Colleen Norton

Subject: FW: ULUC - Suggested Revisions
Attachments: Littleton ULUC Revisions 09272021.docx; Littleton ULUC Revisions 09272021.pdf

From: Scott Haselwood [redacted]
Sent: Monday, September 27, 2021 2:20 PM
To: Michael Sutherland <msutherland@littletongov.org>
Cc: Kelly Milliman <kmilliman@littletongov.org>
Subject: RE: ULUC - Suggested Revisions

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I have read the draft of the revised ULUC and appreciate that you included most of my suggested wording. However, after some additional data gathering I would like to propose a few revisions as noted in the attached WORD and PDF documents (both documents are identical). As I will not be able to attend tonight's meeting, it would be appreciated if you could have these comments included in the record.

The main reason I have included some of the animals excluded in my previous language is because of the included Environmental Impacts language: "Animal husbandry operations which create noise and odors, attract insects or rodents, or be otherwise incompatible with surrounding residential uses or the intent of the zoning district, may be conditioned or denied by the Director." If these added animals create an environmental impact, then this language gives the city the right to condition or deny any such animal uses.

--

Scott Haselwood
Senior Land Advisor & Manager of Leasing

_____

FourPoint Energy, LLC
100 St. Paul, Ste. 400
Denver, CO 80206
P 303.290.0990
D 303.785.1547
C 720.877.1564
F 303.290.9997
SHaselwood@fourpointenergy.com
fourpointenergy.com

From: Scott Haselwood
Sent: Wednesday, August 25, 2021 11:52 AM
To: 'Michael Sutherland' <msutherland@littletongov.org>
Cc: 'lcckm@littletongov.org' <lcckm@littletongov.org>
Subject: ULUC - Suggested Revisions

Michael - It was a pleasure meeting you last night. I appreciate all of the help you have provided.

Michael - After listening to some of the CC concerns last night and thinking over some ways to preserve the zoning uses I currently have under the R-S designation, attached is some suggested language to the proposed ULUC for your consideration. I am happy to discuss any questions or concerns you may have. Look forward to hearing from you.

Kelly – I am looping you into this discussion as the subject property (6733 S Windermere Street) is in your district. As way of background I have attached 2 e-mail threads I have had with Michael. Please feel free to e-mail or call with any questions.

--

Scott Haselwood
Land Advisor

_____

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Section 10-1-6.
D. Standards Applicable to Specific Accessory Uses.

1. *Accessory Dwelling Units (ADUs)*. Refer to Section 10-1-1.7, *Accessory Dwelling Units (ADUs)*.
2. *Animal Husbandry*. Animals, other than those being kept as pets, such as for animal husbandry, shall be kept in accordance with the following standards and other applicable standards of this Code:
   a. *Permitted*. Activities that are permitted as an accessory use include the raising of horses, donkeys, mules, **cows, pigs,** alpaca, llama, wool**/fur**-bearing animals and associated enterprises, including commercial stables, riding academies, training and breeding, and any other animals and uses the Director interprets to be functionally similar.
   b. *Prohibited*. Activities that are prohibited as an accessory use include:
      1. Raising of ~~cattle, swine,~~ fur-bearing animals raised for pelts and feathered animals, except chickens**, ducks, guinea hens and associated enterprises**; **and**
      2. Operation of **commercial** hog ranches, commercial feedlots, agricultural processing industry or farms for the disposal of garbage or other waste; and
      3. Growing and harvesting of any types of cannabis, including hemp **for any using except personal**.

4. *Chickens*.
   e. Restriction. The chicken hens may not be killed by or at the direction of the owner or keeper, except pursuant to lawful order of a state, county, or city official, or for the purpose of euthanasia when surrendered to a licensed veterinarian or the Humane Society for such purpose, **for consumption by the owner or keeper,** or as otherwise expressly permitted by law.

Wendy Shea-Tamag

Subject: FW: Envision Littleton Public Comment

From: Teddy Richardson [redacted]
Sent: Friday, September 24, 2021 10:56 AM
To: Jennifer Henninger <jhenninger@littletongov.org>; Michael Sutherland <msutherland@littletongov.org>
Cc: Bret Keast <bret@kendigkeast.com>; Denise Ciernia <dciernia@littletongov.org>; Kathleen Osher <kosher@littletongov.org>; Kim Kucera <KimK@crlassociates.com>; Sean Maley <smaley@crlassociates.com>; Nathan Batchelder <nbatchelder@crlassociates.com>; Zak Kessler <zkessler@woodspearproperties.com>; Craig Lessard <clessard@woodspearproperties.com>
Subject: Re: Envision Littleton Public Comment

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Jennifer and Michael,

Thank you again for all your work on the ULUC revisions since we last met. We have reviewed the most recent changes that have been made to both the ULUC MAP and the Draft Code revisions, and we sincerely appreciate some of the clarity it has provided with respect to the proposed zone district for our parcel and the associated design standards for the CMU district. We appreciate your effort on these revisions in advance of the Planning Commission hearing scheduled for September 27th.

We do have a few remaining questions since the revisions were posted on the Envision Littleton website last week that we are hoping someone can assist with.

1. Per our last conversation, we had requested some clarification regarding footnote 2 in the Land Use Matrix (10-1-1.3.1). Specifically, we were unsure about how Dwelling, Multi-Family (Apartment) would function as a standalone, permitted use by right not subject to further review as denoted in Section 10-1-1.3(A)(1). Since the minimum square footage for non-residential uses has been removed, we would like some clarity in how that decision affects the footnote. Again, the adopted Comp Plan lists CMU Primary Land Use types to include "Multi-unit attached residential, whether for rent (apartments) or ownership (condominiums, townhomes, row houses, etc.), and whether permitted by zoning as a stand-alone use or (emphasis added) only as a component of a mixed-use development". We assume this means stand alone residential use would still be permitted under the permitted uses within the Land Use Matrix, but please let us know if this assumption is incorrect.
2. Finally, the most recent Draft ULUC code outlines the procedure for Master Development Plan review to include discretion for the Planning Director to either approve the Master Development Plan administratively or refer the application to the Planning Commission for approval and a public hearing (Sec. 10-9-4.2(D)). Section 10-9-4.2(C) seems to imply still that Council is involved, but we believe that this might not be the intent given the significant changes made elsewhere in Section 10-9-4.2. However, the staff presentation posted on the Planning Commission website alludes that this process could be an appeal of some sort based on the Planning Director's decision. Can you confirm if the intent of this revision is to allow for an appeal process for a Master Plan Development application that is somehow denied, or is to solely provide discretion to the Planning Director to refer an application to the Planning Commission, subject to a public hearing and approval? It would be helpful to get clarity surrounding this specific requirement – whether it's simply an appeal process or purely discretionary subject to the Planning Director's decision.

Again, we sincerely appreciate all your time and effort on finalizing the ULUC code and map revisions based on some of our earlier comments and concerns. We hope you can provide some more clarity on these last couple of questions

before the Planning Commission if at all possible. Please let us know if you have any other questions or need clarification on these issues from our end, and we appreciate your time.

Best,
Teddy Richardson

On Thu, Sep 16, 2021 at 3:36 PM Teddy Richardson [redacted] wrote:

Hi Jennifer –

Thank you again for taking the time to meet with us yesterday regarding 5400 S. Delaware and the Envision Littleton ULUC update. We took much of the information given to us at our meeting and did some more research regarding the proposed CM zone district. As such, we have a few clarifying questions we're hoping you or someone can assist with:

1) It was our recollection at yesterday's meeting that the lot percentage requirements proposed in the design chapters – specifically Chapter 3 of CMU, were to be removed. Is that still the case, or will the revised draft still have lot percentage requirements in the CMU standards and other design standard chapters?

