

Aspen Grove
Planned Development 4th Amendment
Conformance with Approval Criteria

S. Santa Fe Drive
Littleton, Colorado
Aspen Grove –Gerrity Group

I. AMENDMENT OVERVIEW

How we shop has changed. The convenience of online retail and evolution of the industry has changed the type of real estate that 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 who are 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 users.

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 Mary Carter Greenway trail head at Carson Nature Center and 5) improving the attractiveness of the center to the young, “millennial” renters and shoppers by placing a focus on health and wellness.

II. CONFORMANCE WITH APPROVAL CRITERIA

The proposed Planned Development Amendment (“Amendment”) meets and exceeds the approval criteria as follows:

A. Littleton Municipal Code - Intent of the PD District (10-2-23 et. seq.)

Encourage more creative and effective use of land and public or private services, and to accommodate changes in land development technology so that the resulting economies benefit the community.

Sustainable design is a hallmark of the Amendment. The applicant and owner of the property will comply and exceed the minimum requirements to ensure that the City of Littleton is adopting a product that is consistent with its vision for future conservation. By way of example, accommodating the parking needs by building structured parking is a more effective use of land which then allows for more space to be used creatively with retail, gathering places, and art.

Encourage innovation and efficiency in residential development to meet the growing demands for housing of all types and designs for persons of any social or economic status.

The Amendment specifically seeks to add residential uses which could include a wide range of housing types and price ranges. The Applicant does not seek to include single-family housing, which would conflict with the economic goals of retaining and enhancing retail and adding residents to this important, TOD site.

Encourage innovative development or redevelopment of all land uses to meet the contemporary needs of the community by providing for a greater variety and mix of uses including those which may coexist on the same parcel or within the same building as shown on an approved general PD plan.

The Amendment will create a greater mix of land uses with the addition of uses such as residential, hotel, grocery, and others to the existing retail uses. Given Littleton's inability to expand outward, development consistent with the goals of the comprehensive plan must support additional residents within its boundaries. The only way to accomplish this goal is by increasing density. Though some argue the city should not accommodate future growth at all; it is impractical to believe that a shortage of housing can be solved by ignoring it. Existing Littleton residents looking for more efficient space and less maintenance deserve somewhere in Littleton to live. Young families starting out in Littleton deserve somewhere to live, and young professionals who want to live in Littleton, deserve somewhere to live. If Littleton doesn't meet their housing needs, they will simply relocate to neighboring communities who do taking with them their tax dollars and retail expenditures.

Provide a process which relates the design and development of a site to the particular characteristics of the site.

Approval of the PD Amendment will help to connect the site to the existing RTD Light Rail as well as to the surrounding natural amenities. The applicant is committed to creating an environment that evokes the spirit and character of Littleton by bringing live, work, and play together in a stylized and responsible fashion.

Require that the nature and intensity of development be supported by adequate utilities, transportation network, drainage systems and open space to serve the development, and to minimize impacts on adjacent existing and future development.

The Amendment provides for open space that serves the community and development. Any future redevelopment will be pedestrian oriented with amenity zones along the main street that have bike racks, seating elements, patio areas, benches and trash, etc. There are also 3 open space areas proposed that will serve the residents of Aspen Grove while also serving the surrounding community.

More than adequate utilities exist to serve the proposed redevelopment of the subject tract. Water, sanitary sewer, storm sewer and telecommunications infrastructure exist within, and directly adjacent to the limits of the subject tract. Will serve letters from all utility providers have been obtained and the redevelopment of the subject tract will relocate, and reinforce as needed, utilities in support of redevelopment. The existing transportation network in the area

is stressed due to existing conditions in the area, but the Applicant has worked closely with City of Littleton, the Colorado Department of Transportation (via the City of Littleton) and the City of Littleton's third party consultants, to mitigate the impacts of the proposed development. With respect to drainage, the subject tract is located in close proximity to the ultimate outfall for the drainage from the site, the South Platte River. The existing Aspen

Grove development drains to a stormwater management pond located northwest of the subject tract in the City of Littleton owned property managed by South Suburban Park. The Amendment of the subject proposes to improve the drainage system pay including additional water quality treatment that was not provided with the current system and also upgrades to the existing stormwater management pond to meet current City of Littleton stormwater drainage criteria.

