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Geneva Village Redevelopment Options

City Council Presentation
August 11, 2026

Agenda

1. **Introductions**
2. **Project Overview**
3. **Background & Site Context**
4. **Pathways Forward**
   - Typical Disposition Process
   - Redevelopment Approach Options
   - Potential Criteria for Evaluation
   - Options for City Role & Partnership Models
   - Peer Community Examples
   - Demolition Considerations
5. **Next Steps**

Joining You Today

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Project Goal

To provide City Council with decision pathways and discussion frameworks regarding redevelopment options for Geneva Village.

How We Get There: Project Considerations

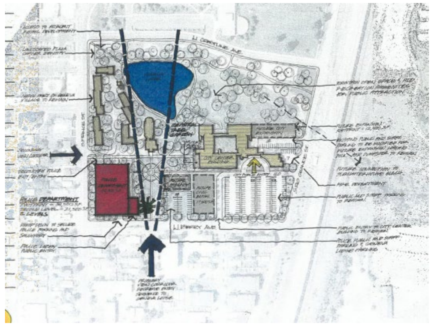
1. **Market Reception Insight**
   - Potential developer response, deal structure, pricing, public participation
2. **Redevelopment Approach Options**
   - Tradeoffs on paths to market
3. **City Role and Partnership Options**
   - Tradeoffs in ownership and development roles
4. **Peer Community Examples**
   - Where have others found success? Lessons learned?
5. **ULI Tap Review**
   - Comparison with preferred alternatives
6. **Demolition Considerations**
   - Cost estimates, tradeoffs on timeline
7. **Study Sessions**
   - August 11 and October 27

Background

1964
Geneva Village Constructed

1975
City of Littleton purchases Geneva Village

2003
Littleton Center Master Plan *Roth Sheppard Architects*



2019
Master Planning Opportunities *Bryant Flink Architecture + Design*

2023
City staff-led assessment of redevelopment possibilities

2025
ULI Technical Assistance Report

2025
Property is Vacant

2026-2030
Capital Improvement Plan

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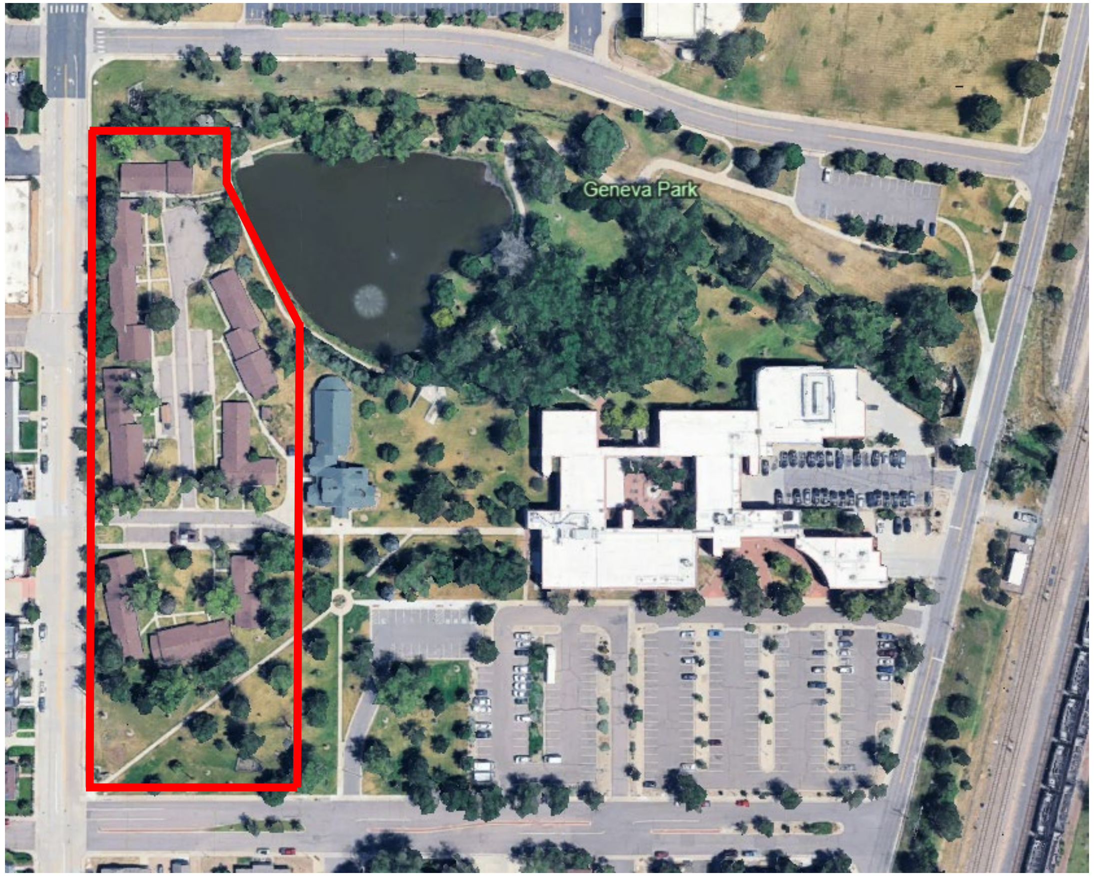
ULI Technical Assistance (TAP) Recommendations

