



City of Littleton

Littleton Center
2255 West Berry Avenue
Littleton, CO 80120

Meeting Agenda

Planning Board

Monday, April 25, 2016

6:30 PM

Council Chamber, Community Room

Regular Meeting and Study Session

Regular Meeting

1. Roll Call

2. Approval of Agenda

3. Minutes to be Approved

[ID# 16-79](#)

Certification of the April 11, 2016 regular meeting minutes

4. Public Comment

Public Comment for General Business and Non-Agenda Related Items

5. General Business

- a. [PB Reso 01-2016](#) Resolution approving the Jamison Village Preliminary Plat

Attachments:

[Jamison Village Aerial](#)

[JV Letter of Intent](#)

[Planning Board Resolution No. 16-01](#)

[JV Preliminary Plat](#)

Continued from March 28, 2016 Planning Board Meeting

6. Public Hearing

None

7. Adjourn Regular Meeting

Study Session to continue in Community Room

Study Session Topics

1. Joint discussion of Planning Board and Zoning Committee

- a. [ID# 16-80](#) Continuation of review of zoning uses table with zoning steering committee, staff, and Clarion

Attachments: [Clarion Littleton Memo](#)
[Jan 29 Future Discussion Items for Zoning Uses](#)
[March 14 Future Discussion Items for Zoning Uses](#)

2. Review of City-Wide Plan Small Area Plans Matrix Priorities

- a. [ID# 16-76](#) 2014 City-Wide Plan's Small Areas Plans Prioritization discussion

Attachments: [Small Areas matrix](#)
[Neighborhoods, Corridors and Activity Areas](#)
[Citywide-Plan-2014](#)
[April 12 Council Prioritization presentation](#)

3. Staff Update

- a. Proposed Amendments to Subdivision Regulations

The public is invited to attend all regular meetings or study sessions of the City Council or any City Board or Commission. Please call 303-795-3780 at least forty-eight (48) hours prior to the meeting if you believe you will need special assistance or any reasonable accommodation in order to be in attendance at or participate in any such meeting. For any additional information concerning City meetings, please call the above referenced number.



Staff Communication

File #: ID# 16-79, **Version:** 1

Agenda Date: 4/25/16

Subject:
Certification of the April 11, 2016 regular meeting minutes

Presented By: Denise Ciernia, Recording Secretary

RECORDING SECRETARY'S CERTIFICATION:

I hereby certify that I have reviewed the video recording for the April 11, 2016 regular meeting of the Littleton Planning Board and that the video recording is a full, complete, and accurate record of the proceedings and there were no malfunctions in the video or audio functions of the recording

PROPOSED MOTION:

I move to approve, based on the recording secretary's certification, the April 11, 2016 video as the minutes for the April 11, 2016 regular meeting of the Planning Board.



Staff Communication

File #: PB Reso 01-2016, **Version:** 1

Agenda Date: 04/25/16

Subject:

Resolution approving the Jamison Village Preliminary Plat

Presented By: Pam Hall, Planner I

DESCRIPTION:

Jamison Village LLC requests approval of the Jamison Village Preliminary Plat.

UPDATE:

At its March 28, 2016 meeting, the planning board tabled the Jamison Village Preliminary Plat until April 11, 2016 to address the board's questions and concerns. The application was again continued to April 25, 2016.

PROCESS:

The Jamison Village Preliminary Plat is the second planning approval necessary in the overall approval process for the Jamison Village duplex project. The approval steps are as follows:

General Planned Development Plan and Rezoning

(recommendation by planning board and approval by city council)

➤ Preliminary Plat

(approval by planning board)

Final Plat

(approval by city council)

Site Plan

(administrative review)

Section 11-3-1 of the city's subdivision regulations provides for the planning board to review and approve preliminary plats. A preliminary plat is a proposal to legally subdivide a parcel of land into separate lots, each properly designed for a certain type of development. A preliminary plat shows the development's proposed layout.

Per Section 11-3-1(C) of the city code, the board shall review the preliminary plat and the city staff's report and recommendations at a regularly scheduled public meeting. The board shall approve said plat, or approve said plat with modifications

LOCATION:

Jamison Village is located at 101 W. Jamison Avenue in the Southbridge neighborhood (please refer to area map on page 2).



BACKGROUND:

The applicant, Jamison Village LLC, has submitted an application for a preliminary plat for 18 duplexes (36 units) at 101 W. Jamison Avenue. This property is zoned PD-R and is located within the Jamison Village General Planned Development Plan (PD Plan). The PD Plan was approved in 2014 for a maximum of 38 units on the 3-acre parcel.

In the early 1970's South Suburban Parks and Recreation (SSPR) acquired the site from Denver Water and developed it as a maintenance facility. SSPR closed this facility in 2011 and stated that the property would not be used for a park or open space. Jamison Village, LLC is currently under contract to purchase the property from SSPR.

The property is surrounded to the north, east and west by Southbridge (PD-R) and to the south by Southpark (PD-C). The proposed preliminary plat comprises 36 lots resulting in a density of 12.0 dwelling units per acre. Per the PD Plan the dwelling units are two-story homes attached in pairs (duplexes) with rear-loaded garages. The entire development will need to meet conditions of the PD Plan, which include provisions for density, open space, parking, setbacks and architectural design. The 26' wide street and walkways within the development will be private and maintained by the homeowners' association. The existing sidewalk along West Jamison Avenue will provide access to the Highline Canal and shopping, services and employment. There are no pedestrian connections proposed to the Southbridge townhome development, which surrounds the site, due to the elevation changes in the topography.

STAFF ANALYSIS:

The following is the analysis of the proposal with the city's preliminary plat regulations for major subdivisions.

Section 11-3-1(C) 1 of the City's Subdivision Regulations for major subdivision plats states:

City staff shall review the proposed preliminary plat for compliance with the provisions of this title, other applicable regulations, the comprehensive plan, existing and proposed development, and comments from affected agencies. The following items must be addressed:

1. Compliance with provisions of the subdivision regulations

The proposed preliminary plat meets all of the provisions of the subdivision code, in that it was prepared by a registered surveyor and includes all the requested information found in section 11-5-1(C), including a drainage plan.

2. Compliance with the Jamison Village PD Plan

The maximum density allowed per the PD Plan is 12.67 dwelling units per acre. The preliminary plat is in compliance with this requirement as it proposes 12 dwelling units per acre.

3. Compliance with Comprehensive Plan

At the time that the Jamison Village PD Plan was approved, the city found that the proposed development complied with the Comprehensive Plan.

4. Compliance with existing and proposed development

The proposed preliminary plat is part of the Jamison Village PD Plan, which represents a unified site design for all elements of the development, including density, open space, and transportation patterns.

5. Comments from affected agencies

The city has received referral comments from Arapahoe County, Denver Water, Tri-County Health Department and Xcel Energy who have stated their agency has no concerns with the proposed preliminary plat.

Public Works has granted a waiver to require on-site detention for a 10 year storm. Subsequent to the construction of Horseshoe Park the city has updated its drainage criteria to also require detention for the more frequent (10-year) storms. The developer is requesting a waiver from providing detention for a 10-year storm. The Public Works Department supports this waiver because storm water flows leaving the site after development will be less than under existing conditions. This reduction in runoff with development of Jamison Village is due to a reduction in the impervious area from existing conditions by providing landscaping and open space where none currently exists.

The concepts proposed for handling storm water runoff are acceptable to the Public Works Department for Preliminary Plat purposes. Construction drawings and more detailed design will be provided with the Final Plat submittals. At that time the developer will also be finalizing negotiations with the Southbridge Terraces HOA to obtain an easement for drainage from Jamison Village across HOA property and down to W. Jamison Circle.

STAFF RECOMMENDATION:

Staff finds that the preliminary plat for Jamison Village conforms to the requirements of the city's subdivision regulations, the Jamison Village PD Plan, the City of Littleton Comprehensive Plan and utility requirements. Therefore, staff recommends approval of the preliminary plat.

PROPOSED MOTION:

I move to approve the resolution approving the Jamison Village Preliminary Plat.





Site Dynamics Inc.,
15545 Carob Circle,
Parker, CO 80134
phone: (303) 681-1185
rho1pp@sitedynamicsinc.com

April 4, 2016

City of Littleton – Community Development
2255 W. Berry Avenue
Littleton, CO 80120

RE: Letter of Intent – Jamison Village Preliminary Plat

To Whom It May Concern:

This letter is written on behalf of Jamison Street Partners, LLC (JSP) and KB Home Colorado. JSP is currently subdividing 3.0 acres of land located at 101 West Jamison Avenue just west of Broadway. The property is owned by South Suburban Parks and Recreation and was previously used as their maintenance facility. JSP is subdividing the property for the benefit of KB Home (KB), who will purchase the property once platted. JSP, KB and its development team have conducted multiple meetings with adjacent entities to work through factors affecting this site such as access, density and utility services. The proposed development meets or exceeds all zoning requirements and the design team believes that Jamison Village will be substantial benefit to the community.

Project Details:

1. Gross Site Area: 3.0 Acres (130,680 sq. ft.)
2. Existing Zoning – PD-R
3. Current Status of Site: The existing site contains remnants from the prior maintenance facility, which in the past included a water tank, service buildings and parking for equipment.
4. Surrounding Land Uses – The site is currently surrounded to the north, west and east by multi-family development and commercial to the south.
5. Proposed Development – 36 “for sale” alley loaded duplex units using private drives. All units will have 2 resident/garage parking spaces accessed via the private drives. The product and layout is similar to other successful KB Home communities throughout the metro area in which the front opens to a green court or open space, which provides architecture that is less dominated by garages and promotes an interactive community feel.
6. Density – The proposed development will contain 36 paired lots (18 buildings), which is 2 less than the 38 lots (19 buildings) allowed by the GPDP. The proposed density

will be 12 DU's per acre, which is less than the 12.67 DU's per acre required by the GPDP.

7. Perimeter Setbacks/Open Space Buffer - The proposed development has been adjusted to meet perimeter setbacks of 15' to the north and south property line and 10' to the east and west property line as approved in the GPDP. The setback is measured from the building to the outer perimeter property lines.
8. Open Space - The proposed development has 1.24 Acres of unobstructed open space or 41.3% of the site. This exceeds the 38% minimum required by the GPDP.
9. Parking - There are 2 garage spaces per unit and 22 additional guest parking spaces for a total of 94 parking spaces or 2.61 spaces per unit. This exceeds the GPDP minimum requirement of 2.58 spaces per unit.
10. Lot & Floor Plans - floor plan and square foot options similar to other successful recent KB projects. All lots are constructed as 'for sale' products.
11. Two-Story Units - All lots are constructed as 2-story homes with optional basements (where feasible).
12. Project Amenities - the site will include 23.5% of common open space including a central green court and open space area to encourage neighbor interaction and give a sense of neighborhood. Sidewalks will interconnect throughout the site.
13. HOA - The HOA will maintain all the common open space, private drives and front yard landscapes.
14. Private Drives/Alleys - The alleys will be 26' wide where fire access circulation is required and 24' otherwise.
15. Easements - This project was designed to meet dry and wet utility standards.
16. Utilities: Water will be provided by Denver Water. Sewer will be provided by the City of Littleton. Storm sewer will collect into the public storm sewer system after being treated by onsite water quality enhancements at the northeast corner of the site.

In conclusion, we hope Jamison Village will be an outstanding and welcome addition to the City, supplementing the area with an additional housing type and providing a more compatible use than the prior maintenance facility. This community will offer City residents an attractive, high quality community in which to live and visit. We thank you in advance for consideration of this proposal and welcome any questions or comments you may have.

Regards,



Rick Holpp
Site Dynamics Incorporated

1 **CITY OF LITTLETON, COLORADO**

2
3 **Resolution No. 1**

4
5 **Series, 2016**

6
7 **A RESOLUTION OF THE PLANNING BOARD OF THE CITY OF LITTLETON, COLORADO,**
8 **APPROVING JAMISON VILLAGE PRELIMINARY PLAT**
9

10
11 **WHEREAS**, Jamison Village, LLC, submitted to the City of Littleton an application for approval
12 of a preliminary plat for Jamison Village located at 101 W. Jamison Avenue and more specifically
13 described on Exhibit A, which is attached hereto and made a part hereof by this reference;
14

15 **WHEREAS**, city staff reviewed the preliminary plat for compliance with the provisions of Title
16 11 of the Littleton City Code, other applicable regulations, the comprehensive plan, existing and proposed
17 development and comments for affected agencies and recommended approval of the preliminary plat for
18 Jamison Village with no modifications; and
19

20 **WHEREAS**, the planning board, at its regular meetings of March 28, 2016 and April 25, 2016,
21 reviewed the city staff's report and recommendation concerning the preliminary plat for Jamison Village.
22

23 **NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING BOARD OF THE CITY**
24 **OF LITTLETON, COLORADO, THAT:**
25

26 The planning board does hereby approve the preliminary plat for Jamison Village, located at 101
27 W. Jamison Avenue and more specifically described on Exhibit A.
28

29 **INTRODUCED, READ AND ADOPTED** at a regularly scheduled meeting of the planning
30 board of the City of Littleton, Colorado, on the 25th day of April, 2016, at 6:30 p.m. at the Littleton
31 Center, 2255 West Berry Avenue, Littleton, Colorado.
32

33 **ATTEST:**
34

35 _____
36 Denise Ciernia, Recording Secretary

_____ Karina Elrod, Planning Board Chair

37
38 **APPROVED AS TO FORM:**
39

40 _____
41 Kristin Schledorn, City Attorney
42

LOCATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO

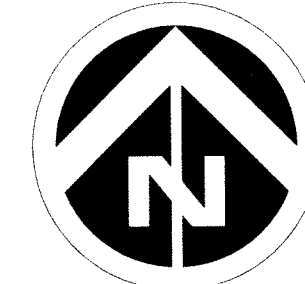
T

J:\154001\PLAN SETS\PRELIM\TRUCK TURNING\TRUCK TURNING TEMPLATE EXHIBIT.DWG 4/18/2016 2:20 PM JASON MONFORTON

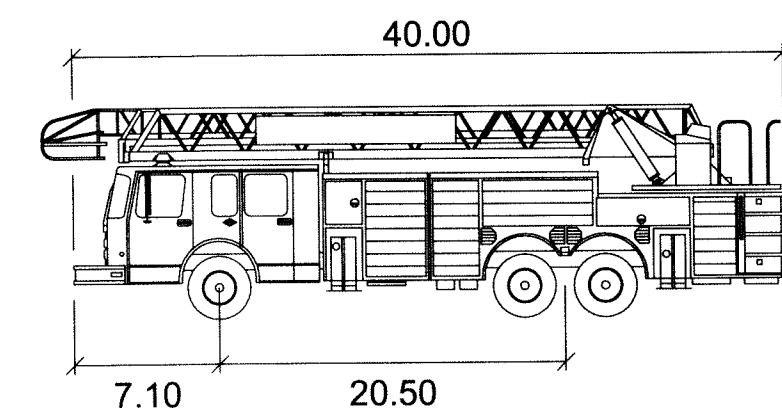
WEST JAMISON PLACE
(50' ROW)

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COMMON AREA
BLOCK 2
FIRST REPLAT
OF SOUTHRIDGE
FILING NO. 8
ZONING: PD-R



40 0 10 40 80
(IN FEET)
1 inch = 40 ft.



