discussed and agreed to.

3. The economic basis for this document is a major weakness and must be strengthened.

- The economic report in this Plan (Appendix B) is interesting, but it appears to be the driver for much of what the Plan describes - although it is not integrated with citizen input, and not sanity-checked or verified. It's just one opinion based on one source's tools and very limited time and analysis.

- The consultant's economic report should at least be reconciled with the **Market and Retail Void Analyses** done by our City Economic Development Staff in July 2017.

- It's completely irregular, inappropriate and irresponsible to proceed with this Corridor concept, without understanding and resolving the issues between at least the two different economic reports (the consultant's and the City's). And the citizens and decision-makers should receive a staff report on the two economic reports, and get a chance to give feedback and input on the economic ideas, so we'd have a more **integrated, balanced economic basis** for the document.

- This version is inherently weak because the economic basis is one-sided, isolated, very limited, untested and unquestioned. Using this single-source unintegrated report as a basis for major changes is bad practice, and numerous changes in this document based on this single source are potentially destructive to the city.

4. There is no or inadequate protection for the South Platte River in this document.

- As a resident near the river, I can unfortunately report major declines in animals including birds that depend on the River over the past 6 years or so.

- This document describes changes to the River-adjacent land uses, mostly more intense and crowded.

- This document must, on the public's and the City's behalf, identify goals for River character and environment, and then define land uses and actions that protect that River character.

- This document doesn't include agreed-upon goals or protections for the River, and it must in order to be a Plan.

5. Similarly, there is no provision for designing redevelopment based on traffic performance requirements.

- traffic improvement and safety was one of two major inputs from the public.

- note the irony (or worse) of the Public Works Department presenting a Bowles/Federal Intersection Open House this Friday, while the Planning department is presenting a document with no measurable traffic criteria.

- this document doesn't provide any traffic integration with the described changes in land use. It needs to provide a traffic design and analysis along with the changes.

Planning Commission, this evening, please vote to Table this proposed "Belleview Corridor Plan" to a Date Certain, so that the above items may be addressed.

Thanks for your consideration.

Pam Chadbourne

downtown resident and homeowner, Council District 1

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# **The Belleview Corridor Draft & Ensor Parkland Development: *What Do You Think is Going On?***

*Observations for the 6/25/18 Planning Commission Meeting & Study Session*

The first half of this paper outlines essential perspectives for particular concerns identified in the second half. The following observations will be more easily understood if read within that context.

The character of areas through which Belleview Avenue and Santa Fe Drive pass substantially differs from place to place. Yet, subjects of public concern that have been expressed regarding both areas have in common a reflection of at least two underlying questions:

1. “What will the kinds of development under consideration do to the character of places affected?” and
2. “What are the positive and negative outcomes that both the proposals themselves and the community character changes they effect bring to affected citizens and their neighborhoods?”

The content of all the various plan drafts and proposals recently presented to Planning Commission and City Council, plus ensuing Planning Commission and Council dialogue thereby generated often beg asking this basic question, ***“What do you think is going on?”*** Why? — Because these things are forcing affected citizens themselves to ask themselves the same question as they observe the inadequacy of conceptual frameworks employed by the city and its contractors. They fail to provide good answers.

Indeed, planners appear to have considerable difficulty hearing and understanding what it is that matters most to affected citizen publics regarding causes and effects. And that makes it challenging to understand and address expressed public concerns. In short, it seems clear they struggle to answer that question: “What do you think is going on?”