Encourage development that is consistent with the policies and guidelines established in the adopted Comprehensive Plan for the area and for the City. (Revised 6-12-1992)

The proposed Amendment meets and exceeds over fifty (50) distinct goals and policies of the Comprehensive Plan.

B. Comprehensive Plan

Land Use and Community Character

Goal 1 - A land use allocation and pattern that supports and promotes Littleton's pride in, and reputation for, quality neighborhoods and an abundance of parks and preserved open space.

By adding residents to support and maintain the existing retail at Aspen Grove, it will create a sense of community and enhance the already high-quality neighborhood. The Amendment will also enhance necessary trail connections in the open space adjacent to the property.

Goal 2 - A sustained focus on the long-term fiscal sustainability of Littleton government while recognizing the direct connection to the community's land use mix, especially for sales tax revenue needs.

This goal remains at the very heart of the proposed Amendment. The addition of residences and other uses to the Aspen Grove Shopping Center is critical to the long term sustainability of Aspen Grove, one of Littleton's largest producer of sales tax revenues. Mixed use is attractive to prospective home buyers, renters, retail and office tenants due to ease, expedience and the overall experience that comes with connectivity, walkability and sustainability.

Goal 3 - Ongoing effective collaboration between land use and transportation planning to ensure compatibility among decisions and actions taken in respect to each other. For several years, the City of Littleton has been working directly with CDOT, City of Littleton third party consultants and regional development partners, to addresses the stressed traffic situation at the intersection of Santa Fe and Mineral Avenue. Gerrity will also work

collaboratively with RTD where possible to facilitate improved connectivity and access by the community.

Goal 4 - A more attractive community based on quality design and character of both private development and the public realm.

Aspen Grove has served as an example of desirable architecture along the South Santa Fe Corridor, and the Amendment ensures continued quality design for any new site plan forwarded in the future. When Aspen Grove was first developed it was cutting edge and now

20 years later the need to update and respond to market conditions is more important than ever.

Policy 5 - Manage land use patterns near Littleton’s many parks, trails, greenways, and open space to: protect their ecological functions; prevent physical and other impactful encroachments; maintain public access; and preserve their overall quality and value - especially where public green spaces contribute to neighborhood character and enhance business park and other commercial settings.

Policy 6 - Recognize and promote land use and development that further community objectives for reduced traffic congestion, more pedestrian- and cyclist-friendly design, and expanded and viable public transportation options.

The intent of the Amendment is to maintain the current limit of the existing development which is landlocked by public roadways or other private developments. The proposed Amendment will add more green space and public gathering areas to be contribute to the neighborhood character. The Amendment also enhances the connection to the Mary Carter Greenway by providing both pedestrian and bike connections.

Housing and Neighborhoods

Goal 1 - A quality and diversity of housing options that makes living in Littleton attainable for a wide range of age groups and income levels.

The Amendment is inclusive of the housing needs of Littleton. Gerrity recognizes that a diverse population requires a diversity of housing that needs to respond to market conditions.

Goal 2 - Appealing housing choices for families drawn by Littleton’s educational, recreational, and other amenities.

The 2019 Housing Study conducted by BBC Research highlights Littleton’s strong community culture and appreciation for quality of life assets such as good schools, parks and green space—similar to resident perspectives included in the Comprehensive Plan. This Amendment focuses on these exact assets and is in sync with the community.

Goal 3 - Neighborhoods that are safe and comfortable for all residents.

The Amendment provides consideration for these important features. A neighborhood that has activity, walkability and diverse options for work and play enriches the community experience. Lighting, safe streets, well secured buildings and vigilant management will help to ensure the quality experience for residents.

Goal 4 - Neighborhoods that maintain their character or are carefully managed when headed toward transition.

This Amendment takes into account the surrounding neighborhoods, businesses, parks and trails and will manage the transition into mixed use with a thoughtful appreciation of the character in the area.

Goal 5 - Housing that supports choice in mobility and investments in transportation infrastructure.

The Amendment features connectivity to the RTD Light Rail that currently does not exist. This Amendment is the first time there has been an intention to design residential and commercial space with transit being considered as a priority. Mobility for residents, visitors, and employees will be featured as this Amendment focuses on TOD and paths and trails for safe walkable and bike-able mobility.