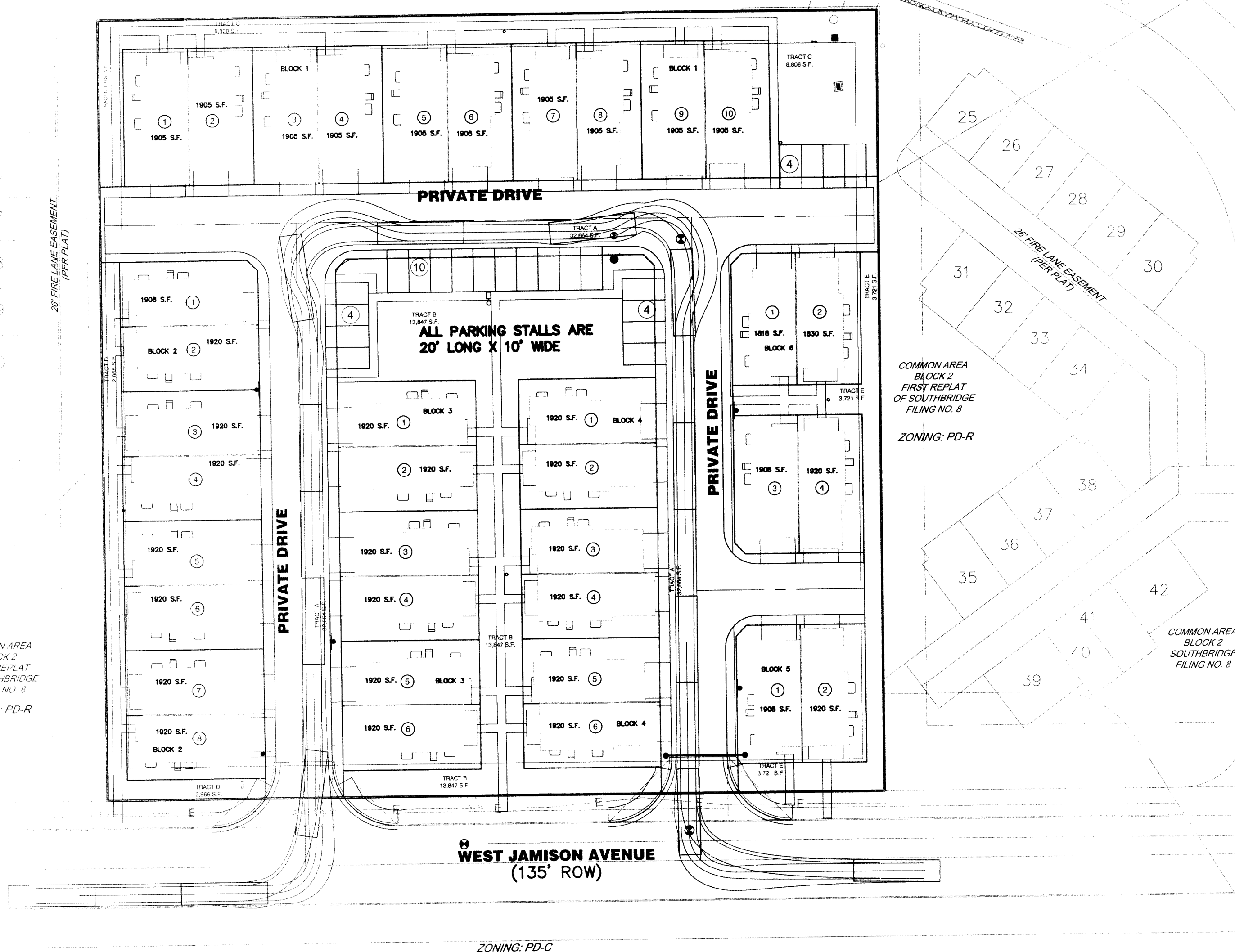
LITTLETON feet
Width : 10.10
Track : 7.10
Lock to Lock Time : 6.00
Steering Angle : 45.0

NOTE:
ALL TURNS CALCULATED AT 5MPH

WEST JAMISON PLACE
(50' ROW)

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COMMON AREA
BLOCK 2
FIRST REPLAT
OF SOUTHRIDGE
FILING NO. 8
ZONING: PD-R



40 0 10 40 80
(IN FEET)
1 inch = 40 ft.

**JAMISON VILLAGE
PRELIMINARY PLAT
FIRE TRUCK TURNING PATHS**

DEREK VANDERRYST
7100 E. Bellevue Avenue
Suite 350
Greenwood Village, CO 80111
Tel: 303-984-9800
Fax: 303-984-9874
Contact: Derek Vanderryst

No.	Date	Description
3	04-18-2016	FINAL SUBMITTAL
2	04-11-2016	2nd SUBMITTAL
1	03-01-2016	INITIAL SUBMITTAL

DOCUMENT AMENDMENTS

Project Number: 154001
Designed By: JAM
Checked By: JAM
Sheet Number: 3



City of Littleton

Littleton Center
2255 West Berry Avenue
Littleton, CO 80120

Staff Communication

File #: ID# 16-80, **Version:** 1

Clarion Associates LLC
621 17th Street, Suite 2250
Denver, Colorado 80293
303.830.2890
303.860.1809 fax

Community Planning
Zoning/Design Standards
Impact Fees
Growth Management
Sustainability



MEMORANDUM

TO: City of Littleton Planning Board
CC: Jocelyn Mills, Community Development Director
FROM: Don Elliott and Summer Frederick, Clarion Associates
DATE: April 21, 2016
RE: Discussion items related to Zoning Project

Over three different meetings with Planning Board and Steering Committee members, we have identified many provisions in the Zoning Revisions document that need to be changed. The majority of these changes are already being incorporated into a revised Permitted Use Regulations document. Additionally, we identified a list of items that need further discussion or explanation. Clarion and staff have now sorted through list and categorized these items as follows:

1. Items that should not be included in the Zoning Revisions document because they raise larger policy questions that City Council should consider separately from this effort.
2. Items that have relatively straightforward solutions that can be reflected in recommended text for review by this group.
3. Items that warrant further discussion and decision from this group.

The remainder of this memo addressed these categories in greater detail.

1. Topics that Should Not be Addressed in the Revised Permitted Use Controls

The following items have been identified as important topics for separate discussion by the Littleton City Council at a later date, and will not be addressed in the Permitted Use Regulations document.

- Short term rentals (VRBO).
- "Vacant" uses – uses to be allowed as Conditional ("C") uses after a structure has been vacant for 10+ years.
- "Temporary labor hall" use types – whether this use is to be a permitted use type anywhere in the City of Littleton.
- "Cottage" and "Co-housing" residential use types – whether these use types is to be a permitted use anywhere in the City of Littleton.

2. Items With Recommended Revisions

The following items can be addressed through relatively straightforward recommendations, which only need individual discussion if one or more group members want to discuss them separately. Otherwise, the recommendations below will appear in the revised Permitted Use Regulations document.

1. When referring to special use permits, "one year" is defined as a calendar year from approval date.
2. Any mobile or manufactured homes that were built prior to introduction of HUD standards (1974) will be expressly prohibited in Littleton.
3. The use name "Art Museum" will be changed to "Art Gallery" in the Use Table, and the definition revised to reflect that change.
4. Parks, Trails, and Open Space will be a Permitted Use in the Industrial districts.
5. Definitions for "Recreational Vehicle" and "Travel Trailer" will be added, and both use types are permitted in the definition of the "Campground" use.
6. The use name "Brewpub" will be renamed and definition revised to include wineries and distilleries of the same character and limited size.
7. The "Commercial laundry" use will be renamed "General industrial services", and the definition expanded to include a wider variety of similar uses such as catering services and event equipment rental services.
8. The "Medical marijuana" use will be included as a use type with accompanying definitions and use-specific standards, as well as cross-references to Chapter 20 of Littleton's Municipal Code.
9. The "Telecommunications" standards will be revised to require compliance with current FCC standards (which have changed since the last draft of the Permitted Use Regulations).
10. Within the Use Table, "Trade or vocational school" use type will be returned to the Institutional uses section.
11. Use-Specific Standards related to "Pigeon keeping" will be revised to reflect existing requirements and standards.
12. The distinction between "Heavy vehicle and equipment repair and services" versus "Light vehicle and equipment repair and services" will be clarified.
 - a. "Heavy vehicle and equipment" includes but is not limited to tractor trailers, large travel buses, earthmovers, and backhoes.
 - b. "Light vehicle and equipment" includes but is not limited to standard automobiles, trucks, and riding mowers.
 - c. The distinction is made because the impact of facilities repairing and servicing "heavy vehicles and equipment" are greater than those repairing and servicing "light vehicles and equipment." Therefore, as a use type "heavy vehicle and equipment repair and service" is only permitted in the I-2 zone district, and "light vehicle and equipment repair and service" is permitted in a range of mixed-use and industrial districts.
13. Language related to "Animal clinics" will be revised to differentiate between those clinics that treat large or small animals, and when and where boarding is allowed.
14. "Wind energy systems" regulations will be revised to clarify development standards such as tower height and site location.
15. Language related to "domestic animals" will be revised for clarity and to avoid overlap/conflict with Animal Control regulations.
16. The difference between "Rooming/Boarding" versus "Short term rental" (VRBO) will be clarified.
 - a. "Rooming/Boarding" refers to the rental of a single bedroom by a homeowner to an individual for a period of time longer than 30 days.

- b. "Short term rental" refers to the rental of a bedroom, or entire house for a short period of time such as a weekend or a week.
 - c. Currently "Rooming/Boarding" is a permitted accessory use, while "Short term rentals" is not a permitted use at all.
17. The size of accessory uses will be revised to limit those uses to 20% of the floor area of the primary structure.

3. Discussion Items for This Group

The following items require further discussion by this group and the decisions reached by this group will be addressed in the revised Permitted Use Regulations document.

"Bed and Breakfast"

The question is whether this use type should be allowed as a Permitted ("P") use in residential districts, and perhaps mixed-use districts. Currently, "Bed and Breakfast" is a Conditional ("C") use in the A-1, R-3X, R-4, and R-5 districts, subject to the following Use-Specific Standards:

A. Bed and Breakfast

1. The facility must provide 1 parking space, in addition to those required for a single-family detached residence, for each rentable bedroom.
2. Food and beverages may only be served to lodgers in the facility unless a temporary use permit has been obtained for a special event.

The use type is defined as follows:

Bed And Breakfast

An establishment operated in a private residence or portion of a private resident, that provides temporary accommodations to overnight guests for a fee and that is occupied by the operator of such establishment.

Questions for discussion

- Should the Conditional ("C") use designation be changed to a Permitted ("P") use designation?
- Should the use type "Bed and Breakfast" be expanded to additional zone districts?

Food Trucks

The question is whether the operation of food trucks on private property should be addressed in the zoning ordinance, and if so how they should be addressed.

Clarion's recommendation is that food truck (mobile vendor) regulation be handled through business licensing procedures, not the zoning ordinance. However, if it is decided to include mobile vendors in the zoning ordinance, we recommend including "Mobile vendor" as a Temporary ("T") use and attaching appropriate Use-Specific Standards.

Questions for discussion

- Should the operation of food trucks (mobile vendors) on private property be addressed in the zoning ordinance?
- If mobile vendors are included in the zoning ordinance, should they be included as Temporary ("T") uses, and if so in what zone districts?
- If mobile vendors are included in the zoning ordinance, what are appropriate Use-Specific Standards?

Urban Agriculture

"Urban agriculture" as a use type, along with "Farm stand or farmers market," "Raising of chickens," and "Raising of garden crops" has recently received much attention. Typical questions include: What is the definition of "urban agriculture?" Where is it allowed? Are retail sales allowed on-site? If so, are such sales allowed as an accessory use on a permanent basis, or is it a temporary use? This group expressed an interest in discussing this topic.

Clarion's recommendations are as follows:

- Include a traditional "Farm" use, defined in a relatively traditional way (e.g. include activities such as the raising of crops, raising and keeping some animals (horses, poultry, goats), and allowed in the A-1 district.
- Include a primary use of property called "Urban agriculture" defined in a way to provide compatibility with residential uses (e.g. restrict types of animals raised) and allow it in some residential districts.
- Include a use type such as "Farm stand" as an Accessory ("A") use on parcels where the primary use is "Farm" or "Urban Agriculture," and attach Use-Specific Standards such as size and location of structure.
- Include a use type such as "Farmers market" as a Permitted ("P") or Temporary ("T") use in some districts.
- Clarify that back yard or roof-top gardening is always an Accessory ("A") use to a residential use.

Questions for Discussion

- Should there be separate use defined for different agricultural uses in the zoning ordinance?
- Should existing animal-related uses (beekeeping, chickens, horses, crops) be incorporated into more general agricultural use types?
- Should each defined use be a a Permitted, Conditional, Temporary, or Accessory use, and in which zone districts?
- What are issues that should be addressed through Use-Specific Standards?

