



Legislation Text

File #: Resolution 20-2018, **Version:** 1

Agenda Date: 03/20/2018

Subject:

A resolution regarding adoption of the Mineral Station Area Framework

Presented By: Jocelyn Mills, Community Development Director

REQUESTED COUNCIL ACTION:

Staff is requesting city council approval of a resolution adopting the Mineral Station Area Framework. The planning commission recommended to city council approval of the Mineral Station Area Framework, on a vote of 5-0, at their meeting on March 12, 2018.

BACKGROUND:

On December 12, 2017, city council requested more information prior to considering a master plan 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 the intersection of Santa Fe Drive (Hwy 85) and Mineral Avenue.

One of those future planning processes is the CDOT Planning and Environmental Linkage (PEL) Study. Since those initial public input meetings, the cities of Littleton, Englewood, Sheridan and Denver, plus Arapahoe County, CDOT and others have agreed to support the initiation of this formal CDOT planning process. The PEL is a study that analyzes the long-term transportation demands along Santa Fe Drive 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 priorities for this study.

This PEL process would also coordinate and evaluate the long term, future impacts of transportation demands for Santa Fe Drive such as vehicular traffic, the extension of light rail to Lucent Boulevard, pedestrian and bicycle connections and other multi-modal improvements. It is anticipated the extension of light rail would impact 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 Station. Recognizing these two significant planning issues, the direction was to use the community engagement comments from the 2016 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 open 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 (dated 2/15/18) was revised. This draft Mineral Framework plan (dated 3/12/18) was considered by the planning commission on March 12, 2018. Planning Commission had several minor corrections to the draft, including typos and ensuring consistent use of terms. It was approved on a 5-0 vote. The final draft Mineral Framework (attached to this staff communication) includes these Planning Commission corrections (plan date 3/20/18).

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

FISCAL IMPACT:

No direct fiscal impact.

STAFF RECOMMENDATION:

Staff finds that the proposed Mineral Station Area Framework is in compliance with the 2014 Citywide Plan. Therefore, staff recommends approval of Resolution 20-2018.

PROPOSED MOTION/S:

Motion to Recommend Approve and/if necessary, With Conditions

I move to approve Resolution 20-2018, approving the Mineral Station Area Framework, *with the following condition(s):*

- 1.
- 2.

Motion to Continue to a Date Certain

I move to continue consideration of Resolution 20-2018, concerning the Mineral Station Area Framework to _____ (date).

Motion to Recommend Deny

I move to deny Resolution 20-2018, concerning the Mineral Station Area Framework.