2) You will recall we discussed at length the Land Use Matrix and permitted residential uses within the CM district. From our review, it's our understanding Dwelling, Multi-Family (Apartment) is listed as a standalone, permitted use by right not subject to further review as denoted in Section 10-1-1.3 (A) (1), but there still appears to be some confusion regarding the attached "2" footnote (listed as "P2") in the land use matrix.

The footnote in the draft posted online as of this writing notes "Permitted subject to standards in the CM district and/or (emphasis added) within a mixed-use development subject to approval of a Master Development Plan." It would be helpful to have some clarity around this language, or whether it will be revised to provide more direction around the use as a permitted use by right or if it's subject to any additional review criteria. For example, the adopted Comprehensive Plan lists Corridor Mixed Use - Primary Land Use Types to include:

> "Multi-unit attached residential, whether for rent (apartments) or ownership (condominiums, townhomes, row houses, etc.), and whether permitted by zoning as a stand-alone use or (emphasis added) only as a component of a mixed-use development." (page 34, Comprehensive Plan):

Moreover, the adopted Comprehensive Plan also notes that mixed-use outcomes may not viable given various variables of a site, including its location along more residential nodes and corridors. The Comprehensive Plan also notes on Page 34 that "Not all properties within this designation will be viable for or result in mixed-use outcomes given their size, location, and/or market position"

Therefore, the language in footnote #2 of the Land Use Matrix appears to be conflicting or contradictory with the intent of the Comprehensive Plan's direction for CM districts as it relates to stand alone uses, largely because of the insertion of "and/or" within the footnote itself. So clarity on this footnote issue as it pertains to stand alone uses would be most appreciated.

3) Taken into consideration footnote #2's reference to mixed use developments subject to approval of a Master Plan Development, we also had some clarifying questions as to the process and criteria of Master Plan Development approval. Specifically, Section 10-9-4.2 (B) (d) (1) and (2), appear to require all large-scale development with more than 100,000 SF of gross floor area, or two more separate buildings and a combined square footage of 150,000 SF to be approved via a Master Plan Development through City Council.

Is the intent of the draft ULUC really meant to subject - what appears to be a great swath of large parcels in the CM district – to additional City Council approval? It's our understanding the ULUC is meant to provide more predictability, clarity and direction to developers on what use and purpose of future land development is permitted, but this

particular section appears to be in conflict with the overall objective of the ULUC if multiple landowners/developers would be subject to an additional approval by City Council even after the adoption of the ULUC. To that end, it would be helpful to have more clarity on the type of Master Plan Developments that are subject to additional council approval. This is important because what is presented in the current draft appears to be contradictory with the intent of a much more simplified, streamlined ULUC to implement the vision of the Comprehensive Plan.

4) Finally, if the intent of the ULUC code is to still require applicants to seek approval from City Council for certain-sized parcels as identified in Section 10-9-4.2 (B) (d), we would also have some questions pertaining to the decision criteria listed in section 10-9-4.2 (C). Specifically, criterion 9 suggests that Council may approve or deny a Master Development Plan if the development is not phased in a manner to include a mix of uses. Would this requirement subsequently be contradictory to the stand-alone use allowance as prescribed in the Comprehensive Plan or any other permitted use allowance in the land use matrix? It appears this criterion is also quite subjective with the insertion of "as applicable", which could also lead to more confusion as to what is applicable under this criterion by both City Council and applicants.

We recognize these questions are rather lengthy and complex, but we wanted to make sure you were aware of these concerns and need for clarity while the draft ULUC is being finalized and honed during these last and final hours before submission to City Council. We look forward to any clarifying information or details you can provide so we can fully understand the impacts and effects any new proposed zone district has for the viability and future development of this site.

Again, thank you all so much for your time, and please do not hesitate to reach out if you'd like any other clarity or information regarding these questions.

Sincerely,
Teddy Richardson

On Sun, Sep 12, 2021 at 1:41 PM Teddy Richardson [redacted] wrote:

> Jennifer,
>
> Hope your weekend is well. I wanted to give you an attendee list from my team for our meeting on Wednesday so that we are all on the same page:
>
> Teddy Richardson - Owner
> Zak Kessler & Craig Lessard - Woodspear Properties
> Kim Kucera & Nathan Batchelder - CRL
> Ware Malcomb
>
> Once again, I appreciate the city taking the time to discuss these important aspects of the ULUC and I look forward to seeing you and your team at your office this Wednesday.
>
> Thanks,
> Teddy Richardson

On Sat, Sep 11, 2021 at 10:04 AM Teddy Richardson [redacted] wrote:

> Jennifer,
>
> That works for all of us. My team and I look forward to seeing you at your office this Wednesday at 1:30. Have a great weekend!

Teddy Richardson

On Sat, Sep 11, 2021 at 9:40 AM Jennifer Henninger <jhenninger@littletongov.org> wrote:

> Teddy
>
> I just sent you a calendar appointment for Wednesday at 130. The appointment includes a zoom link if you are more comfortable being virtual. Mike and I will be in the office and happy to meet in person with you and your team.
>
> Jennifer

Jennifer Henninger, AICP

Director

Community Development

2255 West Berry Avenue

Littleton, Colorado 80120

303-795-3820 (office)

303-795-3748 (department)

littletongov.org

Twitter | Facebook | YouTube



From: Teddy Richardson [redacted]
Sent: Friday, September 10, 2021 2:39 PM
To: Michael Sutherland <msutherland@littletongov.org>
Cc: Bret Keast <bret@kendigkeast.com>; Denise Ciernia <dciernia@littletongov.org>; Jennifer Henninger <jhenninger@littletongov.org>; Kathleen Osher <kosher@littletongov.org>; Kim Kucera <KimK@crlassociates.com>; Zak Kessler <zkessler@woodspearproperties.com>
Subject: Re: Envision Littleton Public Comment

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Mike,

Thank you and the rest of your team for responding in a timely manner. After reading through some of your comments, I agree that a face-to-face meeting will be extremely informative and clarifying. I've laid out a few dates and times below that work for me and my team. Let me know what's available for you and the rest of the Envision team. I look forward to hearing from you.

Monday 1:15 - 2:00

Wednesday 1:00 - 4:30

Thursday 11:00 - 12:00

Thanks,

Teddy Richardson

On Thu, Sep 9, 2021 at 2:45 PM Michael Sutherland <msutherland@littletongov.org> wrote:

> Hello, Mr. Richardson:
>
> Thank you for the email. As you can imagine, we are working on resolving many comments and areas of ambiguity. I appreciate your patience and I would be happy to meet with you sometime next week to go over concerns specifically. I made comments in red under your original questions. Unfortunately, many of these comments are inconclusive, but we should have better clarity next week.
>
> Sincerely,
>
> **Mike Sutherland, AICP**

City of Littleton

Community Services Department

Deputy Director of Community Development

303-795-3763 office (direct)

2255 West Berry Avene

Littleton, Colorado 80120

From: Teddy Richardson [redacted]
Sent: Wednesday, September 08, 2021 7:37 PM
To: Kathleen Osher <kosher@littletongov.org>; Jennifer Henninger <jhenninger@littletongov.org>; Bret Keast <bret@kendigkeast.com>
Subject: Fwd: Envision Littleton Public Comment

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Dear Envision Littleton Team,

My name is Teddy Richardson, and as a property owner in Littleton (5400 S. Delaware Street), I have been actively following the Envision Littleton and ULUC project to date. The purpose of this email is to seek clarity around several pressing questions regarding the proposed land use map and draft ULUC redline version that was released approximately three weeks ago. Since I was unable to receive a response to my most recent email inquiry on August 9th (attached to this email for reference), I would respectfully ask for a meeting this week to discuss the below concerns – most especially due to the incredibly short time period between now and the proposed schedule for City Council adoption. The concerns noted below have been raised by consultants, architects, development partners that are working with me on this important project.

