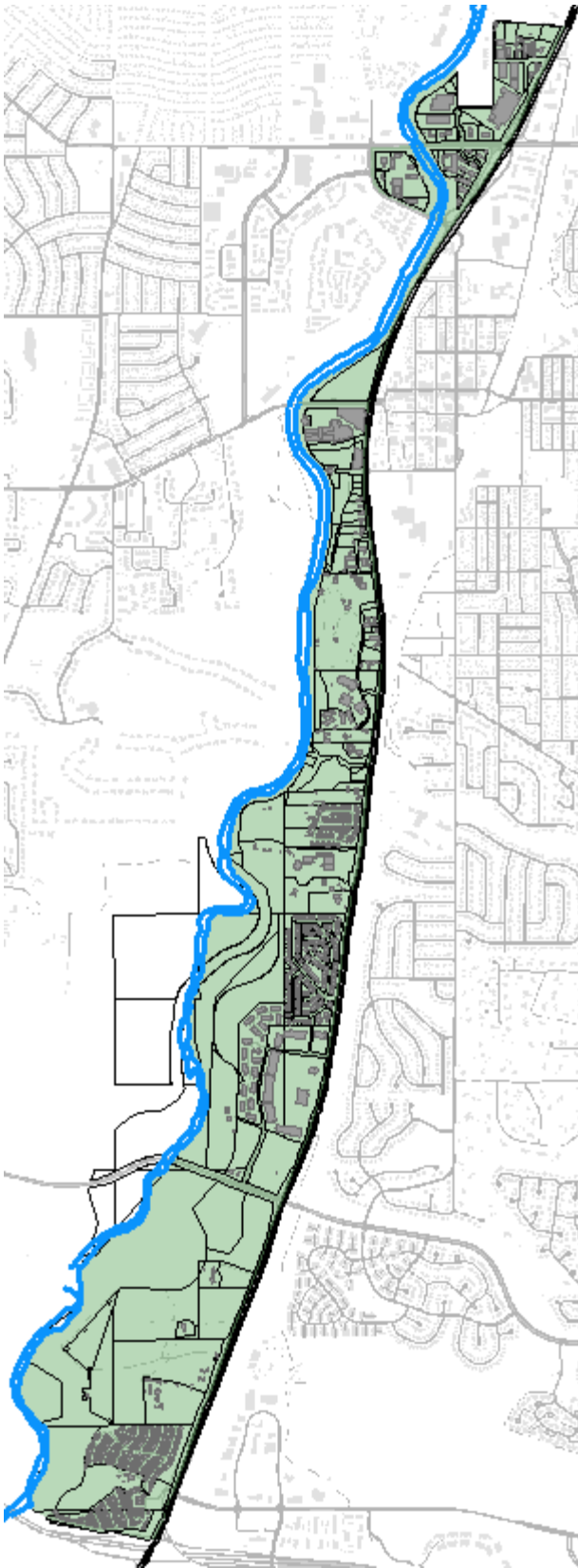


# **River Front/Santa Fe Corridor Plan Proposal**



## **Proposed Boundary**

The proposed boundary for the River Front/Santa Fe Corridor Plan is defined by the Littleton city limits at C-470 to the south, Santa Fe Drive to the east, the Littleton City limits to the north, and the South Platte River for the western edge. Areas on the west side of the river are excluded because they are either preserved as open space to the southern end of the corridor, outside the city limits in Columbine Valley, or have limited prospects for redevelopment in the northern section. The final boundaries will be determined based on the results of the internal charrette that will examine preliminary existing conditions, strengths, weaknesses, opportunities, and threats.

## **Proposed Scope**

### **Phase 1. Existing Conditions (6 to 9 months to complete)**

An existing conditions analysis is important at the outset of any planning process. Understanding existing conditions can identify opportunities and challenges. The findings can also guide and focus decisions around key considerations found in the assessment.

#### **Internal Charrette (April 2019)**

A two hour intensive exercise with key city staff to identify current issues, existing data, and design elements for the corridor.

Outcomes from the charrette:

1. A proposed planning area boundary for the River Front/Santa Fe Corridor Plan.
2. A SWOT (Strengths, Weaknesses, Opportunities, Threats) analysis for subsections of the Corridor

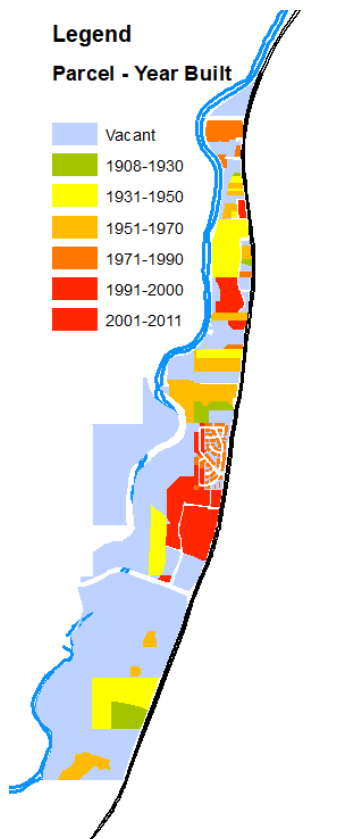
### **Existing Conditions - Plans (2 months to complete)**

The corridor represents a significant environmental, recreational, and economic asset for the city and region. Accordingly, the corridor has been the subject of several city, inter-organizational, and county planning documents. The established planning frameworks in these documents will serve as a starting place for the future visioning for the corridor.

