

From: Gines, Matthew T [REDACTED]
Sent: Monday, May 3, 2021 1:10 PM
To: Carol Fey <cfey@littletongov.org>
Subject: Aspen Grove Proposal

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Hi Carol,

I am reaching out about the proposed re-development of the Aspen Grove property by the Gerrity Group and Norris Design. As an expert in the field of Architecture this Aspen Grove proposal would ultimately be detrimental to Littleton. The site Aspen Grove sits on is not conducive to the increased traffic that a redevelopment including residential and hotel would cause. The intersections adjacent and surrounding Aspen Grove are already severely congested as I am sure you are already aware. The impact this development would have on the intersection of Mineral and Santa Fe as well as the Santa Fe to 470 and Santa Fe to Downtown Denver will only become worsened by such a development and the current study and proposal to redevelop those intersections will not be sufficient.

I'd be happy to discuss this with you at length in an effort to address this un-realistic plan.

Best, Matt Gines

[REDACTED]

Matthew Gines
Instructor: Architecture
Design Fabrication Lab Director
College of Architecture and Planning
University of Colorado **Denver**

[REDACTED]
Campus Box 126
P.O. Box 173364
Denver, CO 80217-3364



College of Architecture and Planning
UNIVERSITY OF COLORADO DENVER

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From: [margaret.gordon](#)
To: [Michael Sutherland](#)
Cc: [Barbara Fransen](#); [Lucy M. Lucero](#)
Subject: Re: Hi Mike
Date: Friday, May 14, 2021 7:36:15 AM
Attachments: [image001.png](#)

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Hi Michael, thanks for this information. I would like to set up an appointment with you to chat. I will follow up with the city manager after we have had an opportunity to talk. Please let me know some good dates and times. Thanks again, Peggy Gordon

On Thu, May 13, 2021 at 1:08 PM Michael Sutherland <msutherland@littletongov.org> wrote:

Hello Ms. Gordon:

Thank you for the email. I do not believe we have any law or regulation specifically prohibiting ex parte contact. However, we advise our council members (and all boards and commissions dealing with quasi-judicial matters) to strictly avoid ex parte contact in conformance with Colorado and national case law (see Gerald E. Dahl's article "Advising Quasi-Judges: Bias, Conflicts of Interest, Prejudgement, and Ex Parte Contacts", in The Colorado Lawyer, Vol. 33, No. 3, pg. 69) as it puts their ability to participate and vote at risk. We advise all quasi-judges to disclose any conflicts of interest or ex parte communications as undisclosed conflicts or communications may put their decisions at risk.

I can keep you up-to-date on progress with the case. Right now, we are reviewing the first submittal and we expect to give the applicant comments on or about May 28, 2021. We expect there will be at least one more review prior to scheduling hearing dates. All records are open and you may find the complete first submittal on the on-line development activity list at <https://littleton.maps.arcgis.com/apps/MapSeries/index.html?appid=f590c18f1a6c42848c922bc0118534d2>. As a concerned citizen, I am here to help and assist you as well as the applicant. Once hearings are scheduled, you are invited and encouraged to fully participate and I can advise you on how to be as effective as possible.

Finally, you are welcome to make an appointment with Mark Relph, Littleton City Manager. The best way to do that is to make an appointment through his executive assistant, Lucy Lucero. I copied Ms. Lucero on this email, so you may send her an email or call her directly at 303-795-3720. Although I am certain Mr. Relph would be very happy to meet with you, I would suggest if you would like to discuss the specifics of the proposal you may want to meet with me at this early stage of the development review process – and I would be happy to do so. If you have any questions or would like to meet with me, please let me know.

Sincerely,

Mike Sutherland, AICP

Deputy Director of Community Development

Community Services Department

2255 West Berry Avenue

Littleton, CO 80120

303-795-3763 (direct)



From: margaret gordon <mgordon1101@gmail.com>
Sent: Thursday, May 13, 2021 6:16 AM
To: Michael Sutherland <msutherland@littletongov.org>
Cc: Barbara Fransen <barbaramfransen@gmail.com>
Subject: Hi Mike

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Jennifer indicated that you are handling the Aspen Grove project/zoning issue. Also she said you might know the CRS on the "quasi-judicial" position that Council Millman referenced in relation to why she could not talk to me.

Do you have that statutory reference?

Also, I would like to know the best way to keep up to date on any issues related to the Aspen Grove zoning request.

Also, if I want to make an appointment with the city manager, is there a good phone number for him?

Thanks, Peggy Gordon

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From: [Lisa Fournier](#)
To: [Michael Sutherland](#)
Subject: Re: Aspen Grove
Date: Tuesday, June 29, 2021 11:42:22 AM

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Thank you Mr. Sutherland, for getting back to me so quickly! That looks like a complete redo of Aspen Grove, and would most likely take many years from this stage to completion. Good to see them wanting to create mixed use developments. The townhomes/condos on Curtice street, are they further along? Are their plans to see?
Lisa

On Jun 29, 2021, at 11:15 AM, Michael Sutherland
<msutherland@littletongov.org> wrote:

Hello, Ms. Fournier:

Thank you for the email. Aspen Grove has an application in for review requesting a zoning modification to allow mixed-use residential development on their property. I attached the proposed plans. This is the first step in what may be a longer process. Aspen Grove's current application would allow a variety of residential developments including apartments, condominiums, and townhomes. As of yet, we do not have a site plan application to do a specific project.

There are a few townhouse-style condominium projects in the downtown area currently under development, particularly on Curtice Street. I hope this answers your question, if you have other questions, please let me know.

Thank you,

Mike Sutherland, AICP

Deputy Director of Community Development
Community Services Department
2255 West Berry Avenue
Littleton, CO 80120
303-795-3763 (direct)

<image003.png>

The city's top Envision Littleton priority in 2021 is to update the land use and zoning code. Learn more and provide feedback about the Unified Land Use Code, the 2040 Envision Littleton Plan, and the Transportation Master Plan at [EnvisionLittleton.org](https://www.littleton.gov/EnvisionLittleton.org).

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Colleen Norton

To: Michael Sutherland
Subject: RE: Aspen grove

From: Steve Lowry [REDACTED]
Sent: Tuesday, June 29, 2021 12:49 PM
To: Michael Sutherland <msutherland@littletongov.org>
Subject: Re: Aspen grove

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Hi Michael,

Thanks for the plans. Looks like someone's dream, not sure if it is mine.

Sheet 9 doesn't seem to show the connection to South Platte Parkway and the road extended to the Carson House.

Sheet 9 doesn't show Chick F-lay, which an earlier sheet says will remain.

Traffic study to be done in conjunction with other development (Ensor, RTD, etc) will no doubt show a massive increase in traffic on Mineral and the Mineral / Santa Fe intersection

7 story buildings aren't going to be very popular with the folks east of the RR tracks.

I am sure this will keep planning and other folks busy for awhile.

Regards,

Steve

On Tuesday, June 29, 2021, 11:55:45 AM MDT, Michael Sutherland <msutherland@littletongov.org> wrote:

Hi, Mr. Lowry:

Thanks for the quick reply. That is probably the reason I couldn't see it! Aspen Grove has an application in for review requesting a zoning modification to allow mixed-use residential and retail redevelopment on their property. I attached the proposed plans. The plans allow for up to 2,500 homes while requiring at least 125,000 square feet of retail development. This is a zoning document and we do not have site specific development plans in right now. The only other nearby property I know of for new residential use is near the equine center. Toll Brothers has a site plan in for review for 261 single-family attached houses. This development is allowed by their existing zoning. If you have any other questions, or would like to know more about providing comments on either proposal, please let me know.

Thank you,

Mike Sutherland, AICP

Deputy Director of Community Development

Community Services Department

2255 West Berry Avenue

Littleton, CO 80120

303-795-3763 (direct)



From: Steve Lowry [REDACTED]
Sent: Tuesday, June 29, 2021 11:04 AM
To: Michael Sutherland <msutherland@littletongov.org>
Subject: Re: Aspen grove

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Hi Michael,

Seems that post was taken down. It referred to two resining requests: one at Aspen Grove for 2500? residential units, the other for the adjacent property for several hundred units. I find it hard to imagine such requests would be granted, if indeed they are being requested.

Sent from my iPhone

On Jun 29, 2021, at 9:57 AM, Michael Sutherland <msutherland@littletongov.org> wrote:

Hello, Mr. Lowry:

Thank you for the question. You are not going to believe this, but I cannot access next door from my work computer. Would you be able to cut, copy, and paste the post into this email and I can verify if it is correct? If you can't, I may be able to get our communications division to transcribe the post.

Thank you,

Mike Sutherland, AICP

Deputy Director of Community Development

Community Services Department

2255 West Berry Avenue

Littleton, CO 80120

303-795-3763 (direct)

<image002.png>

From: Steve Lowry [REDACTED]
Sent: Monday, June 28, 2021 11:09 AM
To: Michael Sutherland <msutherland@littletongov.org>
Cc: Carol Fey <cfey@littletongov.org>
Subject: Fw: Aspen grove

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Mike,

Can you provide information regarding this inquiry (see red font)?

Regards,

Steve Lowry

----- Forwarded Message -----

From: Steve Lowry [REDACTED]

To: Carol Fey <cfey@littletongov.org>

Sent: Saturday, June 26, 2021, 04:52:14 AM MDT

Subject: Re: Aspen grove

Thanks.

Sent from my iPhone

> On Jun 25, 2021, at 11:46 AM, Carol Fey <cfey@littletongov.org> wrote:

>

> Since Aspen Grove has applied for a zoning change, the situation is quasi judicial, and that means I can't comment. How about asking a city staff member to tell you whether or not it's accurate, for example Mike Sutherland of the planning dept. He's at msutherland@littletongov.org

> -----Original Message-----

> From: Steve Lowry [REDACTED]

> Sent: Friday, June 25, 2021 8:15 AM

> To: Carol Fey <cfey@littletongov.org>

> Subject: Aspen grove

>

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>

>

> Hi Carol,

> Is this note from Next Door accurate?

> Steve

>

> From my neighborhood:

> https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fnextdoor.com%2Fp%2Fz4m2hmb-NDG8%3Futm_source%3Dshare%26extras%3DMTQxODA5ODA%253D&data=04%7C01%7Ccfey%40littletongov.org%7Ca4c962b90f5244e0696608d937e3a83d%7Cc152f8dfcfc34cee8e50c76c4e7386ef%7C1%7C0%7C637602273209258863%7CUnknown%7CTWFPbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjojV2luMzliLCJBTiI6Ik1haWwiLCJXVCi6Mn0%3D%7C1000&sdata=nqpB8yNoFZok6amr4b7i1Fvknb1NzwUZRZI%2FZ%2F2ImfU%3D&reserved=0

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>

> Sent from my iPhone

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> The city's top Envision Littleton priority in 2021 is to update the land use and zoning code. Learn more and provide feedback about the Unified Land Use Code, the 2040 Envision Littleton Plan, and the

Transportation Master Plan at [EnvisionLittleton.org](https://online.encodeplus.com/regs/littleton-co/index.aspx)<<https://online.encodeplus.com/regs/littleton-co/index.aspx>>.

>

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From: [Pam Chadbourne](#)
To: [Michael Sutherland](#)
Cc: [Pam Chadbourne](#)
Subject: re: update for Aspen Grove Redevelopment project proposal?
Date: Wednesday, July 28, 2021 1:20:33 PM

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Hi Mike,

Thanks again for your information about the Aspen Grove "Repurpose" application. Obviously, it's very useful and important to know about the APD project number and the record on eTrakIT.

Sorry, "no good deed goes unpunished"!

I've got a couple follow-ups.

- These are probably not all Community Development, and I guess Elizabeth Kay Marchetti is out - she by rights should be the person who should do this work.
- Could you please disposition this as best possible? Let me know at least a status of when we might get answers?

Again, I'm grateful for your help with this.

1. I think there needs to be some **public information announcement and update** by the City, about the Aspen Grove project status.

The eTrakIT record has been updated extensively since April 22. But this isn't on the DAL.

The lack of DAL access is even more concerning because it lasted for more than 3 months, while the applicant and the City advanced the project to a rezoning and did work.

(and concerning for me personally, because this is what happened with the Grove [illegal by our Code] administrative approval in 2015 - it started with no updates on the Project List website for 3 months, while the Deputy City Manager issued entitlements to the applicant with the full force of law, without public visibility or knowledge or opportunity to comment.)

Because this is an impactful project which has attracted neighborhood interest, I think "the City" needs to provide the public with a public update on the Aspen Grove now-rezoning application, and it should include an explanation of why the City failed to keep the DAL current for over 3 months.

One idea is that someone on Staff could present the report of the Aspen Grove advancement to rezoning, without being on the DAL, with status and mitigations, as an item during the "Staff Report" parts of the meeting Agendas, at the next available Planning Commission and City Council meetings.

What do you (I hope you get support from others, or can hand it off!) think about how staff can inform the public about the missing data, and how the City staff can help us catch up?

2. with reference to the Aspen Grove APD21-0002 items on eTrakIT, I had some problems with, and questions about, some of the files.

Could someone check these out, and let me know about the fixes or findings?:

- the "PD Checklist 2021-04-22" appears to be **incomplete**: it's 4 pages, should be at least 7 pages.

- I noticed on some documents, that the **Project address** for "Project Name Aspen Grove" is 5151 S Federal. Obviously that's the wrong address for Aspen Grove, unless there is some other issue?

 - e.g. "Pre App Checklist - 2021-04-22"

- under the South Suburban Referral header, a file is in **MSWord format**, not PDF: the "Aspen Grove Referral_1.docx" file probably should be PDF.

 - (SSPR found that the proposal doesn't conform so this file should be provided.)

- **CDOT comments** should have their own header in eTrakIt (they are under SSPR) ("5-24-21, CDOT Comments, Aspen Grove Redevelopment-085.pdf");

 - and the CDOT file says it's PDF format 54.9KB, but has .aspx filename extension and I couldn't open it - we really need CDOT response in accessible file format.

- the **staff "redline"** of the 9-page PD plan, isn't dated; and it was saved with the first page colored orange, to indicate it was selected in some way - could it please be re-saved without that artifact?

- and why does our staff say this project should be **renamed** "Newton Property"?

Wish Elizabeth Kay Marchetti was here, this is her work.

So **thanks** even more, for your attention and whatever steps you can take to get us caught up.

Pam



At 11:06 AM 7/28/21, Pam Chadbourne wrote:

Hi, Mike,

Thanks, I appreciate your help with getting the project into the DAL. Obviously there is public interest in a proposal to add 2,500 more housing units on Santa Fe near Mineral.

Pam

At 9:17 AM 7/28/21, Michael Sutherland wrote:

Hi, Pam:

I'll check and see why the Aspen Grove case is not on the DAL. The case number is APD21-0002. According to TRAKiT, it should be populating the DAL, but I didn't see it on there either.

Thank you!

Mike Sutherland, AICP

Deputy Director of Community Development

Community Services Department

2255 West Berry Avenue

Littleton, CO 80120

303-795-3763 (direct)

[logo snipped PAC 7/28/21]

From: Pam Chadbourne
<ChadboLittCO@ecentral.com>

Sent: Friday, July 23, 2021 1:27 PM

To: Michael Sutherland
<msutherland@littletongov.org>

Cc: ChadboLittCO@ecentral.com

Subject: update for Aspen Grove Redevelopment project proposal?

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Hi Mike,

Per Elizabeth Kay Marchetti's "Out of office" notice, I'm redirecting my e-mail question about the Aspen Grove redevelopment project concept, to you. Please disposition, or let me know who to send it to? Thank you for your help with this.

+++ --- original e-mail to Elizabeth Kay Marchetti
+++ ---

Hi, Elizabeth,

Question about the "Aspen Grove
Redevelopment" project proposal:

I heard there was a (virtual Zoom)
Neighborhood Meeting about Aspen Grove
redevelopment on Wednesday July 21, and
that the two Gerrity Group presenters said
the Aspen Grove project would include
2,500 apartments and a maximum height of
7 stories, and that this project was filed with
the City.

But I don't see a project on the
Development Activity List other than a pre-
application meeting for "Aspen Grove

Repurpose", Preapp21-0008, February 2021:

<https://data.littletongov.org/pal.php?project=PREAPP21-0008>

Is there an updated submittal for redevelopment of Aspen Grove? If so, could it be added to the DAL and the DAL map? And could the 4 DAL map blue "pins" on the Aspen Grove site be reorganized/corrected so that the recent and very different scope "Redevelopment" pin for the entire site is separated from the Chik-fil-A pin(s)/projects/site, please?

In anticipation of your response, I'll share your information with some other interested people.

Thanks for your help.

Pam Chadbourne

downtown Littleton resident and homeowner

303-730-1819

--

At 1:14 PM 7/23/21, Elizabeth Kay Marchetti wrote:

Hello,

I am out of the office beginning Monday, July 19th and will be back on Monday August 2nd. I will not be checking email or v.mail while out of the office.

In case of an emergency, please contact Michael Sutherland at msutherland@littletongov.org or 303-795-3763

Regards,

Elizabeth Kay Marchetti

[signature ULUC and CORA notices cut
PAC 7-23-21]

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Content-Type: image/png; name="image002.png"

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From: [Michael Sutherland](#)
To: [Carol Fey](#)
Subject: RE: Aspen Grove
Date: Tuesday, August 10, 2021 3:10:00 PM
Attachments: [image004.png](#)
[image001.png](#)

Hi, Carol:

I had a good talk with Rob Lee today and sent him a bunch of information. Thanks for directing him to me!

Cheers,

Mike Sutherland, AICP

Deputy Director of Community Development
Community Services Department
2255 West Berry Avenue
Littleton, CO 80120
303-795-3763 (direct)



From: Carol Fey <cfey@littletongov.org>
Sent: Monday, August 09, 2021 8:40 AM
To: Michael Sutherland <msutherland@littletongov.org>
Subject: RE: Aspen Grove

Thank you.

From: Michael Sutherland <msutherland@littletongov.org>
Sent: Monday, August 9, 2021 8:37 AM
To: Carol Fey <cfey@littletongov.org>
Cc: Jennifer Henninger <jhenninger@littletongov.org>; Lucy M. Lucero <llucero@littletongov.org>; Kathleen Osher <kosher@littletongov.org>
Subject: RE: Aspen Grove

Hi, Carol:

Thank you for the email, please send the citizen to me. The proposal is not for a specific building or use, but is an amendment to the planned development zoning which allows up to 2,500 residential units and up to seven stories / 85 feet in two specific sub areas. It is a proposal for what they may be able to do, but not necessarily what they will do.

Thanks again,

Mike Sutherland, AICP

Deputy Director of Community Development
Community Services Department
2255 West Berry Avenue
Littleton, CO 80120
303-795-3763 (direct)



From: Carol Fey <cfey@littletongov.org>
Sent: Monday, August 09, 2021 8:01 AM
To: Michael Sutherland <msutherland@littletongov.org>
Cc: Jennifer Henninger <jhenninger@littletongov.org>
Subject: Aspen Grove

Hi Mike—A citizen is concerned about a 7-story development at Aspen Grove.
-is that the proposal? (if I'm allowed to know that—I haven't seen the proposal)
-May I send that citizen to you for info since I can't discuss it--and don't know anything
anyway : -)

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From: [Michael Sutherland](#)
To: [Katerina Celechovsky](#)
Subject: RE: Public Hearing Plan Inquiry #APD21-0002
Date: Friday, August 13, 2021 9:36:51 AM
Attachments: [image001.png](#)

Hello, Katerina:

Thank you for the email. In a nutshell:

- Aspen Grove is losing retail tenants now
- The Gerrity Group, owners of the development, are concerned about the long-term viability of the property as it is
- Their proposed changes to the development entitlement document (the general planned development plan) would allow a mix of residential and commercial development on the property
 - The proposal would allow up to 2,500 homes on the property
 - The proposal guarantees a minimum of 125,000 square feet of commercial development
 - To achieve a vertical mix of uses on the southern end of the property, the proposal would allow buildings up to 85 feet in height

Right now, they do not have a site-specific development plan, they want to change the parameters of what they can do on the property. If this is approved, the expectations are that they would eventually come in for a series of site plans to redevelop the property one piece at a time. One of the first pieces would most likely be a mixed-use building on the south end of the site that would have apartments above ground-floor commercial with a parking structure incorporated into the building. I hope that provides some better insight, but at this stage is only conceptual.

I think the general idea is to take advantage of light rail service and build a denser, mixed use development that will provide a healthier and more stable sales tax generator for the long-term future. If you have any other questions, please let me know.

Mike Sutherland, AICP

Deputy Director of Community Development
Community Services Department
2255 West Berry Avenue
Littleton, CO 80120
303-795-3763 (direct)



From: Katerina Celechovsky [REDACTED]
Sent: Thursday, August 12, 2021 3:23 PM
To: Michael Sutherland <msutherland@littletongov.org>
Subject: Public Hearing Plan Inquiry #APD21-0002

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,
my husband and I have received Legal Notice about Public Hearing on 8/23/21 at 6:30pm pertaining to the Planned Development Plan for property 7301 S Santa Fe Dr (case #APD21-0002).
We won't be able to attend, however I would like to know more about the proposal.
In simple terms, is the proposal to build a new high density apartment building at 7301 South Santa Fe Drive? Can you please provide us with more information? Norris Design description of the plan is not specific enough.
Thank you, Katerina



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Colleen Norton

To: Susan Thornton
Subject: RE: Please forward to PC and City Council

August 15, 2021

To: The Littleton Planning Commission and Littleton City Council

Re: Redevelopment of Aspen Grove

For years, Aspen Grove has been an amazing retail center and source of sales tax revenues for the Littleton Community and City of Littleton. It is hard for me to believe that it has been over 20 years since we first cut the ribbon on this unique development.

But all retail developments age, and to remain relevant with the times, need to reinvent themselves.

I am generally in favor of Gerrity Group's plans to redevelop Aspen Grove. Having high density, mixed use on a busy corridor makes sense to me. Internally, having pocket parks and a connection to the South Platte River are a plus.

I would like to see some housing for low-income residents included in the redevelopment, but understand that market forces may make that impossible.

I would also like to see a more robust connection with RTD's light rail and bus system, but understand that the configuration of the property may not make that possible.

Thank you for your consideration,

Susan Thornton
Former Mayor, City of Littleton
[REDACTED]
Littleton, CO 80120

Susan M. Thornton
Susan Thornton Associates, LLC

[REDACTED]

* Sender and receiver should be mindful that all incoming and outgoing emails may be subject to the Colorado Open Records Act, S 24-72-200.1, et seq.

From: [Michael Sutherland](#)
To: [Charlotte Pitt](#)
Subject: RE: 7301 S Santa Fe Public Notice Case #APD21-0002
Date: Tuesday, August 17, 2021 8:30:00 AM
Attachments: [image002.png](#)

Hello, Ms. Pitt:

The meeting will be held at the Littleton Center, 2255 W. Berry Avenue, in the council chambers. Littleton Center is just north of downtown, on the north side of W. Berry Ave. between S. Prince St. and Rio Grande St. Please let me know if you have any other questions.

Sincerely,

Mike Sutherland, AICP

Deputy Director of Community Development
Community Services Department
2255 West Berry Avenue
Littleton, CO 80120
303-795-3763 (direct)



From: Charlotte Pitt [REDACTED]
Sent: Monday, August 16, 2021 5:03 PM
To: Michael Sutherland <msutherland@littletongov.org>
Subject: Re: 7301 S Santa Fe Public Notice Case #APD21-0002

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Mike

Thanks so much for pointing me in the right direction to find all the information. I received the notice of public hearing for Aug. 23 and saw the signs posted at Aspen Grove. Can you tell me where that meeting will be held?

Many thanks
Charlotte

Sent from my iPhone

On Aug 10, 2021, at 11:29 AM, Michael Sutherland <msutherland@littletongov.org> wrote:

Hello, Ms. Pitt:

Thank you for the email. Please try the Development Activity List at:

<https://littleton.maps.arcgis.com/apps/MapSeries/index.html?appid=f590c18f1a6c42848c922bc0118534d2>

If select "Development Projects" on the right-hand side of the page, then look for and select "APD21-0002 – Amend plan to allow residential uses & additional height – PLANNED DEV AMND" on the left side of the page, it should bring up a text box where you can select "More Information and Documents" to give you the most current and complete document information for a thorough review. I would start with the Letter of Intent and the Planned Development Plan Amendment, but there is a bunch of information in there! Please let me know if you have any difficulty finding the page or if you have questions / comments.

Thank you,

Mike Sutherland, AICP

Deputy Director of Community Development
Community Services Department
2255 West Berry Avenue
Littleton, CO 80120
303-795-3763 (direct)

<image002.png>

From: Charlotte Pitt [REDACTED]
Sent: Monday, August 09, 2021 8:33 PM
To: Michael Sutherland <msutherland@littletongov.org>
Subject: 7301 S Santa Fe Public Notice Case #APD21-0002

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Mike

I received the planning hearing notice. I tried searching the Littleton website provided and I can't find any additional information other than up to 2500 dwelling units. Can you point me in the direction of, or provide some additional information about the project?

Many thanks



* Sender and receiver should be mindful that all incoming and outgoing emails may be subject to the Colorado Open Records Act, S 24-72-200.1, et seq.

The city's top Envision Littleton priority in 2021 is to update the land use and zoning code. Learn more and provide feedback about the Unified Land Use Code, the 2040 Envision Littleton Plan, and the Transportation Master Plan at [EnvisionLittleton.org](https://www.envisionlittleton.org).

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* Sender and receiver should be mindful that all incoming and outgoing emails may be subject to the Colorado Open Records Act, S 24-72-200.1, et seq.

