



## Legislation Details (With Text)

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**Title:** PC Resolution 06-2018 regarding the Mineral Station Area Framework

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Date	Ver.	Action By	Action	Result
3/12/2018	1	Planning Commission	approved	Pass

Agenda Date: 03/12/18

**Subject:**

PC Resolution 06-2018 regarding the Mineral Station Area Framework

Presented By: Jocelyn Mills, Community Development Director

### REQUESTED COMMISSION ACTION:

Planning Commission will make a motion regarding the Mineral Station Area Framework. The planning commission recommendation will be forwarded to city council for its consideration, regarding adoption of the Mineral Station Area Framework document.

### BACKGROUND:

On December 12, 2017, city council suggested it was premature at this time to establish a master plan in the traditional sense for the Mineral Light Rail Station. This was in large part due to the issues of traffic and parking raised by the public during the 2016 community engagement process, plus other future planning processes that will influence the decisions around this specific intersection.

One of those future planning processes is the CDOT Preliminary, Environmental and Linkage Study (PEL). Since those initial public input meetings, the cities of Littleton, Englewood, Sheridan and Denver, plus Arapahoe County, CDOT and others have agreed to initiate this formal CDOT planning process. The PEL is a study that analyzes the long term traffic demands along Santa Fe (Hwy 85) from C-470 north to I-25 with the outcome setting the parameters for constructing safety and capacity improvements along the corridor. The intersection of Mineral Avenue and Santa Fe is one of the top priorities of this study.

This PEL process would also coordinate and evaluate the impacts of the proposed extension of light rail to Lucent Boulevard. It is anticipated the extension and its timing to Lucent Avenue could notably influence the long term traffic demands along the corridor and specifically at Mineral Avenue. This could influence the

ultimate footprint of a proposed interchange at this location along with the property at the Mineral Avenue Station. Recognizing these two significant planning issues, the direction was to use the community engagement comments from the 2016 engagement process to create a framework plan for the station property and surrounding area.

As stated in the Mineral Station Area Framework, the intent of the document is to “*provide direction for the city’s efforts to improve South Santa Fe Drive (US 85) and the South Santa Fe Drive and Mineral Avenue intersection, and ... [to]guide future planning and decision-making for this area of the city. Future decision-making in this area of the city has the potential to enhance the fiscal health and sustainability of the city, and to continue to strengthen the city’s sense of community and its livability.*”

Additional detail on the background of this process can be found in the Mineral Station Area Framework.

#### **PRIOR ACTIONS OR DISCUSSIONS:**

A study session on the draft Mineral Station Area Framework (plan dated 1/8/12) was held with Planning Commission on January 8, 2018 and a joint study session on the draft (plan dated 1/12/18) was held with Planning Commission and City Council on January 23, 2018. As a result of feedback received during these two study sessions, the draft continued to be revised as shown by the plan dates listed.

A community house was held on February 15, 2018 to review the Framework draft plan (plan dated 2/15/18), and the same draft was posted on Open Littleton for additional community review and input.

Comments and input from the community are attached to this staff communication. Subsequently, based on community input, the draft plan (plan dated 2/15/18) was revised. The final draft Mineral Framework has a plan date of 3/12/18.

#### **STAFF ANALYSIS:**

The 2014 Citywide Plan identifies the Mineral Light Rail Station Area, extending north along the South Santa Fe Corridor as a high priority to create an area plan for this area of Littleton. The Mineral Station Area Framework appears to meet the intent of the following goals (and stated policies within each goal area), as stated in the Citywide Plan:

- Goal 1: A Dynamic Littleton. Foster a vibrant and evolving community.
- Goal 2: An Outdoor Littleton. Capitalize and expand upon Littleton’s most valuable outdoor resources, including the South Platte River and its tributaries, the High Line Canal; and the city’s parks, open space, trails, panoramic views, landscape, wildlife, recreational facilities, and the public gathering places. Make these resources as available to the public as possible while protecting and enhancing them.
- Goal 3: A Connected Littleton. Enhance local, regional and global linkages - physical, social and technological.
- Goal 4: A Distinctive Littleton. Maintain and expand upon the characteristics that make Littleton an authentic and distinctive community.

The Mineral Station Area Framework also addresses the following transformative actions in the 2014 Citywide Plan:

- Action 1: Highlight the River. 1.1 Ensure that the river and its riparian areas remain healthy and vibrant. 1.2 Identify the best locations along the river for conservation and those for new development.
- Action 2: Focus on Activity Areas and Corridors. 2.1 Identify and designate as activity areas or corridors those locations or street corridors, respectively, where additional new development or

redevelopment is desired and either occurring or anticipated. Designated areas should be those that will have the most transformative impacts on achieving the city's vision.

- Action 3: Direct Littleton's Growth. 3.4 Update existing small area plans and develop new ones to address current issues and opportunities.

#### **OPTIONS/ALTERNATIVES:**

The planning commission may take the following actions on the application: recommend approval; recommend approval with conditions; continue to a date certain; and recommend denial, to city council. A sample motion is provided for each option.

#### **FISCAL IMPACT:**

No direct fiscal impact.

#### **STAFF RECOMMENDATION:** *(copy from staff report)*

Staff finds that the proposed Mineral Station Area Framework in compliance with the 2014 Citywide Plan. Therefore, staff recommends forwarding a recommendation of approval to council of PC Resolution 06-2018.

#### **PROPOSED MOTION/S:**

##### ***Motion to Recommend Approve and/if necessary, With Conditions***

I move to recommend approval of PC Resolution 06-2018, recommending approval the Mineral Station Area Framework, which forwards a favorable recommendation to city council, *with the following condition(s)*:

- 1.
- 2.

##### ***Motion to Continue to a Date Certain***

I move to continue the public hearing on PC Resolution 06-2018, concerning the Mineral Station Area Framework to \_\_\_\_\_ (date).

##### ***Motion to Recommend Deny***

I move to recommend denial of PC Resolution 06-2018, concerning the Mineral Station Area Framework. The foregoing denial is based on the findings that the proposed work:

*Note: Identify criterion or criteria not met and adjust motion accordingly:*

- 1.
- 2.