Policy 1 - Encourage an array of residential options within the city - through new development, redevelopment, and maintenance of existing housing stock - to respond to the need for varied housing types, sizes, and price points that are attainable for prospective owners and renters at all income levels.

The Amendment provides for flexibility and nimble responsiveness to ever changing market conditions for housing. While there is no existing housing stock on the property the current and future needs are utmost in the plans for residential options.

Policy 3 - Assess and update local development regulations and standards, and related permitting processes, to avoid limiting desired and compatible housing construction, renovation, and preservation within the city.

Gerrity is committed to working with the City as the plan evolves to remain current and viable in regard to the needs of the City and the residents.

Policy 4 - Encourage mixed-use development proposals that include a residential component, especially where this will support retail viability and transit ridership, place residents near education and local employment options, and provide living options for seniors and others close to transit, parks, and shopping, medical and other services.

This policy was written precisely for the kind of Amendment that Aspen Grove is proposing. This is what the Amendment considers wholly and thoroughly. Mixed-use to support retail is a shared intention with the City. This Amendment provides employment options, living options for all ages, and the availability of transit and parks/trails adds a mobility component unmatched in Littleton.

Policy 8 - Promote design of residential developments near parks, trails, and preserved open spaces that capitalizes on this proximity.

The Amendment clearly illustrates a respect for and appreciation of the properties proximity to one of Littleton's proudest assets, South Platte Park and the Mary Carter Greenway. Honoring

the desire for residents and visitors to engage in the open spaces while being conscious conservators of this special community amenity is a priority for Gerrity.

Transportation

Goal 1 - Connect people conveniently to the community, resources, and opportunities.

The Amendment will enhance the connection to the South Platte River and RTD light rail. The addition of residential at the Mineral Light Rail station provides an incredible opportunity for these new residents to easily commute to downtown Littleton without the use of an auto thereby not affecting the already stressed parking conditions. Visa Versa - Littleton residents outside of the Mineral station can safely and easily access the light rail in town and visit Aspen Grove shops and dining.

Goal 2 - Promote safety and support efforts to maintain a healthy and active lifestyle.

The Amendment is focused on providing connections to the existing community pedestrian and bicycle infrastructure, as well as safe and supportive measures within the redevelopment itself, including bicycle storage, dedicated bicycle lanes and wide pedestrian walks.

Goal 3 - Allocate services and facilities so that all people have transportation options that are best suited for their needs and lifestyles.

The Amendment includes bicycle storage, dedicated bicycle lanes and wide pedestrian walks to provide services and facilities within the redevelopment, as well as connections to the surrounding infrastructure.

There will be ample free parking for visitors both on street and structured so that they can park and enjoy the amenities thereby reducing vehicular travel and increased safety concerns.

Goal 4 - Contribute to our economic prosperity while maintaining and enhancing our community's character.

Since 2000 Aspen Grove has been a leading contributor to the City's sales tax revenues. Gerrity understands the retail market and recognizes that even pre-Covid there was a shift in the way people shop and how they commune with retail centers. This Amendment focuses keenly on the need to move with the market and adjust. Quite simply, retail at Aspen Grove will not survive without a residential component.

Policy 5 - Enhance the safety of vulnerable user groups on streets and trails.

Dedicated bicycle lanes and pedestrian sidewalks are examples of proposed infrastructure with this Amendment to enhance the safety of multi-modal users. The Amendment also provides opportunity for enhanced bike safety by adding amenities for repair and filling tires. Tired riders and walkers can quickly access dining and rest areas at Aspen Grove.

Policy 6 - Support connections to employments, retail, and entertainment/recreation land uses given the opportunity.



The Amendment provides an opportunity for walkability to employment, retail, entertainment and recreation. Residents will have uninterrupted access to transit, trails, jobs, dining, entertainment and shopping.

Policy 6 - Develop street design and construction standards that prioritize safety and mobility over speed.

Dedicated bicycle lanes and pedestrian sidewalks are examples of proposed street design to prioritize safety and mobility. The Amendment will include a strong connection to the light rail to the south to potentially reduce the number of vehicle trips.

Policy 28 - Demand and support connections to employments, retail, and entertainment/recreation opportunities.

The Amendment provides an opportunity for walkability to employment, retail, entertainment and recreation. Residents will have uninterrupted access to transit, trails, jobs, dining, entertainment and shopping.