From: Christy Bougie [REDACTED]
Sent: Tuesday, August 17, 2021 12:28 PM
To: Colleen Norton <cnorton@littletongov.org>
Subject: Aspen grove rezoning comment

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To planning board commissioners:

I am opposed to the redevelopment and rezoning of the Aspen Grove project. We do not have enough information from the developer about the plan and redevelopment to agree to rezone that space. To make such a drastic change in the zoning without that information is reckless and will forever change Littleton's character. Responsible development in that area and the south side of mineral and Santa Fe is critical to protecting current and future home values. The enormous impact on support services (police, fire, schools, etc) during a budget shortfall is extremely concerning. Adding that magnitude of dwellings will definitely impact Littleton crown jewel: South Platte Park. Please vote against this proposal of rezoning. Thank you for your consideration.

Christy Bougie
[REDACTED]

Littleton CO 89128
[REDACTED]

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* Sender and receiver should be mindful that all incoming and outgoing emails may be subject to the Colorado Open Records Act, S 24-72-200.1, et seq.



Council Meeting Agenda Item Comment

Littleton Center
2255 W. Berry Avenue
Littleton, CO 80120

Date Submitted:

August 17, 2021 12:24 PM

Council meeting date:

10/05/2021

Council agenda item number:

Ordin A

Name

Christy Bougie

Email address

[REDACTED]

Neighborhood

Southwest

Position

I oppose the issue

Comments:

I am opposed to the redevelopment and rezoning of the Aspen Grove project. We do not have enough information from the developer about the plan and redevelopment to agree to rezone that space. To make such a drastic change in the zoning without that information is reckless and will forever change Littleton's character. Responsible development in that area and the south side of mineral and Santa Fe is critical to protecting current and future home values. The enormous impact on support services (police, fire, schools, etc) during a budget shortfall is extremely concerning. Adding that magnitude of dwellings will definitely impact Littleton crown jewel: South Platte Park. Please vote against this proposal of rezoning. Thank you for your consideration.

Colleen Norton

To: Michael Sutherland
Subject: RE: Aspen Grove hearing, ref. APD21-0002

From: Pam Chadbourne [REDACTED]
Sent: Tuesday, August 17, 2021 3:59 PM
To: Michael Sutherland <msutherland@littletongov.org>; Elizabeth Kay Marchetti <ekaymarchetti@littletongov.org>
Cc: ChadboLittCO@ecentral.com
Subject: Aspen Grove hearing, ref. APD21-0002

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Mike, (and hi Elizabeth),

(Writing to Mike because he's the City Staff Contact given on the Development Activity List, for the APD21-0002 Aspen Grove/Gerrity Group LLC and Norris Design application for a PD amendment. And copying Elizabeth because she seems to have handled this application since April.)

The developers have announced that the application for an Aspen Grove PD Amendment is scheduled for a Public Hearing at Planning Commission next Monday August 23. (see reference e-mail below).

After the Planning Commission action (presumably to recommend or not?), would this proposed PD Amendment go to City Council?

If so, are there possible dates for that 1st read, and then the Public Hearing?

Thanks for your help.

Pam Chadbourne

-----Original Message-----

From: Reimagine Aspen Grove <info@reimagineaspengrove.com>
Sent: Mon, Aug 16, 2021 7:41 pm
Subject: *Correction* Latest News & Project Update

[View this email in your browser](#)

*We apologize for sending a duplicate email. There was an issue with the newsletter and the web links provided. We have since corrected the issue. Please see below.

ASPEN GROVE COMMUNITY REIMAGINED

Latest News



Framework Planning → Site Planning → Construction

Our application to amend the underlying zoning framework of the Aspen Grove Planned Development (PD) Zoning has been submitted to the City of Littleton.

Next Step

City staff has scheduled our application for a public Planning Commission meeting on Monday, August 23rd at **6:30pm**. More information can be found by [CLICKING HERE](#)

[*We have corrected the link to now direct you to the City of Littleton Planning Commission webpage.](#)

[*Please continue to check back as city staff will publish the agenda and related documents in the coming days.](#)

Your input is important to us!

Please visit our website at www.reimagineaspengrove.com to stay up to date on latest news and find out more information on our FAQ page where we will address the questions we are receiving from the community.

[FAQ](#)

In case you missed the virtual community meeting, please click below to watch the recorded meeting.

[Virtual Community Meeting](#)

Aspen Grove Spotlight



Did you hear? Alamo Drafthouse Denver will re-open at Aspen Grove! Just one more reason to get excited about our plans to Reimagine Aspen Grove! Visit our website:

<https://www.reimagineaspengrove.com/latest-news>

[to stay up to date on the latest happenings as we continue to plan for the future at Aspen Grove.](#)

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You are receiving this email because you opted in via our website.

Our mailing address is:

Reimagine Aspen Grove

7301 S Santa Fe Dr

Littleton, CO 80120-2973

[Add us to your address book](#)

Want to change how you receive these emails?
You can [update your preferences or unsubscribe from this list.](#)

Colleen Norton

From: Andrea Brown [REDACTED]
Sent: Tuesday, August 17, 2021 8:41 PM
To: Colleen Norton
Subject: Letter to Planning Commission re Aspen Grove Development Plan

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear members of the Planning Commission,

I Live across Sante Fe and look directly at Aspen Grove (7421 S. Houston Waring Cir). The views are exceptional (worth putting up with the noise from the trains).

I generally support the Gerrity Group's development plans. I think their intension is indeed "to create a more sustainable, socially conscious and walkable property that meets the broader community needs...". (from their application). Aspen Grove definitely needs revitalization.

We are having a neighborhood meeting Thursday (really mostly Houston Waring residents), and another email might come out of that. It would be pretty late Thursday so I thought I'd give a 'heads up.' My concerns, and from what I've heard similar concerns of the others have to do with height of buildings, density of housing, and traffic. I believe Gerrity does not intend to build 2,500 units, but is 1,000 units that much better? And what if they decide to build 2,500 after all. It would be horrendous. Also, Sante Fe and Mineral is already one of the worst intersections in the State. I hope planning will thoroughly address that.

I believe the people at Gerrity are trying to do a well-planed and thoughtful development. Keep in mind that none of us want our view obstructed.

Thank you,

Andrea Brown

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Colleen Norton

To: Michael Sutherland
Subject: RE: Proposed 4th Amendment to the Newton Property General Planned Development Plan (Aspen Grove) PUBLIC HEARING - Monday, August 23, 2021

From: Rob Lee [REDACTED]
Sent: Thursday, August 19, 2021 12:18 PM
To: Michael Sutherland <msutherland@littletongov.org>
Subject: Re: Proposed 4th Amendment to the Newton Property General Planned Development Plan (Aspen Grove) PUBLIC HEARING - Monday, August 23, 2021

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Again Mike,

Also why would the city planning commission and the City Council allow the Gerrity Group to seek approval on this project right before the new updates to the ULUC that haven't been updated in 30 years. Seems like a legal maneuver to gain approval that may not be approved once the updates have been made to the ULUC. Should this be a valid concern for the citizens of Littleton?

Thank you again,

Rob Lee

On Thu, Aug 19, 2021 at 11:31 AM Rob Lee <robelee64@gmail.com> wrote:

As always Mike Thank you for your reply. My neighbors and I are having a group meeting tonight to discuss the requests and our opinions on the matter.

May I ask how this proposed project will help with the tax revenue shortfall? I assume sales tax revenue is what the city council is trying to generate and not property tax revenue that may or may not be a wash for the city with this proposal. It seems like the only people who win if this project is approved is the Gerrity Group being able to rent 2 bedroom apartments for \$2,000 to \$4,000 a unit.

Do we need to get our emails in by midnight tonight to have them included in Monday's meeting?

I look forward to seeing your reply and thank you Mike!

Rob Lee

On Wed, Aug 18, 2021 at 10:06 AM Michael Sutherland <msutherland@littletongov.org> wrote:

Hello, Mr. Lee:

No, not yet – they plan to have it available at the public hearing. I know the increased building height request will be an issue for both planning commission and city council. What they show better be convincing! Luckily, the site sits

pretty low. Currently, the maximum height limit is 65 feet. I looked at the site plans for Alamo Draft House, which I think is the tallest building there, and they showed a measurement of 56 feet above finished floor level. Height from finished floor level is not how we measure height today, it should be from ground level. So, given that information, I'm not sure exactly how tall Alamo Draft House is, but it is taller than 56 feet.

Regards,

Mike Sutherland, AICP

Deputy Director of Community Development

Community Services Department

2255 West Berry Avenue

Littleton, CO 80120

303-795-3763 (direct)



From: Rob Lee [REDACTED]
Sent: Tuesday, August 17, 2021 9:52 PM
To: Michael Sutherland <msutherland@littletongov.org>
Subject: Re: Proposed 4th Amendment to the Newton Property General Planned Development Plan (Aspen Grove)
PUBLIC HEARING - Monday, August 23, 2021

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello again Mike,

Has the Gerrity Group provided the imagery the planning commission asked for to see how the height requests will affect the current residence? If the answer is no, are you concerned why? How can the planning commission make a decision if the requested documentation is not being provided by the Gerrity Group?

Thank you,

Rob Lee

On Tue, Aug 17, 2021 at 7:37 PM Rob Lee <robelee64@gmail.com> wrote:

Understood Mike. Thank you detailing the process.

Sincerely,

Rob

On Tue, Aug 17, 2021 at 7:33 PM Michael Sutherland <msutherland@littletongov.org> wrote:

After the planning commission public hearing, we will hold a second public hearing for city council.

Again, council will hear

- A presentation from staff
- A presentation from the applicant
- Up to three minutes from any concerned citizen who wishes to speak

After this, council will have the opportunity to ask questions and get answers, then they will close the public hearing and deliberate.

Mike Sutherland, AICP

Deputy Director of Community Development

Community Services Department

[2255 West Berry Avenue](#)

[Littleton, CO 80120](#)

303-795-3763 (direct)



From: Rob Lee [REDACTED]
Sent: Tuesday, August 17, 2021 6:50 PM
To: Michael Sutherland <msutherland@littletongov.org>
Subject: Re: Proposed 4th Amendment to the Newton Property General Planned Development Plan (Aspen Grove)
PUBLIC HEARING - Monday, August 23, 2021

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Mike,

It was great speaking with you the other day. I appreciate you sharing some of the planning commission concerns with me.

I do have a question/concern for you. Based on this email are you stating that the planning commission is intending on making a recommendation to the city on Monday, August 23, 2021 before hearing from the community at that very same meeting?

Thank you,

Rob Lee

[REDACTED]

[REDACTED]

On Tue, Aug 17, 2021 at 6:37 PM Michael Sutherland <msutherland@littletongov.org> wrote:

Hello:

Thank you for taking time to provide comments on the Aspen Grove development proposal. Citizen input and participation is invaluable and necessary for good governance. Your comments will be included in the planning commission packet. I invite you to participate in the first public hearing for the proposal by Planning Commission this coming **Monday, August 23, 2021 at 6:30 pm** in the Littleton Center, [2255 W. Berry Avenue](#), all public hearings are now held in person. Planning commission is expected to make a recommendation to city council on the proposal. A second public hearing will be scheduled for city council for a final decision in October (tentatively). Your comments will be forwarded to city council in their packet too. If you have any questions, please let me know.

Sincerely,

Mike Sutherland, AICP

Deputy Director of Community Development

Community Services Department

[2255 West Berry Avenue](#)

[Littleton, CO 80120](#)

303-795-3763 (direct)



Colleen Norton

From: Michael Sutherland
Sent: Thursday, August 19, 2021 4:33 PM
To: Rob Lee
Cc: Colleen Norton
Subject: RE: Proposed 4th Amendment to the Newton Property General Planned Development Plan (Aspen Grove) PUBLIC HEARING - Monday, August 23, 2021

Hi, Rob:

To be clear, I do not know exactly what the planning commissioner's concerns may be. Any concerns mentioned were staff concerns or anticipated commissioner / council concerns. For the most effective presentation by a group, you may consider organizing the group to have each member talk about a specific concern for three minutes and note that each member is concerned about all of the issues identified by the group, but is speaking on a specific issue (food for thought).

Emails received at this point will go to the planning commission on Monday afternoon. All emails will be forwarded to council for the second public hearing.

Thank you!

Mike Sutherland, AICP

Deputy Director of Community Development
Community Services Department
2255 West Berry Avenue
Littleton, CO 80120
303-795-3763 (direct)



From: Rob Lee [REDACTED]
Sent: Thursday, August 19, 2021 2:15 PM
To: Michael Sutherland <msutherland@littletongov.org>
Subject: Re: Proposed 4th Amendment to the Newton Property General Planned Development Plan (Aspen Grove) PUBLIC HEARING - Monday, August 23, 2021

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This is great Mike!

Which areas do you think we as citizens should focus our concerns that would mirror the planning commission concerns?

Do we need to email tonight by midnight to have our emails included in the October 5th meeting?

Last question do you know the email address we are to email our comments today?

Thanks so much for your help, Mike!!!

Rob Lee

On Thu, Aug 19, 2021 at 1:48 PM Michael Sutherland <msutherland@littletongov.org> wrote:

Hi, Rob:

These are good questions. The applicant may be able to address their motivations for moving forward under the current code. I think it may have something to do with their anticipated development timeline. As far as the capital improvements funding gap is concerned, I would probably recommend keeping those issues separated. Aspen Grove is a significant contributor to the sales tax revenues, but represents between five and ten percent of the annual sales tax revenue (still a major player). We analyzed the fiscal impacts of the proposal and concluded the proposal, if constructed, would most likely increase tax revenues in the long term (even in a conservative estimate), which is great. However, none of this solves the unsustainable funding gap in the capital improvements fund. The only viable and fair solution there is a sales tax increase, which applies to the entire tax base.

Thank you,

Mike Sutherland, AICP

Deputy Director of Community Development

Community Services Department

[2255 West Berry Avenue](#)

[Littleton, CO 80120](#)

303-795-3763 (direct)



From: Rob Lee [REDACTED]
Sent: Thursday, August 19, 2021 12:18 PM
To: Michael Sutherland <msutherland@littletongov.org>
Subject: Re: Proposed 4th Amendment to the Newton Property General Planned Development Plan (Aspen Grove)
PUBLIC HEARING - Monday, August 23, 2021

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Hello Again Mike,

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Thank you again,

Rob Lee

On Thu, Aug 19, 2021 at 11:31 AM Rob Lee [REDACTED] wrote:

As always Mike Thank you for your reply. My neighbors and I are having a group meeting tonight to discuss the requests and our opinions on the matter.

May I ask how this proposed project will help with the tax revenue shortfall? I assume sales tax revenue is what the city council is trying to generate and not property tax revenue that may or may not be a wash for the city with this proposal. It seems like the only people who win if this project is approved is the Gerrity Group being able to rent 2 bedroom apartments for \$2,000 to \$4,000 a unit.

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Rob Lee

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Regards,

Mike Sutherland, AICP

Deputy Director of Community Development

Community Services Department

[2255 West Berry Avenue](#)

[Littleton, CO 80120](#)

303-795-3763 (direct)



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Sent: Tuesday, August 17, 2021 9:52 PM
To: Michael Sutherland <msutherland@littletongov.org>
Subject: Re: Proposed 4th Amendment to the Newton Property General Planned Development Plan (Aspen Grove)
PUBLIC HEARING - Monday, August 23, 2021

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Hello again Mike,

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Thank you,

Rob Lee

On Tue, Aug 17, 2021 at 7:37 PM Rob Lee [REDACTED] wrote:

Understood Mike. Thank you detailing the process.

Sincerely,

Rob

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Mike Sutherland, AICP

Deputy Director of Community Development

Community Services Department

[2255 West Berry Avenue](#)

[Littleton, CO 80120](#)

303-795-3763 (direct)



From: Rob Lee [REDACTED]
Sent: Tuesday, August 17, 2021 6:50 PM
To: Michael Sutherland <msutherland@littletongov.org>
Subject: Re: Proposed 4th Amendment to the Newton Property General Planned Development Plan (Aspen Grove)
PUBLIC HEARING - Monday, August 23, 2021

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Hi Mike,

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I do have a question/concern for you. Based on this email are you stating that the planning commission is intending on making a recommendation to the city on Monday, August 23, 2021 before hearing from the community at that very same meeting?

Thank you,

Rob Lee

[REDACTED]

[REDACTED]

On Tue, Aug 17, 2021 at 6:37 PM Michael Sutherland <msutherland@littletongov.org> wrote:

Hello:

Thank you for taking time to provide comments on the Aspen Grove development proposal. Citizen input and participation is invaluable and necessary for good governance. Your comments will be included in the planning commission packet. I invite you to participate in the first public hearing for the proposal by Planning Commission this coming **Monday, August 23, 2021 at 6:30 pm** in the Littleton Center, [2255 W. Berry Avenue](#), all public hearings are now held in person. Planning commission is expected to make a recommendation to city council on the proposal. A second public hearing will be scheduled for city council for a final decision in October (tentatively). Your comments will be forwarded to city council in their packet too. If you have any questions, please let me know.

Sincerely,

Mike Sutherland, AICP

Colleen Norton

From: Michael Sutherland
Sent: Thursday, August 19, 2021 4:21 PM
To: lynn christensen
Cc: Colleen Norton
Subject: RE: Aspen Grove

Hello, Ms. Christensen:

Thank you for the email and the concerns. I appreciate your patience with the Development Activity List (DAL). It wasn't until a citizen identified the issue that we realized a geocoding link had not been established and the information was not getting to the DAL. We got that fixed last month. In answer to your questions:

1. An environmental study was not required for the proposed planned development amendment because it is an existing shopping mall and there is no imminent construction with the proposed entitlement process. It is unlikely construction on the property would warrant an environmental study, but we keep the options open. You never know what the future may bring for eagle nesting sites or endangered species in the vicinity. I am not aware of any such issues affecting the vicinity currently.
2. Parking requirements will be governed by existing city codes at the time development is proposed. That is a clear provision of the Littleton City Code for planned development (PD) zoning districts, which is the existing zoning on the property. If the city allows for reduced parking or maximum parking in future code amendments, those requirements would apply to this development too.
3. As you are no doubt aware, the intersection of S. Santa Fe Dr. and W. Mineral Ave. is the most congested intersection in the city. The traffic study references the "quadrant road" or quad road improvement, which will remove several of the left-turn traffic movements from the intersection. The city is currently working with the Colorado Department of Transportation (CDOT) and property owners at the corner to implement these plans as early as 2023. The quad road will provide much-needed relief to the intersection. The city is also working with CDOT on a planning and environmental linkages (PEL) study for the entire Santa Fe corridor and, in the distant future, S. Santa Fe Dr. will eventually cross over W. Mineral Ave., to address traffic completely.

The planning commission is holding a public hearing for the Aspen Grove proposal in the city council chambers this Monday, August 23, 2021 at 6:30 pm. As an interested citizen, I hope you will be able to attend this meeting and provide input for the commission's decision to either recommend approval or recommend denial to the city council.

Sincerely,

Mike Sutherland, AICP

Deputy Director of Community Development
Community Services Department
2255 West Berry Avenue
Littleton, CO 80120
303-795-3763 (direct)



From: lynn christensen [REDACTED]
Sent: Wednesday, August 18, 2021 11:42 AM
To: Michael Sutherland <msutherland@littletongov.org>
Subject: Aspen Grove

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Sutherland,
I saw a sign at Aspen Grove about the Planning Commission meeting for Aspen Grove redevelopment and to direct questions to you.

Up until recently I couldn't find anything on the City's DAL that has kept residents in the loop. Glad there are finally some updates. With that said, I have a few questions:

1. Was an environmental study done (outside of the water quality) to determine potential impact to the wildlife at South Platte Park by additional vehicle pollution, light pollution, trash, dogs, noise pollution, etc.?
2. Will the Redevelopment be subject to parking codes from the ULUC or current codes, or will the PD override them? Specifically, the reduction of parking spaces required for new development within 1/4 mile of RTD that was discussed at Council study session last night?
3. I see the traffic analysis indicates additional vehicle trips of about 7,200 in the first development phase to 21,000+ in 2040. I'm not seeing how the recommendations are helping to alleviate that traffic congestion. Could you please direct me to any other research or proposals that would address the congestion at the Santa Fe and Mineral intersection other than multimodal and RTD?

Thank you for your time,
Lynn Christensen
[REDACTED]
Littleton Village

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Colleen Norton

From: Michael Sutherland
Sent: Thursday, August 19, 2021 4:33 PM
To: Rob Lee
Cc: Colleen Norton
Subject: RE: Proposed 4th Amendment to the Newton Property General Planned Development Plan (Aspen Grove) PUBLIC HEARING - Monday, August 23, 2021

Hi, Rob:

To be clear, I do not know exactly what the planning commissioner's concerns may be. Any concerns mentioned were staff concerns or anticipated commissioner / council concerns. For the most effective presentation by a group, you may consider organizing the group to have each member talk about a specific concern for three minutes and note that each member is concerned about all of the issues identified by the group, but is speaking on a specific issue (food for thought).

Emails received at this point will go to the planning commission on Monday afternoon. All emails will be forwarded to council for the second public hearing.

Thank you!

Mike Sutherland, AICP

Deputy Director of Community Development
Community Services Department
2255 West Berry Avenue
Littleton, CO 80120
303-795-3763 (direct)



From: Rob Lee [REDACTED]
Sent: Thursday, August 19, 2021 2:15 PM
To: Michael Sutherland <msutherland@littletongov.org>
Subject: Re: Proposed 4th Amendment to the Newton Property General Planned Development Plan (Aspen Grove) PUBLIC HEARING - Monday, August 23, 2021

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This is great Mike!

Which areas do you think we as citizens should focus our concerns that would mirror the planning commission concerns?

Do we need to email tonight by midnight to have our emails included in the October 5th meeting?

Last question do you know the email address we are to email our comments today?

Thanks so much for your help, Mike!!!

Rob Lee

On Thu, Aug 19, 2021 at 1:48 PM Michael Sutherland <msutherland@littletongov.org> wrote:

Hi, Rob:

These are good questions. The applicant may be able to address their motivations for moving forward under the current code. I think it may have something to do with their anticipated development timeline. As far as the capital improvements funding gap is concerned, I would probably recommend keeping those issues separated. Aspen Grove is a significant contributor to the sales tax revenues, but represents between five and ten percent of the annual sales tax revenue (still a major player). We analyzed the fiscal impacts of the proposal and concluded the proposal, if constructed, would most likely increase tax revenues in the long term (even in a conservative estimate), which is great. However, none of this solves the unsustainable funding gap in the capital improvements fund. The only viable and fair solution there is a sales tax increase, which applies to the entire tax base.

Thank you,

Mike Sutherland, AICP

Deputy Director of Community Development

Community Services Department

[2255 West Berry Avenue](#)

[Littleton, CO 80120](#)

303-795-3763 (direct)



From: Rob Lee [REDACTED]
Sent: Thursday, August 19, 2021 12:18 PM
To: Michael Sutherland <msutherland@littletongov.org>
Subject: Re: Proposed 4th Amendment to the Newton Property General Planned Development Plan (Aspen Grove)
PUBLIC HEARING - Monday, August 23, 2021

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Hello Again Mike,

Also why would the city planning commission and the City Council allow the Gerrity Group to seek approval on this project right before the new updates to the ULUC that haven't been updated in 30 years. Seems like a legal maneuver to gain approval that may not be approved once the updates have been made to the ULUC. Should this be a valid concern for the citizens of Littleton?

Thank you again,

Rob Lee

On Thu, Aug 19, 2021 at 11:31 AM Rob Lee [REDACTED] wrote:

As always Mike Thank you for your reply. My neighbors and I are having a group meeting tonight to discuss the requests and our opinions on the matter.

May I ask how this proposed project will help with the tax revenue shortfall? I assume sales tax revenue is what the city council is trying to generate and not property tax revenue that may or may not be a wash for the city with this proposal. It seems like the only people who win if this project is approved is the Gerrity Group being able to rent 2 bedroom apartments for \$2,000 to \$4,000 a unit.

Do we need to get our emails in by midnight tonight to have them included in Monday's meeting?

I look forward to seeing your reply and thank you Mike!

Colleen Norton

From: Holly Shilliday [REDACTED]
Sent: Thursday, August 19, 2021 10:24 PM
To: Colleen Norton
Subject: Aspen Grove Redevelopment

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Dear Planning Commission,

I have lived in Littleton since 2004. I currently live in the Sunset neighborhood, right across the street from Aspen Grove. We chose Littleton because it feels like a small town yet it is centrally located to most of the metropolitan area. The area is visually beautiful, mature, safe and has excellent schools. In addition, my husband is visually impaired and takes light rail to and from work. The Aspen Grove Lifestyle Center has been a large part of our community. I actually lived in Littleton before it was built and welcomed it as it brought much needed retail to Littleton. We regularly go the stores and restaurants. We also enjoy the Paris Market, farmers' markets, temporary plant store and other events. We used to love taking our kids to see outdoor movies in the summer and went to indoor movies at the Alamo as well.

I am opposed to the request to redevelop Aspen Grove into high density housing. Adding up to 2,500 units to the Aspen Grove parcel will remove a major community gathering place and change the character of the City. Moreover, the City has not yet finalized its updates to the land-use codes/zoning and transition to the Unified Land Use Code ("ULUC"). It is obvious from the survey results that Littleton's charm, character, history and proximity to the Platte river are important to residents. Residents are against plans that will diminish the small town character of Littleton.

