

May 31, 2021

Michael Sutherland, Planning Manager  
City of Littleton  
2255 West Berry Avenue  
Littleton, CO 80120

Re: Case No. ADP21-0002 Aspen Grove Lifestyle Center

Dear Mr. Sutherland,

South Suburban Parks and Recreation (South Suburban) reviewed the proposed ADP21-0002 (ADP) for the Aspen Grove Lifestyle Center. The applicant proposes a change in zoning through an amended planned development plan. The current retail center with no residential use is proposed be transformed to a high density mixed-use development allowing single and multi-family houses with 75 DU/acre and a maximum of 2,500 residential units.

The proposed ADP does not meet the Level of Service (LOS) standard for parks and open space as identified in the South Suburban Parks and Recreation Master Plan, adopted on May 10, 2017 by the elected Board of Directors, with input by the City of Littleton. Appendix A of the Master Plan identifies the LOS standard for parks and open space provided by South Suburban at 20.6 acres per 1,000 people. Further, the proposed ADP does not provide significant active park uses such as playgrounds, multi-use fields, ballfields, sport courts, etc.

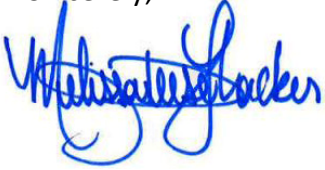
The applicant needs to provide publically dedicated parkland equivalent to this LOS through one or more of the following means and listed in the order of preference:

1. Public dedication and development of a neighborhood park within the ADP with no less than 5 acres of active park uses. The applicant shall design and construct the parkland per South Suburban's Master Plan and design standards, and with the approval of South Suburban and the City of Littleton.
2. Acquire, publically dedicate, and develop offsite parkland with nexus to the proposed ADP. The applicant shall design and construct the parkland per South Suburban's Master Plan and design standards, and with the approval of South Suburban and the City of Littleton.
3. Provide a capital impact fee to South Suburban of equivalent value to acquiring and developing parkland. This fee is to be used for the development of new or existing public parkland with nexus to the proposed ADP.

Michael Sutherland, May 31, 2021, ADP21-0002

Prior to the approval of the ADP, an agreement is needed between the applicant, City of Littleton, and South Suburban to provide the LOS standard for public parks and open space to support these future Littleton and South Suburban residents.

Sincerely,

A handwritten signature in blue ink, appearing to read "Melissa Reese-Thacker". The signature is stylized and cursive.

Melissa Reese-Thacker  
Planning Manager

CC: Rob Hanna, Executive Director  
Mike Braaten, Deputy Executive Director  
Andy Jennings, Director of Parks

## Colleen Norton

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**From:** Michael Sutherland  
**Sent:** Wednesday, September 01, 2021 10:37 AM  
**To:** Colleen Norton  
**Subject:** FW: Aspen Grove ADP 21-0002

Colleen:

I would be best if we could tack this one on to the SSPRD review letter attachment.

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**From:** Melissa Reese-Thacker <MelissaR@ssprd.org>  
**Sent:** Monday, August 23, 2021 5:14 PM  
**To:** Michael Sutherland <msutherland@littletongov.org>  
**Cc:** Anastasia Urban <aurban@littletongov.org>  
**Subject:** Aspen Grove ADP 21-0002

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Hello Mike,

Thank you for arranging a phone call today to discuss the Aspen Grove submittal that is going before Planning Commission tonight. As discussed, I'm on vacation and unable to attend the PC meeting.

South Suburban's comments on the ADP21-0002 stands. With the addition of 2500 residential units, additional active use park land is needed to maintain the level of service established in the 2017 South Suburban Master Plan. The applicant states the City did not adopted this master plan. I argue that the City also does not adopt the Littleton Public School District's or South Metro Fire District's master plans yet the level of service for these agencies must be maintained for the welfare of Littleton residents. We urge the City to maintain level of service for the park district.

The City did adopted the Parks, Recreation, and Trails Master Plan (Resolution 27 Series 2016). Within this master plan a Level of Service was established based on the 2015 population of Littleton. The plan states an additional 35 acres of park land, 1 ballfield, 1 basketball court, 1 tennis court, 2 shade shelters, and 1 multi-purpose field (active park amenities) are needed to maintain this Level of Service at the projected 2020 population. The has been no new acquisition of park land or major system additions since 2016. See page 96.

The applicant previously dedicated 27+ acres of open space adjacent to South Platte Park. This dedication was to offset the existing multi-family development within the subdivision located west of South Platte River Parkway (Lot 2 Block 3 Aspen Grove Subdivision). This open space is protected by a conservation easement and cannot be developed into active park land. Additional land dedication or cash-in-lieu of development for an active park is needed to offset the impacts of the 2500 residential units now proposed by the applicant through this subdivision amendment.

Thank you for your consideration.

**Melissa Reese-Thacker, Planning Manager,**  
**ASLA, PLA**  
South Suburban Parks and Recreation  
4810 E. County Line Rd. Littleton, CO 80126



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