Infrastructure and Services

Goal 2 - Consistent budget and community of support of a well staffed, trained, and equipped police force to ensure a safe and secure city. With the support of third-party expertise, the City has conducted its own fiscal impact analysis of the proposed Amendment, documenting City service costs and revenues under multiple development scenarios. These analyses demonstrate that the urban form and density contemplated by this Amendment will be fiscally beneficial and will produce City General Fund revenues considerably in excess of related costs. The police department will be a direct and immediate beneficiary of that positive fiscal impact.

Gerrity understands the importance of city services and especially the services of the police department. As a retail center Aspen Grove has a relationship with the police that has allowed the center to enjoy a reputation amongst its visitors of being a safe environment. This Amendment introduces residential which adds another component to the work of the police at Aspen Grove. The anticipated improvement in revenues to the city with the Amendment will be an important component to supporting the services the city provides.

Policy 3 - Link capital improvements planning and project prioritization to the City's economic development agenda and tax base needs, especially where public infrastructure investments will leverage complementary private investment in support of this Plan and other adopted City plans.

This Amendment summary documents the myriad of ways that the proposed Aspen Grove Amendment supports the City's economic development agenda whether it be by the creation of diversified housing, stimulation of City revenues or integration with existing City investments in open space and recreation infrastructure. The concentration of new development at this highly suitable location, the integration of project elements with existing City infrastructure systems, and the project's generation of tax revenues in excess of costs are all in complete alignment with the City's Infrastructure and Services policy objectives.

Economy and Tax Base

Goal 1 - A focus on the revenue needs of Littleton City government to continue meeting the public service expectations of its residents, businesses, and institutions.

As Littleton faces the real prospect of budgetary shortfalls, which may lead to decreased public services for residents, businesses, and institutions, stabilizing and improving the sales tax base generated by Aspen Grove is critical to both the Applicant and the City.

As documented by the City's fiscal impact analysis, the project eventually arising from this Amendment will enhance the City's sales tax base and produce General Fund revenues considerably in excess of associated service costs. Use Tax on new construction materials will be available to mitigate existing infrastructure needs while Impact Fees on all elements of new development will be available to address capital expansion requirements throughout the City

Goal 2 - Continued nurturing of key employment sectors, target industries, and small business that expand local job opportunities and contribute to better incomes for those who live and/or work in Littleton.

The Amendment provides a path towards an increased retail, dining, entertainment, work, and recreational experience in Littleton. Growth in these segments open opportunities for increased employment opportunities and income.

Goal 3 - Revitalize commercial centers and areas that alleviate obsolete conditions and vacant sites that meet the contemporary shopping and service needs of Littleton residents and visitors.

Simply stated, the purpose of this proposed Amendment is to allow the achievement of this objective.

Goal 4 - Provision of resources, services, and a conducive regulatory environment to help businesses of all sizes develop and grow.

Gerrity looks forward to working with the City to support the growth and success of business within Aspen Grove and throughout Littleton.

Policy 2 - Seek opportunities to enhance the City's sales tax base and diversify revenue sources in ways that are compatible and consistent with Littleton's unique character (e.g. extensive Suburban residential character, rich architectural heritage, South Platte River and abundant green spaces, etc.) while also providing relief from the tax burden residents bear.

As documented by the City's fiscal impact analysis, the project will enhance the City's sales tax base and produce revenues considerably in excess of service delivery costs.

Policy 3 - Assess the fiscal implications, property by property, when existing nonresidential sites are proposed for residential use, especially in cases where commercial use and/or zoning is considered no longer viable.

This Amendment address the need to adjust land uses to changing conditions. Over Aspen Grove's 20 year existence the market has re-written the rules regarding retail and now the need to incorporate residential is essential to stabilizing retail centers. This property is ideal

for mixed use and the Amendment provides the guides to ensure a healthy balance of both retail and residential.

This Amendment seeks to enhance the performance of the City's principal retail site and does not adversely impact or replace any existing commercial properties.

There are no nearby commercial properties that would be adversely impacted by this Amendment. In fact, additional retail and residential on nearby properties would have a positive effect as it provides additional user experiences.

Policy 5 - Continue to promote, and work to retain, its existing and distinctive local businesses, including those challenge by a chance in the retail industry.