MEETING NOTES
ZONING REVISIONS
PLANNING BOARD STUDY SESSION
Monday, February 29, 2016

FUTURE DISCUSSION ITEMS:

1. Vacant Uses – Change to “VC”
2. Parking Requirements
3. PD Overlay – in procedures, but not in the table – does not go to city council
4. Definition of “one year” – calendar year from date of approval
5. Overlay districts – govern
 - a. PDO/which governs
 - b. Design guideline districts - ?
 - c. Historic districts - ?
6. Define “more restrictive use”
7. Cottage infill – simplify definition so it is easier to find and consistent. Support for concept?
8. Co-housing – why not multi-family?
9. Zoning categories that allow multi-family
10. Manufactured homes – pre-HUD?
11. Mobile Home (MH) District?
12. Multi-family districts allowed? And definition
13. Districts allowed? B-1 -> B-3
 - a. Nursing Home
 - b. Group Home large
 - c. Public Service Facility (merge/define/districts)
14. Ensure consistency of footnotes for recommended uses – reasoning
15. Art Gallery vs. Art Museum
16. Include more public uses as VC uses
17. Parks/Trails/GS – include in “I” districts?
18. Animal clinic, small – districts? Allows small boarding/treatment of large animals – clarify
19. Beekeeping, Chickens, Pigeons –Urban agriculture? Agriculture? Clarify definitions
20. Add B&B to Mixed Use category?
21. VRBO/Airbnb – Board discussed but no decision
22. Page 10 – short term home rental impacts – define/discuss. Primary residence?
23. RV, Food Trucks, Travel Trailer – clarify and simplify
24. Brewpub – definition/term for use, more terms and expand uses

Outstanding Questions:

1. Expiration date for conditional uses? No. It runs with the use or owner, not the land. ??
2. VC expands the list of possible conditional uses after 5 years
3. Highlight in table – existing language versus proposed language
4. Footnote 25 – how specific?
5. Footnote 31 – why “institution” and not group living? Use only, no covenant stays or < 24 hours
6. Footnote 36 – conditional use for correctional facilities – table and language conflict

MEETING NOTES

ZONING USES REVISIONS

PLANNING BOARD STUDY SESSION
Monday, March 14, 2016

FUTURE ITEMS QUESTIONS:

1. Should a labor hall be allowed anywhere in the city? Should "P" be changed to "C" or should they be disallowed?
2. (Footnote 78) Conditional or accessory?
3. Recreational/Entertainment in T?
4. (87) Outdoor recreational/entertainment?
5. (76) no longer permitted in B-1
6. Automobile
7. PR6 lot structure/separate expanded into R districts? Take out took offsite standards
8. (95) a new use
9. Commercial laundry-why is it a separate use – service and manufacturing combine?
10. Check the definition of brewpub and brewery, usually have a cap - ~55,000 barrels greater or equal brewpub is industrial
11. Solid Waste, Landfill in more destructive zoning/Recycling – why separate? Sometimes in less destructive zone
12. Towers – only wind is a new use, design is in standards (p34) Expand standards?
13. Farm stand/market – seemed accessory, but listed as P, should it be A or T?
14. Employee cafeterias – should it be accessory?
15. p.2, temporary uses require a permit, administrative process with standards timing/size/hours
16. Why not gardens in B?/Everywhere?
17. Add use-specific standards for urban agriculture – size/location/setback/frequency – no permits sales?
18. Why not other domestic animals (livestock)/birds? Expand?
19. VRBO/Airbnb – temporary housing? (already on the list)
20. (118) is an A. Hard to distinguish – we already have R&B
21. Pigeons now require an animal review – will correct – not policy
22. Household pets expanded from current code? Animals should not all be in zoning, most in animal control.
23. Capture uses in vacant warehouse/retail big box. Indoor recreation or protect industrial?

23B. do we look at existing zoning? PDO's/be more specific? Have better, new districts that will attract existing parcels, no, not now, undeveloped PDOs, lifespan to PDOs?

24. Nightclub?

25. Size of an accessory use, 50%, 30% or 25%?

26. Accessory residential-part of VRBO discussion

27. Food trucks?

28. Urban Agricultural definition – drop the last phrase?

1. Distinguish “new uses”

2. ID existing uses in new districts

3. Combination of uses

4. Corrections

Office

Now divided by size – in more districts

(64) 1-3 district reference but not in table

(72) trade/occupational school more in line with office – moved from institutional, move back to institutional uses

Retail Sales

(78) Shown as accessory no, was conditional

Recreation and Entertainment

Collected Here

Storage/

Vehicle

Ambulance Services – combined/expanded

PR6 Lots/structures

Co-location is FCC Requirement

(106) – P or C uses?

Generally, A uses are not conditional-may have standards, but no hearing required

Change all agricultural uses in AC districts to A

Definition of Household pets is expanded

(111) now under home occupation

Nightclubs/Teen Code – not listed, indoor recreation/entertainment

Government facilities treated as its use/not ownership

Columbarium – add as A for churches and cemeteries

Consolidate wholesale sales/distribution/retail?

Fireplaces – manufactured home modifications – check with building Dept

Animal boarding/domestic pets – expand to all animals, not just dogs

Policy – change to all animal noise at night, nightclub/bar – consider definitions, teen club – rolled into recreation, or just delete the specific standards

Include medical marijuana/define use

Accessory use less than or equal to 50% of lot? Number?

Helpful to have accessory use and structures addressed together

"Establishment" definition – p47/should broaden to reflect more applications, only relates to adult entertainment



Staff Communication

File #: ID# 16-76, **Version:** 1

Agenda Date: 04/25/16

Subject:
2014 City-Wide Plan's Small Areas Plans Prioritization discussion

DESCRIPTION:

Littleton City Council, during its April 12, 2016 study session, discussed their prioritization of the list of small area plans priorities from the 2014 City-Wide Plan. Staff would like Planning Board to discuss its prioritization, in preparation for an upcoming joint discussion with Council on these plans' and next steps.

BACKGROUND:

The 2014 City-Wide Plan's Small Area Plans matrix is attached to this staff communication for Planning Boards's review. This matrix provides a list of all existing and proposed plans for neighborhoods, corridors and activity areas of the city along with the status and a recommended program of action for each.

Please note, minor clean- up of the following seven neighborhood plans were adopted by council at the April 5, 2016 meeting: Centennial, Goddard, Heritage, Ketrang Park, Progress Park, South, and Sterne Park. As Planning Board knows, adoption of these minor updates did not constitute a full review of the plans' content.

The 2014 City-Wide Plan's Neighborhoods, Corridors, and Activity Areas map also is attached to this staff communication. It illustrates the relative location of identified small areas (referenced via the matrix discussed above). The intent of this map was that as planning processes are initiated for the small areas, more specific boundaries will be set for that area and this map will be updated as needed.

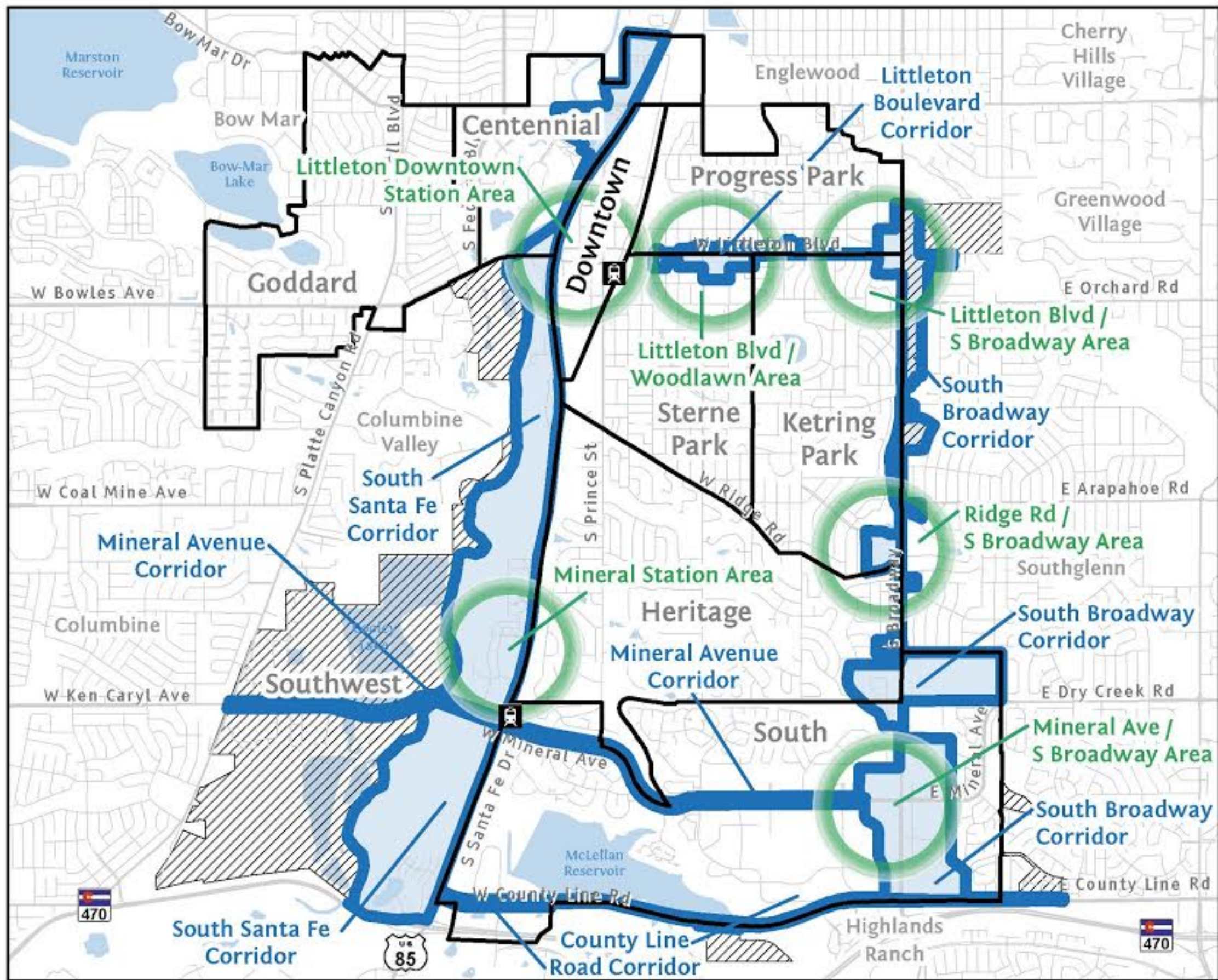
Lastly, the 2014 City-Wide Plan is attached to this staff communication for reference, along with the staff study session presentation to Council on April 12, 2016.

Figure D

STATUS OF SMALL AREA PLANS			
	YEAR COMPLETED OR YEARUPDATED	UPDATE OR CREATE	PRIORITY FOR UPDATEORCREATION
NEIGHBORHOODS			
Centennial	2000	Update	Low
Downtown	2012	—	Low
Goddard	2000	Update	Low
Heritage	2000	Update	Low
Ketring Park	2000	Update	Low
Progress Park	2000	Update	HIGH
South	2000	Update	Low
Southwest	—	Create	Low
Sterne Park	2000	Update	Low
Trailmark	2000	Update	Medium
CORRIDORS			
Broadway	1989	Update	HIGH
County Line	—	Create	Low
Littleton Boulevard	2002	Update	HIGH
Mineral	—	Create	Low
South Santa Fe Drive	2000	Update	HIGH
ACTIVITY AREAS			
Dry Creek / South Broadway	—	Create	Medium
Littleton Blvd / South Broadway	—	Create	High
Littleton Blvd/Woodlawn	—	Create	High
Littleton Downtown Light Rail Station Area, extending east along Littleton Blvd	—	Create	High
Mineral Light Rail Station Area, extending north along the South Santa Fe Corridor	—	Create	High
Mineral Ave / South Broadway	—	Create	Medium
Ridge Road / South Broadway	—	Create	Medium

Status of Small Area Plans

Figure D provides a list of all existing and proposed neighborhood, corridor, and activity area plans along with the status and a recommended program of action for each. It identifies three categories of recommended actions: 1) dashes for plans that are considered current and need no major attention, 2) "Update" for plans that are out of date and should be revised, and 3) "Create" for areas for which a plan is recommended, but not yet been developed.



Neighborhoods, Corridors, and Activity Areas



Citywide Plan 2014

*a section of the
City of Littleton Comprehensive Plan
Adopted January 21, 2014*





Littleton

March 14, 2014

On behalf of Littleton City Council, I am pleased to present the *Citywide Plan*. The culmination of a rigorous public process, the *Citywide Plan* was inspired by the people of Littleton and written by the city's planning board. This board of citizen volunteers devoted untold hours over a two-year period, listening to people, analyzing information, debating how best to respond, writing, meeting with city council, editing, and then editing again.

The planning board wrote the following paragraph as a summary of its collective perception of Littleton and its hopes for the city's future. The paragraph serves as a snapshot of the plan and provides a preview of the passion and commitment reflected in the plan.

Littleton must rebel against becoming suburbia. We are the kind of place where people with talent are attracted to live. We have a unique identity, sense of place, and a flavor unto ourselves. We want our city to always be something elegant. It is naturally beautiful with ample outdoor recreation. We are a community that values the beauty of a diverse, free thinking, intelligent people, willing to work together to resolve complex issues. We strongly support our arts, athletics, schools, and our heritage. Littleton has an entrepreneurial spirit that wishes to be none other than ourselves. We have a positive outlook for our future. Littleton is the kind of place you rarely find, and we appreciate how special that is.

With the adoption of the *Citywide Plan*, the city is moving forward with its commitment to update our Comprehensive Plan. This is just the beginning of a larger planning process that will provide more detailed direction for how the city's evolution will proceed. Now that the *Citywide Plan* is in place, the board and city council's focus will shift to developing plans for small areas within the city, including our neighborhoods and transportation corridors. We encourage you to get involved in these planning processes and let the planning board and city council hear your issues and vision.

Whether you are a current resident or business owner, or if you are considering Littleton for your new home or business location, we hope that you will find the plan useful and that you will join us as we shape our collective future.

Sincerely,



Phil Cernanec, on behalf of Littleton City Council
Mayor, District III

Bruce Beckman
Mayor Pro-Tem, At-Large

Randy Stein
District I

Jerry Valdes
District II

Debbie Brinkman
District IV

Peggy Cole
At-Large

Bruce Stahlman
At-Large

Our Littleton: Planning Tomorrow Together

The illustration on the opposite page was created during a three-month visioning process undertaken by the mayor and city council in 2012. Entitled *Our Littleton, Planning Tomorrow Together*, the illustration captures and sets forth the mayor's and council's vision for Littleton. The map-like drawing shows familiar Littleton landmarks set in a series of three concentric areas corresponding to the three parts of the vision.

The center of the illustration defines Littleton's warm, hometown feel and great neighborhoods and schools. It represents the heart of the city and much of what the council loves and wants to protect and maintain for the city. It shows a high quality of life with many families and parks, and an inclusive community comprised of people who care for each other.

The area "across the road" from the center of the illustration generally represents the existing commercial corridors, showing both existing activity as well as some of what is desired for Littleton's future. Many of Littleton's commercial corridors have great potential and are ripe for change. The illustration shows a welcoming Littleton, with a well-maintained infrastructure that has access to transportation and a thriving business community with a mix of shopping and dining options that are accessible by bike, car, or public transportation.