One main reason why the City should not allow up to 2,500 units is due to the congestion that will be created by the development. As much as planners and developers like to promote public transportation, the reality is that residents in Denver's suburbs own and drive cars. Increasing the population and adding more vehicles to the most congested intersection in Littleton is a bad idea, especially when you consider the number of cars driving through Littleton from Sedalia and Castle Rock. Although there are plans to fix the intersection, the solution is years off and does not take into account even more traffic in the future. Approving this development before there is a fix is putting the cart before the horse.

It is unfair to use revenue from 2020 to argue the retail shopping center is no longer performing. Figures from the first 7 months of 2021 should be used instead. Also, it is no big secret that the owner has been raising rents in order to drive tenants out, thereby insuring higher vacancy rates.

The Gerrity Group is a Delaware corporation formed in 2016 with a principal place of business in Solana Beach, CA. It has no ties to Colorado, is not a part of our community and has no interest in preserving the quality of life of the residents of Littleton.

The redevelopment of Aspen Grove, as proposed, should not be approved.

Holly Shilliday

Colleen Norton

From: DR Christensen [REDACTED]
Sent: Thursday, August 19, 2021 11:12 PM
To: Colleen Norton
Subject: Aspen Grove renovation Aug 23 hearing

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The following items I request time to present to the Littleton city council and planning commission.

1. The city of Littleton has the "CART BEFORE THE HORSE" on the proposal. Traffic and congestion considerations not in proposal. Mineral and Santa Fe is worst intersection in Littleton. Fly overs and left turns are bandaid fixes at best. Real fixes would be astronomical in cost and timing would be 10-15 years away.
2. No consideration of Littleton residents quality of life if council does not act responsibly.
3. 1500, 2000 or 2500 additional units for residences cannot be supported by a 33 acre site. Additional of up to 6,000 additional persons and over 4,000 additional vehicles.
4. Building heights of 85' are unacceptable in this suburban area.

Dennis Christensen

[REDACTED]
Littleton, CO. 80120

[REDACTED]

Sent from my iPhone

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Colleen Norton

From: Rob Lee [REDACTED]
Sent: Thursday, August 19, 2021 11:48 PM
To: Colleen Norton
Subject: Aspen Grove email for the October 5th meeting from a concerned voting citizen

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To whom this may concern,

The proposed Aspen Grove redevelopment/rezoning project is being rushed through and not thoroughly thought through and vetted for all potential problems that may affect the community today and in the future. What studies have been done to determine what a potential 2,500 units would be created in regards to traffic congestion, stress on our open spaces and parks, added crime and need for additional police force, fire department personnel and other social services? This doesn't even account for the already approved development of the sod farm to the south of Aspen Grove.

The Gerrity Group are out of state developing owning 40 plus developments across the country. They say they care about the community in which they do not live, yet they have not met with the community face to face in regards to this project. Covid has allowed them to hold 2-virtual meetings and not answer live questions where someone stands up and asks a question without that question being vetted, and therefore allowing them to cherry pick the questions they choose to answer. All lines are muted and videos are shut off. A real community meeting would not be held like this EVER. I and others have asked about the traffic concerns in both virtual meetings and they have not addressed that topic at all. That is because this is not a concern for them, because they are not a part of the community. These are however the citizens of Littleton and should be the City Council's concerns and hopefully you are listening. If approved, these new buildings, the largest of them would be right up against Santa Fe and would be some of the largest in Littleton. Why is that an issue you ask? Good question! This would obstruct the view of the surrounding community and change the quality of life that makes us choose to live in Littleton. How will these buildings change the views of the current residents? Another good question. The Gerrity Group has been asked to provide imagery (not an architectural design) that would show how their buildings would affect the views of the current residences. They have yet to provide this imagery, but promise to do so at the meeting on Monday, August 23rd. We can't wait to be very convinced that this is not an issue, however based on the 85 feet proposed subsection heights it appears this will be a concern for your citizens. It is my projection that views of the valley would be lost. Yes, we know they may not build 85 foot structures and they may not have 2,500 units, but you are being asked to approve that if they so choose.

Now let me point out the elephant in the room. The Santa Fe and Mineral intersection is the worst intersection in all of Littleton TODAY (that's right TODAY) for congestion, crashes and deaths. How many more lives is this project worth? How many increased crashes are acceptable? Traffic TODAY stretches from the Breckenridge Brewery to Mineral going South for hours during high traffic periods every single day of the week. NOW add gas to the fire by adding over 7,000 more people and add in their friends and family as well. Again, this does not account for the already approved project on the current sod farm 2 tenths of a mile south of Aspen Grove, which appears to be an even larger project in the works than the aforementioned Aspen Grove proposed project. With more people on that road and intersection at these peak hours, I am sure the local news stations will like to interview those responsible for your thought process and yes vote if this intersection graduates to the worst intersection in the entire state. We are aware that the planning commission is looking into a quadrant road intersection eliminating left hand turns at the Santa Fe and Mineral intersection based on results from a traffic study that was conducted. This quadrant road proposal with its staggered timed light system may be yet another engineering mistake made by yet another traffic architectural engineer. We don't know and we won't know beforehand if YOU the City Council put the cart before the horse.

Tax revenue concerns from Aspen Grove and Littleton as a whole based off of 2020 sales tax generated dropped by more than 40%. How could people shop and eat out at restaurants when we were told to stay home and stores and restaurants were shut down? Tax revenue will return, but yes there is a shortfall and we understand that too. If tax revenue is the issue then you can input a measure to increase the sales tax voted on by the citizens of Littleton without destroying what makes Littleton so great, and that is a community that is very livable and safe. Please don't destroy our community with a rushed decision. You were not voted in to turn Littleton into a densely populated community. You were voted in by campaigning to help build a strong community with good schools, well maintained roads and to keep this a safe and beautiful place to live.

Please don't put the cart before the horse.

Thank you,

Rob Lee



Littleton, CO 80120-3955

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Colleen Norton

To: Michael Sutherland
Subject: RE: Aspen Grove Amended PDP

-----Original Message-----

From: JAMES MCFALL [REDACTED]
Sent: Thursday, August 19, 2021 6:59 PM
To: Michael Sutherland <msutherland@littletongov.org>
Subject: Aspen Grove Amended PDP

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Mr Sutherland,

Can you please direct me to any review and opinions of the Littleton Planning Staff regarding the impact of this proposal on the infrastructure and other concern of community planning.

I am currently opposed to the proposal of a concentration of 5000 people on a 15 acre site. This proposal feels like a 'high ball' overture to be followed by a reduced scoop, that sounds more attractive.

Whatever, this is a challenge for Planning.

Respectfully,

James D. McFall
[REDACTED]
Littleton, CO 80120
[REDACTED]

Sent from my iPad

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From: margaret gordon [REDACTED]
Sent: Friday, August 20, 2021 4:48 PM
To: Mark Relph <mrelph@littletongov.org>
Cc: Michael Sutherland <msutherland@littletongov.org>
Subject: Email+contact+from+Littleton,+CO

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Hello Mark, just a few comments that I would like shared with staff and City Council, related to the Aspen Grove rezoning.

- 1) Traffic. 2500 units will mean at least 5000 cars. Littleton's(citizen) surveys, budget doc's etc stress the concerns about traffic.
- 2) Without a guaranteed grocery store, people will continue to shop elsewhere.
- 3) has the staff looked at all the vacant space at other malls, like Southglenn? How are they doing?
- 4) Shopping has changed with COVID, will the city really bring in the revenue that is needed with all the additional housing units?
- 5) Quality of life... nonstop growth is not consistent with the values, character, and desires of most citizens of Littleton. Council should remember that they serve the citizens.
- 6) How much do you know about the shopping habits of the apartments next to Aspen Grove?
- 7) will the sales tax increase drive shoppers to other locations?
- 8) The 85 foot height is way too high. Southglenn is limited to 50 feet.
- 9) Debbie Brinkman lobbied against Walmart, now that she works for Garrity she has sure changed her tune.

Thank you, Peggy Gordon

Sent from my iPad

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Colleen Norton

From: Patricia Corbo [REDACTED]
Sent: Saturday, August 21, 2021 4:57 PM
To: Colleen Norton
Cc: ccewt@littletongov.org
Subject: Santa Fe development

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Dear Misses Norton and Shea-Tamag:

I would like to express my concerns and objection for the 2 proposed Santa Fe developments from the standpoint of the impact of traffic on the Mineral intersection. Typically most people that live in that design home are still working and I sincerely doubt they will all be taking the light rail to their place of employment.

This is a disaster waiting to happen to an intersection that is already stressed at traffic time. Santa Fe presently also is not conducive to handling the traffic either way from/to Littleton/C470. Aspen Grove is one problem but now one has more than doubled the problems with the addition development #2.

I hope the City government and City Council will take a serious look at the ramifications of approving this development.

Sincerely:
Patricia Corbo

[REDACTED]

Sent from my iPhone

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Council Meeting Agenda Item Comment

Littleton Center
2255 W. Berry Avenue
Littleton, CO 80120

Date Submitted:

August 22, 2021 04:02 PM

Council meeting date:

08/23/2021

Council agenda item number:

PC05-2021

Name

Lawrence Frerker

Email address

[REDACTED]

Neighborhood

Heritage

Position

I oppose the issue

Comments:

Strongly oppose. This will be too large and too tall. This will destroy the suburban atmosphere in Littleton with large buildings extending well above the trees. With only views of large buildings this would be like living in downtown Denver . It will also destroy the view planes for everyone living east of it. Decreasing property values and hence property taxes. Disenfranchising many constituents in favor of only one. It will increase traffic and accidents on an already overly congested Mineral and Santa Fe. Really not a reasonable plan what so ever.



Council Meeting Agenda Item Comment

Littleton Center
2255 W. Berry Avenue
Littleton, CO 80120

Date Submitted:

August 22, 2021 04:19 PM

Council meeting date:

08/23/2021

Council agenda item number:

APD210002

Name

Brenda Fitzsimons

Email address

[REDACTED]

Neighborhood

Heritage

Position

I oppose the issue

Comments:

I am strongly opposed to the proposed "reimagining of Aspen Grove". This redevelopment would have a negative impact on Littleton. Adding another 2500 high density residences to an area (Santa Fe & Mineral) that is already congested is not a good idea. While there is light rail close by, the majority of those residents will get in a car and drive - severely impacting traffic. It will also have a negative impact on the nearby wildlife preserve.

Building of 85 ft in height will negatively impact all housing to the east of Aspen Grove destroying the views these residences have had for the past 45-50 years. Littleton is suburban not an urban center like downtown Denver and even Denver protects its view planes for existing residents. Most residents who moved here did so for the suburban feel, they don't want to have views of large apartment complexes or hotels. Large tall buildings are not needed and we certainly do not need to add more rental units to this community with people who have no ties to the community. A medium size condominium (3 story maximum) complex where people own and are tied to the community would be more appropriate.

While I understand the developer wants to make these changes to maximize their profits, they are not residents of this community and their wants should not be allowed at the expense of the people who live here.

Colleen Norton

From: [REDACTED]
Sent: Sunday, August 22, 2021 5:59 PM
To: Colleen Norton
Subject: FW: Littleton Business Chamber Letter Aspen Grove

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please see below the letter form the Littleton Business Chamber in support of the Aspen grove project.

Thanks
Drew

Drew Lang
Partner
The Lang Investment Group
2329 W Main Street #201
Littleton CO 80120
Ph. 720-638-7773 Fax 720-638-7780
www.LangIG.com

From: Lang, Andrew [REDACTED]
Sent: Sunday, August 22, 2021 5:27 PM
To: 'pcsa@littletongov.org' <pcsa@littletongov.org>; 'pcdb@littletongov.org' <pcdb@littletongov.org>; 'pccc@littletongov.org' <pccc@littletongov.org>; 'pcdm@littletongov.org' <pcdm@littletongov.org>; 'bmirzayi@littletongov.org' <bmirzayi@littletongov.org>; 'pcbs@littletongov.org' <pcbs@littletongov.org>
Cc: 'pcdm@littletongov.org' <pcdm@littletongov.org>; 'pcjr@littletongov.org' <pcjr@littletongov.org>
Subject: FW: Littleton Business Chamber Letter Aspen Grove

Planning Commission Members, please see below The Littleton Business Chamber's letter to city council in support of the Aspen Grove redevelopment.

August 19, 2021

Patrick Driscoll, Council Member
Carol Fey, Council Member
Pam Grove, Council Member
Scott Melin, Council Member
Kelly Milliman, Council Member
Mark Rudnick,i Council Member
Jerry Valdes, Council Member

Dear Council Members:

Aspen Grove has been a strong, friendly tenant to the City of Littleton and the neighboring communities for 20+ years. The Littleton Business Chamber believes that Aspen Grove has earned our support to evolve into a retail hub that will continue to be relevant well into the future.

With respect to Gerrity's plan to redevelop Aspen Grove with a \$1 billion investment over many years - we are pleased to offer the Littleton Business Chamber's support of the project based on the following criteria:

- The same high quality of retail tenancy
- Significant increased sales tax revenue
- Reasonably priced residence options for potential employees within the Aspen Grove redevelopment
- Direct light rail access to and from Aspen Grove

The fact that Gerrity has the ability to thoughtfully adjust the project as economic conditions warrant over time is something we also view as a positive.

Please feel free to contact the Littleton Business Chamber if you have further questions.

Sincerely,
The Littleton Business Chamber Board of Directors

Drew Lang
Partner
The Lang Investment Group
2329 W Main Street #201
Littleton CO 80120
Ph. 720-638-7773 Fax 720-638-7780
www.LangIG.com

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Council Meeting Agenda Item Comment

Littleton Center
2255 W. Berry Avenue
Littleton, CO 80120

Date Submitted:

August 22, 2021 08:07 PM

Council meeting date:

08/23/2021

Council agenda item number:

APD210002

Name

Penny Selden

Email address

[REDACTED]

Neighborhood

Southwest

Position

I oppose the issue

Comments:

I oppose the redevelopment of Aspen Grove as proposed in APD21-0002. As a Littleton citizen for over 20 years I would not wish to see Littleton become a dense Apartment living area. We do not wish to be like Denver or any other city that is building many massive apartment complexes. The apartment complexes will devalue our home prices and cause too much traffic in the South Platte area open space. That could drastically destroy our river and wildlife. When Aspen Grove was built the homeowners were promised that the complex would not be multistory to block views. Why does our city government keep wanting to break promises to homeowners and taxpayers. shame on you.

Colleen Norton

From: Michael Sutherland
Sent: Monday, August 23, 2021 9:59 AM
To: Colleen Norton
Subject: FW: Upcoming Meeting About Aspen Grove

From: Michele Mason [REDACTED]
Sent: Friday, August 20, 2021 11:56 AM
To: Michael Sutherland <msutherland@littletongov.org>
Subject: Upcoming Meeting About Aspen Grove

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Greetings,

Thank you for posting the notice regarding the meeting for zoning change for the proposed tower of 2500 units at Aspen Grove. Although I'm unfortunately not able to attend this meeting on August 23rd, I am absolutely opposing this proposal, as are additional neighbors. Mom and I own a condo in Aspen Grove. Initial discussions with neighbors have thus far shown that many of them also are vehemently opposed, however, for varying reasons are not able to attend the upcoming meeting.

The Gerrity Group Aspen Grove Community have done such a fabulously outstanding job of marketing, paintings, events, etc. already. Therefore, it comes as a gut-wrenching blow to discover their plans for utter destruction (along with Littleton's apparent plans of tragedy, cramming in several thousand more units down Sante Fe).

The obvious concerns jump to mind first, of both environmental impacts and the nightmare of Sante Fe. The PEL study thus far is Way too little and too far out for any measurable help with current usage, let alone packing in thousands more people.

Also highly distressing, is how this is being presented, loaded with PR-correct, yet extremely deceptive, whitewashing terms along the lines of "who Littleton is, being consistent with Littleton's character..." NO, it's Not. This high-density disaster is absolutely Opposite...we are actually where people move To, in order to get Away from high density city, to have some bit of treasured UNobstructed land and views.

While those of us who are opposed will gladly organize our combined whatever-it-takes-including-attorneys to successfully stop this, we are asking you to Please, Protect our Aspen Grove, and Littleton, and NOT approve this proposal.

Thank you,
Michele Mason
[REDACTED]

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[illegible]

not damaging or negatively impacting the already present surrounding neighborhoods in the area, allowing the developers to do projects in a manner that results in a financially acceptable investment, addressing the need to increase the living density and provide low-income housing within the existing community boundaries,

The results are developments that have removed parking to gain more buildings per acre of land, where new (or remodeled and repurposed) buildings are the same height as what is there now so the owners can make enough return on their investment to make the project viable (though not necessarily maximize their returns as would happen with taller buildings). This kind of development is to the betterment of the neighborhood by adding ownership prevalent housing that sustains the community, provides low-income housing and builds the integrated inclusive neighborhoods most of us desire where those that can only afford to be tenants can have the permanency and pride of ownership that assures good neighbors.

<https://www.cnu.org/what-we-do/build-great-places/harbor-point>
<https://www.cnu.org/what-we-do/build-great-places/hunters-view>
<https://www.cnu.org/what-we-do/build-great-places/plan-nobe>
<https://www.masshousing.com/en/press/2020-11-16-loop-mattapan>

<https://housingopportunities.com/services/resident-services/>

[illegible]

Littleton CO, 80120

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Colleen Norton

From: Wendy Shea-Tamag
Sent: Monday, August 23, 2021 2:52 PM
To: Colleen Norton
Subject: FW: Aspen Grove Redevelopment Proposal

Citizen response?...

Wendy J. Shea-Tamag

Deputy City Clerk
City of Littleton
2255 W Berry Ave
Littleton, CO 80120
303-795-3753



From: Andrew & Cynthia Ehrnstein [REDACTED]
Sent: Monday, August 23, 2021 2:24 PM
To: Craig Coronato <ccoronato@littletongov.org>; Jennifer Henninger <jhenninger@littletongov.org>; Michael Sutherland <msutherland@littletongov.org>; Wendy Shea-Tamag <wsheatamag@littletongov.org>; lorigillen@me.com
Subject: Aspen Grove Redevelopment Proposal

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Mr. Coronato and the Littleton Planning Commission,

I am strongly in support of the application to amend the zoning framework of the Aspen Grove Planned Development.

I am afraid that a lot of loud angry voices often drown out those in favor of making changes in our community so I hope you will take my thoughts into consideration and understand that many people share my viewpoint as well. I support sensible modifications to Littleton which allow people to move to our community in order to keep it a vibrant and modern place.

People say they want communities with affordable housing or they don't want un-homed people (who need affordable housing) but then they cry NIBY every time someone proposes additional housing. You can't have it both ways. If people want to live in a remote gated community away from others, they do have that choice, but we live in a suburb along a light rail and major transportation corridor and eventually those spaces were going to get redeveloped. Mixed use is good for housing people and adds to the diverse mix of living options in Littleton. It boosts the economy with local shoppers and entertainment venues and increases the tax base from businesses. The Santa Fe development is on the light rail line which means impact from traffic would be less than other areas since there is existing public transportation. If you can't put additional apartments in one of the biggest intersections in the city then where are you going to put people that is more sensible? The population is only going to increase in the Denver area whether people in Littleton like this reality or not.

In addition, I have never thought that Aspen Grove was a great development in the first place. I think it's only great for

cars. It is abysmal if you would like a walkable pleasant experience. I have even participated as an artist in a plein air painting event at Aspen Grove and I can tell you that although the developers have done their best to beautify the space with lovely landscaping, trying to find a pleasing composition in the existing architecture is nearly impossible. Let's face it, obviously people like spaces like downtown Littleton where they can walk the streets (though the sidewalks are too cluttered and narrow there too), bike by the river, walk on the Mary Carter Greenway and listen to music and eat at places with rooftop bars with rollup doors. And young people add to the energy in those spaces and those people need apartments because only the wealthy can afford a downpayment on a house these days. So don't listen to all those people who bought into the housing market in the 70's here and want time and society to stop for them. There are those of us who know that our property values will continue to increase if our neighborhood remains hip and fun.

I hope my thoughts have convinced you to support the rezoning application.

Sincerely, Cynthia Ehrnstein [REDACTED]

--
[REDACTED]

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Colleen Norton

Subject: FW: PC Resolution 05-2021, Newton Property/Aspen Grove redevelopment

From: Karina Elrod [REDACTED]
Sent: Monday, August 23, 2021 2:35 PM
To: Craig Coronato <ccoronato@littletongov.org>; Sherri Almond <salmond@littletongov.org>
Cc: Wendy Shea-Tamag <wsheatamag@littletongov.org>
Subject: PC Resolution 05-2021, Newton Property/Aspen Grove redevelopment

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Good afternoon Wendy, please forward to all of the Planning Commission for consideration of Aspen Grove redevelopment.

Dear Planning Commission, thank you for your unwavering commitment to serve the City of Littleton and its citizens.

I write to you for your consideration in the proposed redevelopment of Aspen Grove it 1) shows thoughtful design and instrumental uses for the space, 2) proves the sustainability as a viable economic asset for the city, and 3) creates a vibrant experience within the center and required connectivity to both RTD and Mary Carter Greenway.

The vision to infill an expansive parking area, with multiple uses creates a more vibrant, active and economically sustainable environment for the center and Littleton citizens.

The proposed plan **and** with the conditions recommended by staff address the values of importance for the city:

- Integration of uses
- Walkability and Connectivity
- Respect of the surrounding area
- Integrity and commitment

For these reasons this proposal is sound and appropriate for Littleton.

The Gerrity group has been a strong partner to the City of Littleton, with local merchants and city wide organizations. They have been very innovative during COVID to pivot as needed to stay afloat and remain relevant. They have shown a commitment to contributing to the greater good of the city.

I don't envy the numerous hours you've put into reviewing this packet and deliberation. 😊 Thank you again for all you do.

Karina Elrod
Former Littleton City Council member

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Council Meeting Agenda Item Comment

Littleton Center
2255 W. Berry Avenue
Littleton, CO 80120

Date Submitted:

August 23, 2021 04:08 PM

Council meeting date:

08/23/2021

Council agenda item number:

ADP210002

Name

Ann Foulk

Email address

[REDACTED]

Neighborhood

Southwest

Position

I oppose the issue

Comments:

To Whom It May Concern:

I am opposed to the rezoning of 7301 A Santa Fe Dr. Case # ADP21-0002.

It is appalling that the City of Littleton considers overloading this property with 2500 additional units and 85" tall buildings. The supposed mixed-use of this property does not consider us who live here and those wanting to move here. The infrastructure to allow for this type of rezoning is completely lacking in terms of traffic, public schools, public safety. The elected leaders at the City of Littleton's inability to manage our public funds does not mean we the constituents should have to accept these variances to our already existing zoning.

Please do not destroy our neighborhood by allowing this rezoning to occur.

Sincerely,
Ann Foulk
Resident, Wolhurst Landing

Colleen Norton

From: Michael Sutherland
Sent: Tuesday, August 24, 2021 11:14 AM
To: Colleen Norton; Wendy Shea-Tamag
Subject: FW: Aspen Grove Amended PDP

From: JAMES MCFALL [REDACTED]
Sent: Monday, August 23, 2021 4:26 PM
To: Michael Sutherland <msutherland@littletongov.org>
Cc: Colleen Norton <cnorton@littletongov.org>
Subject: Re: Aspen Grove Amended PDP

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Mr Sutherland,

I appreciate quasi-judicial application need for the Aspen Grove Redo.

Unfortunately, in my opinion, within this format it is difficult for a resident to share fear about decay of the soul of a community, Professional facts will out weigh emotional fear. This is intangible emotion from 86 years of life, and 50 years in the area.

Age and family needs will prevent me from attending the Public Hearing tonight.

Respectfully

James D McFall
Sent from my iPhone

On Aug 20, 2021, at 10:01 AM, Michael Sutherland <msutherland@littletongov.org> wrote:

Hello, Mr. McFall:

Thank you for the email. I think the best source of review and opinions of all staff, including planning, is in the staff report which is available online at

https://ompnetwork.s3-us-west-2.amazonaws.com/sites/199/documents/08-23-2021_-_pc_meeting_documents.pdf?DOxP_ArfPEhc5a2AoavkPgWJ.4TCZs9W

I will send your comment to the planning commission and city council. I would encourage you to attend the public hearing scheduled for this Monday and the council hearing too, which is tentative at this point - but I can keep you in the loop. I think in general, staff feels that the proposal can be a real benefit to the long-term health of the shopping center which has potential benefits to the city too. If done well, these "lifestyle" centers can be a tremendous community asset.

Sincerely,

Mike Sutherland, AICP
Deputy Director of Community Development
Community Services Department
2255 West Berry Avenue
Littleton, CO 80120
303-795-3763 (direct)

-----Original Message-----

From: JAMES MCFALL [REDACTED]
Sent: Thursday, August 19, 2021 6:59 PM
To: Michael Sutherland <msutherland@littletongov.org>
Subject: Aspen Grove Amended PDP

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Mr Sutherland,

Can you please direct me to any review and opinions of the Littleton Planning Staff regarding the impact of this proposal on the infrastructure and other concern of community planning.

I am currently opposed to the proposal of a concentration of 5000 people on a 15 acre site. This proposal feels like a 'high ball' overture to be followed by a reduced scoop, that sounds more attractive.

Whatever, this is a challenge for Planning.

Respectfully,

James D. McFall
[REDACTED]
Littleton, CO 80120
[REDACTED]

Sent from my iPad

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The city's top Envision Littleton priority in 2021 is to update the land use and zoning code. Learn more and provide feedback about the Unified Land Use Code, the 2040 Envision Littleton Plan, and the

Transportation Master Plan at EnvisionLittleton.org<<https://online.encodeplus.com/regs/littleton-co/index.aspx>>.