Tenants at Aspen Grove have been deeply involved with the conceptualization of the project made possible by this Amendment and will continue to be involved with development plans as project planning progresses. Existing businesses understand the urgency and necessity to reform and reformat the existing center. The success of existing retailers and the addition of complementary retailers is the foundation of this application.

Policy 9 Determine whether development proposals are consistent with the adopted City policies and regulations and can be accommodated with the adequate public infrastructure and services.

More than adequate utilities exist to serve the proposed redevelopment of the subject tract. Water, sanitary sewer, storm sewer and telecommunications infrastructure exist within, and directly adjacent to the limits of the subject tract. Will serve letters from all utility providers have been obtained and the redevelopment of the subject tract will relocate, and reinforce as needed, utilities in support of redevelopment.

Heritage, Arts, Recreation, and Tourism

Goal 1 - Preserved and enhanced public green spaces that provide access to nature, widespread opportunities for recreation and play close to home, and continuous greenway connections within and through the city.

The Amendment will enhance the connection to the Mary Carter Greenway providing both pedestrian and bike connections. This gives people the opportunity to play and explore the outdoors right next to their home.

Goal 3 - A healthy community with convenient access to recreational facilities and programming and outdoor fitness activities.

As mentioned the proximity to South Platte Park and the Mary Carter Greenway is an invaluable amenity. In addition to the abundance of outdoor recreation the residential component of Aspen Grove will also offer fitness facilities for the occupants.



Goal 4 - A vibrant city for both residents and visitors, enlivened by an active downtown, an array of arts, cultural, and entertainment options both indoor and outdoor, extensive heritage tourism opportunities, and popular community events and festivals throughout the year.

The Amendment is intended to create a community. There is a main park area that has the ability to hold all types of events and gatherings. Aspen Grove will be a hub along the Mary Carter Greenway and South Platte Park where people stop to enjoy the outdoors, restaurants, movies on the lawn, farmers markets, and more.

Goal 5 - A community that thrives on and leverages the economic and social power of the arts to enhance its fiscal strength, regional reputation, social connectivity, and overall quality of life for residents of all ages.

Gerrity is a strong supporter of the arts. Aspen Grove has consistently provided opportunities for the community to engage in arts and cultural of all types. This will not change with the Amendment. In fact, our intention is to increase our commitment to the arts thereby increasing social connectivity and the quality of life for all residents.

Policy 4 - Incorporate guidance and incentives into the City’s zoning and subdivision regulations so that green and open spaces are aligned and integrated across private development sites and adjacent public lands.

The Amendment honors the properties proximity to the green space. Gerrity is encouraged by the city and the community’s commitment to the green and open space and will be a strong partner in this relationship.

Policy 7 - Regularly evaluate the appropriate and most effective methods the City can use for devoting resources and support to cultural arts and community events programming.

Aspen Grove has enjoyed a mutually beneficial partnership with city over the years and looks forward to continuing the support of cultural arts and community events. The Amendment will allow for an expansion of resources to support this policy.

Policy 8 - Be aware of the diverse perspective and needs of visitors to Littleton, along with those of the residents.

The Amendment supports the diversity of visitors. Aspen Grove will maintain its focus on customer needs, market trends, residents desires, and remain relevant to all.

Environment

Goal 2 - Commitment to Littleton’s leadership role in contributing to clean water and healthy air across the Denver metropolitan region.

The connectivity and proximity to light rail and Mary Carter Greenway encourages people ride bikes and use public transit. In return, this will have a positive effect on the environment.

Policy 1 - Provide regional leadership to protect and enhance the South Platte River, including its water quality, associated greenways and trails, nearby development, and well-managed access for public enjoyment.

Aspen Groves proximity to South Platte Park and all its amenities requires an increased commitment to the stewardship of this valued resource. There will be an increased commitment to this stewardship as Aspen Grove moves into its next phase.

Special Areas and Design

Key Consideration: Desire to move beyond multiple South Platte River planning initiatives of the past, with limited implementation results, to establish a consensus vision that leads to tangible actions involving both resource protection and future river-oriented development.

Key Consideration: The urgent need to document community preferences and expectations for the future function, design and appearance of Santa Fe Drive as an essential framework for pending CDOT studies that will delve into these very roadway corridor considerations

For several years, the City of Littleton has been working directly with CDOT, City of Littleton third party consultants and regional development partners, to addresses the stressed traffic situation at the intersection of Santa Fe and Mineral Avenue.