## **Needed: an Integrated Conceptual Framework**

Responsive planning shares in common with qualitative research the need for a truly integrative conceptual framework. In this regard, Maxwell’s provocative observation seems especially helpful for all who honestly attempt to face that challenge:

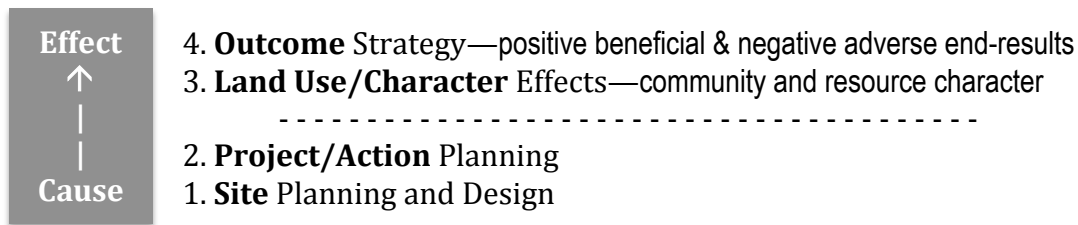
“The most important thing to understand about your conceptual framework is that it is primarily a conception or model of what is out there that you plan to study, and of what is going on with these things and why—a tentative *theory* of the phenomena that you are investigating.”<sup>1</sup>

Those three interrogatives are critically important for answering the basic question:

- What is out there?
- What is going on with these things?
- Why?

The city’s current conceptual framework evidently remains driven by Community Development as it is the principal driver of virtually all planning and project actions presented to Planning Commission and Council for action. However project-oriented plans

do not rise above the second dimension of planning considerations (i.e., see dashed line below), while answering that most basic “What do you think is going?” question involves addressing all four dimensions:



### **Inescapable Realities**

All four dimensions must be addressed for several reasons:

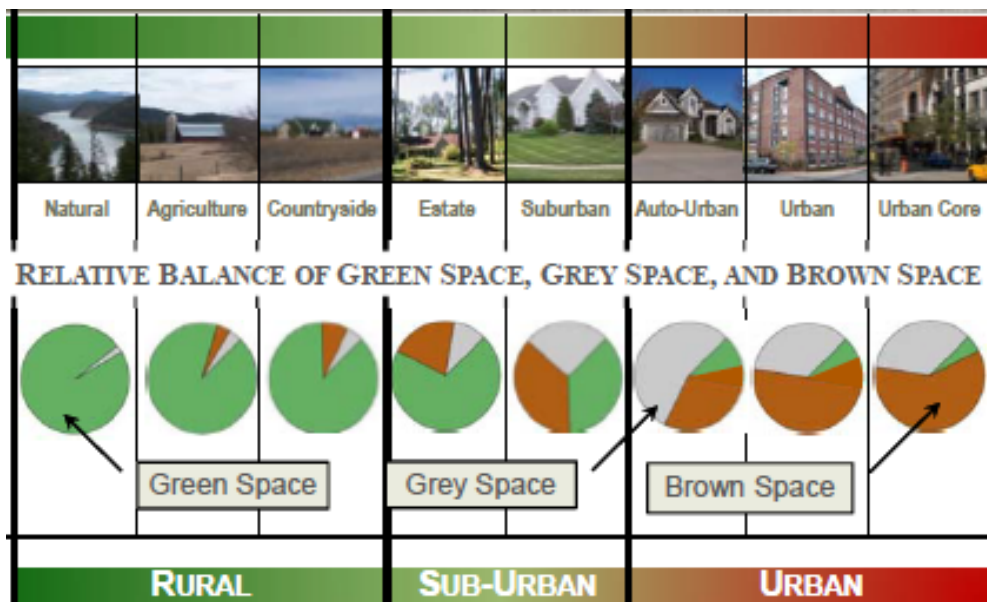
- A. **Public Concerns Span All Four Dimensions:** Planning and project assessment is not just about project development but must also address community and resource stewardship as well as end-results or outcomes; that is if it is to have a truly balanced response capacity. Yet planners and decision makers need ears trained and attuned to perceive which is which, and hear what affected publics are actually saying. Else more traditional project-oriented planning will continue ignoring these other dimensions.
- B. **Public Involvement Processes Must be Explicitly Structured to Define Those Dimensions:** Public involvement techniques must be structured and restructured to ask and catalogue publics’ desires 1) for each of the above four dimensions, 2) by specific places and 3) for each discretely differing affected public to be served. Otherwise, all three of these critically important dimensions will continue being overlooked.
- C. **“If You Don’t Know Where You’re Going, Any Road Will Get You There”:** Project and action plans, failing to address maintenance of publicly desired community character conditions and the sustainable production of desired beneficial outcomes, invariably lack objective direction. And wherever that happens, they remain publicly unaccountable to affected publics for the undesirable and negative results they set in motion.
- D. **Unless Character Prescriptions and Outcome Objectives are Set First, Site and Action Plans Cannot Possibly be Designed to Achieve Them:** Unless outcome focused objectives and specific character prescriptions are first established, no amount of site and project planning can get to desired end results—because it proceeds without necessary constraints. All site and project planning actions must be explicitly structured to achieve desired results, not simply be assumed or left to chance.
- E. **Different Skill Sets are Needed to Address Each of the Four Dimensions that Matter to Affected Citizen Publics:** Absent both a supportive mission and accompanying skill sets required to make it happen, the city’s Community Development staff cannot reasonably be expected to analyze and present to