The outermost area of the map, much of which is not colored in, symbolizes possibility in Littleton's future. There is an emphasis on creating great vibrancy along its wonderful natural amenity, the South Platte River. In it, residents and visitors can be seen enjoying the riverfront — some through the tranquil enjoyment of the outdoors—and many also through dining, strolling, or catching a game or event at a shared community space at the river's edge. The river is connected to the city both physically and in spirit. In this outermost area, there are buildings and other structures that do not currently exist, such as a bridge connecting downtown to the river and new paths and entertainment venues at the river. All around the perimeter there is a clear opportunity for development and redevelopment of existing buildings, lots, housing, public, and commercial corridors.

Note that, unlike a typical map that is designed to be an exact representation of the current landscape, this illustration is more symbolic than representational. It is intended to capture the spirit and essence of Littleton as it is now and how it will hopefully grow over time.

Our Littleton

Planning Tomorrow Together

To preserve a family-oriented, economically vibrant community that encourages citizen involvement, respects diversity, values community character, & enhances the quality of life of Littleton residents and visitors.



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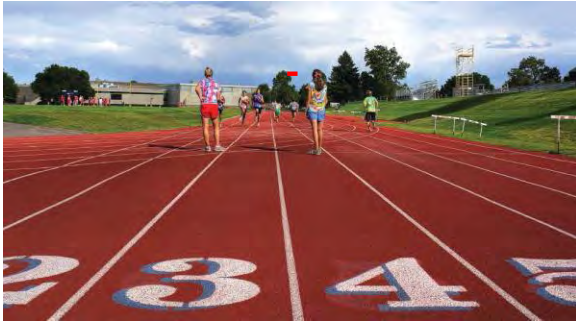
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Heritage High School is one of three high schools in the highly acclaimed Littleton Public Schools.

Introduction

PURPOSE

The Comprehensive Plan provides a broad vision for the city's future. It offers a framework for decisions affecting private and public development. It is the mission statement and guide for the city's land use-related regulatory tools and programs, including zoning and the capital improvements program. The Comprehensive Plan includes both the *Citywide Plan*, provided herein, and more detailed small area plans for neighborhoods, transportation-based corridors, and identified activity areas, provided separately. While the *Citywide Plan* addresses larger issues, the small area plans address more detailed issues and provide more detailed recommendations. All small area plans are consistent with and help advance the implementation of, the *Citywide Plan*.

See Figure D on page 7 of the Introduction for a list and status of all small area plans, existing and proposed.



The Comprehensive Plan provides guidelines for development decisions through the Vision, Goals, and Policies in the Citywide Plan and the more specific goals and policies in small area plans for neighborhoods, corridors, and activity areas.

INTRODUCTION

USE

Citizens, property owners, developers, city staff, and appointed and elected city officials use the Comprehensive Plan according to their respective roles in the decision-making process.

Because the plan cannot anticipate all issues and questions, it does not include policies that will address every situation. In those cases where it does not address a situation or issue, but the issue has citywide ramifications and needs a citywide perspective, users should base their interpretation on the Vision, Goals, Policies, and Transformative Actions. In these cases, users should also rely on more specific direction provided in the relevant small area plans. Similarly, the complexity of land use-related issues may result in a conflict between policies. Again, users should base their analysis and interpretation on other elements of the plan.

GEOGRAPHIC AREA

The plan applies to all areas within the current city limits of the City of Littleton. Areas beyond the city limits are shown on Figure A, Regional Map, to provide context and illuminate connections. The regional map is the only citywide map in the plan that represents the true location of the TrailMark Neighborhood, which is on the west side of Chatfield Reservoir and far enough south and west that it is beyond the boundaries of the other maps. Elsewhere, the TrailMark Neighborhood is included as an inset.



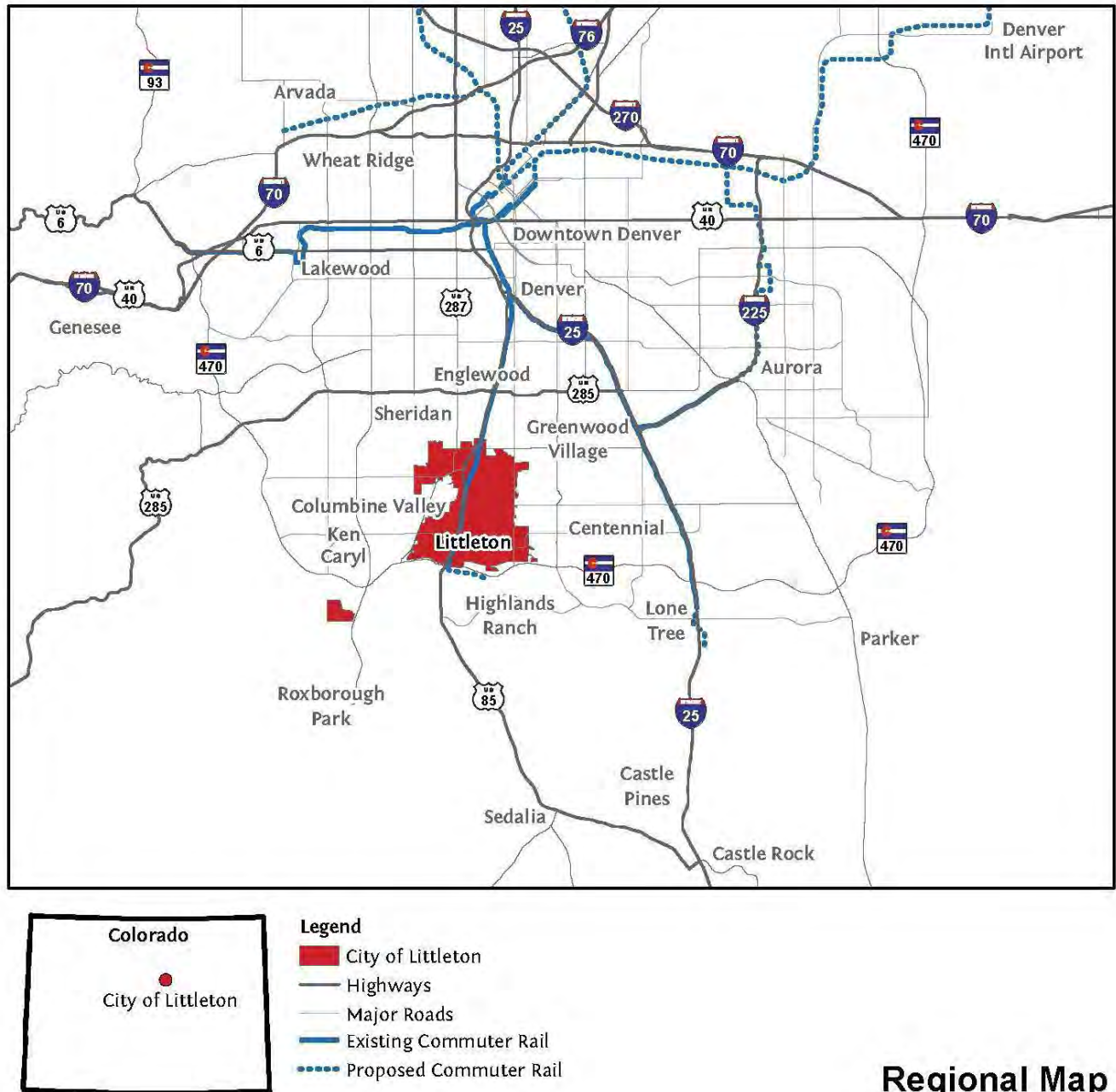
Figure A

Figure A highlights the location of the City of Littleton in the southwest section of metropolitan Denver. While most of Littleton is in Arapahoe County, the city extends west into Jefferson County and south into Douglas County. Littleton is bordered generally by the City of Englewood to the north, the cities of Greenwood Village and Centennial to the east, unincorporated Highlands Ranch to the south, and the City of Bow Mar, the City of Columbine Valley, and unincorporated Jefferson County to the west. The TrailMark Neighborhood is bordered on all sides by unincorporated Jefferson County.

DEMOGRAPHICS

The Vision, Goals, Policies, and Actions in the Comprehensive Plan reflect the city's demographic trends. Figures B and C on the following page represent two of the most significant changes in Littleton's population between 1980 and 2010. The average household size, as represented by Figure B, has decreased from 2.65 persons per household to 2.25. That reduction is paralleled by the trend illustrated in Figure C, which demonstrates that both the largest and the second largest population groups have progressively shifted to older age categories, as residents who were parents of young children, and their children, have both aged. The land use implications of these two trends include a reduction in school-age populations, a resulting decline in school enrollments, and a reprogramming of schools in order to maximize efficiencies and reduce costs. As a result, there is a desire to attract young residents to enjoy the city's family-friendly neighborhoods and amenities and to help the school district retain its high standards. The same trends have resulted in an increasing desire for housing, services, and infrastructure that meet the needs of older residents.



Littleton Public Schools repurposed the former Littleton High School for its administrative offices. Although Littleton's aging population has resulted in declining enrollments, the excellent reputation of the Littleton and Jefferson County school districts helps the city meet its goal of attracting families of all ages.

These and other demographic trends were presented in the public forums and discussed at length by the planning board. It is the intent of this plan to take advantage of the opportunities and meet the challenges presented by these trends.

Included in the Appendix to this document is the Statistical Dashboard, which provides key data that illustrate the point in time during which this plan was developed. As this data ages, current data can be found on the websites of both the city, littletongov.org, and the Denver Regional Council of Governments (DRCOG), drcog.org.

IMPLEMENTATION

Strategic implementation of the Comprehensive Plan will occur over time. The plan will guide the majority of implementation through its use as a framework for development-related decisions and capital improvements. Business cycles, competing needs, unanticipated opportunities, and available resources will influence implementation schedules. Detailed work programs will reflect those factors and facilitate implementation.



One of the most common responses to the question "What would make Littleton an even better place to live?" was a low maintenance home, with a small yard, in my neighborhood.

Figure B: Average Household Size

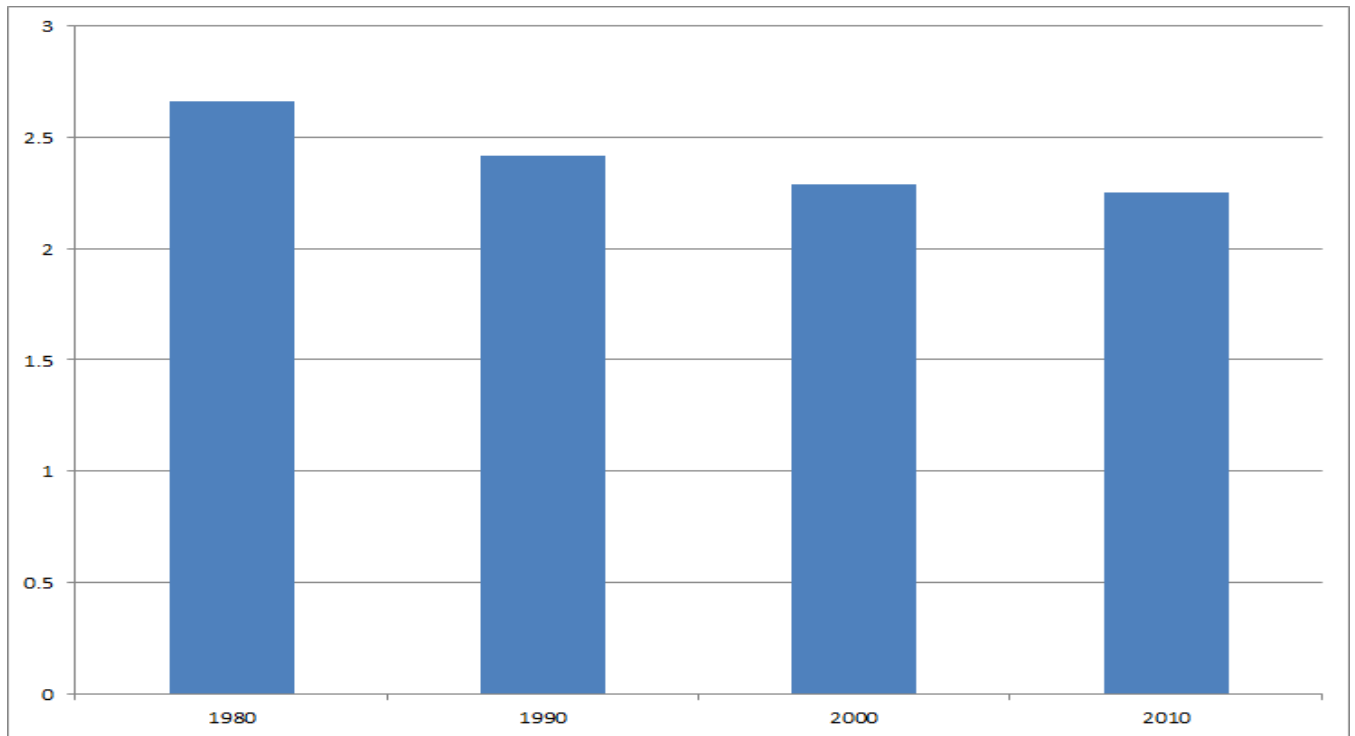
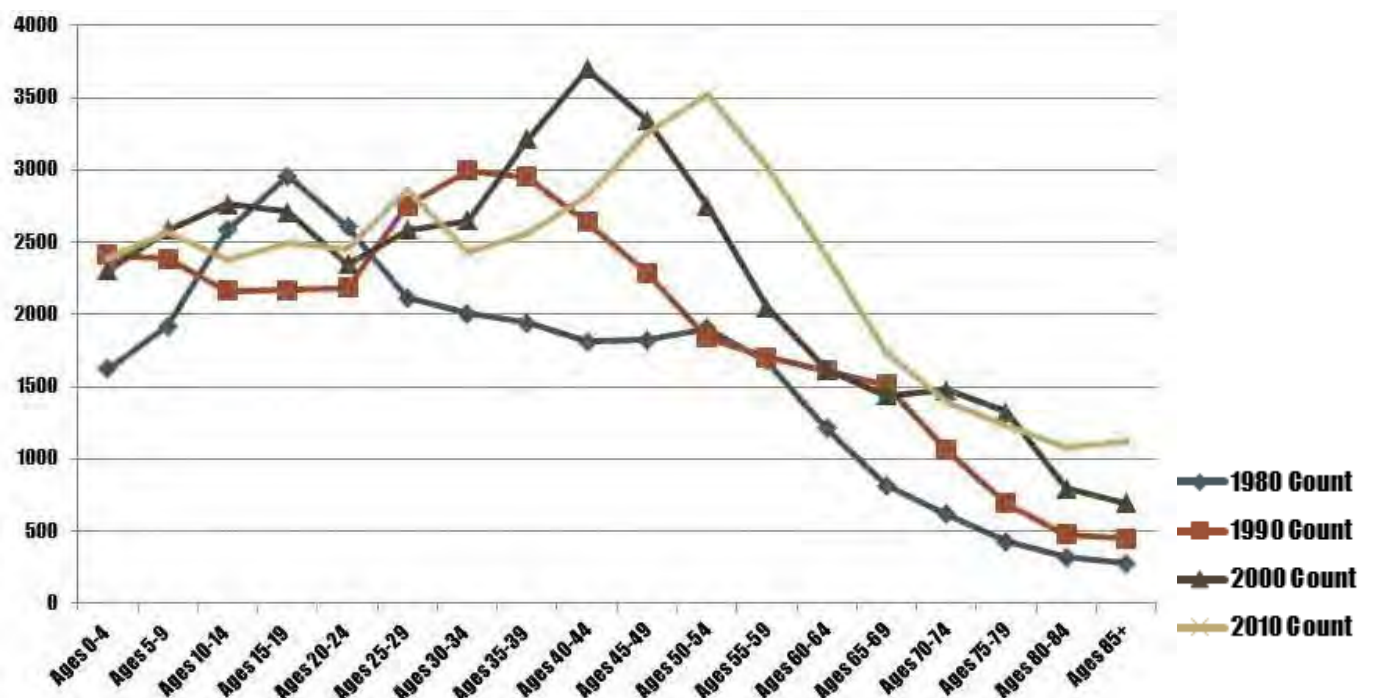