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Colleen Norton

From: Michael Sutherland
Sent: Tuesday, August 24, 2021 10:00 AM
To: Colleen Norton; Wendy Shea-Tamag
Subject: FW: Proposed 4th Amendment to the Newton Property General Planned Development Plan (Aspen Grove) PUBLIC HEARING - Monday, August 23, 2021

From: Steve Lowry [REDACTED]
Sent: Monday, August 23, 2021 9:28 PM
To: Michael Sutherland <msutherland@littletongov.org>
Subject: Re: Proposed 4th Amendment to the Newton Property General Planned Development Plan (Aspen Grove) PUBLIC HEARING - Monday, August 23, 2021

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Mike,

I wasn't able to attend the PC meeting tonight in person, but watched most of it on-line.

Pretty evident that the community is against the proposal as it was presented.

The first slide you showed re sales tax set a bad precedent by not including the 2021 sales tax revenue to date - which would most likely have showed a decent rebound. This presentation was what we used to call a "diode presentation" - add data that promoted the project passed through and data that did not promote the project wasn't presented. These guys who bought the property in 2016 took a risk, and have managed it poorly resulting in loss of tenants and thus loss of revenue.

The fact that all the information was not made available to the public was the major problem for the City. This is a significant project for the city - > 10% of the current population, so it was necessary in your review process to be sure that the project didn't just meet the minimum criteria that you asked tasked to look at. Should have been a LOT MORE publicity, not just the few hundred mailers, etc.

There should have been a lot more information on the financial impacts for the city. Seemed to have been glossed over. The City's fiscal impact model and the BBC's guy assumptions need to be presented. BBC guy is obviously biased.

I don't believe the meeting, or the information recently made available on drainage, traffic, etc, was presented in a way that would address the points made by the opposition.

The lack of comments from the police / fire / school does not mean, as you implied, that they have no objection to the project.

As you said, it is difficult to get sufficient information out to the public for a complex project like this. But much more effort needs to be made to inform folks of the motivation of your work and the PC work will be questioned.

I have an early morning, so may not be able to stay to the end, but I would certainly expect the PC to not accept the recommendation if the PC members listen to the public.

Regards,

Steve

On Tuesday, August 17, 2021, 06:37:52 PM MDT, Michael Sutherland <msutherland@littletongov.org> wrote:

Hello:

Thank you for taking time to provide comments on the Aspen Grove development proposal. Citizen input and participation is invaluable and necessary for good governance. Your comments will be included in the planning commission packet. I invite you to participate in the first public hearing for the proposal by Planning Commission this coming **Monday, August 23, 2021 at 6:30 pm** in the Littleton Center, 2255 W. Berry Avenue, all public hearings are now held in person. Planning commission is expected to make a recommendation to city council on the proposal. A second public hearing will be scheduled for city council for a final decision in October (tentatively). Your comments will be forwarded to city council in their packet too. If you have any questions, please let me know.

Sincerely,

Mike Sutherland, AICP

Deputy Director of Community Development

Community Services Department

2255 West Berry Avenue

Littleton, CO 80120

303-795-3763 (direct)



The city's top Envision Littleton priority in 2021 is to update the land use and zoning code. Learn more and provide feedback about the Unified Land Use Code, the 2040 Envision Littleton Plan, and the Transportation Master Plan at [EnvisionLittleton.org](https://www.littleton.org/EnvisionLittleton.org).

Colleen Norton

From: Michael Sutherland
Sent: Wednesday, September 01, 2021 10:35 AM
To: Colleen Norton
Subject: FW: Babahajann

From: Jackson Schwarzauser [REDACTED]
Sent: Monday, August 23, 2021 4:24 PM
To: Craig Coronato <ccoronato@littletongov.org>; Jennifer Henninger <jhenninger@littletongov.org>; Michael Sutherland <msutherland@littletongov.org>; Wendy Shea-Tamag <wsheatamag@littletongov.org>; lorigillen@me.com
Subject: Babahajann

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Dear Mr. Coronato and the Littleton Planning Commission,

I strongly despise the application to amend the zoning framework of the Aspen Grove Planned Development.

The proposed increase in housing at Aspen Grove is a terrible move. No other town allows something this large in front of the range mountains.

Littleton neighbors know how awful the intersection of Mineral/Ken Caryl & Sante Fe already is, this would be a disaster. I also strongly despise the applicant's request for building heights of up to 85 feet. Aspen Grove height is correct now! Look at the other apartments in that area, not anywhere near 85ft blocking everyone's view. If this goes through it will be known as the Littleton Scar. Do you want to be remembered for causing the scar?

I urge you to keep rezoning as is. Build whatever fits, this is obviously not it.

Thanks,
Jay & Tiffany Schwarzauser

[REDACTED]
Littleton CO 80120
[REDACTED]

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Subject: FW: I Support Aspen Grove Rezoning for Residential Development

From: Sean Matthews [REDACTED]

Sent: Tuesday, August 24, 2021 3:40 PM

To: Craig Coronato <ccoronato@littletongov.org>; Jennifer Henninger <jhenninger@littletongov.org>; Michael Sutherland <msutherland@littletongov.org>; Wendy Shea-Tamag <wsheatamag@littletongov.org>; Kelly Milliman <kmilliman@littletongov.org>; Scott Melin <smelin@littletongov.org>; Pamela Grove <pgrove@littletongov.org>

Subject: I Support Aspen Grove Rezoning for Residential Development

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Littleton Planning Commission and City Council Members,

I am writing to express my support for rezoning the Aspen Grove property to allow for mixed use residential and retail development. I live under 1 mile from the property, frequent its businesses, and use the intersection of Santa Fe and Mineral for 50% of my vehicle trips.

This is the kind of smart development Littleton needs that provides needed housing near transit and retail.

The long-term decline in retail foot traffic is well documented and cities need to allow for more flexible use of these retail only properties. Building housing, whether for rental or private ownership, in close proximity to retail provides added support for the success of local businesses.

Some may point to examples of mixed-use developments being unable to attract commercial tenants. However, there are more examples of successful developments, especially where retail had a historical presence, such as at major roadway intersections.

Residents of course will complain about the potential for increased traffic and crime. As you know, these are flawed arguments since both are correlated with an increase in population. The Planning Commission and City Council should provide residents information on the additional funding that will be provided to support the roadway improvements at Santa Fe and Mineral and the police department.

Residents living in \$800K homes to the east of the property will complain about the construction noise, visual obstruction from new buildings, and potential for their property values to be decreased. The Planning Commission, City Council, and the developer should provide residents information on the proposed building height locations, how the height compares to the Alamo movie theater, and provide some artistic drawings of the skyline view from the east.

Change is difficult for individuals to experience. People should be presented with information that helps to address their concerns. If Littleton wishes to plan for a fiscally sound future and support its many amenities and services, it should support the thoughtful construction of housing and the dynamic use of its commercial property.

Sincerely,

Sean Matthews

80120

Colleen Norton

From: Michael Sutherland
Sent: Tuesday, September 21, 2021 10:43 AM
To: Colleen Norton
Subject: FW: RE: PC Aug 23 2021

From: Michael Sutherland
Sent: Tuesday, August 31, 2021 10:57 AM
To: Steve Lowry [REDACTED]
Cc: Wendy Shea-Tamag <wsheatamag@littletongov.org>
Subject: RE: PC Aug 23 2021

Hi, Mr. Lowry:

Thank you for the comments. They will be forwarded to city council for consideration.

The fiscal impact analysis presented to planning commission represented just one of the analyses performed by city staff. It's impossible for staff to include the full range of analyses due to space constraints in the staff report. The figures presented to planning commission represented a conservative pattern of development under the assumption that existing retail sales and tenancy will continue to decline. The redevelopment scenarios assume lower levels of higher performing retail space. Retail sales and tenancy were assumed to increase due to introducing residential housing. Staff used a range of sources to justify those assumptions, most notably conversations with the applicant and a review of academic literature which support the notion that mixed-use development outperforms non-mixed-use development as it pertains to retail sales.

Regarding the levels of development, the scenario modeled assumed 225,000 square feet of retail with 75% of the space assumed to be sales tax producing. Staff also included a 72,000 square foot lodging facility and 2,500 units of multifamily residential housing. The figure of 297,000 square feet of commercial is the combined figure of lodging and retail square feet. Only 168,750 was assumed to be sales tax producing. The purpose of the modeling is not to represent a finalized development pattern, but to demonstrate the assumption's that the trajectory of the center will result in diminished sales and tenancy, and introducing residential housing will reverse the trend.

In the city's review of the traffic study prepared for the Aspen Grove proposed redevelopment, consideration was focused on mitigation necessary to address the impact of additional trips associated with the proposed change in land use on the surrounding roadway network. Additional traffic studies for specific site plan designs will be required moving forward. However, a developer is not responsible for correcting existing traffic issues unrelated to their proposed project. The city is working to relieve congestion at the Santa Fe Drive and Mineral Avenue intersection through an \$11 million redesign that will redirect left turns to a supplementary Quad Road through the property in the southwest corner of the intersection. In addition, the city is working with CDOT and other agencies along the Santa Fe Drive corridor to study the necessary future work to improve the roadway. The US 85 Planning & Environmental Linkages (PEL) Study will be wrapping up later this year with recommendations and an implementation strategy for moving forward in the future. The city intends to work with CDOT to prioritize projects to pursue along Santa Fe Drive to reduce congestion and improve safety through a combination of modifications to the roadway network and promoting alternative mode use (i.e., transit, bicycle, walking).

The traffic study is commissioned by the applicant and performed by a qualified professional. The city's review of the applicant's traffic study is an independent and critical review, again by a qualified professional.

Sincerely,

Mike Sutherland, AICP

City of Littleton

Community Services Department

Deputy Director of Community Development

303-795-3763 office (direct)

2255 West Berry Avenue

Littleton, Colorado 80120



From: Steve Lowry [REDACTED]

Sent: Tuesday, August 24, 2021 8:11 PM

To: Wendy Shea-Tamag wsheatamag@littletongov.org; Michael Sutherland msutherland@littletongov.org

Subject: Re: PC Aug 23 2021

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Hi Mike,

Thanks for the quick response.

Seems that the public comments didn't have much impact on the commission members. Sends a pretty strong signal to the public who take their time and energy to show up to a meeting and make their comments - "why bother".

I had a couple of minutes to look at the review you did on fiscal impacts. Seems like there are a lot of numbers floating around. For instance, the current commercial SF is 268,000 on page 3. Page 4 says there will be a minimum of 125,000 SF, and the table on Page 11 shows a whopping 297,000 SF when you indicate a large increase in sales tax revenue. No justification seen for assuming the 297,000 SF and the increase in sales tax/SF. In the same table you show annual sales tax revenue for the No Action alternative as less than \$1M, which is quite a low figure based on the graph you showed in your presentation - assuming that there has been a recovery from 2020 Covid impacts in 2021. Again, all your assumptions would seem to be towards a favorable outcome for the project.

Maybe a closer review would explain your figures, but my impression from the questions that the PC members asked was that the PC members didn't read much of the information and get into details. Sometimes because your highlighter inadvertently blacked out numbers (as one of the members noted), or just because they didn't take the time to look.

I haven't looked at the traffic study. But the City staff member stated that the study was done with incomplete information pending the submittal of the site plan. I drove through the Sante Fe Mineral intersection twice this morning - 7:30 and 7:50, and both times traffic was backed up on Santa Fe in

both directions as far as I could see. Hard to fathom that this intersection and this stretch of road will better handle all the extra traffic from this project, and others along the corridor.

I would have more faith in an independent review of the project.

Regards,

Steve

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On Tuesday, August 24, 2021, 09:52:05 AM MDT, Michael Sutherland <msutherland@littletongov.org> wrote:

Hi, Steve:

The vote was 4 – 3 in favor, with conditions. There were two conditions added to the draft resolution: (without having the exact language) 1) correct the northern boundary height limits to match the code (max 30 feet in height within 200 feet of the northern property line); and 2) limit overall density to 61 dwelling units per acre.

If you have other questions, please let me know.

Thank you,

Mike Sutherland, AICP

Deputy Director of Community Development

Community Services Department

2255 West Berry Avenue

Littleton, CO 80120

303-795-3763 (direct)



From: Steve Lowry <stevelowry@yahoo.com>

Sent: Tuesday, August 24, 2021 9:25 AM

To: Wendy Shea-Tamag <wsheatamag@littletongov.org>; Michael Sutherland <msutherland@littletongov.org>

Subject: PC Aug 23 2021

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Wendy, Mike,

I wasn't able to stay to the end of the PC meeting last night.

I was not able to find any results of the meeting on the city's website. Can you please advise as to how the vote of the PC went?

Also, the PC website needs an update - you have reference to 2019 PC Meeting Dates, the video link is for prior to 2014, etc. Maybe your IT folks can have a look....

Regards,

Steve

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The city's top Envision Littleton priority in 2021 is to update the land use and zoning code. Learn more and provide feedback about the Unified Land Use Code, the 2040 Envision Littleton Plan, and the Transportation Master Plan at [EnvisionLittleton.org](https://www.envisionlittleton.org).

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Colleen Norton

Subject: FW: Aspen Grove Redevelopment

From: Jamie S [REDACTED]

Sent: Monday, September 6, 2021 10:01:43 AM

To: Carol Fey <cfey@littletongov.org>; Pamela Grove <pgrove@littletongov.org>; Scott Melin <smelin@littletongov.org>; Kelly Milliman <kmilliman@littletongov.org>; Mark Rudnicki <mrudnicki@littletongov.org>; Jerry Valdes <jvaldes@littletongov.org>

Subject: Aspen Grove Redevelopment

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September 06, 2021

Jamie J Susuras

[REDACTED]
Littleton, CO 80123

Littleton City Council
2255 West Berry Ave
Littleton, CO 80120

Dear Council Members and Mayor Valdes,

I'm writing to you concerning the Aspen Grove redevelopment plan and Ordinance 22-2021 on the City Council Agenda for September 7, 2021. I fully support the redevelopment of Aspen Grove and the addition of high density, mixed use business and residential properties at this location.

Although I did not participate in the Gerrity Group Zoom on July 21, 2021, I did watch the entirety of Meeting #2 posted on the reimagineaspengrove.com website. I was overjoyed to learn Alamo Drafthouse Cinema will be coming back to Littleton later this year! And, I was also relieved to learn that Aspen Grove will not be abandoned. I don't want to live in a city full of abandoned lots and empty storefronts.

I think it is vital to the health and success of the area to allow more housing (both owner occupied and rental homes) to be built. I also think the addition of a small grocery store, mix-use office and outdoor event spaces would be amazing additions to this location. Aspen Grove offers me restaurants, shopping, entertainment as well as easy, vehicle-free, access to these amenities, but it is clearly struggling and needs help.

I don't think there's a one size fits all solution for Aspen Grove. I like our parks, pathways and open spaces and I hate traffic. But, I also want to live in a diverse, thriving and vibrant city. A "Zero Growth" strategy at this point is both unimaginative and frankly impractical. Colorado added nearly 1 million new residents in the last decade. People want to live and work and play in Colorado. At nearly twice the national average our population grew 15.42% here in Littleton in that same timeframe. I don't want reactive, ad hoc, sprawling, unaffordable growth. I think redevelopment is the right move here.

In closing, I want businesses to grow in Littleton and I want business owners and employees to be able to live in the neighborhoods they work in and serve (myself included!). I hope you share my perspective and support a new Aspen Grove.

Sincerely,

Jamie J Susuras

Colleen Norton

From: Patrick Santana [REDACTED]
Sent: Monday, September 06, 2021 10:05 AM
To: Patrick Driscoll; Carol Fey; Pamela Grove; Scott Melin; Kelly Milliman; Mark Rudnicki; Jerry Valdes
Cc: Colleen Norton
Subject: I support rezoning Aspen Grove mall for housing

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Honorable Councilmember,

I'm a local resident and I urge you to approve the rezoning application for Aspen Grove to include housing.

Rezoning the Aspen Grove shopping mall to allow homes is a win for the Littleton community for many reasons:

- **More housing options** — We're a stronger community when we have a broader mix of housing types. By offering apartments and smaller condos in addition to detached houses and townhouses, we invite a wider mix of residents to our city. Littleton is a better city when it includes a diverse, abundant mix of home options.
- **Reducing greenhouse gas emissions** — Aspen Grove is an ideal location for new homes because it's adjacent to the RTD light rail station and a major bikeway connecting to metro area jobs and culture. Littleton, like all Front Range communities, is negatively impacted by too much housing far away from transit and bike connections. Housing built far from transit or bikeways means more (and longer!) car trips, more noise, more pollution, and more traffic congestion. By placing significant new residences near Mineral/Santa Fe's transportation infrastructure, we give new neighbors a convenient way to skip a car trip. Or skip many car trips.
- **Water conservation** — Repeated drought in Colorado makes water conservation a must for Littleton and our region. And watering lawns is 55% of all Front Range urban water consumption. By fostering new homes which are grouped together without lots of lawns, we grow our community without the negative water impact of single-unit housing surrounded by lawns. Aspen Grove zoned for apartments or condos is a key land use tool for reducing water waste.
- **Proper scale** — the Aspen Grove shopping mall sits astride Santa Fe Blvd, a major arterial in our area. I appreciate taller buildings along multi-lane roads like Santa Fe Blvd because bigger buildings fit the scale of large roadways. Larger buildings here also serve as a noise buffer from that busy road, much like the way Denver Seminary's buildings buffer the S. Platte River to the north.
- **Fewer car trips to river and bikeway** — New homes that are within walking and biking distance to the South Platte River means more Littleton neighbors can enjoy this outdoor recreational area without driving to it. By approving more housing at Aspen Grove mall, we allow more of our community to access this recreational area without expanding parking lots at Reynold's Landing or near the river, too.
- **More neighbors helps more businesses** — By placing homes near Aspen Grove's already existing shopping, dining, and entertainment businesses, we add to the commercial vigor of that location. Rezoning for Aspen Grove mall is a win/win for housing and for business in Littleton.

For these and many other reasons, I strongly urge you to vote YES on the Aspen Grove rezoning application. Sincerely,

Patrick Santana
[REDACTED]
Littleton CO 80120

Colleen Norton

From: Kelly Milliman
Sent: Tuesday, September 07, 2021 4:38 PM
To: Reid Betzing; Colleen Norton; Mark Relph
Subject: Fwd: No to huge residential Aspen Grove

Get [Outlook for iOS](#)

From: Mary Axelson [REDACTED]
Sent: Tuesday, September 7, 2021 3:16:17 PM
To: Kelly Milliman <kmilliman@littletongov.org>
Subject: No to huge residential Aspen Grove

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Kelly,

I just saw on NextDoor that City Council is voting on Aspen Grove tonight. I hope you will not allow a development with this many units. Remove a zero for 250 units and maybe 500 people, and it would be much better for the community.

I am also hoping that you can bring an understanding of the value of South Platte Park to decisions made by the City Council. Scientists are documenting the ways in which nature makes humans happier, healthier, and more creative. Cities and countries are responding to this research with deep investments.

The Mayor of Seoul spent \$380 million to uncover a pipe and create a river in the city with water sounds, bird song, and trees. He was then elected President of South Korea. Littleton has a crown jewel that is worth protecting. We should care for our river and its rare riparian habitat and not disregard the need for Littleton citizens to hear bird song or a fish splash.

Florence Williams documents the benefits of time in nature and the response of cities and countries to that research in her book *The Nature Fix* (which has the subtitle *Why Nature Makes Us Happier, Healthier, and More Creative*). I can give you a copy if you would like. I can probably arrange for Florence to zoom with city council. As a nurse, you may be familiar with another one of her books, The New York Times Bestseller, *Breasts: A Natural and Unnatural History*.

A tree in a mowed park can be helpful to people, but nothing compares to the impact of an intact ecosystem. From the city of Littleton, I hear no attention in development plans to increase funding for the care of the park. It will, with increased population, need many more rangers and more funding for nature center activities to teach people how to enjoy and care for the park. I hear no desire to protect the

soundscape or nighttime darkness. The uptick in noise near me seems to have already reduced wildlife in the Northern Wildlife Area. Unfortunately, park personnel are not able to be political advocates.

There are many reasons to oppose the Aspen Grove development plan or Designs by Sundown's desire to be an outdoor events venue, but the park is a big reason. Please let me know if you would like a copy of *The Nature Fix*, and please don't allow the proposed development plan for Aspen Grove.

Thank you,
Mary

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Colleen Norton

Subject: FW: Feedback for Littleton CO

Begin forwarded message:

From: "Littleton, CO" <eConnect@littletongov.org>
Date: September 7, 2021 at 6:37:52 PM MDT
To: Webmaster <Webmaster@littletongov.org>
Subject: Feedback for Littleton CO
Reply-To: Jan Barton [REDACTED]

You have received this feedback from Jan Barton [REDACTED] for the following page:

<https://www.littletongov.org/Home/Components/Calendar/Event/28274/232>

I am against the proposed development at Aspen Grove. We don't have the infrastructure to handle the increase in people or traffic. Please keep Littleton nice.

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* Sender and receiver should be mindful that all incoming and outgoing emails may be subject to the Colorado Open Records Act, S 24-72-200.1, et seq.

Colleen Norton

Subject: FW: Proposed Aspen Grove redevelopment

From: Barbara Marchetti [REDACTED]
Sent: Friday, September 10, 2021 2:51:59 PM
To: Kelly Milliman <kmilliman@littletongov.org>
Subject: Proposed Aspen Grove redevelopment

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Kelly,

John and I are deeply opposed to the redevelopment of Aspen Grove as proposed. Our city does not have the infrastructure or water supply to support this project. We do not want 2500 apartments with 5000 people adding pollution and congestion to our neighborhoods.

What we do need is single family homes where families can grow and feel a part of our community.

This trend of cramming as many people and their vehicles into small spaces has become ridiculous and needs to stop. Someone has to say "no more."

John and I moved here because we love the sense of community, where you know your neighbors and have space to relax and call home. Please say no, vote no, to this train wreck of an idea.

Barb and John Marchetti

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Colleen Norton

From: Ryan Evans [REDACTED]
Sent: Monday, September 20, 2021 2:37 PM
To: Colleen Norton
Subject: Aspen Grove Residential Opportunity

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

For the Planning Commission and City Council of Littleton, Colorado:

I am a Littleton native, born and raised! Born at Swedish Hospital and graduated Littleton High School - go Lions!!! I now operate two successful brewery locations in the Denver area, and am in talks about starting a third location at Aspen Grove.

I understand Aspen Grove and the Gerrity Group have submitted an application to allow Aspen Grove to include residential as a land use. I support this request. As a potential future retailer there, knowing a strong residential use will be present strengthens my offering on site. We have strategically located our other two locations around a solid residential base, and it has proven successful. Strong pedestrian walkability is a consideration retailers like us put great weight into. I believe an Aspen Grove with residential on site bodes well for not only the retail community, but the surrounding area. I remember when the light rail was built, and the buzz was about how great resources will come to the area surrounding the train stops, and that time has arrived.

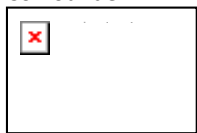
We support this amendment because it is what will provide the greatest opportunity for continued success and long term fiscal health for Aspen Grove and for the City of Littleton. I also support it because I am proud of what my home town has done with growth on both a retail and a residential scale, and I feel as though the Aspen Grove residential opportunity fits right in with your continued success.

I urge you to vote yes.

Cheers!

--

Ryan Evans
Co-Founder

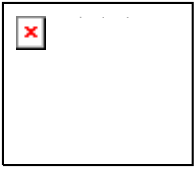


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September 17, 2021

Planning Commission
City of Littleton, Colorado

Re: Aspen Grove Planned Development Amendment

The Roxborough Arts Council operates the Rox Arts Gallery, located in the Aspen Grove Center. We have been a tenant for 3 years.

We understand that the Aspen Grove Center owners – Gerrity Group – have filed an application with the City of Littleton to change the zoning within the property with the intention of providing more flexibility with land use. This would include having residential land uses within the property. We also understand that this is an application for rezoning only, and no formal development plans have been prepared or submitted to the City of Littleton for consideration. Gerrity Group has been transparent in their communication with their tenants at Aspen Grove. They have worked to ensure that we have adequate information about their intent and potential future plans.

As a retailer, we are uniquely positioned to understand the changes occurring in the retail market. COVID-19 has created unique stresses on the retail market and property owners and retailers alike are evaluating how to respond to a “new normal”. The “open-air” nature of Aspen Grove has proven to be a positive retail environment. As market conditions continue to change, it is especially important for property owners and retailers to be able to respond quickly in order to ensure our continued growth and success.

Aspen Grove is a somewhat unique retail center. It is open air – not an enclosed mall. There are several similar retail areas in the Denver Metro area – Street of SouthGlenn, Belmar Center, Olde Town Littleton, and Olde Town Arvada. These shopping areas provide unique shopping experiences allowing the public to be outdoors, not enclosed in a large mall. Additionally, these shopping areas provide a mix of uses, small boutique shops, larger national retailers, and residential close to public transportation. Walkability and ease of access has become a huge consideration for retailers. As operators of an art gallery, we depend on a steady stream of customers, with a wide variety of art tastes, AND a close residential area to support our core mission of art education and appreciation.

Given the above issues, the Roxborough Arts Council, and Rox Arts Gallery, support the concept of providing creative solutions to enhancing retail traffic. The proposed rezoning will provide the Gerrity Group with sufficient flexibility to continue their efforts to provide a premier retail experience for the community and financial viability for the property owners.