In addition to consideration of existing plans, further planning for the corridor should proceed in tandem or slightly behind the *Envision Littleton Comprehensive Plan (CP)* currently underway.

The following studies and plans will help guide this planning process and its recommendations. Staff will spend extensive time reviewing these documents and identifying common themes, objectives, and implementation strategies:

- *South Platte E/W Connections Study*, Arapahoe County, 2019 (Pending final)
- *Santa Fe P.E.L. Proposal*, 2019 (Pending)
- *Bellevue Corridor Vision Plan*, 2018
- *South Suburban Parks and Recreation Master Plan*, 2017
- *Arapahoe County Bicycle/Pedestrian Master Plan*, 2017
  - Mary Carter Greenway Trail (widening) ranked highly in implementation plan (pg. 59)
- *Southwest and Centennial Neighborhood Plans*, 2016
- *Littleton Parks, Recreation, and Trails Master Plan*, 2016
- *Citywide Plan*, 2014
- *Santa Fe Corridor Plan*, 2014
- *Mineral Station Area TAP Study*, 2014
- *South Platte River Corridor Vision*, Arapahoe County, 2013
  - Highlights issues and opportunities exclusively along the South Platte River Corridor
  - Water Resources, Habitat & Natural Areas (section L-R)
    - Trails & Multimodal Connectivity (section I-N)
    - Recreation, Civic Uses, Education, Culture & Identity (section K)
    - Land Use & Economic Development (H-J)
- *Littleton Bicycle and Pedestrian Master Plan*, 2011
- *Arapahoe County Open Space Master Plan*, 2010
  - Close The Gaps (4-11)
- **South Platte River Corridor Development Design Guidelines**, 2000



### Existing Conditions - Built Environment (6 months to complete)

Development along the corridor consists of a variety of uses, development types, zoning districts, and age of structures. There are potential historic structures which may be identified through the existing conditions process that could influence the plan for the corridor. A built environment analysis would include infrastructure analysis and would address deficiencies and constraints in the built environment.

A proposed framework for assessing character, in addition to those prescribed by the CP, includes evaluating each property's relationship to the river. In this regard, there are trail oriented properties that encourage access to the river and trails and engage the public with the trail. Conversely, there are properties that engage exclusively with Santa Fe Drive with little relationship to the river other than proximity. This assessment would be included with the initial existing conditions phase.

**Stakeholder Meetings (After Existing Conditions - Built Conditions approximately 2 months)**

Presentation of existing conditions findings with stakeholders to check the assessment. Revise existing conditions as necessary.

**Public Meeting - Education (After Existing Conditions - Built Conditions, 1 month)**

Present final plan boundary, existing conditions analysis, and land-use character in accordance with the planning framework established by Envision Littleton to the community. Preview potential scenarios based on transformative infrastructure projects, catalytic development analysis, and resource constraints

**Phase 2. Identification of Key Project Goals (After CP Adoption taking approximately 6 months)**

In coordination with the presentation of the existing conditions assessment, Phase 2 will identify key project goals that will inform engagement efforts. Scenarios should be developed from transformative infrastructure projects, catalytic development analysis, and resource constraints. Charrettes are a possible strategy to merge engagement and design to craft the scenarios or design from the scenarios.

**Public Meeting - Charrette (1 month to complete)**

Prepare for and host a public charrette to engage the community and stakeholders on design challenges of and solutions to the River Front and Santa Fe Corridors. Work toward refining scenarios through creativity and input during the charrette process.

**Access Plan (3+ months to complete)**

Develop the access plan in conjunction with the TMP and Colorado Department of Transportation (CDOT) criteria.

**Future Land Use (4 months to complete)**

Develop the future land use in conjunction with the CP.

**Public Process (4 months to complete)**

Public process to review and revise draft in conjunction with the draft review of the CP and TMP.

**Drafting and Revisions of Plan (4 months to complete, concurrent with Public Process)**

Draft the plan based on community charrette, existing conditions, and Envision land use and transportation master plans. Develop policy recommendations to align the vision for future development with actionable policy requirements. Develop an implementation strategy for any projects, rather than policy related strategies. Public input and engagement process continues throughout the drafting phase. Must be completed prior to the P.E.L.

**Adoption**

### **Phase 3. Implementation Steps (Post-Adoption approximately 8 months +)**

City proposes text amendment to codify River Front/Santa Fe Corridor zone districts.

- Presentation to planning commission
- Presentation to city council, vote to adopt

City proposes map amendment to apply new zone districts to corresponding River Front area.

- Presentation to city council, vote to adopt
- Presentation to planning commission (possible, but not required)

City uses adopted TMP to facilitate Santa Fe P.E.L.

City solicits public Request for Proposal/Request for Qualifications for key infrastructure projects.