Figure C: Median Age



PLANNING PROCESS

Following its launch in May 2012, Inspire Littleton, the city's public outreach element of the comprehensive planning process, generated great enthusiasm, garnered an enviable rate of public participation, and did an excellent job marketing the process and the plan. Early in the process, more than 100 people participated in planning forums across the city. InspireLittleton.org, the city's interactive website, ran throughout the planning and review process and welcomed more than 600 individuals as they registered and participated in the ongoing community discussion. As part of the outreach at public forums, parades, and other community events, nearly 1,000 people wrote ideas on sticky notes and posted them on the Inspire Littleton idea boards. Some drew pictures representing what they love about Littleton or what they think would make Littleton an even better place to live. As of November 2013, the 608 active participants on the website, 7,106 visitors, and 51,752 page views generated 557 ideas and provided 857 comments on those ideas.

The planning board and staff listened carefully to the public's ideas and comments and absorbed and incorporated them into the planning process. The board repeatedly checked in with city council and revised the draft plan to reflect council's direction. This, the resulting plan, is a reflection of both what was heard from the public and the council and the expertise of the board and staff. Comments and ideas heard online and at the public hearings were discussed and are reflected in the adopted plan.



!nspireLITTLETON

The planning process included presentations and discussions at public meetings, outreach at public events, interaction on a designated website, InspireLittleton.org, articles in local newspapers, and detailed discussions by the planning board and city council. The idea board (shown above) was a particularly popular tool for gathering ideas from citizens who might not otherwise have participated in the process.

UPDATING

A snapshot in time, the Comprehensive Plan should be monitored for its effectiveness and regularly updated to better reflect current conditions, issues, and opportunities. At a minimum, the planning board should initiate a Comprehensive Plan review every five years and, if deemed necessary, update the plan.

RELATED PLANS

The 2014 Comprehensive Plan has two sections: the *Citywide Plan* and the small area plans. Whereas the *Citywide Plan* provides the foundation for the Comprehensive Plan, the small area plans provide specific objectives, strategies, and metrics for each of the targeted small areas. The small area plans are divided into three categories: neighborhood plans, corridor plans, and activity area plans, as shown on the following page in Figure D.

- Neighborhood plans address a specific residential area within the city. There are nine neighborhoods defined within the city boundaries. Each neighborhood plan will be updated as deemed necessary by the planning board and city council. A list of all neighborhood plans is listed in Figure D. As neighborhood plans are updated or created (where no plan exists currently), public outreach will be conducted to solicit input from residents in the neighborhood. As plans are updated, neighborhood boundaries may be revised to better represent current and anticipated conditions.
- Corridors generally represent linear areas along major arterial streets and in commercial districts. Figure E illustrates the preliminary configuration of the corridors. The boundaries of neighborhood plans and corridor plans will not overlap in order to avoid conflicting objectives. Each corridor plan will define specific objectives, strategies, guidelines, and metrics for achieving its goals and policies.

- Activity Areas are parts of town that have potential for new development or redevelopment and that are usually within the study area of a corridor plan or neighborhood plan. These can serve as catalyst areas for economic development efforts, public/private joint ventures, or special districts to encourage innovative development. Each activity area plan will define specific objectives, strategies, guidelines, and metrics for encouraging, designing, and implementing development that stimulates the area and complements the underlying corridor plan and/or neighborhood plan(s). Preliminary activity areas have been identified in Figure D, but the planning board and city council may add or delete activity areas as market conditions change. Activity area plans may be contained within corridor plans or neighborhood plans.

Other reports and documents used to draft the 2014 Citywide Plan are regional land use plans; state, regional, and city transportation plans; and park plans. These documents complement the comprehensive plan and are considered advisory to it, even though they may not be referenced individually by the plan or adopted as elements of the plan.



With the help of historic preservation funds from the State of Colorado, the city renovated the old Arapahoe County Courthouse as the Littleton Municipal Courthouse.

Figure D

STATUS OF SMALL AREA PLANS			
	YEAR COMPLETED OR YEARUPDATED	UPDATE OR CREATE	PRIORITY FOR UPDATEORCREATION
NEIGHBORHOODS			
Centennial	2000	Update	Low
Downtown	2012	-----	Low
Goddard	2000	Update	Low
Heritage	2000	Update	Low
Ketring Park	2000	Update	Low
Progress Park	2000	Update	HIGH
South	2000	Update	Low
Southwest	-----	Create	Low
Sterne Park	2000	Update	Low
Trailmark	2000	Update	Medium
CORRIDORS			
Broadway	1989	Update	HIGH
County Line	-----	Create	Low
Littleton Boulevard	2002	Update	HIGH
Mineral	-----	Create	Low
South Santa Fe Drive	2000	Update	HIGH
ACTIVITY AREAS			
Dry Creek / South Broadway	-----	Create	Medium
Littleton Blvd / South Broadway	-----	Create	High
Littleton Blvd / Woodlawn	-----	Create	High
Littleton Downtown Light Rail Station Area, extending east along Littleton Blvd	-----	Create	High
Mineral Light Rail Station Area, extending north along the South Santa Fe Corridor	-----	Create	High
Mineral Ave / South Broadway	-----	Create	Medium
Ridge Road / South Broadway	-----	Create	Medium

Status of Small Area Plans

Figure D provides a list of all existing and proposed neighborhood, corridor, and activity area plans along with the status and a recommended program of action for each. It identifies three categories of recommended actions: 1) dashes for plans that are considered current and need no major attention, 2) "Update" for plans that are out of date and should be revised, and 3) "Create" for areas for which a plan is recommended, but not yet been developed.

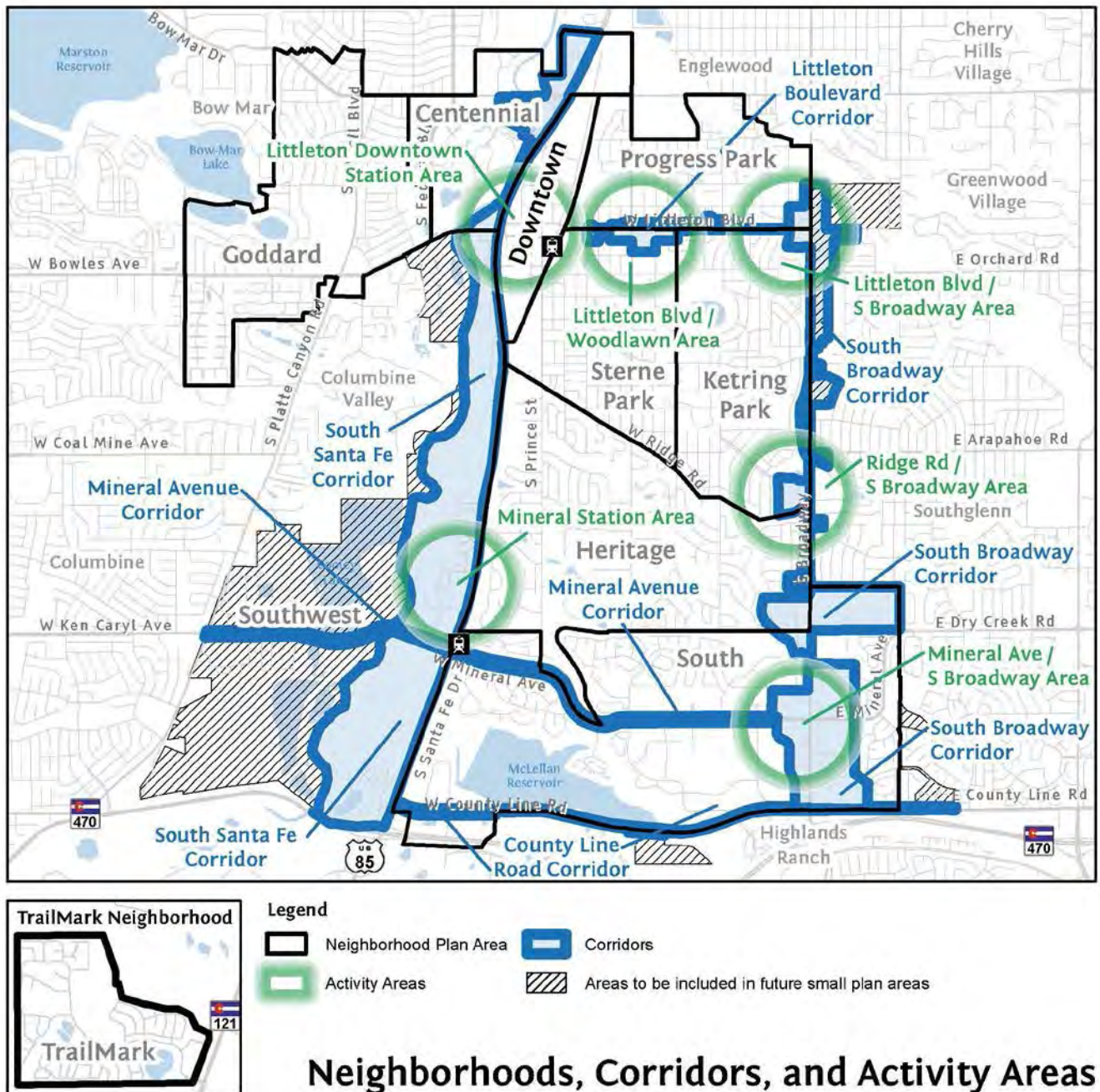
Figure E

Figure E illustrates the relative location of identified small areas. Neighborhoods are the only small areas that have strictly defined boundaries. Corridors run along the edge of and overlap multiple neighborhoods. Activity Areas are centers of significant activity and may overlap boundaries of both neighborhoods and corridors. Crosshatched areas have not yet been addressed by a small area plan. As planning processes are initiated for a small area, more specific boundaries will be set for that area and this map will be updated to reflect those and any other changes.

FigureF

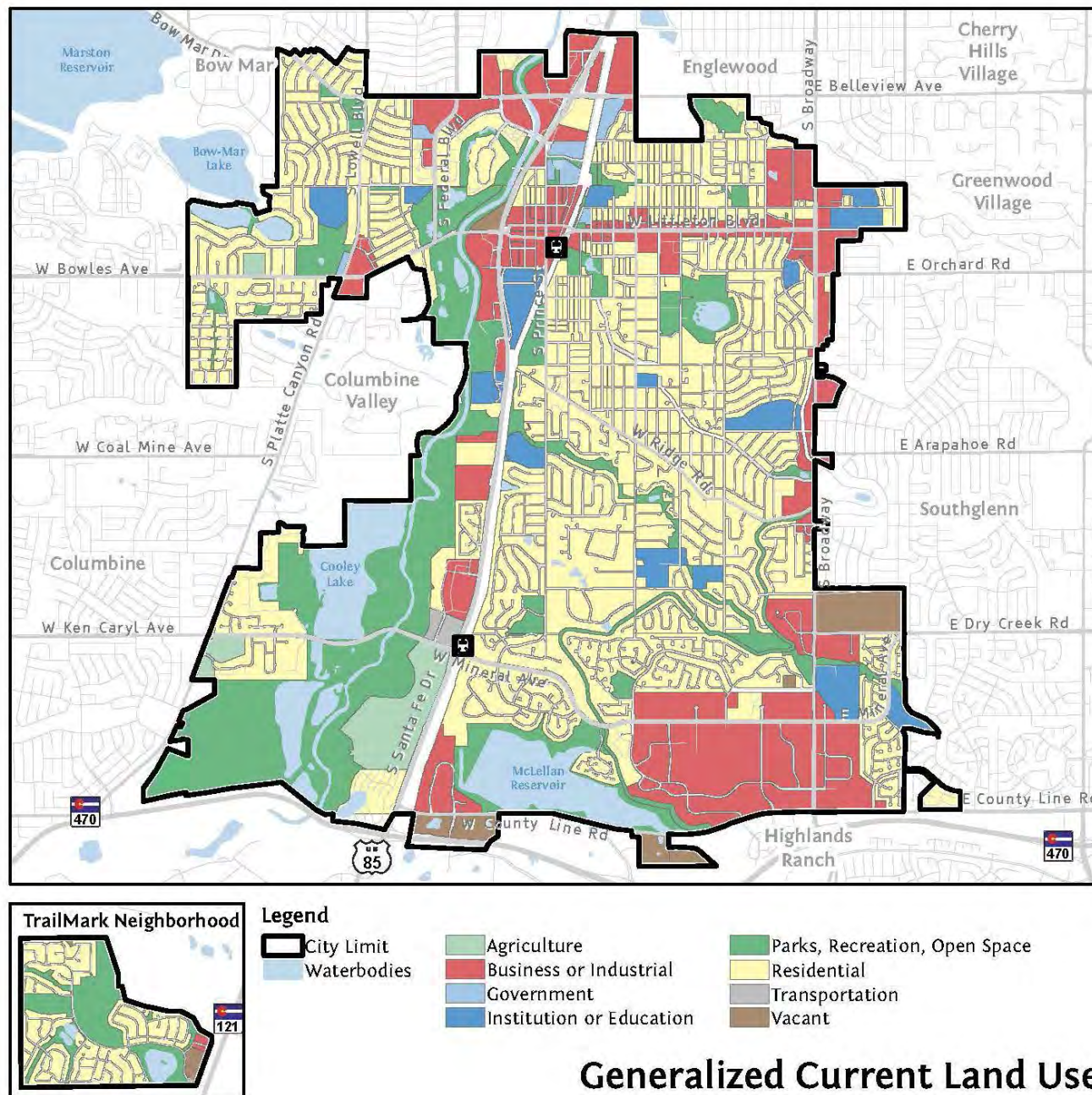


Figure F displays a simplified pattern of land use activities and character. Typically, retail and office uses are concentrated along or close to major streets, particularly Broadway, Littleton Boulevard, Mineral Avenue, Belleview Avenue, and South Santa Fe Drive. Residential uses are located between the commercial streets. Most open space and parks adjoin natural bodies of water and drainage ways, including the South Platte River.