The applicant will continue to work with the City of Littleton, CDOT and third party consultants to meet their goals and overall vision of the area, especially for any recommendations under the Santa Fe Drive Action Plan (A Planning and Environmental Linkages (PEL) study).

Goal 3 - An ecologically sound and exceptionally attractive South Platte River corridor, framed by sensitively planned land uses, that continue to anchor the trail and open space network.

While the redevelopment is not proposing any construction or improvements to the South Platte River corridor itself, it will continue to anchor the trail and open space network by providing a safe and effective connection from within the redevelopment to the corridor.

Goal 4-Roadway corridors that fulfill their primary transportation functions for drivers, pedestrians, cyclists, and public transit while advancing the community's economic development, housing, and aesthetic interests.

Proposed roadway sections of the Amendment include dedicated bicycle lanes, pedestrian walks separated by tree lawns, as well as drive lanes and parking to successfully fulfill their function for multi-modal uses.

Policy 1- Amid the many competing priorities of municipal government, pursue new special area planning efforts only where there is commitment, including committed funding from other resources, to follow through on the resulting action agenda.

As a property within the Special Area Planning designation the Application is a clear statement of Gerrity's commitment to the community. The investment that is required is substantial and Gerrity appreciates the continued relationship and partnership with the city.

Policy 2 - Evaluate investment and revitalization opportunities in special planning areas always with an eye toward Littleton's guiding principals of being Anchored, Authentic, Connected, Active and Engaged, and the community character framework established in the Land Use and Community Character section.

The Amendment is a perfect example of the importance of supporting Littleton's guiding principals. Much of the consideration for this Amendment developed from the community character framework and land use community character sections within the Comp Plan. We share this vision.

Policy 3 - Emphasize quality urban design and cultivation of Littleton's image in all special areas of investment involving both the public and private realms.

The Amendment does not address design, as that will be the next phase if approved. Gerrity is committed to working with the city and the community to honor Littleton's image when we begin the design phase.

Policy 4 - Facilitate further dialogue when special area planning efforts reveal the community desires for land use and development design differ from marker-driven considerations of property owners/developers.

We appreciate the flexibility this policy represents. As we move through the phases of the development we will be working closely with the community and staff to ensure the the design is representative of the community.

Policy 5- Promote development plans near transit stations that prioritize the pedestrian and are compatible with local tolerance for transit-supporting uses and design (e.g. Mineral Station Framework).

The Amendment will utilize the existing RTD light rail station to the south and prioritize the pedestrian connection between the station and the Amendment.

C. Other Plans and Studies

Transportation Master Plan

Auto and Freight, Policy 6 - Support connections to employment, retail, and entertainment/recreation land uses given the opportunity.

Improvements of the Aspen Grove Way and Santa Fe Drive intersection, a strong vehicular connection via South Platte River Parkway down to Mineral provide support connections for auto and freight. Additionally, the ongoing coordination between CDOT, City of Littleton and

third party consultants to address the existing stressed traffic intersection at Santa Fe and Mineral.

Active Transportation, Goal - Prosperous: People that walk or bicycle to businesses tend to visit businesses more and spend more in average than people driving past businesses. Providing Active Transportation connections to businesses will support local economy prosperity.

Active transportation connections, including connections to the RTD light rail Mary Carter Greenway, internal green space, dedicated bicycle lanes, and pedestrian paths will meet this goal.

Policy 6 - Demand and support connections to employment, retail, and entertainment/recreation opportunities.

The Amendment is focused on this exact form of connectivity. Mixed use provides this connectivity naturally and effectively.

Littleton Housing Study 2017

Use transit corridors and TOD sites to increase housing choice and encourage appropriately dense mixed use development that helps address identified housing needs and preserves community character.

The Amendment addresses this with its connection to transit, trails, residential, and retail. The opportunity for residents and visitors to utilize the benefits of TOD are numerous and the Amendment provides opportunity for improved enhancements of these connections.

CDOT Santa Fe Drive Action Plan (Planning and Environmental Linkage Study)

ONGOING

The applicant and its technical consultants will continue working with the City of Littleton and CDOT to make any recommendations or accommodate any recommendations that come out of the PEL study. Coordination is on-going between all parties for a solution that satisfies all groups.