Planning Commission or City Council truly responsive and complete analyses of plans and development proposals across all four planning dimensions. Not on top of a steady incoming stream of development proposals.

### **Implications for the Belleview Corridor and Santa Fe/Mineral Environs**

Both the draft Belleview Corridor Plan and development proposals being advanced for areas adjoining Santa Fe/Mineral Avenue illustrate that a critical need exists for the City of Littleton to expand its conceptual analytical framework beyond community and economic development per se. That need is further underscored by public concerns expressed in survey results recently released regarding less than acceptable municipal responsiveness to citizens. That need has now become even more strategically important as the city has committed itself to update its Vision, Comp Plan, and Zoning ordinance.

Community character may be envisioned on a rural to urban spectrum. This continuum depicts how “the relative balance of various elements changes” from one character type to the next. The following schematic outlines a spectrum of eight community character types according to the relative proportion of “Green” (i.e., green biomass volume), “Grey” (i.e., two-dimensional hardscaped streets and parking) and “Brown” space (i.e., building volume).<sup>2</sup> The graphic summarizes because other elements also figure in (e.g., building scale, height and enclosure effect changes from “Urban” to “Urban Core”).



### **¶ Pertaining to the Belleview Corridor:**

#### **Yet Unaddressed Public Concerns**

Numerous public comments have been expressed regarding favorable reaction of the city’s Clarion contractor and Planning Commission to multi-story and high-density development in the Columbine Square area. Potential impacts to area traffic in general and to business traffic in and out of the O’Toole’s Garden center appear to have been

downplayed or dismissed altogether. Planning Commission dialogue about conflicts that the kinds of redevelopment portrayed in the draft would generate do not appear to have been fully grasped or appreciated, because neither community character or anticipated adverse socio-cultural, environmental and yes even economic outcomes (e.g., on local economic stability and business well-being) have yet to be addressed. Commission dialogue indicating that some members favor multi-story residential development in this area are likewise disconcerting to more than a few citizens.

#### Yet Unaddressed Community Character

Conflicts may be further illustrated by referring to existing community character types. These have been mapped using the classification criteria set forth by Kendig and Keast.<sup>3</sup> Multi-story, high-density development in Columbine Square would push more of the predominant “Auto-Urban” character types to “Urban” and even “Urban Core” if building heights are allowed to block the site’s current openness. The transformative effect on adjoining “Suburban” neighborhoods, voiced by numerous local residents, would be even more dramatic. It’s not just character change but the outcomes that those changes set in motion that sound alarms.

#### Yet Unaddressed Outcomes

The draft’s predominant focus remains bent on accommodating further re-development instead of maintaining community character, thereby ignoring consequent anticipated adverse outcomes. Overlooked are desired stewardship of benefits now realized by neighborhood residents and the desired avoidance of increase crime and pollution associated with urbanization, for example. Therefore, because some Planning Commission members nonetheless have stated they believe the plan is complete suggests they are functioning more as members of a development commission.

Yet the Planning Commission chairperson’s explanation two weeks ago that a rethinking of the draft’s direction is in order was most encouraging. And so are expressed doubts about where the draft plan is headed that were then voiced by members of the business community.