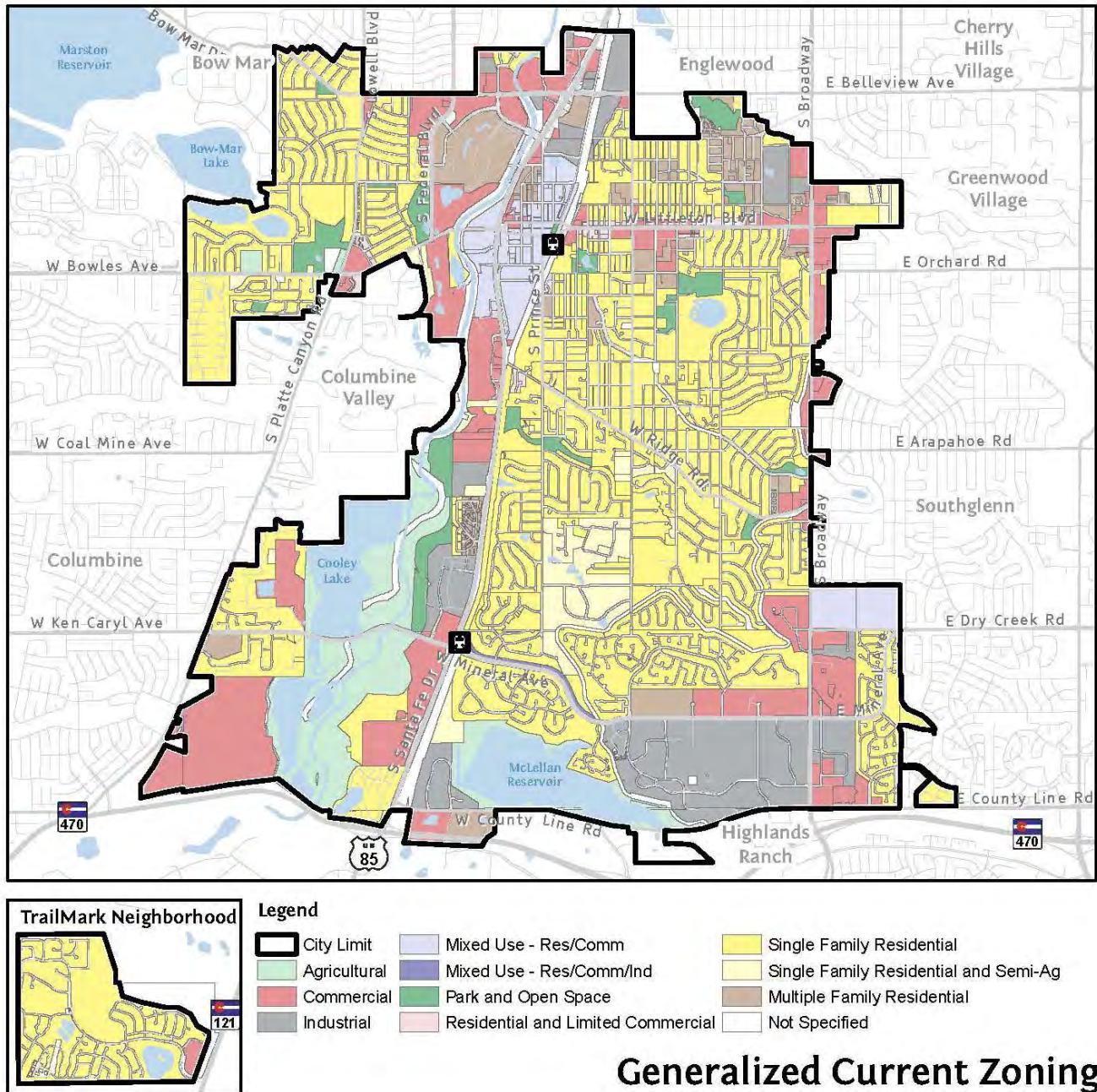
Figure G

Figure G illustrates how closely Littleton's land uses and zone districts are aligned. The prevalence of mixed-use zone districts makes both the zoning and land use patterns more complex. Several areas, such as portions of SouthPark, have zone districts that may allow land uses with a range of intensities, including park, residential, commercial, and even light industrial uses. In order to determine the overriding character of those areas, it is important to focus on the generalized land uses in those areas rather than relying only on the generalized zoning.

A. Citywide Plan

The *Citywide Plan* is comprised of two sections that guide the city's future land-use-related actions. The first – Part I: Goals and Policies – is based on values that were articulated through Inspire Littleton's two-year process of gathering community ideas and feedback. These values reflect themes that resonated throughout citizen comments on why this community is special and what they would like Littleton to become. These core values form the foundation for the neighborhood, corridor, and activity area plans that will guide development and decision-making. In this combination, future planning, development, land use, and zoning decisions should reflect the overarching Vision and Goals outlined here.

The second section – Part II: Transformative Actions – describes strategic actions necessary to achieve the citywide Goals and Policies, which were outlined in Part I. These actions will guide all underlying plan and policy documents, as well as zoning code changes, budget decisions, and capital investments. To achieve the citizens' vision for Littleton, there must be a collaborative, long-term commitment to these strategic actions.



After the city administration moved to its new offices on West Berry Avenue in the 1970s, citizens raised funds to restore the former Town Hall as a performing arts center and art gallery. It is now home to the Town Hall Arts Center, a professional nonprofit theater company. The center has been producing comedies, musicals, and plays for more than 20 years and going to the theater has become a local institution.



VISION FOR THE FUTURE OF LITTLETON

Littleton is a community that embraces its authentic small town qualities while enjoying the advantages of a metropolitan area. The city should continue to exemplify and promote a sustainable economy, environment, and society.

Littleton will:

- Respect and build upon its history
- Foster its small-town, family-friendly character
- Be home to people of all ages and backgrounds
- Value livability, diversity, and progress
- Promote a vibrant economy for individuals, businesses, and the city as a whole
- Value the importance of its citizens and its natural resources
- Manage and direct change
- Strive for sustainability in economic, environmental, and social decisions
- Raise the bar to increase the quality of community and economic development

PART I: GOALS AND POLICIES

Goal 1: A Dynamic Littleton

Foster a vibrant and evolving community.



New residents are attracted to Littleton by housing that has ready access to the city's extensive trail and park systems.



The popularity of outdoor events reflects Littleton residents' appreciation of the outdoors and a strong sense of community.



A new brewery facility, with a restaurant and beer garden, has been approved for the Breckenridge Brewery. On the west side of the site, at 6775 South Santa Fe Drive, is a new headquarters facility for Designs by Sundown. Both are scheduled to open in late 2014 or early 2015. The design is rural vernacular, as called for by design guidelines for the South Santa Fe Corridor.

A Dynamic Littleton - Policies

- 1.1 Generate more opportunities for residents to live, shop, and play where they work and to work, shop, and play where they live.
- 1.2 Create the circumstances that will encourage dynamic, innovative employers to locate within the city.
- 1.3 Draw retail that will provide the goods needed and desired by residents while capturing retail sales from both residents and non-residents.
- 1.4 As part of the small-area planning process, identify districts within activity areas that are appropriate for, and should be designed for, evening commercial and entertainment uses (see Figure E on page Introduction - 8 for the general locations of the activity areas).
- 1.5 Identify the activity areas, such as those around the light rail stations, that might benefit from public/private investment. Partner with private-sector individuals and entities to explore, promote, and follow-through with the best prospects.
- 1.6 Encourage housing that responds to changing demands in the local housing market, allows every generation and income group to call Littleton home, and is otherwise consistent with this plan.
- 1.7 Evaluate the redevelopment potential of blighted properties. Work with owners throughout the redevelopment process to encourage sustainable uses and structures. Design the redevelopment so that it mitigates its negative effects, if any, on adjacent uses and structures.
- 1.8 Require that new commercial development be appropriately buffered from adjacent uses.
- 1.9 Strengthen downtown by:
 - a. supporting a pedestrian-active street that connects Main Street and Arapahoe Community College and helps activate the area south of Little's Creek.
 - b. increasing housing diversity and densities to help enliven the streets and support the stores and restaurants.
 - c. encouraging a diversity of businesses that serve a larger market and provide support services for the needs of downtown residents and employees.



Littleton Station is a mixed-use development that takes advantage of its proximity to Sterne Park, downtown, the Buck Recreation Center, the shops at Woodlawn, and the Littleton Downtown light rail station.

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 public gathering places. Make these resources as available to the public as possible while protecting and enhancing them.



Soccer in Gallup Park, part of an extensive system of parks throughout Littleton that are managed by South Suburban Park and Recreation.



Biking on the Mary Carter Greenway Trail, which is along the South Platte River and connects to the regional trail system.



The High Line Canal winds through Littleton's neighborhoods and, like the Greenway Trail, connects to the regional trail system.

An Outdoor Littleton - Policies

- 2.1 Treat the South Platte River and its tributaries as one of the city's most important assets.
- a. Inventory, protect, and enhance the river's primary natural areas and wildlife habitat.
 - b. Beyond the areas categorized as the most important natural areas and wildlife habitats, identify locations adjacent to the river that are appropriate for enlivening urban land uses. For example, consider restaurants with outside dining, multiple-unit housing, outdoor-related retailers, bicycle and rollerblade rentals, and other activities for people of all ages and with a diversity of interests.
 - c. Expand active river-related recreational opportunities such as rafting, bicycling, walking, kayaking, and fishing.
 - d. Increase the connections between Downtown Littleton and the river corridor, improve them, and make them more appealing.
- 2.2 Improve the trail and walkway network throughout the city, expanding the network to become a viable transportation, as well as recreation, alternative.
- 2.3 Encourage inviting outdoor activity and gathering places in new developments.
- 2.4 Expand recreational opportunities and attractions in parks with new facilities for residents of all ages. Consider facilities such as a skate park, paddle boat rental, downtown amphitheater, community gardens, and water features.
- 2.5 When possible, locate parks and improve access to them so that every residence is within a half-mile radius of a park and

has a comfortable and inviting walk or bicycle ride to that park.

- 2.6 In addition to the river and its tributaries, identify, safeguard, and enrich the city's other outdoor resources, including the High Line Canal.
- 2.7 Maintain the relationship with South Suburban Park and Recreation for the management of parks and recreation facilities and programs.
- 2.8 Make the healthy choice the easy choice.



An interactive water fountain, like this one at the Denver Museum of Nature and Science, would be a great addition to an activity area.



Littleton's parks and recreation facilities, public and private, provide recreational opportunities throughout the year. This is a private pond in the Coventry neighborhood.

Goal 3: A Connected Littleton

Enhance local, regional, and global linkages - physical, social, and technological.



Littleton's and Pedestrian Master Plan proposes expanding and improving the city's bicycle and pedestrian infrastructure.



RTD's Downtown (above) and Mineral light rail stations are increasingly important as regional connections.



Littleton residents enjoy outdoor concerts and the social connections they foster through events such as this one at Hudson Gardens.

A Connected Littleton - Policies

- 3.1 Incorporate the concept of complete streets into the city's efforts to better accommodate and reduce conflicts among multiple modes of traffic and to help make the city more pedestrian, bicycle, and vehicle-friendly.
- 3.2 Increase the walkability of neighborhoods and develop an inviting citywide pedestrian network.
- 3.3 Upgrade and augment the citywide pedestrian and bicycle connections into downtown and RTD's light rail stations.
- 3.4 Provide inviting connections between commercial development and adjacent residential neighborhoods.
- 3.5 Provide public gathering places and support public enjoyment of these spaces through activities such as parades, fairs, bazaars, sitting, talking, eating, and playing.
- 3.6 Generate a creative and comprehensive way-finding system that reinforces Littleton's sense of place, while providing directions within the city.
- 3.7 Remain technologically current while integrating information and communication technology throughout the city.
- 3.8 Endorse Metro Vision 2035¹ and its subsequent updates, as approved by the Denver Regional Council of Governments (DRCOG) and accepted by the City of Littleton.



A coffee shop on Main Street is a perfect community gathering spot. Its outside seating helps activate the street.



A residential/office mixed-use project on Littleton Boulevard takes advantage of great connections to downtown and the light rail station.

¹ Metro Vision 2035 is the region's plan to guide growth, transportation, and environmental quality. The current and any subsequent regional plans can be seen on the Denver Regional Council of Governments' website: DRCOG.org

Goal 4: A Distinctive Littleton

Maintain and expand upon the characteristics that make Littleton an authentic and distinctive community.



The Littleton Museum was the first collecting museum in Colorado to be accepted as a Smithsonian Affiliate.



Littleton is proud of its history as a small agricultural community that has attracted highly desired employers while maintaining its small-town feel and traditions.



The Carnegie Library was designed by Littleton architect Jacques Benedict, who also designed Town Hall, the Carmelite Monastery, and the First Presbyterian Church.



Littleton is blessed with panoramic views of the mountains; this one is from Writer's Vista Park.