- **Context**
  - 28-acre Geneva Village, Geneva Lodge, Littleton Center, and Geneva Park
- **Vision**
  - Create a walkable, connected, inclusive, and economically vibrant community that also honors its historic and natural assets
- **Funding**
  - Tax increment financing (TIF) through the LDDA; requires selling or transferring the property to a private entity
  - Explore: metropolitan district, certificates of participation, a business improvement district, infrastructure bonds, or incentives such as grants, tax rebates, or fee waivers
- **Outcomes**
  - Site redevelopment that includes mixed-income housing, retail, mixed-use, a public plaza, and outdoor amenities

Questions for Council Consideration

- **ULI Technical Assistance Program (TAP) Recommendations**
  - What redevelopment ideas from the TAP are of most interest for the Northern Gateway and Geneva Village property?
    - *Adaptative reuse of Geneva Lodge*
    - *Reinvention of Civic Green with new housing*
    - *Civic or Cultural Campus on the northern edge*
    - Preserve and enhance Geneva Park and integrate Slaughterhouse Gulch
    - Active, unique destination and place of discovery of mixed-use
    - Mix of housing types and incomes
    - Reuse or redevelopment of City Center to expand redevelopment opportunities
  - How will the discussion around Geneva Village fit into longer-term facility master plan?

Site Overview



- **2.8 acres of City-owned land**
- **Northern entrance to downtown**
- **Unoccupied 28-unit housing complex**
- **Utilities disconnected in 2025**
- **Interest in Non-Residential Interim Uses**
  - Artist Studios

Typical Disposition Process & Current Scope

The full path from visioning to closing — formal market engagement follows Council direction.

Project Initiation	Due Diligence & Financial Analysis			Market Sounding	Concept Approval	Solicitation	
Project Initiation & Visioning	Site Due Diligence	Market Analysis & Demand	Transaction Structuring	Market Sounding	Findings & Concept Approval	Solicitation (RFQ / RFP)	Contract Negotiation

Council direction — Aug 11 & Oct 27 study sessions

- Current advisory scope (2026)
- High-level advisory now; More detailed scope as part of RFQ preparation and after Council direction
- Future phase — after Council direction

Unsolicited proposals & LOIs: welcome, but through one door. Inbound interest is an early signal of market appetite, not a deviation from the plan. Each proposal is logged through a single coordinated point of contact and folded into Market Sounding, where it informs deal parameters and the RFQ/RFP — alongside outreach to the broader development community, so no single party gains an inside track.

Best practice: equal footing – every prospective partner receives the same information and competes through the same solicitation, protecting the City and serious developers alike.

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Questions for Council Consideration

- **Redevelopment Approach Options**
  - Is there a preferred redevelopment scenario?
  - Are any development scenarios a non-starter?
- **Potential Criteria for Evaluation**
  - Which of the potential criteria are most important?
  - Are any potential evaluation criteria missing?
- **Options for the City's Role**
  - Which role is of most interest?
  - Are there specific types of partnerships to evaluate in more depth?
  - Are there specific types of incentives to evaluate in more depth?
  - Are any partnerships or incentives a non-starter?

Redevelopment Approach Options

Four contrasting scenarios frame the range of possible futures for the Geneva Village site. Each will be tested on the same criteria — none is a proposal or recommendation.

1 All Residential

Maximize housing

- Housing-led neighborhood with a mix of housing types
- Affordable component included
- Open space and community amenities

2 Mixed Use

Balanced approach

- Housing alongside neighborhood retail and office
- Hospitality and civic space tested by market
- Blends revenue, housing, and activity

3 All Commercial

Maximize commercial & employment

- Employment-focused: office, retail, hospitality
- No residential component
- Maximizes taxable commercial base

4 Civic-Oriented

Maximize civic priorities

- Civic uses prioritized — to be defined with Council
- Supporting retail and office uses
- Public realm and community anchor focus

Common to every scenario: preservation and adaptive reuse of the historically designated Geneva Lodge, floodplain integration, and transition of city-owned land to productive use.

