

April 21,2021

City of Littleton Planning Department

2255 W. Berry Ave.
Littleton, CO 80120

How we shop has changed. The convenience of online retail and evolution of the industry has changed the type of real estate retailers demand and the environment customers seek. Our proposal to amend the PD to add residential, hotel, new gathering spaces, and other similar uses to Aspen Grove is intended to improve the viability and vibrancy of retail at Aspen Grove. It will result in a healthy infusion of new frequent shoppers and diners so critical to our continued success.

Meanwhile, new residents, guests, and Aspen Grove shoppers who have made our center a valued destination for years will enjoy its bustling retail, new interactive spaces, connections to parks and trails, stronger connection to transit, and overall new vibe.

The proposed plan will be phased over time to remain flexible and respond to market conditions and new potential users.

Property: Aspen Grove Lifestyle Center situated at 7301 South Santa Fe Drive in Littleton, Arapahoe County, Colorado, and lies 10-miles south of the Denver Central Business District (CBD). The property includes a mix of national and regional tenants, and originally developed in 2001-2003 by local developers Poag & McEwen.

Location: The property is in the affluent South Denver community of Littleton in the Denver-Aurora-Lakewood metropolitan area and sits below-grade along highly trafficked SR-85 highway/S. Santa Fe Drive (100,000 average daily traffic ADT) which is a major north-south connector from Littleton to Downtown Denver and is across from the RTD light rail station. Access is via one entry point from S. Santa Fe Drive, two entry points via the residential communities to the north/west (Aspen Grove Condominiums/ Berkshire Aspen Grove), and one entry point on the south end of the property toward the RTD parking. Mineral Station, adjacent to Aspen Grove, is Littleton's most-used light rail station and is the end of the line for southwest light rail, which creates a strong demand for parking. West of the property is an 880-acre park along the South Platte River owned by the City of Littleton and managed by the regional South Suburban Park and Recreation District.

Site Area: 33.24 acres (including roads) in 3 Blocks: Lot 1 Block 1 = 25.17 acres; Lot 1 block 2 = 2.37 acres; Lot 1 Block 3 = 5.70 acres

Rentable Area: Currently, 268,258 SF retail.

Repurpose: The goal is to create a more sustainable, socially conscious and walkable property that meets the broader community needs by 1) maximizing "highest and best" use alternatives to create live/work/play spaces. 2) replacing existing retail buildings with mixed-use, high density, market rate housing and ground level retail (other value-add uses will be considered). 3) retaining "high-value" tenants that meet the criteria above. 4) enhancing accessibility to and from the RTD mass transit station and the South Platte River trail head and 5) improving the attractiveness of the center to the young, "millennial" renters and shoppers by placing a focus on health and wellness.

Comprehensive Plan Checklist:

Anchored: Aspen Grove will have a new vibe that has bustling retail, new interactive spaces, connections to parks and trails, and stronger connection to transit.

Authentic: With the use of architectural materials, landscape, and design character, Aspen Grove will be reflective of the history of Littleton, but also reinterpret traditional architectural vocabulary to be current with the time.

Connected: Aspen Grove is located North of the Mineral RTD station and East of the South Platte River trail. Aspen Grove will enhance accessibility to and from the RTD mass transit station. Bike use will also be encouraged with connectivity to the South Platte River trail head and design elements throughout the site.

Active: Aspen Grove will be focused on health and wellness by encouraging the use of South Platte River Trail and having bike-oriented amenities throughout the site. With the main park/plaza, gatherings are also encouraged for Littleton residence and visitors.

Engaged: Aspen Grove will remain engaged with the Littleton community throughout the design process.

Sincerely,



Brad J. Haigh, PLA Principal
Norris Design