That is especially welcome, because corporate business interests outside the City of Littleton have now come to expect that variances from the zoning code and Planned Development Overlays (which replace the code) will continue being granted as standard operating procedure. Never mind that economic gains are exported by developers, leaving citizens to pick up the tab for resulting increased social and economic infrastructure and service costs. But like adversely affected citizens, local businesses are now also recognizing that it is neither in their best interests nor in those of the city itself for this practice to go unchallenged. The draft has yet to responsively address such local citizen and business concerns.

#### A Call for Further Planning

Indeed, the draft needs to be sent back to the drawing board to supply critically important missing plan components. That will likely requires further staff work to disaggregate public comments by public and place and for each of the four main

dimensions of planning outlined above, adopt a more comprehensive and fully integrated conceptual framework for planning analysis, and then further revise the draft accordingly.

### **[] Pertaining to the Parkland Development Proposal at Mineral/Santa Fe:**

Although the city has not yet begun to inventory and assess public concerns and desires regarding the specific “Parkland” proposal on the northern end of the Ensor property, the way in which it has addressed generalized public input regarding other Ensor proposals points to similar procedural inadequacies as those identified above. So does the way public input for adjoining planning Mineral Station and South Platte Park planning efforts were handled.

- Public input for none of those area proposals and planning efforts were designed to disaggregate public concerns and desires a) for each of the four planning/analysis dimensions (see page 2 above), b) by differing publics (e.g., homeowners, business owners, commuters, visitors, etc.) and c) to facilitate place-based analysis of results (i.e., by neighborhoods having different character conditions).
- Neither were identified study areas nor the scope of analysis sufficiently large to identify the concerns and desires of all publics that will be affected and impacted by the projects and proposals under consideration. South Platte Park and Aspen Grove are both significant destinations on their own, demanding recognizing a planning area that goes well beyond fractions of a mile and includes affected publics from other municipalities as well.
- Furthermore, planning and analysis of each such proposal was conducted in what amounts to a geographic and socio-cultural vacuum—so that neither the reciprocal effects of one proposal or project on others, nor their combined socio-cultural, environmental, and economic effects could be adequately addressed. Each effort was conducted too much in piecemeal fashion.

“Concept Exhibits”, a “3-D Massing Illustration” and a “Parkland Vision Book” included as attachments to the packet sent Planning Commission (i.e., for the 33-acre “Parkland” Preliminary Project Plan, ID# 18-217, to be addressed at its June 25 study session) are disconcerting if not alarming. These demonstrate a sense of urgency for adoption of a more comprehensive and well-integrated conceptual framework by the City of Littleton.

If this is not done, it appears extremely unlikely that Community Development will have the wherewithal to objectively evaluate this developer’s intent—and in fact the scale of development allowed by decades-old zoning—against existing community character conditions and repeatedly expressed concerns of many affected Littleton citizens and other publics. That several of these concerns have also been voiced by at least some Planning Commission members helps underscore this sense of urgency.

Hopefully, Planning Commission study session dialogue will consider the following concerns in Preliminary Project Plan process dialogue scheduled for this study session:



1) Yet Unidentified Existing and Desired Community Character Types

Here also existing community character types have been preliminarily mapped using classification criteria set forth by Kendig and Keast. Comparing these with the proposal demonstrates how it could hardly be more out-of-character with adjoining “Natural” and “Agricultural” community character types. Proposed four-story structures would transform the area to “Urban,” jumping across seven of the eight community character types (see again page 3 graphic). And if ultimately allowed to go as high as 10 stories—which some believe the old zoning code already allows—the resulting “Urban Core” would be at the very opposite end of the character spectrum from the existing community character. The proposal ignores kinds of adverse impacts to affected publics that invariably accompany extreme character change.

2) Yet Unaddressed Blockage of Westward Views to the Greenway and Associated Adverse Impacts to the Greenway, Neighborhood Aesthetics and Affected Publics

The scale of urbanized development would adversely impact nearby residents, motorists and recreational users of the greenway. Again and again affected publics have insisted that development not compromise the unique natural character of South Platte Park, one of Littleton’s top three attractions. Indeed, the city has committed itself to maintain the character of this outstanding open space feature, uniquely distinctive in the Denver area. This major oversight needs to be addressed before the proposal’s adverse effects can be accurately assessed.