I. Clarity needed in the Residential Lot and Building Standards for CMU districts. The proposed zone district identified in the most recent version of the land use map identifies our property at 5400 S. Delaware Street as Corridor Mixed Use (CMU) – Neighborhood Commercial (NC), but we are unclear as to the level of density this zone district would allow. Specifically, the Residential Lot and Building Standards table in the proposed Section 10-3-2.2.1 calls for heights up to 45' for apartments in the NC District and Type matrix, yet the maximum building coverage appears to be dramatically reduced from .65 to .25 building coverage maximum. We are confused as to why there appears to be such a dramatic reduction in building coverage, and if the table is referring to FAR lot coverage or something else. Additionally, I understand the Littleton Planning Commission had similar confusion at its meeting on June 28th, 2021, and that staff was going to provide more clarity around the building standards/coverage tables. If clarity has been provided regarding this issue, we would appreciate the same information or guidance that was presented to Planning Commission on this same topic. We have noted the same issues and are working to resolve these internal inconsistencies within the table. Within the CMU districts, the intent is to allow relatively dense development at greater heights, so we are making sure the figures are consistent with that vision.

II. Conflict with the Land Use Matrix and Building Standards Table – CMU Districts. In addition to the information in the building coverage tables, there also appears to be conflicting information under the permitted uses within the Land Use Matrix in Section 10-1-1.3 as it relates to apartments allowed in the CMU-NC zone district. Specifically, from our understanding, the Land Use Matrix notes that "Dwelling, Multi-Family (Apartments) is not permitted within the CMU-NC zone district, yet the Residential Lot and Building Standards table as referenced above in Sec. 10-3-2.2.1 appears to allow Apartments (APT) at certain setbacks, widths, and lot coverages within the same zone district. Does this mean apartment type dwellings are allowed in the CMU-NC provided they meet the setback and building coverages, even though the Land Use Matrix specifically prohibits this use? In the adopted comprehensive plan map and related presentations leading up to its adoption, it appears that this type of use should apply throughout the CMU zone districts. We would like to discuss this issue at length with staff to gain more clarity from the tables, and to learn more about what types of housing product is allowed under the NC zone district. If apartments are not allowed under the NC zone district, then we would like to discuss options for requesting a different zone district to be mapped at 5400 S. Delaware during this legislative process so we can help achieve certain goals set forth by the adopted comprehensive plan and align this property better within the existing context of the developed adjacent parcels. This issue has come to our attention as well. We are working to clarify both the table and the building standards. The idea in CMU district is to allow most types of residential development (particularly in CM) in conjunction with a mixed-use development.

III. Confusion over ULUC Zone Districts Mapped from the Comprehensive Plan - Finally, from looking at the adopted 2019 comprehensive plan map, it appears large swaths of land in the northeast corridor of Littleton were mapped as "Corridor Mixed-Use", which was then meant to inform more specific land use designations in the ULUC map. However, there are certain parcels in the draft map which are proposed to be zoned as NC, MFR, CM, and other varying zone districts within this same geographic area identified in the draft ULUC map. We would like to learn more about why certain parcels, such as 5400 S. Delaware, appear to be mapped at lower mixed-use densities that appear to exclude several compatible and beneficial uses compared to the other multi-family areas immediately adjacent to the site, and the reasoning or intent behind mapping 5400 S. Delaware at what appears to be a lower density zone district than other nearby parcels - which doesn't appear to be consistent with the comprehensive plan's map for the area. One of the major objectives of the ULUC is to align zoning with the comprehensive plan. As you mention in the paragraph below, it may be better to meet face-to-face to talk about these issues and Jen and I can make time next week to discuss these issues in light of recent corrections. Please let us know some times you have available, and we can schedule a meeting.

These major issues represent some of the broad topics of concern, but we are happy to provide further detail or other technical issues should you request it prior to our meeting. We sincerely appreciate all your hard work and dedication to such an incredibly important project for the City of Littleton. If done correctly, the ULUC will provide

much-need predictability, flexibility, and guidance for the future growth of our city. As development partners and landowners in this process, we ask for your immediate attention to these pressing issues, as they can greatly impact the future use and development of our property, and subsequently impact the successful implementation of the ULUC.

These questions are much better answered through a face-to-face to meeting, and we will make ourselves available for a meeting anytime this week either remotely or in person. Please feel free to reach out to me directly with any other questions, and I greatly appreciate your time and assistance.

Sincerely,

Teddy Richardson

---------- Forwarded message ---------
From: **Teddy Richardson** [redacted]
Date: Mon, Aug 9, 2021 at 2:36 PM
Subject: Envision Littleton Public Comment
To: <kosher@littletongov.org>

Kathleen,

My name is Teddy Richardson and I am a property owner in the City of Littleton. I am reaching out to provide some personal comments to you in regards to the Unified Land Use Code. I understand the period for public comment has expired, but I just wanted to reach out personally with some of my thoughts.

Corridor Mixed Use zoning doesn't consider the detriments of limiting residential density/use types in areas where commercial products are not viable. Current zoning does not take into account the drastic drop-off in commercial traffic from sites that are not directly on avenues and boulevards. The city should provide more flexibility for these sites so that they can better align with the transitional neighborhood. Specifically, this includes areas that can be seen as transitional neighborhoods that border commercial centers such as along Broadway or Littleton Blvd. This could encourage sustainable growth amongst infill sites that find themselves between neighborhoods. I would appreciate it if you could provide some clarity on the long-term vision of these areas and if you view them as commercial centers or as residential neighborhoods. I look forward to attending the City Council Study Session on August 16th.

Thank you so much!

Teddy Richardson

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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.

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--Teddy Richardson

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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.

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--Teddy Richardson

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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: CenturyLink Property at 700 W. Mineral & Envision Littleton Process

From: Bruce O'Donnell [redacted]
Sent: Tuesday, October 5, 2021 2:24 PM
To: Jennifer Henninger <jhenninger@littletongov.org>
Cc: Denise Ciernia <dciernia@littletongov.org>; Kathleen Osher <kosher@littletongov.org>; Michael Sutherland <msutherland@littletongov.org>
Subject: Re: CenturyLink Property at 700 W. Mineral & Envision Littleton Process

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Jennifer & City of Littleton Team:

We've completed our analysis of the BC Zone District and Century Link (Lumnen) is interested in working with the City to get the Envision Littleton future land use designation for their 700 W Mineral property switched from IP to BC. We are ready to get to work on this immediately. Please let me know what more you need from us to work on and implement this request.

Thanks,

Bruce

Bruce C. O'Donnell

STARBOARD Realty Group, LLC
Work: 720-441-3310
Cell: 303-810-3674
E Mail: bodonnell@starboardrealtygroup.com
Web: www.starboardrealtygroup.com www.denverzoning.com

On Wed, Sep 15, 2021 at 10:34 PM Jennifer Henninger <jhenninger@littletongov.org> wrote:

Hi Bruce-

Denise forwarded me your email and I wanted to circle back with you.

Your first question regarding mixed use in the BC zone district. A mixed use building(commercial/retail on the first floor and residential above) would be considered a conditional use in the BC zone district which means Planning Commission would make the decision of your proposal for a mixed use building at a public hearing.

Your second question pertained to Live-Work. Live Work is defined in the ULUC as:

Live-Work means buildings, or spaces within buildings, that are used principally for residential purposes where a commercial use may occupy up to, but not exceeding, 49 percent of the net living area. Once full-time equivalent, non-resident employee may work for the commercial business.

I hope this helps!

Jennifer

Jennifer Henninger, AICP

Director

Community Development

2255 West Berry Avenue

Littleton, Colorado 80120

303-795-3820 (office)

303-795-3748 (department)

littletongov.org

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From: Denise Ciernia <dciernia@littletongov.org>
Sent: Wednesday, September 15, 2021 10:47 AM
To: Jennifer Henninger <jhenninger@littletongov.org>
Subject: FW: CenturyLink Property at 700 W. Mineral & Envision Littleton Process

See Bruce's email below.