Sincerely,

Priscilla P. Wohl
President

On Behalf of, and based on the vote of the Board of Directors, Roxborough Arts Council

Colleen Norton

From: Andrea Brown [REDACTED]
Sent: Tuesday, September 21, 2021 8:57 PM
To: Colleen Norton
Subject: Letter to Littleton City Council Regarding Aspen Grove PO Amendment

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Members of the Littleton City Council:

I live at 7421 S. Houston Waring Circle. Our house sits directly across Santa Fe from Aspen Grove, with wonderful views which are worth dealing with some traffic and train noise.

I believe Garrity has some good intentions to "create a more sustainable, socially conscious and walkable property that meets broader community needs...". And I believe Aspen Grove needs revitalization. Absolutely not 2000 apartments and 7 stories of "revitalization."

Southglenn has 77 acres and is asking for 1,200 total apartment units. Garriity is asking for 2,000 units on 33 acres, and making it 7 stories tall. This is ludicrous. Please do not let this density go even close to that amount and height.

It seems that they are rushing this through because there will soon be permanent limits on the density of housing in Littleton and they are trying to beat it. Please do not let them accomplish that.

Limit housing density and heights, please. I would say no more that 500 units.

Thank you,

Andrea Brown
[REDACTED]

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Colleen Norton

From: Michael Sutherland
Sent: Wednesday, September 22, 2021 9:04 AM
To: Colleen Norton
Subject: FW: Aspen Grove - City Council Public Hearing - Tuesday October 5, 2021 5:30pm

From: Steve Lowry [REDACTED]
Sent: Tuesday, September 21, 2021 4:19 PM
To: Michael Sutherland <msutherland@littletongov.org>
Subject: Re: Aspen Grove - City Council Public Hearing - Tuesday October 5, 2021 5:30pm

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Hi Mike, thanks for the note. Many of us wonder what the value of citizen participation is, the recent Planning Commission meeting on this issue being a case in point. A large turnout, someone said 50. All but two spoke against recommending passage, and mostly for coherent reasons, yet the PC voted 4-3 to pass the recommendation to forward to Council, based largely on the staff recommendations, about which I have previously given you my reasons that the staff fiscal and traffic analyses were flawed. Many of the people I spoke with afterward were very disappointed. Seems you "can't fight City Hall". Will the Council be different? Again, council members are not supposed to know much of anything prior to the Council meeting per the quasi-judicial process. Sometimes the democratic process seems to tie itself up in knots.

I have done some neighborhood canvassing the past couple of weeks for some Council candidates. Most people don't seem to know about plans to redevelop AG, and all of those who did know something were quite clearly against the density, the number of people, traffic, and environmental impacts. For a project of this size that has ramifications for the entire City, the minuscule polling done to date is insufficient, though it may comply with minimum City requirements. We would like to see the City take the high road on an issue like this.

Regards,
G Steve Lowry

Hi Sent from my iPhone

On Sep 21, 2021, at 11:40 AM, Michael Sutherland <msutherland@littletongov.org> wrote:

Hello:

Thank you for your emails and comments regarding the proposal to amend the Newton Property planned development plan (Aspen Grove) to allow up to 2,000 dwelling units (while keeping at least 125,000 square feet of commercial development), increase heights in specific areas from 65 feet to 85 feet, and allow hotel uses. Your comments will be forwarded to city council for consideration.

The city council public hearing for this application will be held on **Tuesday, October 5, 2021 at 5:30 pm** in the council chambers at Littleton Center, 2255 W. Berry Avenue in Littleton. Following the hearing, city council may either approve, approve with conditions, or deny the application. I encourage you to participate in the public hearing. Citizen participation is essential for proper and informed decision-making. If you have any questions, please let me know.

Sincerely,

Mike Sutherland, AICP

City of Littleton

Community Services Department

Deputy Director of Community Development

303-795-3763 office (direct)

2255 West Berry Avenue

Littleton, Colorado 80120

<image001.png>

The city's top Envision Littleton priority in 2021 is to update the land use and zoning code. Learn more and provide feedback about the Unified Land Use Code, the 2040 Envision Littleton Plan, and the Transportation Master Plan at [EnvisionLittleton.org](https://www.envisionlittleton.org).

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Colleen Norton

From: Michael Sutherland
Sent: Wednesday, September 22, 2021 9:47 AM
To: Mary Axelson
Cc: Colleen Norton
Subject: RE: Aspen Grove - City Council Public Hearing - Tuesday October 5, 2021 5:30pm

Hello, Ms. Axelson:

Thank you for your questions. The quasi-judicial nature of the application essentially means council acts as a judge. The public hearing is comparable to the “trial” of the proposal. All of the information is presented at the public hearing and council weighs arguments for and against the proposal using the planned development criteria below as the basis for their final decision.

If, in their judgment, an individual council member determines that the proposal in fact

- Encourages 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.
- Encourages 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.
- Encourages 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.
- Provides a process which relates the design and development of a site to the particular characteristics of the site.
- Requires that the nature and intensity of development be supported by adequate utilities, transportation network, drainage systems and open space to serve the development, and minimizes impacts on adjacent existing and future development.
 - Encourages development that is consistent with the policies and guidelines established in the adopted comprehensive plan for the area and for the city.

That council member should vote to approve the proposal. If, in their judgement, an individual council member determines any one of the criteria are not supported by the facts, they may vote against the proposal. Certainly, council members may disagree, and the majority rules.

Council members are charged to begin the public hearing process with an open mind and to ask questions and discover the facts available. They weigh all of the testimony in an open forum and then deliberate their decisions publicly. So, in a quasi-judicial matter, it is inappropriate for council members to have individual discussions with constituents, applicants, or staff regarding the merits of an active proposal outside of the public hearing.

I hope this helps. Thinking about your health concerns a bit more, you may want to send a proxy to the council meeting to speak in your place. That could be effective too. If you have any other questions, please let me know.

Sincerely,

Mike Sutherland, AICP
City of Littleton

Community Services Department
Deputy Director of Community Development
303-795-3763 office (direct)
2255 West Berry Avenue
Littleton, Colorado 80120



From: Mary Axelson [REDACTED]
Sent: Tuesday, September 21, 2021 3:48 PM
To: Michael Sutherland <msutherland@littletongov.org>
Subject: Re: Aspen Grove - City Council Public Hearing - Tuesday October 5, 2021 5:30pm

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Hello again,

My understanding is that this is a quasi-judicial issue because Aspen Grove is changing their site-dependent zoning. If so, how specific is that zoning language? Is it possible for City Council to vote on a zoning change for a residential/retail mix on the 5th and, if approved, address the specific plans at a later time when council members can have open discussions with their constituents?

Thanks,
Mary

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Colleen Norton

From: Michael Sutherland
Sent: Wednesday, September 22, 2021 10:06 AM
To: Steve Lowry
Cc: Colleen Norton
Subject: RE: Aspen Grove - City Council Public Hearing - Tuesday October 5, 2021 5:30pm

Hello, Mr. Lowry:

I sincerely appreciate your concerns. The quasi-judicial nature of the application essentially means council acts as a judge. The public hearing is comparable to the “trial” of the proposal. All of the information is presented at the public hearing and council weighs arguments for and against the proposal using the planned development criteria below as the basis for their final decision.

If, in their judgment, an individual council member determines that the proposal in fact

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 - Encourages development that is consistent with the policies and guidelines established in the adopted comprehensive plan for the area and for the city.

That council member should vote to approve the proposal. If, in their judgement, an individual council member determines any one of the criteria are not supported by the facts, they may vote against the proposal. Certainly, council members may disagree, and the majority of council carries the issue.

Their decision, either for or against, may not necessarily reflect the number of people speaking either for or against a proposal at a hearing. Such is the nature of a process/issue requiring a representative democracy versus a process/issue requiring direct democracy. Council members are charged to begin the public hearing process with an open mind and to ask questions and discover the facts available. They weigh all of the testimony in an open forum and then deliberate their decisions publicly.

I hope this helps. If you have any other questions, please let me know.

Thank you,

Mike Sutherland, AICP
City of Littleton
Community Services Department

Deputy Director of Community Development
303-795-3763 office (direct)
2255 West Berry Avenue
Littleton, Colorado 80120



From: Steve Lowry [REDACTED]
Sent: Tuesday, September 21, 2021 4:19 PM
To: Michael Sutherland <msutherland@littletongov.org>
Subject: Re: Aspen Grove - City Council Public Hearing - Tuesday October 5, 2021 5:30pm

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Hi Mike, thanks for the note. Many of us wonder what the value of citizen participation is, the recent Planning Commission meeting on this issue being a case in point. A large turnout, someone said 50. All but two spoke against recommending passage, and mostly for coherent reasons, yet the PC voted 4-3 to pass the recommendation to forward to Council, based largely on the staff recommendations, about which I have previously given you my reasons that the staff fiscal and traffic analyses were flawed. Many of the people I spoke with afterward were very disappointed. Seems you "can't fight City Hall". Will the Council be different? Again, council members are not supposed to know much of anything prior to the Council meeting per the quasi-judicial process. Sometimes the democratic process seems to tie itself up in knots.

I have done some neighborhood canvassing the past couple of weeks for some Council candidates. Most people don't seem to know about plans to redevelop AG, and all of those who did know something were quite clearly against the density, the number of people, traffic, and environmental impacts. For a project of this size that has ramifications for the entire City, the minuscule polling done to date is insufficient, though it may comply with minimum City requirements. We would like to see the City take the high road on an issue like this.

Regards,
G Steve Lowry

Hi Sent from my iPhone

On Sep 21, 2021, at 11:40 AM, Michael Sutherland <msutherland@littletongov.org> wrote:

Hello:

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participate in the public hearing. Citizen participation is essential for proper and informed decision-making. If you have any questions, please let me know.

Sincerely,

Mike Sutherland, AICP

City of Littleton

Community Services Department

Deputy Director of Community Development

303-795-3763 office (direct)

2255 West Berry Avenue

Littleton, Colorado 80120

<image001.png>

The city's top Envision Littleton priority in 2021 is to update the land use and zoning code. Learn more and provide feedback about the Unified Land Use Code, the 2040 Envision Littleton Plan, and the Transportation Master Plan at [EnvisionLittleton.org](https://www.envisionlittleton.org).

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Colleen Norton

Subject: FW: Aspen Grove Redevelopment
Attachments: Centrist View of Aspen Grove Redevelopment.docx

From: Michael Goldberg [REDACTED]
Sent: Wednesday, September 22, 2021 11:42:14 AM
To: Kelly Milliman <kmilliman@littletongov.org>
Subject: Aspen Grove Redevelopment

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Councilwoman Milliman,

Speaking for my wife and myself (2 votes), we are basically opposed to adding more residential properties but recognize that change is inevitable and high-density housing is necessary; but only if the building height is limited to the current building height (40 feet with decorative cupolas to 45 feet). With that in mind it is important to remember the city council's primary responsibility is to protect the existing constituency. Of real note is that an 85 foot wall of apartments will damage values of many homes in the area and in the end reduce tax revenue. We and our neighbors view your job success by what you do to assure any development fits in with the existing neighborhood and how it addresses all stakeholders needs.

I have attached what I consider to be a very centrist point of view for redevelopment of the Aspen Groove mall. Please give it serious consideration as a solution that in the end would be best for Littleton as a whole and acceptable to the most affected neighborhoods. I have not done any form of detailed study, but based on what I have read and given the acreage under consideration any residential unit count over 1000 in said redevelopment will be bad for entire community.

Before this redevelopment is given serious consideration the community must be informed of how it will affect our infrastructure load and how the costs of same will be paid for. The developer's request for 2500 additional units is far more than our water, sewer, roads, and parking can accommodate. Considering the current budget situation, it is imperative that the developer pay the costs for meeting these needs. Most constituents would see not assuring these critical infrastructure needs are met by the developer, at no cost to the existing community, would be tantamount to gross negligence in your duty to protect the needs of that community. For redevelopment of this area to occur the developers should have to create a facility that is an asset to not just the city but more importantly the immediate neighborhood.

Providing for a balanced residential community as described in the attached; a development that has a unit count limited to 1000 and mandates that parking be limited to 7 spaces per retail unit and 1 parking spot per 3 residential occupants and you create a futuristic redevelopment that relies on public transit, will be environmentally friendly and economically viable because it will be what the millennials and gen-z people want. Further, cutting the automobile count and the unit count will also pretty much eliminate the traffic problems this redevelopment will bring and mitigate the need for the developer offsetting intersection rebuild costs.

Thank you for paying attention to the existing community's needs.

Respectfully,

Michael L Goldberg

[REDACTED]
Littleton CO, 80120

[REDACTED]

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Colleen Norton

From: Steve Lowry [REDACTED]
Sent: Friday, September 24, 2021 9:07 AM
To: Michael Sutherland
Cc: Colleen Norton
Subject: Re: Aspen Grove - City Council Public Hearing - Tuesday October 5, 2021 5:30pm

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Hi Mike,

Thanks for the information and clarification. Makes it clear that staff reports need to be properly done so they can be trusted.

Regards,

Steve

Sent from my iPhone

On Sep 24, 2021, at 8:58 AM, Michael Sutherland <msutherland@littletongov.org> wrote:

Hello, Mr. Lowry:

Planning commission and council rely on their city staff to present the issue initially and give a recommendation. We send out the packet and staff report approximately six days before the public hearing. The packet includes communications from concerned citizens. In addition, the planning commission forwards a recommendation to council, which may be different than the staff recommendation. Council is free to act independently of the staff recommendation and/or planning commission recommendation and has done so in the past.

Thank you,

Mike Sutherland, AICP

City of Littleton

Community Services Department

Deputy Director of Community Development

303-795-3763 office (direct)

2255 West Berry Avenue

Littleton, Colorado 80120

<image001.png>

From: Steve Lowry [REDACTED]
Sent: Wednesday, September 22, 2021 11:57 AM
To: Michael Sutherland <msutherland@littletongov.org>

Cc: Colleen Norton <cnorton@littletongov.org>

Subject: Re: Aspen Grove - City Council Public Hearing - Tuesday October 5, 2021 5:30pm

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Hi Mike,

Thanks for the information.

I see no mention here of where the report from City staff comes into play. Since that was one of the key bits of information for the PC members, can you please explain how, if at all, the staff's report fits into this picture.

Regards,

Steve

On Wednesday, September 22, 2021, 10:06:22 AM MDT, Michael Sutherland <msutherland@littletongov.org> wrote:

Hello, Mr. Lowry:

I sincerely appreciate your concerns. The quasi-judicial nature of the application essentially means council acts as a judge. The public hearing is comparable to the "trial" of the proposal. All of the information is presented at the public hearing and council weighs arguments for and against the proposal using the planned development criteria below as the basis for their final decision.

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- Encourages 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.
- Encourages 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.
- Encourages 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.

- Provides a process which relates the design and development of a site to the particular characteristics of the site.
- Requires that the nature and intensity of development be supported by adequate utilities, transportation network, drainage systems and open space to serve the development, and minimizes impacts on adjacent existing and future development.
- Encourages development that is consistent with the policies and guidelines established in the adopted comprehensive plan for the area and for the city.

That council member should vote to approve the proposal. If, in their judgement, an individual council member determines any one of the criteria are not supported by the facts, they may vote against the proposal. Certainly, council members may disagree, and the majority of council carries the issue.

Their decision, either for or against, may not necessarily reflect the number of people speaking either for or against a proposal at a hearing. Such is the nature of a process/issue requiring a representative democracy versus a process/issue requiring direct democracy. Council members are charged to begin the public hearing process with an open mind and to ask questions and discover the facts available. They weigh all of the testimony in an open forum and then deliberate their decisions publicly.

I hope this helps. If you have any other questions, please let me know.

Thank you,

Mike Sutherland, AICP

City of Littleton

Community Services Department

Deputy Director of Community Development

303-795-3763 office (direct)

2255 West Berry Avenue

Littleton, Colorado 80120

<image001.png>

From: Steve Lowry [REDACTED]
Sent: Tuesday, September 21, 2021 4:19 PM
To: Michael Sutherland <msutherland@littletongov.org>
Subject: Re: Aspen Grove - City Council Public Hearing - Tuesday October 5, 2021 5:30pm

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Mike, thanks for the note. Many of us wonder what the value of citizen participation is, the recent Planning Commission meeting on this issue being a case in point. A large turnout, someone said 50. All but two spoke against recommending passage, and mostly for coherent reasons, yet the PC voted 4-3 to pass the recommendation to forward to Council, based largely on the staff recommendations, about which I have previously given you my reasons that the staff fiscal and traffic analyses were flawed. Many of the people I spoke with afterward were very disappointed. Seems you "can't fight City Hall". Will the Council be different? Again, council members are not supposed to know much of anything prior to the Council meeting per the quasi-judicial process. Sometimes the democratic process seems to tie itself up in knots.

I have done some neighborhood canvassing the past couple of weeks for some Council candidates. Most people don't seem to know about plans to redevelop AG, and all of those who did know something were quite clearly against the density, the number of people, traffic, and environmental impacts. For a project of this size that has ramifications for the entire City, the minuscule polling done to date is insufficient, though it may comply with minimum City requirements. We would like to see the City take the high road on an issue like this.

Regards,

G Steve Lowry

Hi Sent from my iPhone

On Sep 21, 2021, at 11:40 AM, Michael Sutherland <msutherland@littletongov.org> wrote:

Hello:

Thank you for your emails and comments regarding the proposal to amend the Newton Property planned development plan (Aspen Grove) to allow up to 2,000 dwelling units (while keeping at least 125,000 square feet of commercial development), increase heights in specific areas from 65 feet to 85 feet, and allow hotel uses. Your comments will be forwarded to city council for consideration.

The city council public hearing for this application will be held on **Tuesday, October 5, 2021 at 5:30 pm** in the council chambers at Littleton Center, 2255 W. Berry Avenue in Littleton. Following the hearing, city council may either approve, approve with conditions, or deny the application. I encourage you to participate in the public hearing. Citizen participation is essential for proper and informed decision-making. If you have any questions, please let me know.

Sincerely,

Mike Sutherland, AICP

City of Littleton

Community Services Department

Deputy Director of Community Development

303-795-3763 office (direct)

2255 West Berry Avenue

Littleton, Colorado 80120

<image001.png>

The city's top Envision Littleton priority in 2021 is to update the land use and zoning code. Learn more and provide feedback about the Unified Land Use Code, the 2040 Envision Littleton Plan, and the Transportation Master Plan at [EnvisionLittleton.org](https://www.littleton.org/EnvisionLittleton.org).

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The city's top Envision Littleton priority in 2021 is to update the land use and zoning code. Learn more and provide feedback about the Unified Land Use Code, the 2040 Envision Littleton Plan, and the Transportation Master Plan at [EnvisionLittleton.org](https://www.envisionlittleton.org).

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Colleen Norton

From: lf.lindberg [REDACTED]
Sent: Friday, September 24, 2021 9:06 AM
To: Colleen Norton
Subject: Aspen apts

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Hi there. Please do not put apts there. The traffic cannot be supported there. It will add to the crime. The wildlife will be diminished. The views of the the mountains we love will be blocked. What good did the shopping at Aspen grove really serve?

I rarely go to aspen grove. You are inviting more California residents and the like who really don't appreciate the Colorado landscape and just want to drive too fast and commercialize everything. Please leave the open beauty alone.

Linda Lindberg residents since 1998

Sent from my T-Mobile 4G LTE Device

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Colleen Norton

From: JIM STIELER [REDACTED]
Sent: Friday, September 24, 2021 10:13 AM
To: Colleen Norton; Carol Fey
Subject: Aspen Grove

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I am truly appalled at what is proposed for Aspen Grove. Has this city lost its perspective of where we should be headed as a city? I am told this proposed development does not meet the land use. Why is this even up for consideration? Between this and the proposed developments south of Mineral, you would be nearly allowing a new city to be developed on the corner of Santa Fe and Mineral. This seems to mirror the recent development downtown in a sense, but on a much grander scale.

I am out of town October 5 when a meeting to address this issue is scheduled. I really hate to miss it as I would be one voicing my opinion against this ridiculous proposal. I hope you feel the same way, Carol.

Jim Stieler
[REDACTED]

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Colleen Norton

Subject: FW: Aspen Grove Redevelopment
Attachments: Centrist View of Aspen Grove Redevelopment.docx

From: Michael Goldberg [REDACTED]
Sent: Wednesday, September 22, 2021 11:42 AM
To: Pamela Grove <pgrove@littletongov.org>
Subject: Aspen Grove Redevelopment

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Councilwoman Grove,

Speaking for my wife and myself (2 votes), we are basically opposed to adding more residential properties but recognize that change is inevitable and high-density housing is necessary; but only if the building height is limited to the current building height (40 feet with decorative cupolas to 45 feet). With that in mind it is important to remember the city council's primary responsibility is to protect the existing constituency. Of real note is that an 85 foot wall of apartments will damage values of many homes in the area and in the end reduce tax revenue. We and our neighbors view your job success by what you do to assure any development fits in with the existing neighborhood and how it addresses all stakeholders needs.

I have attached what I consider to be a very centrist point of view for redevelopment of the Aspen Groove mall. Please give it serious consideration as a solution that in the end would be best for Littleton as a whole and acceptable to the most affected neighborhoods. I have not done any form of detailed study, but based on what I have read and given the acreage under consideration any residential unit count over 1000 in said redevelopment will be bad for entire community.

Before this redevelopment is given serious consideration the community must be informed of how it will affect our infrastructure load and how the costs of same will be paid for. The developer's request for 2500 additional units is far more than our water, sewer, roads, and parking can accommodate. Considering the current budget situation, it is imperative that the developer pay the costs for meeting these needs. Most constituents would see not assuring these critical infrastructure needs are met by the developer, at no cost to the existing community, would be tantamount to gross negligence in your duty to protect the needs of that community. For redevelopment of this area to occur the developers should have to create a facility that is an asset to not just the city but more importantly the immediate neighborhood.

Providing for a balanced residential community as described in the attached; a development that has a unit count limited to 1000 and mandates that parking be limited to 7 spaces per retail unit and 1 parking spot per 3 residential occupants and you create a futuristic redevelopment that relies on public transit, will be environmentally friendly and economically viable because it will be what the millennials and gen-z people want. Further, cutting the automobile count and the unit count will also pretty much eliminate the traffic problems this redevelopment will bring and mitigate the need for the developer offsetting intersection rebuild costs.

Thank you for paying attention to the existing community's needs.

Respectfully,

Michael L Goldberg

[REDACTED]

Littleton CO, 80120

[REDACTED]

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Centrist View on Aspen Grove Redevelopment

This kind of redevelopment is an ongoing situation throughout the nation and there is a company (Housing Opportunities Unlimited) that helps developers meet these goals. The recommendations applied in Boston and elsewhere (see the websites at the end) have been successfully and repetitively executed resulting in bringing poorer and upper income earners together to live comfortably in new mixed-use communities. Both low-income and market priced homes reside in the same buildings making communities more homogeneous and working to reduce racial, class and ethnic bias at the same time. Just as with our situation, these developments came to pass operating with basically the same restrictions and goals we see being necessary for the Aspen Grove Redevelopment. They are:

- not damaging or negatively impacting the already present surrounding neighborhoods in the area,
- allowing the developers to do projects in a manner that results in a financially acceptable investment,
- address the need to increase the living density and provide low-income housing within the existing community boundaries,
- build communities that are income and racially tolerant and culturally, civically, and socially inclusive.

These developments have learned much that is explicitly relevant to our situation regarding the Aspen Grove redevelopment (and any other proposed development in Littleton). Buildings need to be designed around a mixed occupancy concept that integrates and mixes renters and resident ownership domiciles. By covenant residential ownership units may not be used for rental/investment properties, owners must be in residence at least six-months per year. If they want investment properties this kind of community is not the place. By community design and covenant the use of public transportation is encouraged by restricting private transportation and on-site parking other than for bicycles. Proximity to public transportation is key. Further community social services from the parent community government are on-site and integral to the development. These services are crucial to project success and promotes a sense of common community that is perpetuated by curbing social dissidence, eliminating things that cause strife or bring bad behaviors, and by encouraging integration, tolerance, civility and friendship. These services are always present to “keep the cool” and assure everyone has equal access to these services. Their mission is to provide everything from mediation and conflict/disagreement resolution to childcare, pre-K care and schooling, health care service direction, kid friendly recreation parks and diversion activities that dissuade gangs or other anti-social behaviors.

The results are developments that have removed parking to gain more buildings per acre of land, where new (or remodeled and repurposed) buildings are the same height as what is there now so the owners can make enough return on their investment to make the project viable (though not necessarily maximize their returns as would happen with taller buildings). This kind of development preserves the value and community of the exiting neighborhood and adds to its betterment by adding resident occupied housing that sustains the community, provides low-income housing and builds the kinds of integrated inclusive neighborhoods most of us desire where those that can only afford to be tenants can have the permanency and pride of ownership that assures they are good neighbors.

When you, our city council deliberate this development, remember the answers do not lie in building more single-family stand-alone homes. (Consider the impact Douglas County development has had on Littleton traffic.) Also remember no amount of redevelopment will bring back the lost sales tax revenue Aspen Grove used to generate; do not be swayed by promises of revenue for the city coffers. That kind of boutique brick-and-mortar retail is in decline and being edged out by big box stores which are not and should not be part of this plan. Please make these developers follow the criteria and planning guidelines outlined in the following websites that cover this kind of redevelopment.