A Distinctive Littleton - Policies

- 4.1. Build upon the assets that are unique to Littleton, such as the Platte River and its adjoining natural areas and Littleton's history, schools, neighborhoods, cultural facilities, and public image.
- 4.2. Encourage preservation of historic structures, districts, and places that are significant to Littleton history.
- 4.3. Encourage high quality design, architecture, landscape architecture, and public art throughout Littleton.
- 4.4. Encourage "architecture of place" and small, independent businesses that differentiate Littleton from nearby municipalities.
- 4.5. Create distinctive gateways to the city, its downtown, and other points of interest.
- 4.6. Encourage and support a diversity of community events that are to neighborhood, city, and regional participation by residents of all ages and backgrounds.



Littleton is unique because of its extensive trail system and its ready access to the resources along the South Platte River.



Bemis Library was regularly mentioned when residents were asked "What do you like best about Littleton?"



Littleton is consistently ranked as one of the best communities in which to raise a family.



The growth of Littleton Adventist Hospital has been mirrored by the growth of medical-related businesses, making the health-related industry one of Littleton's most important economic sectors.

PART II: TRANSFORMATIVE ACTIONS

The three actions described below are the most critical steps for achieving the city's Vision, Goals, and Policies. Successful completion of these actions requires a comprehensive and long-term commitment; concerted effort; collaboration between local, regional, and governing agencies; and private-sector investment.

Transformative Action 1: Highlight the River

- | | |
|---|---|
| <p>1.1 Ensure that the river and its riparian areas remain healthy and vibrant.</p> <p>1.2 Identify the best locations along the river for conservation and those for new development.</p> <p>1.3 Preserve and protect areas identified for conservation. Apply methods such as purchase, easements, and management to achieve this.</p> <p>1.4 Set the stage for new development or redevelopment at the identified locations. Use tools such as zoning and capital improvements to accomplish this.</p> <p>1.5 Attract the best possible development and redevelopment to the identified areas. Employ economic and procedural devices to realize this.</p> | <p>1.6 Focus public and private investments along the river.</p> <p>1.7 Locate and design public investments so that they optimize their potential to leverage private investments.</p> |
|---|---|



South Platte Park has more than 880 acres of open space and 300 species of wildlife.



A few areas along the river close to Downtown Littleton are appropriate for housing, retail, and entertainment uses. Development in appropriate locations along the river might look something like this.



While some areas along the river are appropriate for housing and other development, the majority of the length of the river is more appropriate as a conservation area.

Transformative 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.

See Figure E: Neighborhoods, Corridors, and Activity Areas Map on page 8 of the Introduction.

- 2.2 Use tools such as small area plans, zoning, capital improvements, and other incentives to set the stage for redevelopment and new development in designated activity areas and corridors.
- 2.3 Attract desired development and encourage redevelopment in designated activity areas and corridors.



One of several new residences under construction in Downtown Littleton, as of November 2013. This one is a duplex that has replaced a single-family house on South Sycamore Street.



SouthPark is a vibrant office, retail, and residential neighborhood that continues to see new development.



The Ensor property lies just to the south of the Mineral Light Rail Station, between South Platte Park and South Santa Fe Drive.

Transformative Action 3: Direct Littleton's Growth

- 3.1 Implement the Vision and Goals of this plan by reviewing all of the city's land-related regulations and programs for their ability to implement the plan, and revise the regulations and programs to that end.
- 3.2 Use this plan as a basis for land-use-related decisions.
- 3.3 Review and revise this plan necessary in order to remain current.
- 3.4 Update existing small area plans and develop new ones to address current issues and opportunities
- 3.5 Implement the city's economic plan; review and revise it as necessary in order to remain current. See the city's website, littletongov.org, for a link to the plan.
- 3.6 Identify opportunities for municipal annexations that will help the city achieve its Vision and Goals.



The comprehensive plan is the foundation of both quasi-judicial land-use decisions and administrative decision-making. The Citywide Plan provides an overall decision-making framework and the neighborhood, corridor and activity area plans provide more detailed guidance.



Appendix

A. DEFINITIONS

The definitions of terms that are not included here are generally those that can be found by looking in a standard dictionary or by searching on-line.

ACTIVITY AREA

A generalized location that currently is the center of significant activity and/or that may be subject to significant change.

ACTIVITY CORRIDOR

A generalized linear area or stretch of land, identified by a common characteristic or purpose, located adjacent to a transportation facility or waterway, functioning as a center of significant activity, and/or subject to significant change.

ADOPTION

The act of accepting formally and putting into effect.

ARCHITECTURE OF PLACE

Also known as vernacular architecture, the way in which ordinary buildings were built in a particular place, making use of local styles, techniques, and materials and adjusting to local conditions.

BUFFER

Something that lessens potentially adverse impacts of a particular land use. Buffers can take many forms, including but not limited to physical separation, construction, or landscaping.

CAPITAL IMPROVEMENT

A permanent construction project or the restoration of some aspect of a property that will either enhance the property's overall value or increase its useful life. Examples include public buildings, roads, street improvements, lighting, parks, and their improvement or rehabilitation.

CITY OF LITTLETON

The area within the boundaries of, and administered by, the municipal government, as opposed to the larger area within the Littleton mailing area, much of which is governed by other jurisdictions.

COMMUNITY DEVELOPMENT

A city department that is responsible for building safety, code compliance, historic preservation, neighborhood coordination, planning, zoning and development review.

COMPLAN

The name given to the City of Littleton's comprehensive plan as it was first adopted in 1981 and then revised and updated in 2000.

COMPLETE STREET

A street designed and operated to enable safe access for all users. Pedestrians, bicyclists, and motorists are able to safely move along and across a complete street. See smartgrowthamerica.org/complete-streets

COMPREHENSIVE PLAN

The primary long-range master planning document for city planning. Comprehensive plans are broad-based and contain policy-level directives to guide the community's future.

CONNECTION

A link, a channel of communication, an association, or a relationship.

DENSITY

In the case of residential development, a measurement of the number of dwelling units per acre.

DESIGN GUIDELINE

A planning tool that provides direction on how development can be carried out in accordance with good design practices. It is often produced with a view to retaining local distinctiveness.

DIVERSITY

Variety. For planning purposes, diversity often refers to a mix of building types, including a variety of housing styles and prices; a mix of land uses; a mix of people, including a mix of ages and backgrounds; and a mix of employment opportunities.

DYNAMIC EMPLOYERS

Employers that are capable of changing or being changed as market dynamics evolve.

ECONOMIC AND PROCEDURAL TOOLS

A combination of technological, regulatory, financial, and other mechanisms that can assist the city, property owners, and developers in achieving the city's Vision and Goals.

ECONOMIC DEVELOPMENT

Generally refers to the sustained, concerted actions of policy makers and communities to promote the standard of living and economic health of a specific area.

GATEWAY

Something that serves as a boundary, entrance, or means of access; may be marked or framed by a structure, landform, lighting, or landscaping.

GOAL

Broad statement of ideal future conditions as they are defined by the community. Goals set the direction for actions, resource allocation, and planning decisions.

INFILL

Development within the boundaries of an already-developed area.

INFRASTRUCTURE

Basic facilities and services necessary for development to take place, including streets, electricity, sewer, water, lighting, communication, drainage, parks, and public buildings.

INNOVATIVE EMPLOYERS

Employers with information, imagination, and initiative that derive greater or different values from resources to create a new market need or deliver products in a new way for their customers.

LEVERAGE INVESTMENT

To realize a larger amount of private investment through a smaller expenditure of public funds or incentives.

LIVABILITY

A determination of the relative desirability of a location based on criteria in categories such as the availability of amenities, cost of living, crime rates, education, employment, housing, and weather.

MASSING

The overall composition of the exterior of the major volumes of a building, especially when the structure has major and minor elements.

MULTIPLE-UNIT HOUSING

A classification of housing in which multiple separate housing units for residential (i.e. non-commercial) inhabitants are contained within one building or several buildings within one complex. The term distinguishes a type of structure, not a type of ownership. Separate housing units may be individually owned (condominiums) or may be part of a larger complex with a single ownership that rents individual units (apartments).

MUNICIPAL ANNEXATION

The permanent acquisition and incorporation of a territorial entity into another geo-political entity. Usually, it is implied that the territory and population being annexed is the smaller, more peripheral, and weaker of the two merging entities, barring physical size.

NEIGHBORHOOD

A geographic area that has unique characteristics that are recognized by its residents and the community at large.

NEIGHBORHOOD PLAN

One type of small area plan and an element of a citywide comprehensive plan. Consistent with and helps implement the goals of the *Citywide Plan*, but is more specifically directed to one particular neighborhood.

NEW DEVELOPMENT

Altering the landscape in any number of ways, encompassing activities ranging from renovation to the purchase of raw land and the subdivision of that land into smaller portions for sale or further development.

PEDESTRIAN AND BICYCLE PLAN

A specialized transportation plan that focuses on pedestrian and bicycle movement and the facilities necessary to facilitate it.

PLANNING BOARD

A citizen board established by the City Charter and consisting of seven regular members and two alternate members. The powers and duties of the board address the General Zoning Regulations, other specific zoning decisions such as conditional use applications, floodplain management regulations, recommendations on comprehensive plans, and adoption of development guidelines.

POLICY

A general rule for action focused on a specific issue, derived from more general goals.

COMPREHENSIVE PLAN 2014

REDEVELOPMENT

Any new construction on a site that has pre-existing uses.

RIPARIAN AREA

The interface between land and a river or stream. Of, on, or relating to the banks of a natural course of water.

SCALE

Relative size, based on height, volume, width, and other measurements.

SMALL-TOWN QUALITY/CHARACTER

Defined by pedestrian scale, a strong sense of community, intact neighborhoods, historic structures and sites, diverse land uses, and an enjoyable pedestrian environment.

SUSTAINABLE

Meeting the needs of the present while enhancing the ability of future generations to meet their own needs.

TRANSFORMATIVE ACTION

Action that will result in marked change for the better.

VISION

A description of the future of the city as imagined if the policies are implemented and the goals met.

WALKABILITY

A measure of how friendly an area is to walking. Influencing factors include the presence and quality of footpaths, sidewalks, or other pedestrian rights-of-way, traffic and road conditions, land-use patterns, building accessibility, and safety.

WAYFINDING

Encompasses all of the ways in which people orient themselves in physical space and navigate from place to place.

WORK PROGRAM

A detailed accounting of how an individual or group proposes accomplishing a specific task, approaching a project, or pitching a new business concept. Sometimes referred to as a "statement of work," a work plan generally includes an introduction or overview of a project or job, a breakdown of how individual project-related tasks will be accomplished, a timeline for completion, and cost projections for implementation. People use work plans for different purposes, each carrying a slightly different definition of content depending on the circumstances.

ZONING

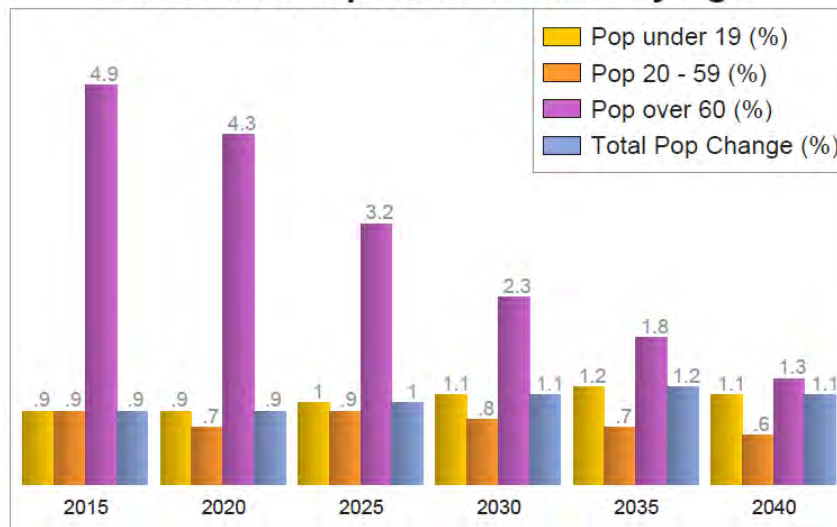
The regulation of land uses, the location of those uses, site configurations, and size of structures.



B. STATISTICAL DASHBOARD

Demographics

Forecasted Population Growth by Age¹



Demographic/Economic Snapshot

	Littleton	Region
Population ¹	41,683	2,763,317
Employment ¹	20,820	1,433,095
Median Age ¹	41	38
Percent of Housing Built Prior to 1980 ¹	53%	48%
Average Annual Wage ¹	\$79,901	\$82,986
Median Household Income ¹	\$57,329	\$56,360
Poverty Rate ^{1*}	7%	19%
Percent of Population Over Age 25 with Bachelor's Degree or Higher ¹	43%	41%
Percent of Population with High School Diploma only ¹	18%	21%

¹American Community Survey
Five Year Estimates 2007-2011

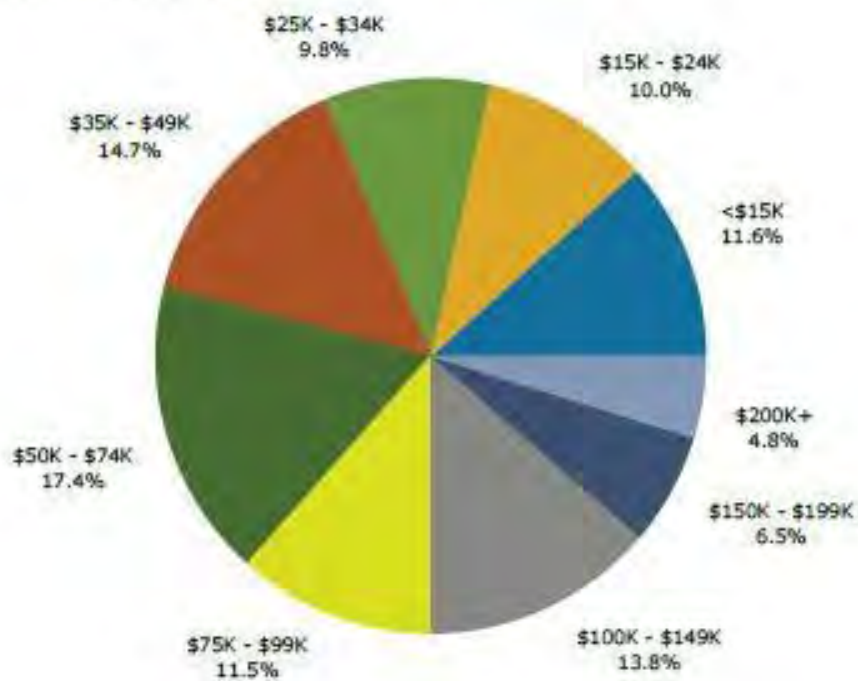
Population by Age Group, 2011

	Littleton	Arapahoe	Douglas	Metro Denver
Total Population	42,557	584,703	292,305	2,847,212
0 to 14	18.6%	21.0%	24.9%	20.5%
15 to 24	11.7%	12.8%	11.2%	13.1%
25 to 34	11.6%	14.7%	10.9%	15.3%
35 to 44	13.2%	14.3%	17.4%	14.6%
45 to 54	15.7%	14.6%	16.7%	14.4%
55 to 64	13.2%	12.1%	11.2%	11.8%
65 +	16.0%	10.4%	7.7%	10.4%
Median Age	41.7	36.0	37.1	36.1