Denise Ciernia

Executive Assistant

Community Development Department

2255 West Berry Avenue

Littleton, Colorado 80120

303-734-8070 (direct)

303-795-3748 (department main line)

littletongov.org

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From: Bruce O'Donnell [redacted]
Sent: Wednesday, September 15, 2021 10:10 AM
To: Denise Ciernia <dciernia@littletongov.org>
Subject: Re: CenturyLink Property at 700 W. Mineral & Envision Littleton Process

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Denise - Thanks for checking in. I will get back to you ASAP, I need to check in with CenturyLink and see if they're interested in pursuing BC zoning.

I have two questions that maybe you, Jennifer or someone in your department could help with:

1. It appears the table below shows a mixed use building with upper floor residential may be an allowed use in the BC zone district. Is this correct? In BC zoning could a multi-family building with ground floor commercial be allowed?

Section 10-1-1.3 Land Use Matrix

Table 10-1-1.3.1
Land Use Matrix

Category	Specific Use	Downtown (DT)				Corridor Mixed-Use (CMU)		Neighborhood (NB)					Business and Industry (BI)		Open Space (OS)	Stand
		DNR	DTA	DMS	DMU	NC	CM	ACR	LLR	MLR	SLR	MFR	BC	IP		
Household Living	Dwelling, Multi-Family (Apartment)	--	PS	--	PS	--	P[2]	--	--	--	--	PS	--	--	--	10-2-3 10-3- 10-4-3
	Dwelling, Single-Family Attached / Duplex / Twin Home	PS	PS	--	PS	PS	P[2]	--	--	--	CS	PS	--	--	--	10-2- 10-3- 10-4-3
	Dwelling, Single-Family Duplex / Twin Home Conversion	PS	PS	--	PS	CS	PS	--	--	--	CS	PS	--	--	--	10-1- 10-4-3
	Dwelling, Single-Family Detached	PS	PS	--	PS	P	--	P	P	P	P	--	--	--	--	10-2- 10-3-
	Live-Work	--	PS	--	PS	P	P[2]	--	--	--	--	--	CS	--	--	10-2-3 10-3-
	Manufactured Home Park	--	--	--	--	--	--	--	--	--	--	CS	--	--	--	4-4- 10-4-3
	Mixed-Use Building (upper floor residential units)	--	PS	PS	PS	--	P[2]	--	--	--	--	PS	CS	--	--	10-2-3 10-3- 10-3-
	Multiplex	PS	PS	--	PS	--	P[2]	--	--	--	--	P	--	--	--	10-2-3
	Slot Home	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	Tiny Home Community	--	--	--	--	--	CS[3]	--	--	--	--	CS	--	--	--	10-4-3
	Townhome	--	PS	--	PS	--	P[2]	--	--	--	--	PS	--	--	--	10-2-3
	Foster Family Care	P	P	P	P	P	P[2]	P	P	P	P	P	--	--	--	--

2. Also, can you provide some clarity on exactly what the "Live Work" use is?

Thanks you,

Bruce

Bruce C. O'Donnell

STARBOARD Realty Group, LLC
Work: 720-441-3310
Cell: 303-810-3674

E Mail: bodonnell@starboardrealtygroup.com

Web: www.starboardrealtygroup.com www.denverzoning.com

On Tue, Sep 14, 2021 at 5:16 PM Denise Ciernia <dciernia@littletongov.org> wrote:

> Hi Bruce,
>
> I wanted to check back with you to see if you still wished to meet with Jennifer regarding the ULUC and CenturyLink's campus plans.
>
> Of the original timeslots I had sent, the following are still available:
>
> Thursday, Sept. 16 from 4-5pm
>
> Friday, Sept. 17 from 1-2pm
>
> Monday, Sept. 20 from 1-2pm
>
> Tuesday, Sept. 21 from ~~3-5pm~~ – now 3:30-4:30
>
> Thanks,

Denise Ciernia

Executive Assistant

Community Development Department

2255 West Berry Avenue

Littleton, Colorado 80120

303-734-8070 (direct)

303-795-3748 (department main line)

littletongov.org

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From: Bruce O'Donnell [redacted]
Sent: Monday, August 30, 2021 2:49 PM
To: Denise Ciernia <dciernia@littletongov.org>
Subject: Re: CenturyLink Property at 700 W. Mineral & Envision Littleton Process

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Denise - I'm checking with my team and will get back to you ASAP with dates.

Bruce C. O'Donnell

STARBOARD Realty Group, LLC
Work: 720-441-3310
Cell: 303-810-3674

E Mail: bodonnell@starboardrealtygroup.com

Web: www.starboardrealtygroup.com www.denverzoning.com

On Mon, Aug 30, 2021 at 2:12 PM Denise Ciernia <dciernia@littletongov.org> wrote:

> Hi Bruce. Let's set up that meeting for you and the Littleton team to discuss the ULUC redline draft.
>
> We currently have the timeslots below available. Do any of these work for you for an in person meeting at the Littleton Center? We can also do an online Teams meeting if you'd prefer.
>
> Thursday, Sept. 16 from 1-2pm or 4-5pm
>
> Friday, Sept. 17 from 1-2pm
>
> Monday, Sept. 20 from 1-2pm
>
> Tuesday, Sept. 21 from 3-5pm
>
> **Denise Ciernia**
>
> Executive Assistant

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2255 West Berry Avenue

Littleton, Colorado 80120

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303-795-3748 (department main line)

littletongov.org

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Littleton Colorado

From: Bruce O'Donnell [redacted]
Sent: Monday, August 30, 2021 9:26 AM
To: Jennifer Henninger <jhenninger@littletongov.org>
Cc: Kathleen Osher <kosher@littletongov.org>; Michael Sutherland <msutherland@littletongov.org>; Denise Ciernia <dciernia@littletongov.org>
Subject: Re: CenturyLink Property at 700 W. Mineral & Envision Littleton Process

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Jennifer, thanks for your email. I look forward to hearing from Denise to get this meeting scheduled.

I have passed your information request to CenturyLink and will get back to you as soon as possible.

Bruce C. O'Donnell

STARBOARD Realty Group, LLC
Work: 720-441-3310
Cell: 303-810-3674

E Mail: bodonnell@starboardrealtygroup.com

Web: www.starboardrealtygroup.com www.denverzoning.com

On Sat, Aug 28, 2021 at 8:34 PM Jennifer Henninger <jhenninger@littletongov.org> wrote:

> Bruce-
>
> Thank you for taking a look at our red line draft of the ULUC. We would be happy to meet with you to discuss the CM zone district with you. I have cc'd Denise Ciernia on this email who will reach out to you to schedule a virtual meeting in the next two weeks.
>
> For the meeting, would you mind being prepared to share with us what century link/lumens long term plans are for their campus in Littleton, what the current employee count is at the campus and if there are plans for expansion of the campus with additional office/manufacturing space? Thanks!
>
> Jennifer
>
> **Jennifer Henninger, AICP**

Director

Community Development

2255 West Berry Avenue

Littleton, Colorado 80120

Colleen Norton

Subject: FW: ULUC Question

From: [redacted]
Sent: Friday, October 1, 2021 2:57:16 PM
To: Kathleen Osher <kosher@littletongov.org>
Subject: ULUC Question

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.

Ms. Osher,
I read the document and I don't agree with a couple things.
First... ADU's. - Wadda bunch of poor thinking. What this means to me is high density and encourages slum design. I've seen it first hand in California and ADUs result in converted garages on an alley and not grandma's house... Poor thinking. Why don't you us say I can put a tiny house in the back yard? Putting in a duplex makes more sense for rehab or teardown of old ramshackle housing. I used to own one and when I went to try to split a .4 acre lot with two nearly condemned houses into two residential lots the building department told me I could not. I sold the property and two single family slot homes were approved. Now tell me that logic... duh...
Second:...10-1-3.2.A.3 Implies that shake roofs are no allowed? What about existing?
I have a shake roof on my house and does this apply to new build only or does it imply reroofing?