Websites describing similar redevelopments that meet the above criteria:

<https://www.cnu.org/what-we-do/build-great-places/harbor-point>

<https://www.cnu.org/what-we-do/build-great-places/hunters-view>

<https://www.cnu.org/what-we-do/build-great-places/plan-nobe>

[https://www.masshousing.com/en/press/2020-11-16 loop-mattapan](https://www.masshousing.com/en/press/2020-11-16-loop-mattapan)

Website describing Social Services:

<https://housingopportunities.com/services/resident-services/>

Colleen Norton

From: Michelle Rubin [REDACTED]
Sent: Monday, September 27, 2021 8:45 AM
To: Colleen Norton
Cc: [REDACTED]
Subject: STRONGLY OPPOSE Rezone of Aspen Grove

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Littleton City Council,

I strongly oppose the rezoning of Aspen Grove to include up to 2k apartments. There is already an extensive strain on Santa Fe traffic and resources! We have one of the most deadly intersections in the state of CO!!!! Your desire to increase revenue at the expense of lives and livelihoods is horrible.

You will be diminishing the beauty of Littleton, potentially increasing crime and disrupting an already overburdened area! WE can't take on more residents for you to make more money... PLEASE DO THE RIGHT THING! We see so few government officials care about the people they serve any more... Please do not ignore our requests to pander to those who just want more money.

Alos, we have land code uses for a reason! To protect our city from self interest groups... this space DOESN'T NEED rezoning!

Best,

Sheila Rubin and Mick Rubin
Curtice Ct. Residents of Littleton opposed rezoning Aspen Grove!

[who we are](#) | [our website](#)

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Colleen Norton

From: Michael Sutherland
Sent: Monday, September 27, 2021 10:16 AM
To: Leo Roux
Cc: Colleen Norton
Subject: RE: status of Aspen Grove proposal
Attachments: 08-23-2021 - PC Resolution 05-2021 - signed.pdf; 210831-AspenGrove-DRAFT-02.pdf

Hi, Ms. Roux:

Thank you for the email. I think I may have left you a voice mail message last week and I tried again this morning. On August 23, the planning commission voted 4 to 3 to recommend approval of the proposed Fourth Amendment to the Newton Property (Aspen Grove) planned development plan, with conditions as shown in the attached resolution. One of the more significant conditions was the reduction in the maximum number of total dwelling units from 2,500 to 2,000. The applicant revised the plans to address all of the planning commission conditions. The revised plans are attached as well.

On Tuesday October 5, 2021 the city council will hold a public hearing to discuss the revised proposal and make a final decision. Due to a very full agenda, the meeting will start at 5:30 pm instead of the usual 6:30 pm start. Your participation in the hearing would be greatly appreciated. Following the staff presentation and the applicant presentation, any citizens or concerned parties present who wish to speak about the case will be afforded three minutes each to have their concerns heard. Please let me know if you have any other questions.

Sincerely,

Mike Sutherland, AICP
City of Littleton
Community Services Department
Deputy Director of Community Development
303-795-3763 office (direct)
2255 West Berry Avenue
Littleton, Colorado 80120



From: Leo Roux [REDACTED]
Sent: Friday, September 24, 2021 4:35 PM
To: Michael Sutherland <msutherland@littletongov.org>
Subject: status of Aspen Grove proposal

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Mike,

I left a phone message with your office, but since no one has returned it I will ask for information again through this email. I am eager to know the status of the Aspen Grove redevelopment project after the planning commission met with the stakeholders last month. I am planning to attend the public hearing with the city council in October, and I would like to go informed of current developments. Can you or someone from your office please give me a call to chat?

Thanks in advance,

Ann Roux



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September 2021

Re: Aspen Grove Planned Development Amendment

For the Mayor and City Council of Littleton, Colorado:

We the undersigned are tenants of Aspen Grove. As retailers, we are uniquely positioned to understand the growing challenges of our industry. As market conditions continue to change in this dynamic environment, it is especially important for business owners and operators to be able to respond quickly in order to ensure our continued growth and success.

Aspen Grove has been a key contributor to the economy of Littleton for over 20 years. Originally designed as a lifestyle center, it has focused on providing high quality and in demand retail, services, dining and entertainment to the Littleton community and beyond.

Gerrity Group has submitted an application to allow Aspen Grove to include residential as a land use. We enthusiastically support this request. As retailers we know the importance of having rooftops near our businesses because the closer customers live, the more likely they are to shop and dine. Walkability and ease of access has become a huge consideration for retailers.

We are dealing with daily challenges that affect our bottom line, our employees, and our customers. Changing market conditions require that we make adjustments, we think creatively, and we consider long term solutions.

We support this amendment because it is what will provide the greatest opportunity for continued success and long-term fiscal health for Aspen Grove and for the City of Littleton.

We urge you to vote yes.

Sincerely,

SALLIE KASHIWA

Timbuk Toys – Sallie Kashiwa

Kimberly Spence

My Favorite Things – Kimberly Spence

Nancy Furr

Ted's Montana Grill – Nancy Furr

Luis Garza

Alamo Drafthouse Cinema – Luis Garza

Jennifer Winslow

Red Hen Createry – Jennifer Winslow

Michael Colletta

Europtics – Michael Colletta

Denver Massage Chair Co. – Scott Adams

Sophia Sun

The Thinkery – Sophia Sun

Shannon Weston

Vibe Foods – Shannon Weston

Rice Bistro & Sushi – Dan Wong

Lauren Plain

Chick-Fil-A – Lauren Plain

Kipp Keller

New Balance Shoes – Kipp Keller

Kathy Romero

Avalon Salon – Kathy Romero

Zagg Invisible Shield – Michael Krumm

Richard Shane Lynch

Sleep Number – Shane Lynch

M. Mercantile – Claire Franz

Cathleen Veasey

PNC Bank – Cathleen Veasey

Peri Bolts

Eclectic CO – Peri Bolts

Luke Wiedel

Sola Salon Studios – Luke Wiedel

Butterscotch Grove – BoJames Gascoigne

9-26-21

Dear Council Members,

Thank you for reading my comments in lieu of attendance. I have lived in Littleton since 1970 and I care about this city. My immunosuppressant MS treatment leaves me highly vulnerable to Covid19, even with vaccines. I, or those who live with me, cannot attend a public event.

I have reviewed materials, and I believe that the Aspen Grove redevelopment project must be rejected. This is not the solution to the fall of retail, and it could be an expensive and damaging eye sore for the community down the road.

It is concerning that the planning department approved this with such strong opposition and so much missing information. It also seems that some notifications may have gone to unresponsive HOA's in lieu of individuals, and so there may have been people within 700 feet who were not notified.

Of greatest concern with the vagueness of the proposal is not knowing the market that these 2000 units will be designed for. The density and scope are highly unusual for Littleton. At about 60 units per acre the residential portion alone is more than three times the density of the neighboring Berkshire apartments (about 19 units per acre). We can guess that such density surrounded by suburbs is unlikely to be luxury apartments attractive to high-end renters, even if they have their own upscale buildings or floors. The density would suggest an aim for affordable or low-income housing, though the mention of "market rate" likely rules out section 8 housing. But we don't know. This makes it impossible to judge the project by many of your criteria.

Lower cost housing is needed, but not in an endeavor that intends to rely on a "lifestyle center" with high-end retail and amenities. High-density and high-end are incompatible.

Also, the space is so filled that they are asking for exceptions to open space requirements, and parking is never mentioned. Where is that? Ease of parking seems essential to the commercial component.

Where do residents gather without buying something? Are there lobbies? Community rooms? We know there are no outdoor courtyards or plazas?

Will children live here? Where do they play?

Let me review your criteria for judging this project and your staff report of August 23, 2021.

1. Encourages 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.

Your staff report references a “lifestyle center” as meeting this criteria. Lifestyle centers, by definition, depend on high-end amenities and affluent residents. Indeed, the developers’ video mentions their desire for a high-end grocery. If the residents cannot afford the amenities, it will likely fail. If the residential area is designed for affluent people who don’t want to live in the cramped environment, it will fail and miss the goals of affordable housing near public transportation. If more affordable amenities fill the commercial space, rent and tax income may be dangerously short of what is expected.

Replicating the recently-in-foreclosure Belmar or the less-than-vibrant Southglenn residential/retail mixed use project is not creative or promising. The uniqueness of stuffing people into an exceptionally high-density project does not make this residential/retail mix more creative or enhance the likelihood of long-term success.

Littleton became an environmental model for the nation with the ability to use federal funds for purchasing the flood plain that is now South Platte Park. “Creative” is expanding that leadership. We are in the midst of a pandemic, the West is burning, and scientists agree that we have reached irreversible global warming. Now is the time for building on that leadership. Creative might be setting up a hub for Colorado visitors and residents to learn how to enjoy nature and reap the many physical and mental health benefits that come from that. Creative might be a nature-based day-care near the lightrail. Creative could be affordable, eco-friendly housing in a community mixed with these efforts, or green-house space to rent. Maybe it is a coffee house mixed with the Amazon pick-up warehouse. Perhaps developers take a share of start-ups instead of rent, and cities do the same in lieu of retail taxes. Maybe the units can be small and numerous if rent includes a meal plan at an exceptional restaurant, but that would still require indoor and outdoor communal spaces. Creative is likely things I can’t think of, but it is not this proposal of an often failed “lifestyle center” model.

The technologies that meet LEED Standards seem imperative. There is no mention of energy efficient building with any of this project. This is unacceptable in a new, large project.

2. Encourages 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.

Again, we don’t know the intended size, quality, and market value of the units. It could be wise to put low income units next to public transportation and a bike path. However,

low-income housing should not come disguised as something else, and it will only be welcomed on a smaller scale. Low-income housing needs to be paired with social supports, not upscale stores. A situation where the residents can't afford the restaurants seems like certain failure and unanticipated city expenses instead of the one-time windfall that you hope for.

3. Encourages 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.

This criteria is part of the judicial process but it is not in your staff report. It is likely that is because this project does not meet this criteria.

It may be that this community needs alternative schools, remote workspaces, and business incubators with fiber more than struggling retail operations. Maybe low-income housing should be combined with restaurants that are also culinary schools and job training centers. I'm not sure what this community needs, but I don't think it is the proposed project. The developers cannot rely on retail, and cities can no longer rely on retail tax.

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

Your staff report addresses only the unusual height allowance. South Platte Park is an extraordinary place of foresight and good luck for Littleton, and this proposal is at odds with that. The Mayor of Seoul spent \$380 million to uncover a pipe and create a river in the city with water sounds, bird song, and trees. He was then elected President of South Korea. This proposal would damage a park that is worth protecting. By not doing anything to support the increased usage of the park, this development harms the park. The request for an exception to open space displays that this crammed residential area does not respect the characteristics of a site next to South Platte Park. The noise and lights would be damaging, and the environmental impact should be studied. There is research to prove that people are happier if they can hear and see wildlife and natural environments. We are even lucky enough to have a riparian habitat, just 2% of Colorado's land but essential to 80% of our wildlife.

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

I requested the communications with the outside referral agencies, but I did not receive them in the short turn-around time for this letter. The newly designed map of

development activities does not supply any documents. I hope the drainage report observed that these narrow streets with high walls will be shaded, cold, and icy on most of these sidewalks and crosswalks in the winter. Look at any manhole in Aspen Grove, and you know that the area drains directly into the South Platte River. Salt or other chemicals to control this volume of ice would pollute the river. I don't know if this has been addressed. If you don't know, it would be wrong to approve this proposal.

I have to drive (or more accurately, be driven) through the Aspen Grove parking lot to leave my neighborhood, Wolhurst Landing. I question the estimate of only a 55% increase in traffic. I would not want to have to evacuate in an emergency. I am concerned about the ability of emergency vehicles to get to me or my neighbors.

The density of this project is absurd for a suburban location. It is difficult to understand how residents could enjoy it or treat it with respect when it is not the community norm. It is shocking that the developers are trying to cut the requirements for open space and have roof-top areas serve as open space. Density can be felt. This will likely feel claustrophobic for many people.

6. Encourages development that is consistent with the policies and guidelines established in the adopted comprehensive plan for the area and for the city.

This criteria is also not addressed in the staff report. This aberrant density does not seem to be consistent with community goals.

I urge this city council to recognize that this is a huge project that does not meet your criteria. It needs to be understood in much greater detail and redesigned before it is reasonable to approve it. The incompatibility of extremely high-density housing with high-end amenities needs to be resolved. The density needs to be significantly reduced, and the developers should have some experience with residential rental properties.

Sincerely,
Mary Axelson

Colleen Norton

From: Kelly Milliman
Sent: Monday, September 27, 2021 1:01 PM
To: Mark Relph; Reid Betzing; Colleen Norton
Subject: Fwd: Aspen Grove

Get [Outlook for iOS](#)

From: mj johnson [REDACTED]
Sent: Monday, September 27, 2021 12:29:19 PM
To: Kelly Milliman <kmilliman@littletongov.org>
Subject: Aspen Grove

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I realize you cannot respond to emails regarding this proposed project however please read and consider- My husband and I have lived in Wolhurst Landing since the single family homes were built(not talking townhouses or those apartments)-over the years there was the development of the Aspen Grove Shopping Center which afforded us a safe access to Sante Fe from our area and closing off the really dangerous access prior to that- now with this proposed development we are looking at a more serious issue-increased crime with people who are not vested in our community-difficult access for emergency vehicles to Wolhurst Landing is already an issue and with the proposed will only escalate "I realize you cannot discuss this quasi-judicial issue, but please read this email.- this is destructive to what a real community is about-we care about our neighbors and though we don't know all our neighbors by name we wave and acknowledge daily-this seems to be a financial gain for a company that does not care for people and is a financial gain and leaves homeowners in the dust- and it has been rumored that financial gain has affected this decision - concerned that in the future the old townhomes built in 1976 will also be demolished and then our home of 28 years will soon follow-thankyou for reading this-Gary and Mary Jo Johnson of West Rowland Avenue 80120

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Colleen Norton

From: Michael Sutherland
Sent: Tuesday, September 28, 2021 9:38 AM
To: Ann Roux
Cc: Colleen Norton
Subject: RE: status of Aspen Grove proposal

Hello Ms. Roux:

Arapahoe County is the county in which the project is located. Neither Littleton nor Arapahoe County have mandates requiring low-income housing at this time.

At least 125,000 square feet of commercial development will be present and available on the site at any time. In discussions with the owners, the Gerrity Group, they plan to keep their best retailers all the way through the construction and redevelopment of the property. They have said their initial plan is to begin redevelopment on the south side of the property. The fickle nature of retail doesn't guarantee everyone will stay though – changeover is part of normal operations. However, they feel that adding a residential element, similar to the Streets at Southglenn, will provide a more vigorous and sustainable retail environment in the long run.

Please let me know if that answered your questions. I am always available for a call too.

Thanks,

Mike Sutherland, AICP
City of Littleton
Community Services Department
Deputy Director of Community Development
303-795-3763 office (direct)
2255 West Berry Avenue
Littleton, Colorado 80120



From: Ann Roux [REDACTED]
Sent: Tuesday, September 28, 2021 9:06 AM
To: Michael Sutherland <msutherland@littletongov.org>
Subject: Re: status of Aspen Grove proposal

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Mike,
Thank you for this information. I do plan attend the meeting next week and will ask to speak representing League of Women Voters for Arapahoe & Douglas counties. I have two questions for you in advance.

1. Does the county involved - Arapahoe I presume at that location - have a mandate similar to Denver that asks developers to set aside a certain number of units for low-income residents?

2. Will all/most/ only some of the existing shops remain? The plans you sent me do not show how that space will be used.

I would greatly appreciate the answer to these two questions as soon as possible. I can be reached by phone any time today.

Thanks again for your help.

Ann Roux (pronounced "roo")


Don't wait for your ship to come in — swim out to it.

On Sep 27, 2021, at 10:16 AM, Michael Sutherland <msutherland@littletongov.org> wrote:

Hi, Ms. Roux:

Thank you for the email. I think I may have left you a voice mail message last week and I tried again this morning. On August 23, the planning commission voted 4 to 3 to recommend approval of the proposed Fourth Amendment to the Newton Property (Aspen Grove) planned development plan, with conditions as shown in the attached resolution. One of the more significant conditions was the reduction in the maximum number of total dwelling units from 2,500 to 2,000. The applicant revised the plans to address all of the planning commission conditions. The revised plans are attached as well.

On Tuesday October 5, 2021 the city council will hold a public hearing to discuss the revised proposal and make a final decision. Due to a very full agenda, the meeting will start at 5:30 pm instead of the usual 6:30 pm start. Your participation in the hearing would be greatly appreciated. Following the staff presentation and the applicant presentation, any citizens or concerned parties present who wish to speak about the case will be afforded three minutes each to have their concerns heard. Please let me know if you have any other questions.

Sincerely,

Mike Sutherland, AICP
City of Littleton
Community Services Department
Deputy Director of Community Development
303-795-3763 office (direct)
2255 West Berry Avenue
Littleton, Colorado 80120

<image001.png>

From: Leo Roux <landaroux@comcast.net>
Sent: Friday, September 24, 2021 4:35 PM
To: Michael Sutherland <msutherland@littletongov.org>
Subject: status of Aspen Grove proposal

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Mike,

I left a phone message with your office, but since no one has returned it I will ask for information again through this email. I am eager to know the status of the Aspen Grove redevelopment project after the planning commission met with the stakeholders last month. I am planning to attend the public hearing with the city council in October, and I would like to go informed of current developments. Can you or someone from your office please give me a call to chat?

Thanks in advance,

Ann Roux

cell: 303-506-8860

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The city's top Envision Littleton priority in 2021 is to update the land use and zoning code. Learn more and provide feedback about the Unified Land Use Code, the 2040 Envision Littleton Plan, and the Transportation Master Plan at [EnvisionLittleton.org](https://www.envisionlittleton.org).

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<08-23-2021 - PC Resolution 05-2021 - signed.pdf>

<210831-AspenGrove-DRAFT-02.pdf>

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Colleen Norton

From: Jane Kolb [REDACTED]
Sent: Wednesday, September 29, 2021 4:05 PM
To: Colleen Norton
Subject: Aspen Grove Rezoning


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To Whom It May Concern,

I strongly oppose the Aspen Grove Rezoning to include 2000 new apartments that would add heavy traffic congestion to Sante Fe and Mineral (which is already very heave), block mountain views from Jackass Hill Park, and cause heavy impact on the nature trails that surround Aspen Grove. The Gearity group is trying to ram this High Density rezoning through before the City of Littleton passes more strict measures on high density housing at the end of the year and they are using the ex-mayor Deb Brinkman as a highly paid outside consultant to rush this past her old colleagues. This is very shady and tricky and somewhat of a sleazy way to do business. If this is how the Littleton Government works, my family and I would rather move. We have lived here 9 years and this careless and thoughtless process of passing this the zoning committee is sad and pathetic.

Please do not let them ruin our city and please do not allow 2000 apartment built where there is already huge traffic problems.

Sincerely,
Jane Kolb

Jane E. Kolb, MS Ed. 
Director of Campus Engagement
University of Denver, Career & Professional Development
Jane.E.Kolb@du.edu
303-871-2694 (direct)



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Colleen Norton

From: Patrick Santana [REDACTED]
Sent: Wednesday, September 29, 2021 4:07 PM
To: Colleen Norton; Michael Sutherland
Cc: Patrick Driscoll; Carol Fey; Pamela Grove; Scott Melin; Kelly Milliman; Jerry Valdes; Mark Rudnicki
Subject: Yes, I support the Aspen Grove PD amendment to allow housing at the mall

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Honorable Councilmember,

As a resident of Littleton, **I want to state my strong support for approval of Aspen Grove's application to amend their planned development** to include residences, increased height limits, and a potential hotel. A resolution to approve this amendment comes before you on October 5, 2021 and I urge you to vote yes.

Bringing homes to the Aspen Grove Mall is a great idea, one which should have been included in the original plan for the mall. I'm glad to see this omission getting corrected.

Having homes for people replace much of the mall's asphalt parking lot has many wonderful benefits:

- **Increased housing options** — We're a stronger community when we have a broader mix of housing types. A diverse, abundant mix of home options, including rentals, are essential to making Littleton a city that is inclusive of diverse residents.
- **Reduced greenhouse gas emissions** — Aspen Grove is an ideal location for new homes because it's adjacent to the RTD light rail station and the Platte River bikeway. Littleton, like all Front Range communities, is facing every-worsening air quality. I love seeing Littleton expand housing opportunities near our transit stations and major bikeways.
- **Water conservation** — Extended drought in our region makes water conservation a must for our city. By creating new residences without individual lawns, we grow our community without the negative impact of watering landscape (which accounts for 55% of all water consumed by Front Range urban communities).
- **More neighbors helps businesses** — Creating homes on top of Aspen Grove's existing shopping, dining, and entertainment offerings adds to the commercial vigor of that location.
- **Fewer car trips to river and bikeway** — New homes within walking and biking distance to the South Platte River means more Littleton neighbors can enjoy this outdoor recreational area without driving to it.
- **Proper scale** — The Aspen Grove mall borders Santa Fe Blvd, a major arterial. Wide multi-lane roadways call for taller buildings because they better fit the scale of the location.

The PD amendment allowing housing and added height at Aspen Grove would be a win for housing options, a win for businesses, and a win for our region's climate. I hope you'll vote yes to the amendment on October 5.

Sincerely,

Patrick Santana

[REDACTED]

Littleton CO 80120

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Colleen Norton

Subject: FW: An Important Issue

From: Colin Campbell [REDACTED]
Sent: Wednesday, September 29, 2021 1:30 PM
To: Carol Fey <carol@carolfey.com>
Subject: An Important Issue

Hi Carol, thanks for the invitation; I am glad you are running for mayor. I would like to ask you as one of my councilpersons to register my concern for Aspen Grove.

I am NOT in favor of apartments being built there and losing our one retail gathering place for our city. I just saw a poll that Neighborhood Network took that shows 85% of Littleton folks are opposed as well.

I trust you to push back on this as we definitely do not need thousands more apartments in our city. We do need this wonderful shopping area as a gathering point.

Thanks for listening, Colin Campbell.

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Colleen Norton

Subject: FW: Aspen Grove proposal

From: [REDACTED]
Sent: Tuesday, September 28, 2021 9:01 AM
To: Carol Fey <cfey@littletongov.org>
Cc: 'Pat McCall' [REDACTED]
Subject: Aspen Grove proposal

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Hi Carol,

This communication is unusual for me since I rarely if ever get involved in politics but I'd like to express my concerns regarding the Gerrity Group's phased "Reimagine Aspen Grove" plans. My partner Patrick McCall has also reviewed this email and asked me to include him in this communication.

At the scheduled October 5th Littleton City Council meeting I understand the agenda will include; "To consider an application for an Amendment to a Planned Development Plan for property at Aspen Grove 7301 S Santa Fe Dr, Case #APD21-0002, to allow up to 2500 dwelling units and additional building height". Here are my concerns/comments:

Views - Attached is a photo I took from Sunset Park on Wed 9/22. There do not appear to be ANY buildings higher than 3 stories in any direction looking west, north or south to the foothills. That says any buildings taller than 3 stories would stick out like a sore thumb in the entire area west, north and south and disrupt the valley view.

- Character – Buildings taller than 3 stories in the Aspen Grove area will overshadow South Platte Park, the Mary Carter Greenway and Carson Nature Center. If the council approves more than 3 stories or 55' for Aspen Grove apartments/residences, this could open the floodgates for additional large multi-story apartment or similar developments in other Littleton properties?
- Density - how could the Aspen Grove property support so many apartments (2500) without more than one 7 story building? The proposal maps found on the reimagineaspengrove.com website are difficult to view in detail and I am unable to discern the number of buildings and building height
- Traffic – we all know Mineral and Santa Fe is one of the busiest and most dangerous intersections. This has been under review for changes for the last few years. Is the impact of ~2500 to 5000 additional more cars in this development being taken into consideration?! Not all of these people will be using Light Rail or public transportation
- Ownership vs tenants – it is my understanding that builders prefer apartments over condos or other residences due to the decreased requirements? I've heard that Denver metro could be close to the point of saturation for new apartments. What happens when the rental demand wanes? Is Aspen Grove's proposal behind the trend? Residences for sale would be our preference for a more stable population and tax base.

I'm okay with progress and agree that many shopping centers are experiencing difficulties keeping retail tenants etc. Changes should be considered for Aspen Grove to keep the property viable and contributing to the tax revenues. I

might support a revised proposal perhaps with 3 stories max and reduced residences to avoid obstructing views, changing the character of Littleton and significantly adding to the traffic volume. And as stated, we would prefer condos or other residences with ownership rather than tenants so we increase FT Littleton residents who will be more invested in our community.

Unfortunately I have a previous commitment Tue nights that precludes me from attending this meeting.

From my online research regarding density:

3 stories avoids ADA for elevators!

Three story apartment complexes achieve 25 units per acre

A three story building will most likely be in a range of **33 to 40 feet**. A building with 14 foot ceilings heights on the first floor (for retail use) and two floors of residential or office with 9 foot ceilings above would probably be somewhere in the neighborhood of 36 feet tall, give or take a few feet.

Building heights - what I was able to find on the Littleton Gov website:

Maximum Building Heights 60' 60' 74' at Commercial 84' at Mixed-Use 55' at Residential

I appreciate your consideration and support your candidacy for Littleton Mayor.

Jo Ellen Farris



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Colleen Norton

From: Jay Schwarzauber [REDACTED]
Sent: Wednesday, September 29, 2021 2:07 PM
To: Colleen Norton; Michael Sutherland
Subject: Do you want to be known for the scar of Littleton

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Good afternoon, if you do this I guarantee I will move my family out of Littleton as you will damage my view. If you do this it will become the scar of Littleton just as people look at the scar of the Colorado Springs. This has scandal written all over it. I do not want this and most that live here do not either. Your choice but I hope you are ready to deal with the consequences!