3) Yet Unaddressed Conflicts with Space Requirements for the Santa Fe/Mineral Transportation Interchange

The proposal also fails to address its adverse impact on pending resolution of existing and building traffic congestion at the adjoining intersection. Coupled with CDOT’s Preliminary Environmental Linkage (PEL) study—results of which will certainly influence future actions in this critical traffic juncture—render action on this proposal premature. The proposal ignores this critically important factor.

4) Deceptive Renderings and Verbiage Included in the Parkland Vision Book

The page one header “Where Community Comes Together” is the antithesis of what real affected communities have stated will happen if the kinds of development proposed are allowed to proceed. In addition, the old barn photo and mountain backdrop on page one appears as a schematized scene borrowed from Park County rather than reflecting the urbanization depicted in the proponent’s 3-D Massing Illustration. Likewise the page two statement that “the project shall include a strong connection to the South Platte, through the use of trail networks to and through the planned development” demonstrates how the proponent has also not risen above level 2 project level planning. Claims that the project is “taking cues from the natural beauty and history of the site’s location, while taking advantage of visibility to a major arterial through Littleton” are patently false, because proposed four story structures will obscure the purported views. The proposal does anything but take cues from the area’s natural beauty, plus it fails to recognize related social and cultural impacts the intense development will have on both active and passive users

of the adjoining open space and river environs. In the same way, page six's labeling of "Harvest", "Vineyard" and "Homestead" districts borrows images from the very kinds of landscapes that the proposal will erase from this site. This is all nothing less than deceptive eyewash.

- 5) Yet Unaddressed Adverse Economic Impacts to Aspen Grove Businesses  
The proposal fails to address adverse impacts on the sustainability of existing area businesses. Bigger has often been proven to be worse, not better. Pending action to resolve existing and building traffic congestion at the adjoining intersection coupled with CDOT's Preliminary Environmental Linkage (PEL) study renders action on this proposal premature. Area traffic congestion already discourages lingering in the area and instead makes people want to get through the area without delay. Recent history of Aspen Grove, even under current positive economic conditions, demonstrates that several shop businesses have proven to be unsustainable.
- 6) Yet Unaddressed Need to Assess Citizen Desires and Concerns by Public and Place  
The combined result of these observed procedural and analytical deficiencies is that public concerns and desires for the future of the northern half of the Ensor property and its affects have yet to be adequately inventoried and analyzed. Instead, planners have repeatedly observed that the diversity of public input has made it difficult to use. Of course not, given the kinds of planning missteps just cited.
- 7) Yet Unaddressed Need to do Supply and Demand Analyses to Determine which of all Competing Place-Based Public Desires Can Sustainably be Met  
No one place-based plan or project can simultaneously be "all things to all people." Community Development and its planners must therefore structure its public involvement processes to discretely inventory and assess the concerns and desires by discretely different publics and anchor them to identifiable places (e.g., neighborhoods having different community character). Otherwise the department and its planners will continue having to observe they cannot make sense of public involvement results.

The project approval and development planning emphasis of Community Development has proven ineffective for addressing the kinds of concerns outlined above. Further staff work heretofore unexplored is needed in both areas under consideration by the Planning Commission. Yet the character of affected communities and resources along with the scale of the "Parkland" proposal and associated adverse impacts anticipated heighten the sense of urgency for the city to take remedial action in regard to the "Parkland" proposal especially.

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<sup>1</sup> J.A. Maxwell, "Conceptual Framework: What Do You Think is Going On?" in *Qualitative Research Methods*, Sage,

<sup>2</sup> Bret Keast, "The Role of Community Character in Place-Based Planning," APA Conference, September 9, 2011.

<sup>3</sup> Lane Kendig and Bret Keast, *Community Character: Principles for Design and Planning*, Island Press, 2010.