I can appreciate your having this "ideal idea" of what the world wants to look like but there is some reality too.
Rick Pangell
[redacted]

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Colleen Norton

Subject: FW: ULUC and Zoning Map
Attachments: LV Future Land Use Map.docx; LV Zoning Map.pdf

From: lynn christensen [redacted]
Sent: Sunday, October 10, 2021 8:26 PM
To: Pamela Grove <pgrove@littletongov.org>
Subject: ULUC and Zoning Map

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Hi Pam,

Here are my ULUC and Zoning Map questions. Thanks again for your help and time! These are mostly new questions since I did not have the Zoning Map in front of me when we spoke.

1. Can you please explain Subsec. 10-1-1.2 (A Planned Overlay District) to me in a short nutshell version. As I read it, it looks to me like an existing PD will eventually be required by the City to fit the proposed code in the ULUC unless it is approved to continue by, in our case, the LVMD boards.
2. With that said, according to the Zoning Map (8/19/21), the west side of Littleton Village indicates it is zoned as Corridor Mix Use that allows most types of high density residential. However, the Future Land Use and Character in Littleton Map (10/15/19) has that area designated Auto-Oriented Commercial (see attachments).
    - The existing GPDP only allows for 900 residential units, which will be built out after the current apartment buildings under construction are completed.
    - The water/sewage infrastructure was only built to accommodate that number of original residential units.
    - Residents do NOT want more high-density housing units--we want a walkable retail and restaurant district that we were promised and City Council voted on in 2013. This is compatible with the Comp Plan: "Seek opportunities to enhance the City's tax base and diversify revenue sources" (p. 60)
    - The most appropriate zoning for the western side of Littleton Village would be **Business Center BC** (the closest zoning to Auto-Oriented Commercial) so that the District 3 developer-controlled board cannot convert this land to residential in light of the termination and sunset clauses of the ULUC.

      <u>Please have staff administratively change the commercial areas of Littleton Village from Corridor Mixed Use (CM) to Business Center (BC), the most appropriate designation based on the existing GPDP and former designation of the Future Land Use map (see attachments).</u>
3. More amendments to the Zoning Map for Littleton Village are needed (see attachment):

- I live in the northeastern area of Littleton Village, which is SLR, not MFR as currently indicated on the Zoning Map (8/19/21) and needs to be amended.

- The single family homes on the very east end of the property also seemed to not be included in Littleton Village (which has a blue line around it) and needs to be amended.
-

4. In the Sustainability Incentives Table 10-1-3.4.1, are Schedule A and B either/or OR and/both to qualify for sustainable development practice incentives?

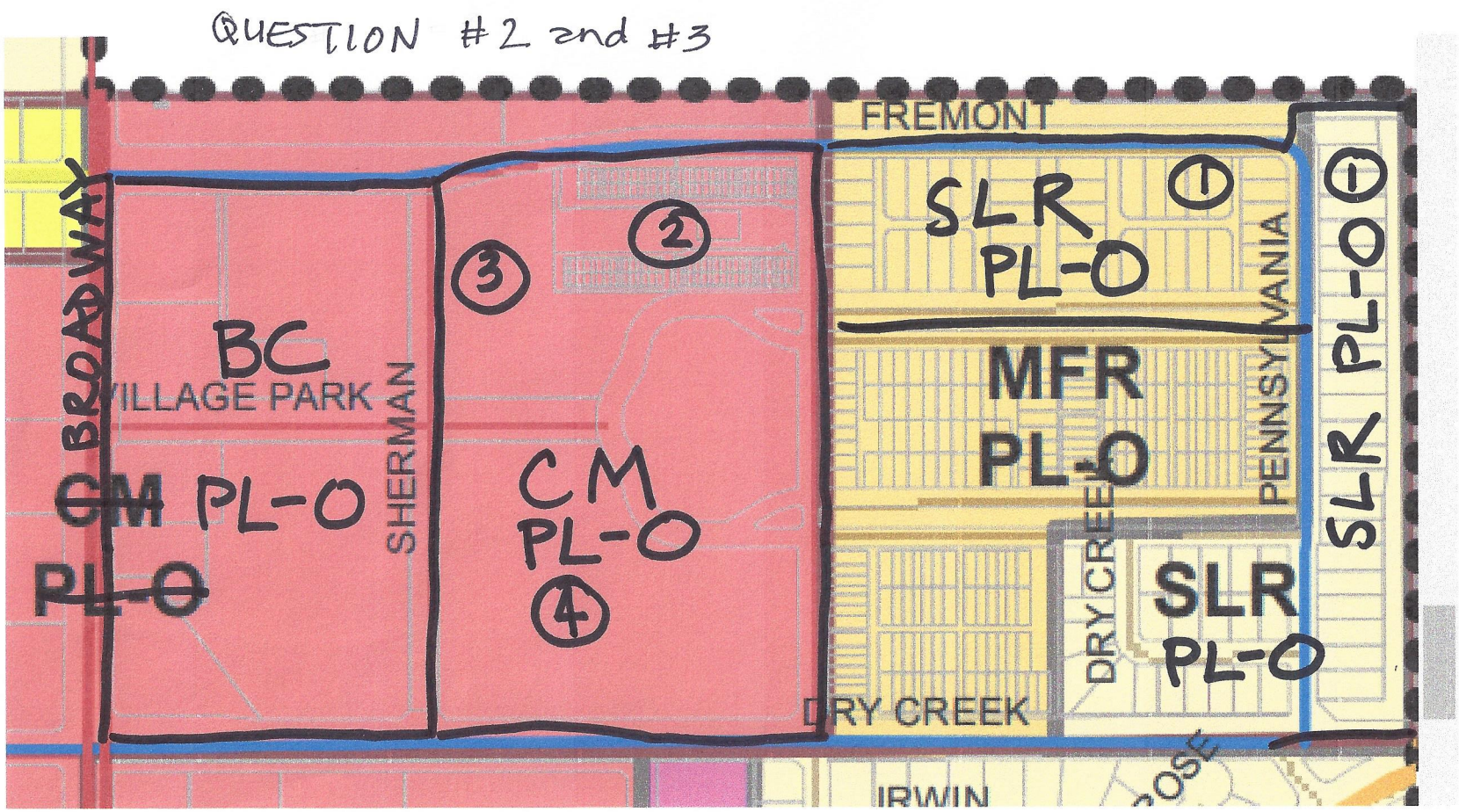
Thanks so much Pam!

Lynn Christensen
[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.



(1) Single Family Homes
(2) Condos
(3) Apartments under construction
(4) AMLI Apartments with 9,000 square feet mixed use
(5) Businesses

Source: City of Littleton Colorado Draft Proposed Zoning Map (8/19/21)

Colleen Norton

Subject: FW: Updated ULUC Redlines
Attachments: Entire ULUC Draft for Adoption - TMG-EVG Redlines[56].pdf

Importance: High

From: Tyler Carlson <tcarlson@evgre.com>
Sent: Sunday, October 10, 2021 10:55:14 PM (UTC-07:00) Mountain Time (US & Canada)
To: Jennifer Henninger <jhenninger@littletongov.org>
Cc: Tina Hippeli <thippeli@evgre.com>; Jeff Wikstrom <jwikstrom@evgre.com>; Gary Ellermann <GEllermann@TheMulhernGroup.com>
Subject: Updated ULUC Redlines

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Jennifer

Below and attached are Evergreen's specific comments to the final ULUC… **please** consider adding these to your list of amendments for City Council as they are *critical* for quality development to occur in Littleton's commercial corridors! While all of our comments are important, some are "deal killer" issues that really must be addressed in your amendment, which I've highlighted in yellow. Let's discuss, please!!!!