Thanks

Jay, Tiffany and Jackson (4)

[REDACTED]

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As residents of Littleton, we support your approval of the amendment to the Aspen Grove planned development. Here's why:

We love the idea of mixing residences with retail. It's going to be a great place to live. People can walk to shops, get coffee, enjoy events, and it's a quick stroll to a transit station, bikeway, and river.

We like that the applicant's plan creates a real "place." The developer's sketches show trees, wide sidewalks, public spaces, and homes filling what's currently just a sea of asphalt. This has the making of a true town square community.

We like that we're expanding housing options. The ever-rising cost of rent (and homes) in Littleton is people telling us they want more built. That's literally what price is. We like that we're doing something to lower that cost by building more housing.

We like that this plan amendment addresses climate change in a good way. When we put lots of homes close to existing transit and bikeways, that means less car driving. And fewer car trips means less air pollution and reducing greenhouse gas emissions. We see apartments built out along C-470, with nothing around them. That means those neighbors have to burn gasoline to do everything. In contrast, residences at Aspen Grove are the kind of home building that protects our environment.

We like that Littleton has a mix of home types. It's nice that we have single-family homes, big ranches, townhouses with patios, AND apartments. We like living in a city that doesn't dictate that everyone lives in the same kind of dwelling. Littleton's vibrancy is built from our wonderful mix of housing types.

We know these new residences will be much loved by the hundreds of neighbors who choose to make a home there. Littleton is an inclusive community with charm and beautiful public spaces. It is exciting to see developers willing to invest in Littleton for the same reasons we, as residents, think it's great. We agree with Gerrity that housing at Aspen Grove is great for residents and businesses and we look forward to working with City Council, Planning Council and Gerrity to design a space that is an affordable, sustainable and vibrant addition to Littleton.

Our vote is Yes to this housing and Yes to more neighbors near transit.

Vibrant Littleton

Emily Dykes, Patrick Santana, Nick Stevens, Katie McReynolds, Matt Duff, and the members of Vibrant Littleton.

Colleen Norton

From: Lorraine List [REDACTED]
Sent: Wednesday, September 29, 2021 4:22 PM
To: Colleen Norton
Subject: Aspen Grove

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Hi,

I live in SouthPark 2 and I am very concerned about this proposed redevelopment. Our area cannot support another 2000 residential units, with the potential of up to 4000 new cars going through the intersection at Santa Fe and Mineral regularly. There are already traffic proposals to be implemented years from now to deal with issues that already exist and are growing worse each month. This proposal would turn Santa Fe and Mineral into parking lots for stalled traffic for most of the day.

Please do not approve this plan.

Thank you.

Lorraine List
[REDACTED]
Littleton, CO 80120

Sent from Lorraine's I-Phone.

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Colleen Norton

Subject: FW: Aspen Grove Development

From: John Reed [REDACTED]
Sent: Wednesday, September 29, 2021 4:12:17 PM
To: Kelly Milliman <kmilliman@littletongov.org>
Subject: Aspen Grove Development

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Kelly,
As a resident since 1982 in District IV I am highly opposed to the development of 2500 apartment units at Aspen Grove. This development will impact the traffic problem at Mineral and Santa Fe as well as the open space that backs to the Platte Greenway. This development is not in the best interest of preserving the ambience of the Littleton community. In speaking with many of my neighbors they are also of the belief that this property should not be developed as proposed. Please oppose this development.
Thank you,
John Reed

Sent from my iPhone

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Colleen Norton

From: [REDACTED]
Sent: Wednesday, September 29, 2021 8:30 PM
To: Colleen Norton
Subject: Rezoning issue

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Sent from my iPhone

In regards to the reasoning of the Ensor property is a total disgrace as this property was left as a wildlife preserve! We don't need anymore apartments or hotels at the location of Mineral and Santa Fe. This rezoning proposal by the City of Littleton is absolutely absurd and is NOT taking into consideration the citizens of Littleton.

A voting citizen,
Donna Jeffers

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Colleen Norton

From: Maureen Mallon [REDACTED]
Sent: Wednesday, September 29, 2021 9:56 PM
To: Colleen Norton

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No rezoning. No apartments. No hotels. Leave it alone. Do nothing. I have lived here 30 years and not in favor of this new development. Anyone involved we will try and vote u out. Our community does not want this. I like aspen Grove just the way it is and we already have too much traffic and congestion. Good grief. I hate u people!!! All the people hate this and only evil politicians want it. No one wants this development.

Maureen

[Sent from Yahoo Mail on Android](#)

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Colleen Norton

From: Rachel Guerrera [REDACTED]
Sent: Wednesday, September 29, 2021 10:49 PM
To: Colleen Norton
Subject: NO on rezoning of Aspen Grove and Ensor

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I cannot make the meeting on October 5 but want to speak out against plans for rezoning of Aspen Grove and the Ensor properties.

I live on the far southwest ridge of The Southpark neighborhood at Santa Fe and Mineral. Aside from the fact that adding high rise buildings and thousands of homes will destroy our Mountain View, this area cannot handle the increased traffic and wildlife impact. South platte park is a suburban wildlife gem and even if there are plans to preserve the space, it would be crowded out with hordes of people and the potential for pollution, litter, noise all detracting from the native ecology.

I think I speak for all my South Park neighbors when I say This tranquil section of Littleton is our home and our sanctuary in these troubling times. Adding thousands of people and the associated traffic, noise and pollution would have a negative impact on the scenery and the environment but also on the mental health of hundreds of people who find respite strolling along the west ridge of our neighborhood at sunset. I invite anyone considering this expansion to come do that some evening before you move to permanently take it away from us.

Thank you for hearing my concerns.

Sincerely,
Rachel Guerrera
Sent from my iPhone

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Colleen Norton

From: Susan Fornoff [REDACTED]
Sent: Thursday, September 30, 2021 9:06 AM
To: Colleen Norton
Cc: Keith DuBay
Subject: Aspen Grove rezoning

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We cannot attend the meeting on October 5 but would like to voice concerns about the proposed rezoning of Aspen Grove. Our city has always seemed to prioritize the quality of life of current residents above potential for growth. It's one of the reasons we live here. We understand that there are financial restraints in play with the city at this time, and that the changing retail landscape has challenged Aspen Grove's developers, but we ask that you do not free constraints on Aspen Grove to add dwelling units without considering the potential impact on traffic, views, parks/wildlife, and even RTD parking, particularly in conjunction with the adjacent development already under way.

We object to the proposed rezoning at this time.

Sincerely,
Susan Fornoff and Keith DuBay
Littleton, CO 80120

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Colleen Norton

From: Michele Winkler [REDACTED]
Sent: Thursday, September 30, 2021 10:03 AM
To: Colleen Norton
Subject: rezoning of Aspen Grove

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To whom it may concern,

As long time residents of Southpark Subdivision in Littleton, CO, we are deeply disturbed to hear about the proposed rezoning of Aspen Grove, which would greatly affect the quality of life of those in our subdivision. The increased traffic, noise, pollution, and removal of the friendly, open air shopping center, the loss of views, and the complete change in nature of the area, would diminish our quality of life, and negate the very reason we moved to Southpark in the first place. Please do not do this and leave charming Aspen Grove as it is. While tax revenues might increase, Littleton would become unrecognizable to those of us who have lived there and supported our city for decades.

We are travelling for work and unable to attend the meeting in person, but wanted to make sure our voices are heard on this serious and life-altering matter.

Sincerely,

Michele Winkler and Dave Madorsky

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Colleen Norton

From: Angela Kiss [REDACTED]
Sent: Thursday, September 30, 2021 10:33 AM
To: Jennifer Bass; Mike Kiss; Colleen Norton
Subject: Aspen Grove rezoning - Against

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Hello City Clerk,

My family and I are resoundingly against losing Aspen Grove as it stands now. It's a busy plaza with community events making it an integral part of our community.

Where there IS a lot of space that may be good for apartments is the LUMEN parking lot. It's empty and they would probably be open to selling off a part of it. It's at 700 W Mineral Ave.

Thanks for your time and consideration.

Thank you,
Angela & Michael Kiss and Jennifer Bass
(Their emails are cc'ed to imply their agreement).

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Colleen Norton

From: Maureen Clarke [REDACTED]
Sent: Thursday, September 30, 2021 12:26 PM
To: Colleen Norton
Cc: Maureen Clarke
Subject: Request to Rezone Aspen Grove -NO please

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I cannot attend the upcoming meeting, but please cast my vote w/a NO for a request to rezone Aspen Grove. Traffic on Sante Fe is already a disaster & hard to believe that anyone could make the water situation any worse but Littleton is obviously trying.

Thank you.
Christopher Winters
[REDACTED]

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Colleen Norton

From: JoAnn Rupp [REDACTED]
Sent: Thursday, September 30, 2021 4:49 PM
To: Colleen Norton
Subject: I oppose the request to rezone Aspen Grove to include up to 2000 apartments

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As a Colorado native, I oppose the request to rezone Aspen Grove.

The traffic congestion at Mineral and Santa Fe is the most dangerous in the city. More traffic is not a good or safe thing.

I do believe it would have a negative environmental impact on the Platte River and open space and wildlife. Something those of us from Littleton are proud of.

As a lifetime Littleton Resident one of the advantages littleton had going for it was that we didn't have a zillion apartments like Aurora. Adding this project I believe would diminish the character of littleton neighborhoods as being family housing.

There are plenty of new buildings growing to the east of I25 and E-470 in Colorado's open spaces that are growing new housing developments.

Littleton City Council has "gone too far" in allowing too many apartment buildings to be built in existing littleton neighborhoods. Please don't over populate an existing community with more apartments and more traffic in an area that was not build to support more people and traffic than it was originally designed for.

Sincerely,
JoAnn Rupp

[REDACTED]

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Colleen Norton

From: Linda Berner [REDACTED]
Sent: Thursday, September 30, 2021 7:18 PM
To: Colleen Norton
Subject: cnorton@littletongov.org

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I want to protest the building of 2,000 apartments being built on the land south of Mineral and west of Santa Fe. Santa Fe is already carrying heavy traffic and is even busier because of the Sterling Ranch. Sterling Ranch is still expanding and Santa Fe is their main road. Please do not make Santa Fe anymore dangerous than it already is. I have been rear ended twice on Santa Fe already. I can't imagine adding the extra traffic if you build 2,000 apartments on Santa Fe. Thank you for your consideration. Linda Berner, [REDACTED].
Sent from my iPad

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Colleen Norton

From: Julie Murray Corell [REDACTED]
Sent: Thursday, September 30, 2021 10:35 PM
To: Colleen Norton
Subject: Apartment complex at Aspen Grove

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I live just off mineral avenue in the Southbridge complex. I use Santa Fe and mineral at least twice a day. Consequently I am very aware of the massive congestion and the horrible slowdown of the traffic attempting to move through the intersection.

For that reason alone I do not want to see 2,000 units built on the west side of Santa Fe near Aspen Grove. Many of my neighbors and I are against this plan and as Littleton voters we would like to be heard. Please STOP this project going forward.

Thank you for your consideration.

Sincerely, Julie Corell
[REDACTED]

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Colleen Norton

From: [REDACTED]
Sent: Friday, October 01, 2021 10:20 AM
To: Colleen Norton
Subject: Rezoning of Aspen Grove

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi

I am providing my input concerning the rezoning of Aspen Grove. This is a BAD idea. It will cause too much traffic congestion.

Also, I go to Aspen Grove for shopping and activities all the time and do not want to see it developed into apartments.

Hence, I oppose this rezoning initiative.

Thanks

Renee Varin Potratz

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Colleen Norton

Subject: FW: Reimagine Aspen Grove Project

From: RENA DEEN [REDACTED]
Sent: Friday, October 1, 2021 3:11:07 PM
To: Kelly Milliman <kmilliman@littletongov.org>
Subject: Reimagine Aspen Grove Project

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I am writing to inform you that while I agree that the Aspen Grove shopping area has deteriorated in the past couple of years, I cannot agree that we need 2,500 additional housing units on this site. I understand the need to have a built-in customer base to support the new retail areas planned, but 2,500 is just TOO many! We already have a major built-in customer base in the apartments that were built on the west side of the shopping center. I cannot see the benefit of adding many times that number. I might be able to get onboard with 300-500 units, but NO MORE than that. It would significantly add to the congestion, traffic and infrastructure impact on the area.

I urge you to not approve of any plan that incorporates this many additional housing units in this project.

Thank you for your consideration.

Rena Deen
Wolhurst Landing Resident

Sent from [Mail](#) for Windows

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Colleen Norton

From: Andrew Mauger [REDACTED]
Sent: Friday, October 01, 2021 3:42 PM
To: Colleen Norton
Subject: I strongly oppose the Aspen Grove rezone proposal

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To whom it may concern,

We're unable to attend the city council meeting on 10/5, but wanted to quickly state that we strongly oppose the Aspen Grove rezone proposal. We live on Jackass Hill and greatly prize our view...it's the reason we moved to this neighborhood. To have that impacted by a large apartment building would greatly impact everyone that lives in the Jackass Hill area. Not to mention the impact to the Santa Fe & Mineral intersection which is already over congested. We're ok with the concept of rezoning the area, but not the extent that is currently proposed.

Thanks for your time
Andrew & Laura Mauger
[REDACTED]
Littleton, 80120

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Colleen Norton

From: Julie Seter [REDACTED]
Sent: Friday, October 01, 2021 10:20 PM
To: cccn@littlegov.org
Cc: Colleen Norton
Subject: Rezoning at Aspen Grove

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Littleton government:

As nearby residents and customers of Aspen Grove businesses, we strongly oppose the request to rezone Aspen Grove to include up to 2,000 apartments based on the following reasons:

- . Traffic congestion at Mineral and Sante Fe
- . Negative environmental impact on Platte River and open space
- . 85' building height plus rooftop amenities will block mountain views
- . Inconsistent with the proposed Unified Land Use Code - 23 v 66 units/acre
- . Lack of specificity of plans. Owner since 2016 seeks approval for many uses
- . Project will diminish character of Littleton
- . Developer could build 11x the number of apartments as Berkshire Aspen Grove

Please do not approve this request! Too many negative impacts on the community.

Sincerely,
Julie Seter
Leonard Berman

Julie Seter
Leonard Berman

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Colleen Norton

From: Donna Melanson [REDACTED]
Sent: Saturday, October 02, 2021 11:16 PM
To: Colleen Norton
Subject: Proposed apartments in Aspen Grove

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To whom it may concern. I can not attend the city council meeting, but would like to express my opposition to the proposed 2000 apartments in the Aspen Grove area. If there is a formal petition to sign, please forward info. Thank you

Sent from my iPhone

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Colleen Norton

Subject: FW: Email+contact+from+Littleton,+CO

From: margaret gordon [REDACTED]
Sent: Saturday, October 02, 2021 12:08 PM
To: Mark Relph <mrelph@littletongov.org>
Cc: Barb Fransen [REDACTED]; Orville Patti [REDACTED]
Subject: Email+contact+from+Littleton,+CO

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Please forward the following comments to the city council prior to the Tuesday Oct. 5th meeting. Thank you.

Dear City Council members, Envision Littleton, Our Community, Our Future. (from the Envision 2040 Plan Summary). The Aspen Grove rezoning decision, our community, our future. Please consider that you have spent 2M dollars and much staff/council/citizen time on this Plan. Intended to manage change and growth over the next 20 years. How can you move forward on the Aspen Grove decision without this document being complete? Is it Debbie Brinkman and the developer pushing for a decision? There is massive opposition to this over inflated zoning change. The traffic issue remains significant, the city's budget and most documents I read stress the traffic congestion. The loss of wild space and the animals that go with it, is sad and a permanent loss.

You were elected to represent us, the citizens and voters.

Please vote no on this over-reaching, massive development. It is not in the best interest of our community. Thank you,
Peggy Gordon Citizen

Sent from my iPad

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Colleen Norton

Subject: FW: Aspen Grove

From: Joseph Wuest [REDACTED]
Sent: Saturday, October 2, 2021 9:38 PM
To: Michael Sutherland <msutherland@littletongov.org>
Subject: Aspen Grove

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello. The proposed redevelopment of Aspen Grove should not be approved. The current roads can not handle any more traffic. More houses are going up in parts of Columbine Valley. The property opposite the Mineral Park N Ride has proposed housing on it. Where are all those cars going? I have lived off of Platte Canyon for over 20 years. Traffic keeps increasing.

Also there is a problem with the limited parking that is planned. Having enough accessible parking spots is a concern. The City of Littleton has its own problem with this downtown. There are no legal accessible van parking spots downtown. So how can the city be trusted to ensure there will be enough in the proposed Aspen Grove plan?

The taller buildings will add a more congested feel to that area. As drivers sit in traffic on Santa Fe their anxiety will be increased without the current visual space of the shopping center.
Please do not recommend this proposal to the City Council.

Respectfully,
Liz Wuest

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Colleen Norton

From: Kathleen Murphy [REDACTED]
Sent: Sunday, October 03, 2021 3:51 PM
To: Colleen Norton
Subject: To the Littleton City Council re Aspen Grove

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As a citizen of Littleton for 46+ years, I am opposed to the rezoning of Aspen Grove for the following reasons.

Water - although Denver Water says they can serve/process water for this 2000 unit development, water is at a premium in Colorado, and if there is no water, it's a moot point.

Traffic - even with a temporary diversion, at least 2000 cars creates even more problems. Additionally, RTD has reduced its services and, not everyone works downtown.

Pollution - Between additional cars and added population, this will increase significantly.

Parking - there is none.

Police & Fire services - The departments are stretched thin now, and you want to add to that? What are you thinking? It's a proven fact that crime goes up in high density areas.

Wildlife Preserve - At the Planning Meeting, the impact wasn't really addressed. We cannot lose this jewel.

Open Space - Is Littleton so readily willing to lose it?

ULUC - Isn't this proposal in violation?

Access to Wolhurst Landing - Our only way in and out is through Aspen Grove.

85 ft. Height - Totally unacceptable. People in the Palisades and Sunst developments are entitled to their views.

Aspen Grove was a flourishing retail center that fits our community and quality of life in Littleton until it was sold to this California investment firm marketed as a father/son LLC in 2016. The new owners raised rents and added requirements which forced businesses to go elsewhere, probably with this 2000 unit development in mind. Additionally, this "approve the re-zoning, then we'll give you specifics" is totally unacceptable.

Notification of the Littleton City Council Meeting on October 5th was supposedly sent to those living within 700 ft. of Aspen Grove. Well, not only was that a very limited distribution, but not everyone within those boundaries received it. The Aspen Grove property affects all of Littleton, not just a 700 ft. area.

Please, disapprove this rezoning. It is NOT in the best interest of Littleton.

Colleen Norton

From: B Bratton [REDACTED]
Sent: Sunday, October 03, 2021 6:06 PM
To: Colleen Norton
Subject: Opposition to Aspen Grove Rezoning Case #APD21-0002

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Evening - I am unable to attend the public hearing scheduled for October 5, 2021 due to work, but want my voice to be heard. I strongly oppose the proposed Aspen Grove rezoning to allow residential uses and additional building height. My husband and I moved to the Sunset neighborhood specifically because of the beautiful views of the rocky mountains and the charming character of Aspen Grove and downtown Littleton. I am extremely concerned that the building height proposed will detrimentally impact the view from the many houses in our neighborhood, impacting our property values and the beauty and enjoyment of our neighborhood. Additionally, the environmental impacts of building at that density so close to the platte river and platte river open space is very concerning. The existing zoning and land use codes were put in place for good reason. Allowing the dramatic change to them that is requested to allow up to 2000 apartments is not consistent with the character of Littleton and puts the financial interests of a developer above the best interests of existing residents and of the platte river open space area.

Please put the best interests of our town first and deny the rezoning request in this case.

Thank you,
Brooklyn Bratton
[REDACTED]
Littleton, CO 80120
[REDACTED]

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Colleen Norton

From: Maureen Parker [REDACTED]
Sent: Sunday, October 03, 2021 8:37 PM
To: Colleen Norton
Subject: Aspen grove

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I am vehemently opposed to the request to rezone Aspen Grove and build up to 2000 apartments. I live in Southpark, adjacent to Aspen grove. The potential harm to our beautiful area is enormous. Traffic will be more awful than it already is, there will be more car accidents, pollution, harm to humans, and animals as well as the environment. This feels like action motivated by greed.

We have a beautiful spot along the Platte river with wildlife, biking, walking and running. Please do not invade our spaces.

Please, please please know that the citizens in this region are opposed to this rezone request. There was a reason for zoning. Please respect our lands and neighborhood.

Maureen Parker
[REDACTED]

[REDACTED]
Littleton CO 80120

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Colleen Norton

From: Jim Stanley [REDACTED]
Sent: Sunday, October 03, 2021 11:45 PM
To: Colleen Norton
Subject: Don't build apartments at aspen glen

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So many reasons
Please don't do it

Sent from my iPhone

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Colleen Norton

From: Andy Spiegel [REDACTED]
Sent: Monday, October 04, 2021 10:04 AM
To: Colleen Norton
Subject: Proposed Rezoning

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City of Littleton,

I am not in favor of rezoning of Aspen Grove from commercial to residential. It's absolutely ridiculous that you would propose this when you don't even have a full plan of what you want to or what the propose is for the rezoning. I have seen more and more townhouses getting built and squeezed into areas around the downtown area and along Santa Fe wondering why they are needed, by the way they are not. The city does not need another 2000 new dwellings or another hotel in this area. This section of Littleton is managing the way that it is with the growth that is already here. The intersection and Santa Fe and Mineral is horrible, building more dwellings could and will huge impact the wildlife reserve, not to mention at what height you want to build these buildings at. Also what is going to happen to the RTD Light rial station and its parking spaces that are needed there. Granted, due to the pandemic it has not been overflowing but when things are back to normal, the station needs the space.

I understand that you want to provide room for everyone moving here to Colorado but unfortunately everyone that is moving here is ruining our beautiful state. We have too many houses and apartments as it is, not to mention ones that not everyone can afford. We could use more shops and restaurants in Aspen Grove to better utilize it the way that it is. It has been packed and filled with people enjoying the shops that are there. So, I don't understand why we need to build more buildings. The impact on its surrounds is far to great to give developers more space that they don't need. I DO NOT WANT MORE HOUSES!!

Thank You,
Andy Spiegel

Sent from my iPhone

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Colleen Norton

From: Keith Strand [REDACTED]
Sent: Monday, October 04, 2021 11:21 AM
To: Colleen Norton
Subject: Aspen Grove. 10/5 meeting

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I will not be able to attend the 10/5 meeting regarding rezoning of Aspen Grove area but want my thoughts known.

>

> I am very against the size and style of development that is being proposed. Specifically the high density and tall buildings.

>

> I live nearby and enjoy the wildlife preserve, bike trail, walking trails several times per week. They already are crowded on weekends and adding another possible 5000 or more people to the limited trails will be awful - ruining the beauty and reflective space for all. It would also wreak havoc on the protected wildlife preserve.

>

> Traffic in the area is already very bad and the addition of 4000 cars to area will cause frequent gridlock.

>

> It is not realistic to think that the people that will live in a new Aspen Grove development will opt for the light rail or bikes for general transportation. They will use their cars often, adding to severe congestion on a daily basis.

>

> It is my understanding that the plan outline does not even indicate where 2000 units will have related parking. That is a huge issue all in itself!

>

> It seems that this plan is being rushed through so that Developer/investor can avoid the higher level of scrutiny that will happen when the new Littleton Envision plan is in place.

>

> I ask that you vote no on current high density proposal.

>

> I am not against any development at Aspen Grove and realize that it is necessary to keep the area alive but the tall buildings and high density are not what is needed in Littleton, a community that I have lived in for over 40 years and love dearly.

>

> Anne Strand

> [REDACTED]

>

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Colleen Norton

From: Michael Sutherland
Sent: Monday, October 04, 2021 2:27 PM
To: Anastasia Urban; Andrea Suhaka
Cc: Colleen Norton
Subject: RE: Aspen Grove Redevelopment project

Hello, Ms. Suhaka:

Thank you for the questions. The owner of Aspen Grove is requesting approval of the entitlements to allow up to 2,000 residential units on the property while maintain a minimum of 125,000 square feet of commercial development at any one time on the property. If approved, there will be several site specific development plans to follow which will show some of the detail needed to answer your questions. The owner has told the city they plan to redevelop the property in phases beginning with the southern side of the property. As opposed to removing everything and starting with a blank slate like Belmar did, they are planning to redevelop the property somewhat similar to what the Streets of Southglenn is doing. The public hearing for this item is tomorrow, October 5, 2021 at 5:30 pm at the Littleton Center and you are welcome to attend and speak on subject if you wish. If you have additional questions, please let me know.