Potential Criteria for Evaluation

City Goals Alignment

Fiscal sustainability, housing, community, and civic facility priorities

Land Value to the City

One-time sale proceeds vs. ground lease income, net of site preparation costs

Ongoing Revenue

Sales, property, and increment revenue as land transitions to taxable use

Economic Impact

Jobs created and net fiscal impact after cost of city services

Feasibility & Risk

Market depth, phasing, floodplain, existing tenancies, and site costs

City Role Fit

Which ownership, partnership, and incentive structures work under each scenario

Consistent scoring: every scenario is measured on the same basis, supported by JLL market and financial analysis, and returned to Council as a side-by-side comparison.

Options for the City's Role & Partnership Model

City involvement, control, and risk increase

Land Seller
One-time proceeds

- Fastest path, least risk
- Least long-term control over outcomes
- Proceeds can help fund city priorities

***Not a partnership opportunity**

Ground Lessor
Recurring revenue

- City retains ownership of the land
- Long-term income stream and shared upside
- Requires patient capital and stewardship

***Partnership opportunity**

Owner / Master Developer
Maximum control

- City shapes phasing, uses, and design
- Highest capital requirement and delivery risk
- Typically paired with private partners

***Partnership opportunity**

Partnership Structures

Public-private partnerships will be critical tools. Options include development agreements, joint ventures, and phased dispositions — evaluated for risk, control, and return under each scenario.

Incentive & Financing Toolkit

Littleton DDA / tax increment financing, fee waivers, credit PIFs, and special districts — matched to the gap each scenario must close.

Urban renewal is no longer available.

Threshold question: how the City funds demolition and site preparation shapes which roles and partnerships are realistic.

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Peer Community Examples

Example	Development Scenario	City Role (For Lessons Learned)	Criteria it informs
Olde Town Arvada	Mixed Use	Seller · Incentive provider	Land value · Feasibility · Role fit
Englewood CityCenter	Mixed Use · Civic	Ground lessor → Seller	Land value · Feasibility · Role fit
Northglenn Civic Center	Civic-Oriented	Owner · Partner (P3)	City goals · Feasibility · Role fit
Depot Square, Boulder	Residential · Mixed Use	Seller · Partner	City goals · Economic impact
Lakewood City Commons	Civic · Mixed Use	Partner (P3)	City goals · Economic impact · Role fit
Sheridan Station	All Residential	Seller · Partner	City goals · Feasibility · Role fit

Key points of comparison

- Deal structure used: sale, ground lease, or contribution
- What the public side paid for, and how it was funded
- Elapsed time from first plan to delivery
- City priorities vs. Littleton goals

Drawing from lessons learned is critical

- Opportunities to learn from what worked, what didn't
- Not all deals are created equal – identify constraints (both comparable and incomparable)

Purpose: these examples inform the analysis and recommendations but do not select the outcome. Comparison to Geneva Village to be further evaluated and presented back to Council in October.

Typical Site Readiness Factors

- **Site Control**
  - Redefining Parcels
- **Site Readiness**
  - Demolition Pros/Cons
- **Environmental Risk Mitigation**
- **Zoning Flexibility**
- **Public Investment Tools**

Demolition Considerations

- Utilities are already disconnected
- Asbestos Containing Material is present
  - 2021 Limited Assessment by Landmark Environmental
  - Regulated ACM- drywall joint compounds, textured surfacing, CMU sealants, vinyl floor tile mosaic, caulking
  - ROM Cost Estimate - $450-$550k
  - Estimated Duration – 2-3 months
- Consider "Point-Count" Sampling to refine estimate

Demolition Considerations - continued

- Demo option #1 - Partial
  - Structures only
  - Floor slabs, roads, & vegetation to remain until development
  - No erosion-control maintenance needed
  - May reduce SF land value
  - ROM Cost Estimate – $300-350k, Duration – 4 weeks
- Demo option #2 – Full
  - Structures, foundations, roads, sidewalk removed
  - Remove select trees (consider watering remaining trees)
  - Some grading & seeding needed
  - May increase SF land value
  - ROM Cost Estimate – $525-$625k, Duration – 8 weeks

Demolition Considerations - continued

- Rehabilitation / Renovation considerations
    - Modern building upgrades needed
    - Asbestos challenges
    - Underutilized land – 28 units on 2.8 acres
    - Utilities are already disconnected
    - Asphalt resurfacing soon

Questions for Council Consideration

- **Demolition Considerations**
  - Is there a preferred alternative between demo options 1 and 2?
  - How do the demolition options influence your perspective on redevelopment scenarios and potential partnerships?

Next Steps

- **Short-Term: August-September**
  - Consultant team will revisit the discussions and direction from this conversation
  - Additional research to inform recommended alternative
  - Preparation for next City Council presentation
- **Mid-Term: October 27**
  - Second Council Presentation
    - Recommended path forward, with market reception insight, a preferred redevelopment approach and role for the City of Littleton, and next steps