Table 10-1-1.3.1

- Bar, Brewpub, Tavern – change PS to P… Brewpubs are a highly desirable use category in mixed use projects and we should not be adding additional requirements that impair this use.
- Brewery, Distillery, Winery – change PS to P… these uses are a highly desirable in mixed use projects and we should not be adding additional requirements that impair this use.
- Bank/Credit Union with Drive Thru – change PS to P… adding a bank drive thru is a very low volume automotive use and critical for elderly populations who deal more in cash and have significant accessibility challenges, especially during the winter.
- Drugstore with Drive Thru - change PS to P… adding a pharmacy drive thru is a very low volume automotive use and critical for elderly populations who are greater users of prescription drugs and have significant accessibility challenges, especially during the winter.
- Fuel Sales – change CS to P… this is a major consideration for us dropping the lawsuit and accepting the new ULUC as we have a grandfathered gas station use. Sending this type of CUP to City Council is a nonstarter as they'll kill it regardless of circumstance. If you are worried about "too many gas stations" then you could take the Aurora approach and limit the number of gas stations at a single intersection.
- Table Note 2 – strike the last portion of this sentence ("…. and/or within a mixed use…") as it creates more uncertainly and essentially makes every P discretionary subject to a MDP. They are either permitted or they are not but this last clause is a huge problem.

Section 10-1-1.6.B(C)(6)

- Increase 18' to 20' or 24' to allow roof form expression… if you are doing taller clear height accessory structure with a peaked roof you'll need more height.

Section 10-1-1.6.B(D)(1a)

- Increase 18' to 20' or 24' to allow roof form expression… if you are doing taller clear height accessory structure with a peaked roof you'll need more height.

Section 10-1-2.3(C)(11)

- Remove this section entirely or modify significantly as a porte cochere needs to allow bus/truck clearance with a minimum of 16' clear and allow 2-3 lanes plus room for a vertical support structure so your standards won't allow any porte cochere construction.

Table 10-1-2.4.1

- Height-Buildings: Remove the last sentence because your code is already based upon an absolute height limit so getting into the weeds of height per floor is unnecessary and will cause confusion. Height is height, regardless of the number of floors. As we previously stated, floor heights in commercial structures can range from 12' to 24' (a wider range than you expressed) but is unneeded given your height limit program.

Section 10-1-3.1.B(A)

- Change "shall" to "may"…. Stepping down building massing can be appropriate in certain circumstances but not always and this *shall* requires this on every single building, which is stupid and eliminates the ability to construct multistory structures. You couldn't build Downtown Littleton with two story storefronts with this "shall" because you'd have to step back every second level, which is ludicrous. You absolutely need to make this change.

Table 10-1-3.1.B

- Upper Front Level Stepback - as we discussed previously having these artificial stepbacks creates perverse architecture that is gerrymandered by nonsensical rules. Lopping off the side of the building's upper story doesn't inherently make it good architecture. It just makes it look like a wedding cake. Encouraging massing variations is appropriate but these obtuse rules are dated and lead to poor design with increased building inefficiencies. Littleton can do better than recreate 1980's stepback rules.
- Level Side Stepback – as we discussed previously having these artificial stepbacks creates perverse architecture that is gerrymandered by nonsensical rules. Lopping off the side of the building's upper story doesn't inherently make it good architecture. It just makes it look like a wedding cake. Encouraging massing variations is appropriate but these obtuse rules are dated and lead to poor design with increased building inefficiencies. Littleton can do better than recreate 1980's stepback rules. At this very least this 20% requirement needs to change to 5' similar to the upper level stepback so its an architectural feature, not a hacksaw to a building form.

Table 10-1-3.4.1

- Density bonus – as we discussed one (1) additional unit/acre is really meaningless in the development world and won't encourage the design you are seeking. We suggest three (3) as more meaningful and likely to attract the response you desire.
- Lot coverage bonus – similarly 10% doesn't move the needle… recommend 20%.
- Sign area bonus – similarly 10% doesn't move the needle… recommend 20%.
- Landscape requirement bonus – similarly a 10% reduction doesn't move the needle… recommend 20%.

10-1-3.6.C(E)(7)

- Reduce the in-lieu fee amounts to $500… and strike the section about doubling the fee if there's no electricity or water near. $500 is more than enough to replace a decent sized tree and if the purpose of the tree fee is to plant trees in city parks and open spaces, the source of the removed tree shouldn't dictate the fee. Why in the world would a tree that isn't near a water or electricity sources merit a larger fee? This is craziness.

10-1-3.6.D(A)(2)

- Change "common" to "overall"… we don't even know what "common open space" is since that's not a defined term and it will confuse this application… the bottom line is you are limiting hardscape to 25% of open space areas, whether they are "common" or "uncommon".

10-1-3.6.D(F)(3)

- Increase the bluegrass percentage to 25%... 15% is too low for a nice playing or recreational field. Understand the goal here but bluegrass does serve an important purpose for some recreational uses.

Table 10-1-3.6.F.1

- C – change the no-fence width to 20' and reduce the amounts as indicated as the current requirements are overly burdensome and unnecessary… also recommend adding a note to the bottom that allows you to use one tree-type so long as the provided number is the same to allow "clustering" of certain trees that naturally occur in stands or forests.

Table 10-1-3.7.A.1

- Bar/Brewpub/Tavern – these uses, like sit down restaurants, should not have a Maximum of less than 20/1000 if you are applying this code to the entire city. We were okay with 12/1000 at RiverPark with the TOD adjacency but if you limit these uses to 5/1000 as indicated you will have major parking overflow problems. Major.
- Health/Fitness – 6.6/1000 isn't sufficient for a fitness club... need 10/1000 or else your gyms will crowd out the adjacent tenants, which will piss off consumers and neighbors.
- Move Theater – 6.6/1000 isn't sufficient for a movie theater… need 10/1000 or else your theaters will crowd out the adjacent tenants, which will piss off consumers and neighbors.
- Grocery Store – 5/1000 is fine for a King Soopers/Safeway, but is not acceptable for Trader Joes or Amazon Grocery… Trader Joes wants 15/1000… recommend lifting this to at least 10/1000 to help attract specialty grocery operators to Littleton, which your residents want!
- Restaurant with Drive Thru – 1/25 is a typo on the Minimum
- Commercial Accessory-Outdoor Patios – *Please* strike this section entirely as it discourages outdoor patios, which we should absolutely be encouraging. During the patio season months, few restaurants fill both their indoor and outdoor spaces and sizing parking lots for full capacity of both run contrary to your goals of reducing unnecessary/redundant parking. This also basically prohibits an existing restaurant without a patio from adding a patio because their parking will likely already be deficient. Please, please remove this requirement.

10-1-3.10.A(E)

- We recommend striking this section entirely or allowing it subject to Planning Director approval. There are circumstances where a building tower or element that showcases a sign is important to a tenant's brand identity and is also aesthetically attractive… think of the old Walgreens "towers" that included their logo behind the window. It was a crucial part of their branding, was a great architectural feature that identified their entrance and the building would have looked ugly without it.

10-1-3.10.D(A)(2)

- You absolutely do not want to measure with a box around the sign as that dramatically reduces a non-box sign area and consequently encourages box-type signs. We want to encourage creative sign forms and it takes two seconds to measure the actual area of a sign on CAD so measurements should be taken accordingly. This is 1960's sign language and is absolutely going to lead to unintended consequences. Please change.

10-1-3.11(G)(6a)

- .1 foot candles is way too low of a threshold… .2 is consistent with other city codes and more realistic. Please change!

10-1-3.11(G)(8)

- This needs to be increased to 40 footcandles for parking garages… that is standard for those relatively unsafe environments… definitely do not want dark corners there!