Sincerely,

Mike Sutherland, AICP
City of Littleton
Community Services Department
Deputy Director of Community Development
303-795-3763 office (direct)
2255 West Berry Avenue
Littleton, Colorado 80120



From: Anastasia Urban <aurban@littletongov.org>
Sent: Friday, October 1, 2021 1:15 PM
To: Andrea Suhaka [REDACTED]
Cc: Michael Sutherland <msutherland@littletongov.org>
Subject: RE: Aspen Grove Redevelopment project

Hi Andrea -

Thank you for your interest in this project. The current application is an amendment to the Planned Development to allow for residential uses in a mixed use development. Tuesday, October 5 is the public hearing for this amendment. Since it is a PD amendment, specific site plans would be submitted under separate applications if the PD amendment is approved. The staff report does contain an illustrative plan as one option that could be developed with both residential and commercial (red) uses (screen snip below). A link to the full City Council packet and staff report can be viewed from the link below [https://omnetwork.s3-us-west-2.amazonaws.com/sites/199/documents/10-05-2021 -
_cc_meeting_documents.pdf?MeIN7wyBvXimswlNGQVSXdPuhRIzdPIO](https://omnetwork.s3-us-west-2.amazonaws.com/sites/199/documents/10-05-2021_-_cc_meeting_documents.pdf?MeIN7wyBvXimswlNGQVSXdPuhRIzdPIO)

The proposed amendment is only limited to the Aspen Grove development, not the RTD lots or anything east of Santa Fe Drive. If approved, it is anticipated that redevelopment would occur in a number of phases, rebuilding portions at a time. I have also cc'd Mike Sutherland who is managing this case from Community Development. Please let us know if you have any additional questions.



Anastasia Urban, P.E.
Development Services Manager
Public Works Department
2255 W Berry Av
Littleton, Colorado 80120
303-795-3784 (office)
303-795-3863 (department)
littletongov.org
Twitter | Facebook | YouTube

-----Original Message-----

From: Andrea Suhaka [REDACTED]
Sent: Thursday, September 30, 2021 6:00 PM
To: Anastasia Urban <aurban@littletongov.org>
Subject: Aspen Grove Redevelopment project

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Ms. Urban,

I was on the Centennial Planning & Zoning Commission for 12 years (and the City Council for 8) and now see that Aspen Grove is coming up for redevelopment. All of the information on the Littleton website doesn't give any idea as to exactly where the 2,000 MF DUs will be built. Will Aspen Grove just be torn down; is RTD losing both of its parking lots; will there still be some retail in that area?? All I see on the map on the website is a big blue blob that takes in housing on

the east side of Santa Fe, some of the multifamily already there, the parking lots and the mall. When Aspen Grove was built, it was labeled a “lifestyle center” so, what’s being proposed isn’t changing that nomenclature.

Are there some plan drawings that indicate what will be happening to Aspen Grove. I find this very, VERY concerning and don’t want to see that strip mall go away. I shop there all the time!

Andrea

~~*~*~*~*~*

Andrea Suhaka



~~*~*~*~*~*

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Colleen Norton

From: WendyJ Ellis [REDACTED]
Sent: Monday, October 04, 2021 4:11 PM
To: Colleen Norton; Colleen Norton
Subject: Aspen Grove Rezoning Request - Vote NO!

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Vote NO on Aspen Grove Rezoning Request!

Vote NO on adding 2000 apartment units, additional businesses and possible hotel.

Current traffic congestion at Santa Fe & Mineral intersection is horrendous! Adding this development will make it worse.

This development will also put more stress on City Fire, Police & Water services.

City Council should vote NO on proposed Aspen Grove rezoning application!

Wendy Ellis
SouthPark Neighborhood

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Council Meeting Agenda Item Comment

Littleton Center
2255 W. Berry Avenue
Littleton, CO 80120

Date Submitted:

October 4, 2021 03:14 PM

Council meeting date:

10/05/2021

Council agenda item number:

9(a)

Name

Nicholas Stevens

Email address

[REDACTED]

Neighborhood

South

Position

I support the issue

Comments:

As a resident of the Southpark neighborhood across from Aspen Grove I am in strong favor of more housing at Aspen Grove. I moved from a single-family home to a townhouse in Southpark because I believe that the community fostered by multi-family housing is great for people and businesses. My favorite parts of Colorado are those where housing and retail coexist in walkable and bike-able areas. After moving to Southpark I was disappointed to discover how difficult it is to get to Aspen Grove from my house while walking. The access is horrible. More housing at Aspen Grove will create a space where food, entertainment and nature are easily accessible for the people of the Mineral/Santa Fe area. As a regular user of public transit and bike I believe that the location of Aspen Grove will provide excellent housing options for young adults or mobility challenged seniors. This will be a huge step towards reducing carbon emissions and creating a more environmentally sustainable Littleton. Please vote in favor of housing at Aspen Grove to support affordability, sustainability and community.

Thank you,

Nick Stevens

Littleton/Southpark Resident and Homeowner

Colleen Norton

From: Kelly Roberts [REDACTED]
Sent: Monday, October 04, 2021 4:46 PM
To: Colleen Norton
Subject: Aspen Grove zoning change

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi!

I STRONGLY OPPOSE THE REZONING OF ASPEN GROVE.

I have lived in the housing area in Wolhurst landing for 22 years and drive in on the ONLY street possible to get to my home. This street is part of the Aspen Grove Mall which has just 2 possible entrance /exits. The houses, townhomes, condos and new apartments built behind Aspen grove along with Aspen grove shops AND the RTD parking Lot all use the ONLY 2 possible entrance and exits available to a incredibly busy Santa Fe and Mineral streets. There are NO other options available. These streets are already a mess and the intersection at mineral and Santa Fe is dangerous and impossible at rush hours. If you rezone this area with 2000 units 4,000+ cars to the mall (2 cars per unit) it will be a disaster. How can you possibly cram more apartments into this tiny space without any foresight or vision into the existing open space that is already overcrowded with houses and apartments. The streets and the corner cannot support this type of growth.

Light rail is useless as very few stops have grocery stores within walking distance. Unless you work next to a stop on the light rail it cannot be used for daily travel. So people moving into the apartments will not be using light rail and will have cars.

The transit system is an afterthought in Denver and not user friendly as in New York. I am a native Coloradan and realize growth is inevitable. But let's look at this area and realize that cramming this many people into a tiny area is irresponsible.

Thank you for taking the time to consider voting no. I hope this will be your position.

Sincerely,
Kelly Roberts

[REDACTED]

Sent from my iPhone

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Observations for 10/5/21 Public Hearing—Littleton City Council
Ordinance 22-2021: ASPEN GROVE—Newton Property Planned Development Plan

From Staff Communication/Staff Analysis:

“The proposal allows a significant transformation of the existing site and is consistent with the comprehensive plan vision for the property as a higher density, transit-oriented, mixed-use portion of the corridor mixed land use designation.”

Staff Analysis is Partial and Incomplete:

- Staff analysis ignores the proposal’s significant transformation of the **environment**: Staff work acknowledges a “significant transformation of the existing site” but ignores adverse impacts to (a) the socio-cultural environment (e.g., affected citizens, increased difficulties of shoppers entering/exiting Aspen Grove, and related impacts on area businesses; (b) natural environs (e.g., Platte River greenway, its wildlife and park/trail visitors); and (c) area aesthetics (e.g., Proponent graphics of westward views are synthesized, not actual—their observation plane appears deceptively elevated).
- Staff analysis also ignores the proposal’s significant transformation of **area traffic**: Adjoining traffic on both the Santa Fe and Mineral corridors. Instead, the council goals, objectives, guiding principals and impacts referenced are limited only to fiscal matters—and even these ignore the high opportunity costs that would be forgone by the proposal.
- Staff’s transit-oriented hopes ignore how maxed-out **RTD’s light rail capacity** already was during peak pre-Covid commuter hours. This reviewer witnessed “cattle car” congestion for more than a dozen years and rode to and from work on off hours to avoid it (staff apparently hasn’t bothered to check this out).
- Ignoring the above, staff analyses do not verify that such impacts to the human environment were ever addressed before recommending approval. It shouldn’t have only assumed the 20-year-young existing development is already obsolete, especially since it already had other public comments to the contrary.

Warnings/Lessons from Other Metro Area Redevelopment Events

- DIA won awards for its stunning architecture and interior main terminal design that effectively moves tens of thousands of people daily. But these pleasing aesthetics have been compromised. First, Denver the Westin Hotel, whose design sits like an ugly blemish against the terminal’s gleaming white mountain-peak exterior, blocking approaching traveler’s views. But that wasn’t enough. Next, greedy developers obtained city council’s blessing to chop up the terminal’s attractive interior space—and adversely impact traveler foot traffic through the terminal.
- A decade ago, retail space at Arapahoe and University was redeveloped as the Streets at SouthGlenn, promising area retail revenue enhancement. As recently as last July, Colorado Community Media reported that, *“Developers want to revitalize the mall, which has fought recent vacancies and is facing the expectation that its Macy’s store could close in coming years...developers want to change the mix of types of properties allowed...”* Even in 2109 area residents *“primarily voiced concerns about the potential for more traffic around the outdoor mall...they also objected to the possibility of apartment buildings sitting across the street from the less-dense neighborhood nearby.”*

Hopefully Council will consider that Aspen Grove hasn’t the space of DIA or SouthGlenn. Neither do these areas have our valued South Platte nature aesthetics and worse yet traffic problems, both of which would be impacted, thus compromising area travel, neighborhood life, and surviving retail.

Greater wisdom is needed, which I hope Council will exercise by saying no to this really bad idea!
Don Bruns, District IV

Colleen Norton

From: Jane Viita [REDACTED]
Sent: Monday, October 04, 2021 4:55 PM
To: Colleen Norton
Subject: Opposition to request to rezone Aspen Grove

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon. My name is Jane Viita and I live in the Palisade neighborhood of Jackass Hill. I am writing to voice my opposition to the redevelopment of Aspen Grove.

I am primarily opposed to the increase in building height and units per acre. I would support redevelopment if the proposed plan could stay within the existing land use code.

Thank you

Jane
[REDACTED]

Sent from my iPhone Sent from my iPhone

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Colleen Norton

From: Jean Church [REDACTED]
Sent: Monday, October 04, 2021 7:56 PM
To: Colleen Norton
Subject: Development at Aspen Grove

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am strongly opposed to the proposed development at Aspen Grove which will be discussed on October 5. There is already too much traffic on Santa Fe and the intersection at Mineral / Santa Fe is the most dangerous in Littleton. We can't afford to impact the wildlife in the Platte River corridor, and the land code has not been followed. Too dense .

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Colleen Norton

From: Richard Youngkin [REDACTED]
Sent: Monday, October 04, 2021 8:01 PM
To: Colleen Norton
Subject: Aspen Grove rezoning

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We're writing to express our concern about the proposed rezoning of Aspen Grove to high density housing. We live near Mineral and Santa Fe and we're unhappy with the current traffic situation at that intersection. Adding high density housing so near this intersection would make the situation nightmarish. We're already concerned about development on the southwest corner and this is adding insult to injury.

Other concerns we have are:

1. The wildlife area along the Platte is a major asset to the city and this high density housing development will have a major negative impact.
2. Eight story buildings are incompatible with this location due to its proximity to the Platte and the associated wild area.
3. We hear the developer is asking for exceptions to open space rules. This is absurd on its face. People living in Colorado, and especially Littleton, greatly value our open space.
4. Littleton is known for its quality of life. This will have a major negative impact on that.

There are many other issues too numerous to list. We sincerely urge you to reject this request for change.

Regards,
Rich and Ginny Youngkin
[REDACTED]
Littleton, 80120

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Colleen Norton

Subject: FW: Aspen Grove redevelopment plan

From: [REDACTED]
Sent: Monday, October 4, 2021 4:01:45 PM
To: Mark Relph <mrelph@littletongov.org>; Patrick Driscoll <pdriscoll@littletongov.org>; Carol Fey <cfey@littletongov.org>; Pamela Grove <pgrove@littletongov.org>; Scott Melin <smelin@littletongov.org>; Kelly Milliman <kmilliman@littletongov.org>; Mark Rudnicki <mrudnicki@littletongov.org>; Jerry Valdes <jvaldes@littletongov.org>
Subject: Aspen Grove redevelopment plan

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Relph and Littleton City Council:

I am writing to support the proposed Aspen Grove Redevelopment plan that's scheduled for your October 5 meeting.

As you're all well aware, the Mineral/South Santa Fe intersection is one of Littleton's most heavily traveled, with high car counts and natural traffic flows. For a long term project such as at Aspen Grove, it's important to have the diversity of potential uses to match the diversity of demand that the intersection creates. By taking Aspen Grove from it's current status of retail-only, to a live/work/play development adjacent to public transit, it would meet several key Littleton needs.

1) Littleton apparently failed to reach 50,000 inhabitants in the 2020 census, and because of that, fell short of the census bureau category of "densely populated urbanized areas". That's a big deal because, as described on the Census Bureau website, "government agencies use the Census Bureau's urban and rural definitions to determine (various) program eligibility and funding formulas." With so few areas within our city limits to add additional housing, Aspen Grove offers the opportunity to make a key step in that direction.

2) Adjacency to light rail would reduce the traffic impacts on a per housing unit basis.

3) In the city's 2017 housing study, high needs for housing, especially affordable housing, were identified. Aspen Grove offers a strong opportunity to address some of those needs, and I would hope the city could work with the developer to include affordable housing in the mix. Once again, adjacency to the light rail station is a key element in both affordable and market-rate communities, and helps assure project viability and economic impact.

4) The development also has excellent access to the Mary Carter Greenway, which enhances the livability and increases the public's awareness of and respect for our natural areas.

5) The proposal is contained within Aspen Grove's current envelope, meaning it's not land-hungry. Adding the proposed uses anywhere else would likely take considerably more land, if that land was available within our city.

Consolidating uses such as proposed is occurring organically nationally, and around the world. It's more land-efficient, more fuel-efficient, and promotes community development. It's an excellent use of Aspen Grove's real estate. Also, Littleton is one of Denver's without few municipalities without major retail and housing development at a light rail location, and those developments have worked out very well in terms of tax base, retail success, and housing opportunities. To this point, we've missed out on that.

I encourage a vote in favor of the proposed plan.

My best to you all,

Bill Hopping

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Colleen Norton

Subject: FW: Opposition to re-zone Aspen Grove

From: Audress Johnson [REDACTED]
Sent: Monday, October 4, 2021 9:29:09 PM
To: Kelly Milliman <kmilliman@littletongov.org>
Subject: Opposition to re-zone Aspen Grove

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Dear Councilmember Milliman:

I am a 20+ year resident of Littleton and I am writing to express my opposition to the current plan to re-zone Aspen Grove.

The plan currently on the table, which proposes up to 2500 housing units, the possibility of a grocery store and the future option of a hotel, is entirely too large for the space and would dramatically increase the amount of traffic in the area. The Santa Fe/Mineral intersection is less than ¼ mile from my front door (I drive through it twice a day); even now the existing infrastructure is not sufficient to handle the traffic and I have heard nothing about how/whether the developer plans to mitigate the increase that would surely follow.

I am also extremely concerned about how this proposal stands in stark contrast to the Unified Land Use Code which has been much discussed and generally well-received. The buildings proposed for the Aspen Grove site are more than twice the height specified by the ULUC with 50% greater density of units per acre. In the year 2021 when we are experiencing such tremendous growth and change, the ULUC is a smart, sensible guideline for growth – so why are we even considering a plan for Aspen Grove that is so completely against the ULUC?

I, and most of my neighbors, would support a well-considered, thoughtful redevelopment plan for Aspen Grove that will enhance our quality of life while also respecting the character of Littleton. The current plan on the table is not it. Let's send the developer back to the drawing board to come up with something better, and let's insist they start by complying with the ULUC. That's the very least we should expect.

Littleton is counting on you, the Council, to do what's right. Please do NOT approve this plan.

Sincerely,

Audress D. Johnson
[REDACTED]

Littleton, CO 80120

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Colleen Norton

From: Kathleen Kron [REDACTED]
Sent: Tuesday, October 05, 2021 8:38 AM
To: Colleen Norton
Cc: Kelly Milliman
Subject: Aspen Grove rezoning

Importance: High

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To: Littleton City Council

I am against the proposed rezoning for the Aspen Grove area as proposed. As a homeowner in the South Park area, the proposed rezoning would greatly impact our neighborhood in a negative way. Traffic is already an issue in this area and efforts to address that issue are underway. This rezoning effort seems to me to be a rushed effort by the developer to “get something through”. Why add another albatross to the Littleton scene? Littleton Village has not been built out as originally proposed.

Height limits beyond two stories block views of your citizenry. I feel you need to be responsible to those who placed you in office!

I would suggest a further discovery effort to determine what the citizenry would support. Do not be fooled by proposed revenue figures calculated by those whose personal interests benefit. You will need folks to patronize any vendors/ retail establishments to receive any revenue. Angering the citizenry does not favor that patronization.

Please seriously consider NOT granting the rezoning request.

Thank you,

Kathleen Kron
[REDACTED]
Littleton, CO 80120

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Colleen Norton

Subject: FW: Re-zoning of Aspen Grove

-----Original Message-----

From: margaret gordon [REDACTED]

Sent: Tuesday, October 5, 2021 9:06 AM

To: Patrick Driscoll <pdriscoll@littletongov.org>; Kelly Milliman <kmilliman@littletongov.org>; Carol Fey <cfey@littletongov.org>; Scott Melin <smelin@littletongov.org>; Mark Rudnicki <mrudnicki@littletongov.org>; Jerry Valdes <jvaldes@littletongov.org>

Subject: Re-zoning of Aspen Grove

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am strongly opposed to this massive development because:

- 1) you have not publicized this information to the citizens. You sure have done a great job with the tax issue and Envision. If you say, "I have not heard from folks on this issue", examine WHY. No publicity. And we pay for Communication Staff.
- 2) The traffic problem is not adequately addressed. Traffic is and will remain a major problem, especially with the added development south of Littleton.
- 3) We do not want to be a community of apartments. Littleton professes to care about quality of life, community, nature etc, but this sure does not reflect our values.
- 4) Why the big rush? You have spent close to 2 M \$ on Envision and yet this project is being pushed. (Debbie Brinkman) Why?
- 5) You represent us, not the developer.
- 6) This may not be the cash cow you are hoping for. Give Aspen Grove a chance to recover from the pandemic. Sales and foot traffic have gone up significantly.

Thank you, Peggy Gordon [REDACTED]

Sent from my iPad

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Colleen Norton

From: John Kron [REDACTED]
Sent: Tuesday, October 05, 2021 9:25 AM
To: Colleen Norton
Cc: Kelly Milliman
Subject: Proposed Aspen Grove re-zoning

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Council Members:

Do NOT agree to the rezoning request for Aspen Grove. There are compelling reasons to turn down this proposal:

1. There is no evidence that these additional living spaces are needed or wanted in the proposed location. This attempt to somehow create additional profit from a mall that is having difficulty keeping tenants seems ill-conceived, and likely to create another suburban slum in a city already saturated with housing options.
2. The suggested density of this housing proposal will create a traffic nightmare at an intersection already under study for congestion issues. This is compounded by the development of the Ensor property directly across Mineral from the Aspen Grove proposal. You would not authorize adding a huge increase in water and sewer demands without making sure the pipes were sufficient to carry the increased load. That is what you would be doing with the increased traffic load on a network already insufficient to the flow.
3. There are already height restrictions for buildings in and around downtown Littleton. It is inconceivable that you would push high-rise development south of the city as if the residents in our area don't also deserve unrestricted access to views of the mountains and the sky.

This whole proposal is ill-conceived and incompatible with a comprehensive and well determined growth plan for the city. Please vote AGAINST the re-zoning.

John F Kron
[REDACTED]
Littleton, CO 80120

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Colleen Norton

From: Suzanne Kutsch [REDACTED]
Sent: Tuesday, October 05, 2021 10:40 AM
To: Colleen Norton
Subject: Opposition to request to rezone Aspen Grove

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Hello,

My name is Suzanne Kutsch and I live in Normandy Estates. I am opposed to the rezoning of Aspen Grove. That area is so congested as it is, I can't imagine what it will be like if more people are living in that area. If the redevelopment stays within the existing land use code, I may support it. Thank you for your consideration.

Thank you,

Suzanne Kutsch
Vice President

"You can have everything in life you want, if you will just help enough other people get what they want" – Zig Ziglar



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Colleen Norton

Subject: FW: Aspen Grove

From: Miker R [REDACTED]
Sent: Tuesday, October 5, 2021 10:22:29 AM
To: Kelly Milliman <kmilliman@littletongov.org>
Subject: Aspen Grove

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Kelly,

I would like to express my feelings on the proposed changes to the building code that will be voted on at tonight's meeting. I don't feel this is good for the area and Littleton as a whole. I Live in Wolhurst Landing and would hope you vote against this. I don't see how this could be approve and the storage unit project up the road was not. I have heard for years that the fly over was needed at mineral before something like this could even be considered. Has this changed? I hope you do the right thing for the people you represent and oppose this.

Thank You
Mike Robideau

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Colleen Norton

From: paul bingham [REDACTED]
Sent: Tuesday, October 05, 2021 12:59 PM
To: Carol Fey; Jerry Valdes; paul bingham; Mark Rudnicki; Pamela Grove; Colleen Norton; Milliman Kelly; Patrick Driscoll; Scott Melin
Cc: Paul Bingham
Subject: Aspen Glenn Re-development

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Hi Littleton City Clerk, Mr. Mayor and City Council.

The Aspen Grove redevelopment proposal has passed on first reading. It is only 4 council member's votes from being approved. It is a gigantic re-development, 33 acres. My concern is that it brings 2000 to 2500 apartments, presumably over 5000 occupants, and at least 2500 cars to this small shopping center. Is this a good idea? **I don't think we know.** It hasn't been studied enough. The applicant indicated a willingness to reduce the number of apartments at Planning Commission.

Almost totally rebuilding this currently attractive area may ruin it's attractiveness. **We don't know that either.**

We do expect that reducing it's retail area from about 268,000 sq.ft. to about 125,000 sq.ft. will not help it's ability to produce sales tax for the city. The applicant says otherwise. I am currently part of the leadership of a campaign to get voters to vote to increase the Littleton sales tax rate to correct this existing problem for the city.

I think it should be tabled until "we" can study it more thoroughly.

- ~ What is the best mix of apartments vs single family residences in Littleton?
- ~ Retail: Internet retail seems to be eating into store-front sales.
- ~The push for affordable housing in Littleton is not likely to be helped by this.

How is this proposed development effected by these questions? **I do not think we know.**
Please vote to table this for further study.

Thank you all for your service to our city of Littleton!


Paul Bingham
720-589-9356
[REDACTED]

Colleen Norton

From: susan brown [REDACTED]
Sent: Tuesday, October 05, 2021 2:06 PM
To: Colleen Norton
Subject: Email+contact+from+Littleton,+CO

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Norton,

We have been residents of the Sunset Subdivision across Santa Fe from Aspen Grove for 25 years. We have been reading about the redevelopment of Aspen Grove and are in full support of the project. It makes total sense that there would be housing and retail directly connected to our light rail station.

My husband and I are well aware of the federal guidelines that protect our riparian areas including the Platte River and adjacent open space. Having that knowledge assures us that the proposed re zoning would not put the open space or river at risk.

Aspen Grove is a under utilized property with many vacant shops that would be much more attractive by activating the property creating a continuous supply of people to keep the retail shops viable. Following all planning and zoning guidelines the property would have more green space and a better feel than the current obsolete mall.

We assume that the traffic issues at Mineral and Sante Fe are under current consideration as the problems are abundant. As the city makes changes to this intersection the change in zoning would not likely have a detrimental effect on traffic. In addition many people living adjacent to light rail have less car trips for obvious reasons.

Thank you for your time.

Regards,

Susan

Susan Brown
[REDACTED]
[REDACTED]

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Council Meeting Agenda Item Comment

Littleton Center
2255 W. Berry Avenue
Littleton, CO 80120

Date Submitted:

October 5, 2021 02:08 PM

Council meeting date:

10/05/2021

Council agenda item number:

22-2021

Name

Cynthia Ehrnstein

Email address

[REDACTED]

Neighborhood

Heritage

Position

I support the issue

Comments:

I am strongly in support of the application to amend the zoning framework of the Aspen Grove Planned Development.

I am afraid that a lot of loud angry voices often drown out those in favor of making changes in our community so I hope you will take my thoughts into consideration and understand that many people share my viewpoint as well. I support sensible modifications to Littleton which allow people to move to our community in order to keep it a vibrant and modern place.

People say they want communities with affordable housing or they don't want un-homed people (who need affordable housing) but then they cry NIBY every time someone proposes additional housing. You can't have it both ways. If people want to live in a remote gated community away from others, they do have that choice, but we live in a suburb along light rail and major transportation corridors and eventually those spaces were going to get redeveloped. Mixed use is good for housing people and adds to the diverse mix of living options in Littleton. It boosts the economy with local shoppers and entertainment venues and increases the tax base from businesses. The Santa Fe development is on the light rail line which means impact from traffic would be less than other areas since there is existing public transportation. If you can't put additional apartments in one of the biggest intersections in the city then where are you going to put people that is more sensible? The population is only going to increase in the Denver area whether people in Littleton like this reality or not.

In addition, I have never thought that Aspen Grove was a great development in the first place. I think it's only great for cars. It is abysmal if you would like a walkable pleasant experience. I have even participated as an artist in a plein air painting event at Aspen Grove and I can tell you that although the developers have done their best to beautify the space with lovely landscaping, trying to find a pleasing

composition in the existing architecture is nearly impossible. Let's face it, obviously people like spaces like downtown Littleton where they can walk the streets (though the sidewalks are too cluttered and narrow there too), bike by the river, walk the Mary Carter Greenway and listen to music and eat at places with rooftop bars with rollup doors. And young people add to the energy in those spaces and those people need apartments because only the wealthy can afford a downpayment on a house these days. So don't listen to all those people who bought into the housing market in the 70's here and want time and society to stop for them. There are those of us who know that our property values will continue to increase if our neighborhood remains hip and fun.

I hope my thoughts have convinced you to support the rezoning application.

Sincerely, Cynthia Ehrnstein [REDACTED] Littleton CO 80120