10-1-3.11(H)(4)

- Wall pack lights should be allowed in areas not visible from public rights of way… they are highly effective in loading areas and if they are not oriented towards a sensitive area (South Platte or residential or a public ROW), then they should be allowed.

10-1-3.11(H)(6)

- *Please* strike number 1 as you already have spill over standards and it is impossible, depending upon grade, to meet this requirement. You cannot fully shield a light bulb if the view is coming from below grade, which will be our case along the South Platte Open Space where our property sits on a bluff. We cannot meet this requirement regardless of light type.

10-2-2-1.T

- Typo… need to change "All" to "Downtown" or "All Downtown" so this isn't construed to apply outside the Downtown district areas.

Table 10-3-2.2.1

- Need to add an actual superscript note to the CM column to Note 4 so its clear the 55' height ties to the 52 du/ac density and the 65' height ties to the 75 du/ac density. Right now its not super clear.

Table 10-3-2.2.2

- Similar to a prior comment, please strike Note 4 as it is unnecessary and will create confusion… the height is the height and it shouldn't matter how tall each story is since you aren't limiting by story.

Table 10-3-3.1

- 5/Glass – Curtain Walls and Glass Accents should absolutely be considered a primary building material… especially curtain walls for modern architectural expressions, especially in office buildings. Frankly if one of these should be secondary, it should be Glass Block and that's Primary!!!

10-3-3.2.A(C)(1)

- Reduce 60% to 50%... this is a more reasonable standard

10-3-3.2.A(C)(6)

- (a) – add in "Buildings such as Townhomes that have a shallow…"… so its clear this frontage applies to Townhome product and not MF product.
- (b)(2) and (b)(3) – strike both of these sections otherwise the Stoop Frontage applies to every building within RiverPark, which I don't think is your intent. Some buildings should be in the Build-To Frontage, others the Drive Thru Frontage, etc.

10-3-3.2.B(E)(3)

- There's a conflict between (a) and (c)…. (c) is appropriate but "commercial corridor" is murky and appears to conflict with (a) that basically forces your building entrance to the arterial street regardless of whether or not that makes sense. You do not want patio zones on arterial streets or highway corridors like Santa Fe and patios generally need to be located near building entrances. (c) does make sense that if you orient the building away from the street, then it still needs to have a high level of design. I would strike (a) or change to say "…Transportation Master Plan (TMP) or meet the requirements of 3(c) below.

10-3-3.2.B(E)(4e)

- On a site like RiverPark with streets on all 4 sides of the commercial area it is impossible to meet this standard. We will have loading areas adjacent to public streets, which is not an issue if it is fully screened. If it is located interior and facing other commercial uses, then it shouldn't have to have a wall around it!

10-3-3.2.B(E)(5)

- (a) needs to be struck entirely… not every building should look like a multi-tenant building and I don't even know how to apply this standard to an anchor building that happens to be on an anchor building. Again, with four street frontages we will have an anchor on a "corner" and this standard is impossible to apply to a grocery building, for example. PLEASE STRIKE!!!

- (b) reduce to 2… hitting three will be very expensive and result in gerrymandered architecture.
- (d)(1) – 40% is an impossible standard to hit with back of house operations facing a public street. This needs to be reduced to 25% or allow offsets to the 40% with screen walls / green screens / public art / etc. Otherwise, as soon as the building is built, you'll either see boxes and mops and brooms and inventory racks up against these windows or you'll have operators put up black films over the windows so their back of house isn't visible from the public street. PLEASE FIX!!!
- (e) – this is redundant of (d)(1)… 20% is workable as indicated above but I'd just strike this clause.
- (h)(1) and (h)(2) – reduce 60% to 50%... your primary building materials are expensive and 50% is more than enough to accomplish your architectural goals.

10-3-3.2.B(E)(7)

- (b) – Absolutely need to strike this requirement otherwise you'll never get the parking garages you desire in the CMU zones. Commercial space forced into a parking garage structure reduces the garage efficiency and creates undesirable space that remains vacant. You want garages to be as cost effective as possible so people are incentivized to build them and this is an overreaching requirement that will *preclude their construction*!
- (c) – this screening requirement is very expensive and excessive when combined with your landscaping requirements… and unnecessary. See the photos provided to see quality design without this type of requirement. *You are discouraging parking garages with this requirement.*
- (g) – this should apply to the ground level only… otherwise it will become very cost prohibitive! *You are discouraging parking garages with this requirement.*

Table 10-3-4.1

- CM – this understory planting requirement is very excessive and precludes storefront building construction since it mandates half of a building wall have plantings along it. You need PATIOS in this area, not planters for a vibrant street scene and patio zone. *This requirement absolutely needs to be deleted!*

Again, let's discuss so we can get this right!!!

Tyler

Tyler Carlson | Managing Principal
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Office: 303.757.0462 | Mobile: 303.552.6160
tcarlson@evgre.com | **www.evgre.com**

Evergreen

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Colleen Norton

From: lynn christensen [redacted]
Sent: Monday, October 11, 2021 9:23 PM
To: Jerry Valdes; Patrick Driscoll; Carol Fey; Pamela Grove; Scott Melin; Kelly Milliman; Mark Rudnicki
Cc: Colleen Norton
Subject: ULUC and Zoning Map
Attachments: Broadway Corridor FLUM (1).pdf

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Dear Mayor and City Council,

I appreciate the enormous amount of teamwork and time that went into developing the very comprehensive Unified Land Use Code (ULUC) document. You all deserve a long vacation! I'd like to make some comments concerning the ULUC and Zoning Map. I hope there is ongoing study and discussion continuing before it is voted on.

Firstly, I want to address some assumptions made in the Comprehensive Plan (Comp Plan) and provide some demographic data:

- 6,550 new housing units is only a theoretical number--"an essential caveat is that the scenarios above are projections of what *could* occur in Littleton over the next several decades based on recent trends and/or specified assumptions" (Comp Plan, p. 8).
- The 2020 census indicated a smaller than expected rise in Littleton population growth, less than 1% increase. The State Demography office indicated that the greatest population growth is outside of the Denver metro area in Elbert and Weld counties. Source: https://demography.dola.colorado.gov/census-acs/2020-census-data/#census-data-for-colorado-2020
- According to DRCOG, the population growth is *declining* among the youngest age groups and i*ncreasing* for older adults (more than half the forecast growth). Source: https://drcog.org/sites/default/files/resources/RPD-FL-DATABRIEFHOUSING-19-05-06-V1.pdf

What does this mean to Littleton's future housing and commercial development? Growth and future market conditions are uncertain, therefore policy decisions need to conform to what residents and stakeholders have indicated they want through the Envision Littleton process, not tentative projections. Here are some considerations:

1. COMMUNNITY CHARACTER, LIVABILITY, AND AFFORDABILITY

"A key component of a city's livability is whether its residents can find suitable and economical housing options at all stages of life to remain in the community they love." (Comp Plan, p. 45)

- GUIDING PRINCIPLE: The often-cited "small town feel**"** and sense of community dates to our origin as a "Little Town" separate and apart from Denver. (Comp Plan p. 13)
- "GOAL H&N 1: A quantity and diversity of housing options that makes living in Littleton attainable for a wide range of age groups and income levels" (Comp Plan, p. 45)
- According to the Littleton Housing Study, Littleton offers only 36% of downsize, single-level senior housing types for the fastest growing population group. However, Littleton has already provided 90% of the housing types millennials desire, some who will be looking at downsizing by 2040 as they become empty nesters.

Considerations:

- Prioritize the core housing needs identified in the Littleton Housing Study of: government assisted housing (for those living below the poverty level), affordable starter homes, and affordable senior living options by stating them as such **IN WRITING** within the ULUC so they are not overlooked or abandoned. Perhaps include this type of verbiage in CM, MFR, SLR, MLR, and NC zones that are oriented towards more affordable housing options.
- Require existing affordable housing to be replaced with comparable affordable housing types that does not allow for large scale gentrification
-

2. PARKING

Unfortunately, the Comp Plan does not really address parking outside of the Downtown area, other than "safe indoor parking" for new development. Littleton is an auto-oriented suburban community "separate and apart from Denver", which has public transportation designed for suburbia, not urban cities. This means we drive our cars to work, school, shopping, events, meetings, the mountains, etc. and will need adequate parking. Not having sufficient parking spaces does not enhance the quality of life for residents and employees.

- I'm going to use Littleton Village (LV) again as an example of inadequate parking requirements. Night and day cars overflow from the parking structures and designated surface parking lots to line the streets from the apartments, condos, and townhomes. Last night, all guest parking spots were filled and there were 112 vehicles parked on the streets of LV, including about a dozen trucks that didn't fit in the 2 car garages and 38 vehicles that were adjacent to the AMLI apartments. Fifteen of the apartment residents parked on Sherman Street, but will not be able to continue to park there because it will be "no parking" like Logan Street when the area west of there is developed. Fourteen vehicles normally park where the lower level mixed-use AMLI commercial will eventually be. Imagine holiday parking, as well as what the parking predicament will be like when commercial and the 100+ more apartment units under construction are added!
- Anecdotally, I have found that "parking is at a premium" in many multi-family unit neighborhoods, even outside of Littleton.

Considerations:

- Table 10-1-3.7.A2 and A.3 Shared Parking Tables are not only confusing, but need to be simplified and allow for more parking
- Remove parking reduction incentive for sustainability practices
- Do not allow up to 15% of minimum required on-site parking for guest parking but require additional spots based on number of units
- Reduce parking reductions for CM and Mineral Station from 25% to 10-15%
- Additional study is necessary to develop more creative parking solutions

3. TRAFFIC ON BROADWAY

I see that much of the southern Broadway Corridor was changed from Auto-Oriented Commercial or Suburban Commercial (Future Land Use and Character Map 10/15/19) to Mixed Use allowing for large scale housing developments on the Zoning Map (see attachment).

a. What was the reasoning for making that land use change from just two years ago when the Comp Plan and Transportation Master Plan (TMP) were developed?

b. Were any studies done to determine the potential amount of additional traffic, level of service, vehicle crashes, air pollution, etc. that new large scale housing developments or redevelopment will

generate in the future on the *already* congested Broadway Corridor near C470? The TMP indicated that "Growth within and surrounding Littleton has resulted in increased congestion on many streets." (p. 49) Littleton is a suburban community within a surrounding suburban area that will always be auto-oriented (hence, improvements to C470).

c. How is this major change from Commercial to Mixed Use supported by the Comp Plan:

- "Policy L&C 6: Recognize and promote land use and development decisions that further community objectives for reduced traffic congestion" (p. 42)
- "KEY ISSUES: Improve traffic flow on arterials" (p. 51)
- "Policy TMP 1: Focus on enhancing safety on auto and freight networks." (p. 52)
- "Policy TMP 29: Coordinate traffic management center systems and operations with adjacent municipalities and CDOT" (p. 53) Was this done with Highlands Ranch/Douglas County, CDOT (C470), Englewood, and Centennial?

- Considerations:
- I would recommend that this area along the South Broadway corridor be zoned back in alignment with the Future Land Use and Character Map from Commercial Mixed Use (CM) to a Business Center (BC) or similar use unless there is a traffic study or other data is available for justifying this major land use change.
- If this will not be done, then a thorough and transparent explanation is needed for citizens.
- If City Council cannot agree to the reversal of this action, then building heights and densities should be limited (see below).

4. CORRIDOR MIXED USE ZONING CLASSIFICATIONS

a. What are the existing tallest heights of buildings in Littleton? My observation is 4 stories, primarily apartment buildings. The anomalies are Littleton Hospital Medical Plaza (5 stories), Hampden Inn on County Line (6 stories), 26 W. Dry Creek (7 stories), and Riverpoint (12 stories). I could have missed some, but visually these are what I found. Maintaining view corridors is important for existing residential home values, and I understand won't be addressed in the ULUC until later. Additionally, the Littleton Housing Study indicated that residents prefered lower density housing. Please note: it's easier to add things later than to take them away (think about giving privileges to your children).

Considerations:

- Heights of office and commercial buildings should be limited to 5 stories (58 feet, including sustainability incentives)
- Heights of mixed-use buildings should be 4 stories (58 feet, including sustainability incentives), with densities up to 40 units/per acres--the typical density for urban-suburban 4 story dwelling units with interior structured parking

b. Almost all of the green Park/Open Space area on both sides of the Platte River Corridor from the southern border of Littleton to its northern border is adjacent to the highest density zoning classifications—MFR and CM. As you are well aware, these zoning types can allow for up to 91 feet buildings and densities up to 85 units per acre for mixed-use, commercial, and office-institutional. I'm wondering how permitting these high-density building standards along the Platte River Corridor conforms to the Comp Plan's Values, Goals, and Policies:

- "VALUES: Outdoors Stewardship of river and open space assets" (p. 12)
- "Policy L&C 5: Manage land use patterns near Littleton's many parks, trails, greenways, and open spaces to protect their ecological functions" (p. 42)

- "KEY ISSUES AND CONSIDERATIONS: Long-term sustainability of land, water, and air resources; Concern for water quantity and quality within the South Platte River and other local waterbodies and waterways" (p. 69)
- "GOAL ENV 1: Careful monitoring and increased awareness of land, air, and water quality within Littleton's jurisdiction" (p. 69)
- "Policy ENV 1: Provide regional leadership to protect and enhance the South Platte River, including its water quality, associated greenways and trails, nearby development, and well-managed access for public enjoyment" (p. 70)
- "Policy ENV 5: Include habitat protection among its community planning considerations, recognizing that wildlife presence and movement within the city is a continuing reality and part of a healthy natural environment" (p. 70)
- "GOAL S&D 3: An ecologically sound and exceptionally attractive South Platte River corridor, framed by sensitively planned land uses, that continues to anchor the trail and open space networks" (p. 76)

Considerations:

- I recommend that if the mixed-use heights and densities stated above are not reduced, then creating a new zoning classification for Mixed Use along the South Platte River Corridor, something like **River Corridor Mixed Use (RCMU).** It would have lower maximum building heights to 4 stories, including sustainability incentives (58 feet for mixed-use, which will require elevators for seniors and those with disabilities); maximum density of 36-40 residential units per acre; and maximum commercial and office height of 5 stories (58 feet).
- **Requirement** of an environmental impact study and water quality study for **all** new development and redevelopment within half of a mile of the South Platte River.

I understand that you have spent an enormous amount of time on the ULUC and would like to get the process done before November 16, 2021. **As stated earlier, decisions should be made based on the Comp Plan and supporting documents, not theoretical numbers**. I believe that if the above considerations are not incorporated into the final draft, the Littleton we know and love will not only disappear for future generations, but will not meet their housing needs.

Could the vote of the ULUC be pushed out so more study and discussion can take place, perhaps to November 2?

I know your time is valuable, but your feedback is also important to me.
Thank you so very much for your time.
Lynn Christensen
[redacted]
Littleton 80122
[redacted]

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Colleen Norton

From: Mark Relph
Sent: Tuesday, October 12, 2021 2:27 PM
To: Colleen Norton
Subject: FW: Kal comments

From: Mark Relph <mark.relph@icloud.com>
Sent: Tuesday, October 12, 2021 2:25 PM
To: Mark Relph <mrelph@littletongov.org>
Subject: Kal comments

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1:47

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From kalmurib@gmail.com

Noise ordinance extended

Good afternoon honorable m
council.

My Name is Kal Murib.

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