*Sources: U.S. Census Bureau, 2011 American Community Survey, 3-year estimates;
Colorado State Demography Office, 2011 Population Estimates.*

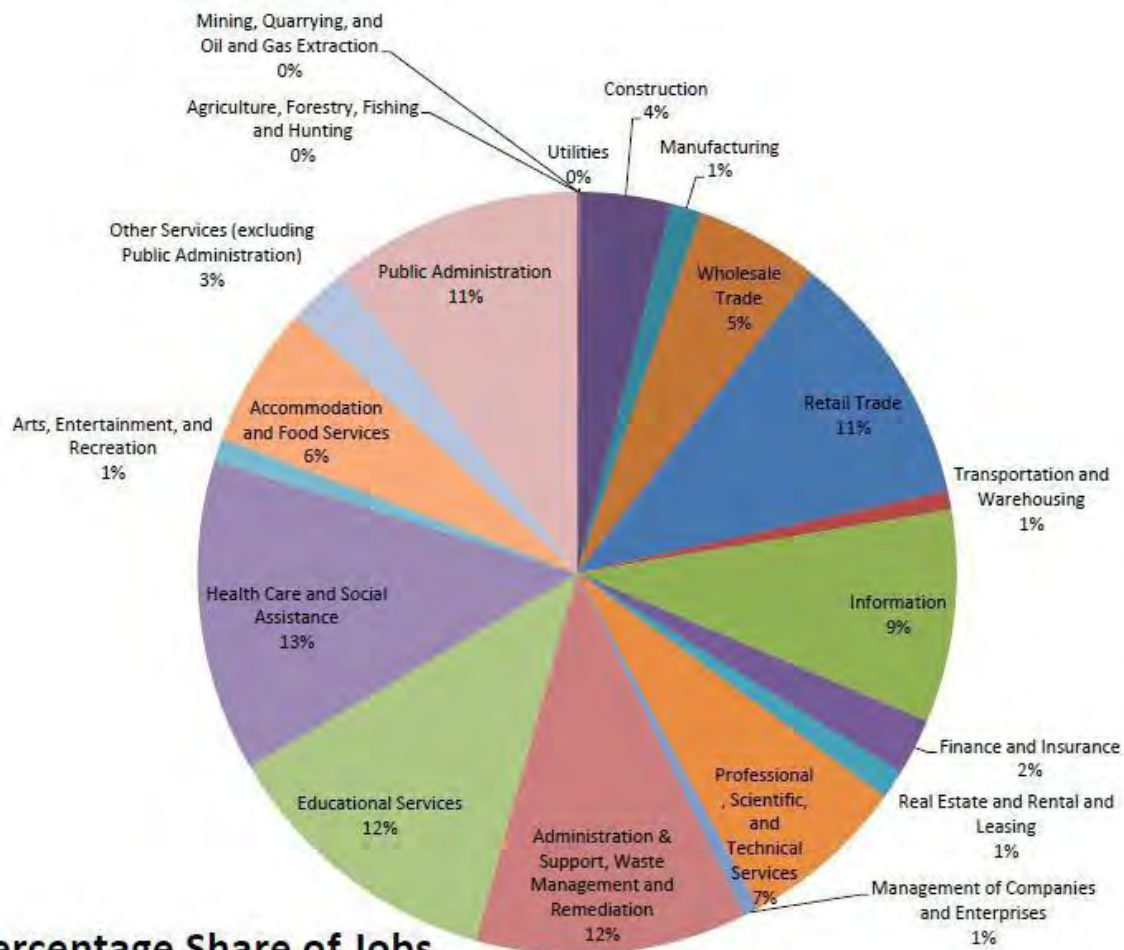
Household Income

2011 Household Income



Employment

**2011 Littleton Labor Force
Residency**



**Percentage Share of Jobs
by NAICS Industry Sector
Littleton, 2011**

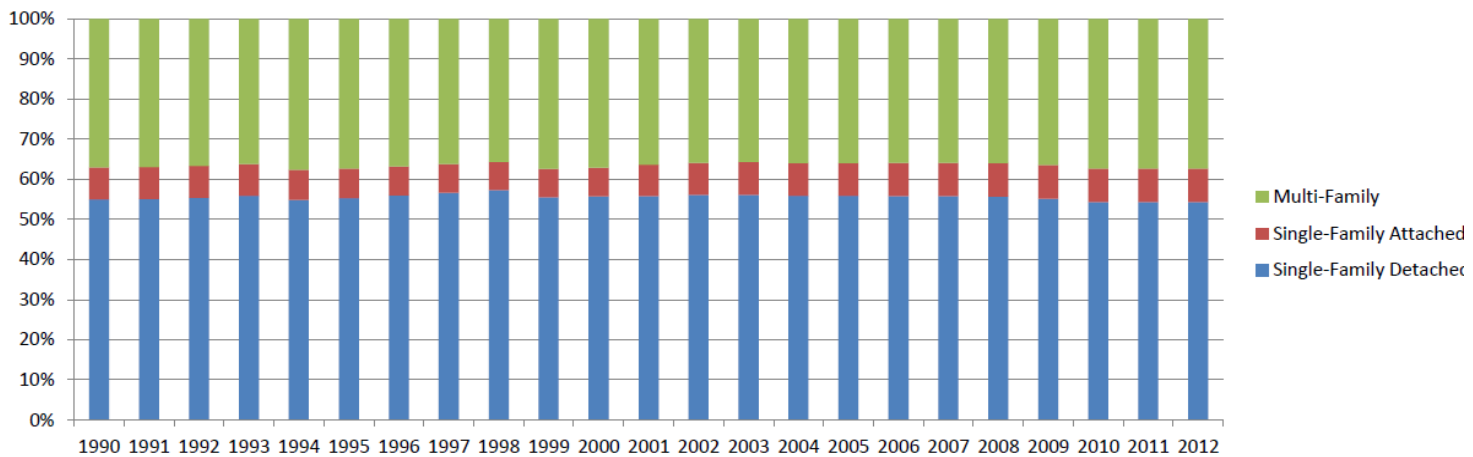


Littleton

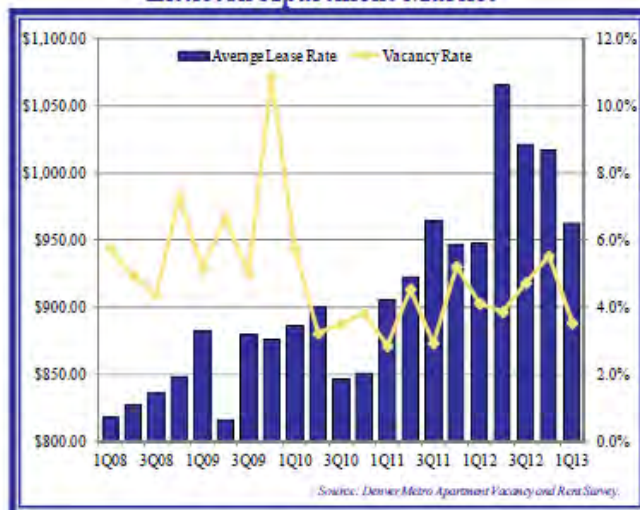
COMPREHENSIVE PLAN 2014

Housing

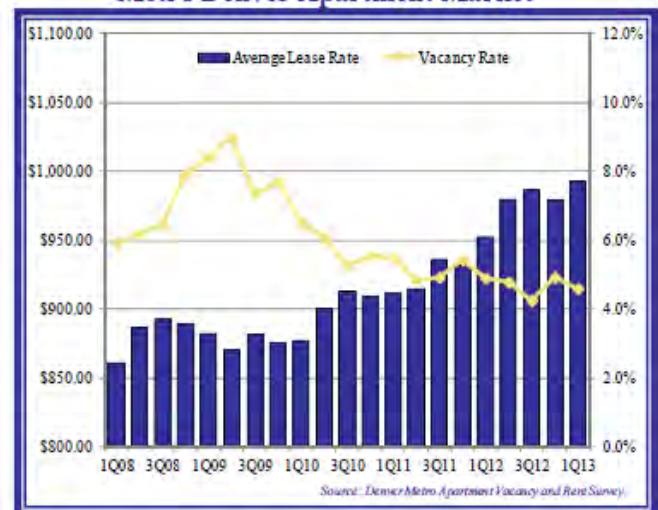
Littleton: Ratio of total units by type (source: 1990 Census/Home Builders Association of Metro Denver)



Littleton Apartment Market



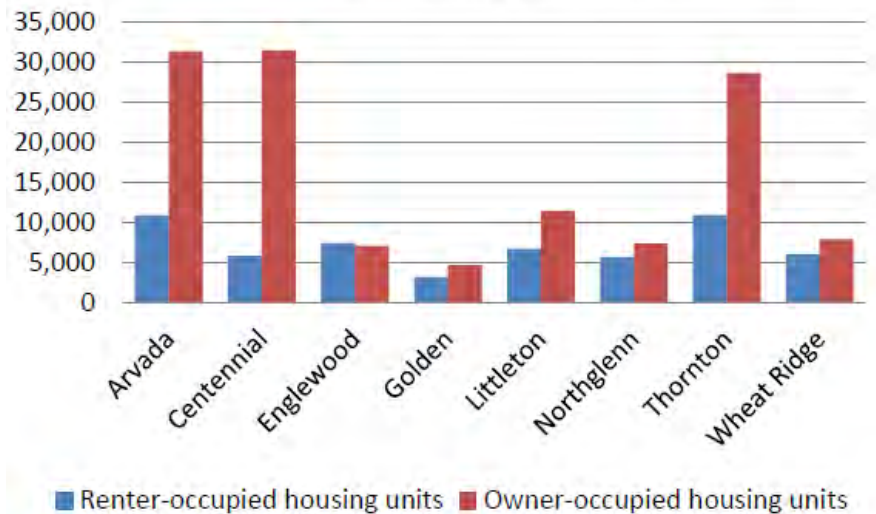
Metro Denver Apartment Market



From: Littleton Housing Overview,
Development Research Partners, July 2013

Renter/Owner Occupied Housing Units, 2011

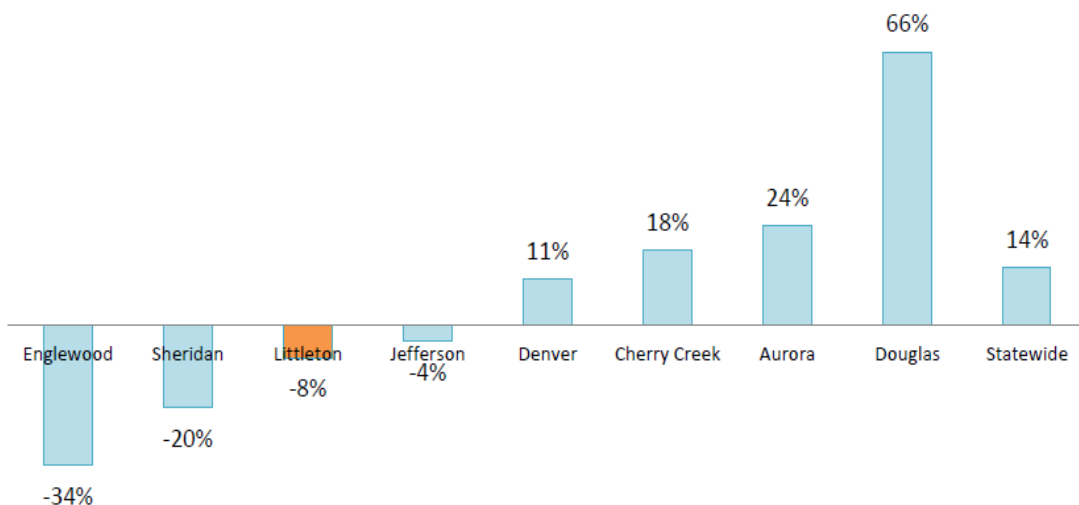
Source: Census/ACS



Education

Percent Change 2001-2011 in K-12 Enrollment in Select Districts & Statewide

Source: LPS 2012 Report



C. ACKNOWLEDGEMENTS

Littleton City Council

- Phil Cernanec, Mayor, District III
- Bruce Beckman, Mayor Pro Tem, At-Large
- Randy Stein, District I
- Jerry Valdes, District II
- Debbie Brinkman, District IV
- Peggy Cole, At-Large
- Bruce Stahlman, At-Large

Littleton Planning Board

- Randy Duzan, Chair
- Karina Elrod, Chair Pro Tem
- David Bolt
- Andrew Graham
- Carrie Moore
- Mark Rudnicki
- Curt Samuelson
- LaDonna Baertlein, Alternate 1
- Ed Schroeder, Alternate 2

Contributing Former City Council Member

- James Taylor, District I

Contributing Former Planning Board Members

- Craig Coronato
- Jennifer Ranville
- Scott Ranville

Community Development Department

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- Dennis Swain, Senior Planner
- Anne Cecilione, Administrative Coordinator
- Craig Fisher, Planning Intern

Communications Department

- Kelli Narde, Director
- Chris Harguth, Public Relations Specialist
- Cathy Weaver, Webmaster

Consultants

- Graphic design and mapping services
- Deana Swetlik & Libby Kaiser, Entelechy
- Tom Neer, Digital Data Services



Littleton

COMPREHENSIVE PLAN - Discussion on Priorities of Small Area Plans

April 12, 2016 City Council Study Session



Citywide Plan 2014

*a section of the
City of Littleton Comprehensive Plan
Adopted January 21, 2014*



Littleton

COMPREHENSIVE PLAN - 2016

Citywide Plan - 2014

Cover Letter

Visioning Graphic

Introduction

Vision For the Future of Littleton

Citywide Goals and Policies

Citywide Transformative Actions

NEIGHBORHOOD PLANS

Downtown Nbrhd Plan - 2011

Seven Updated Plans – 2016 minor updates

ACTIVITY AREA PLANS

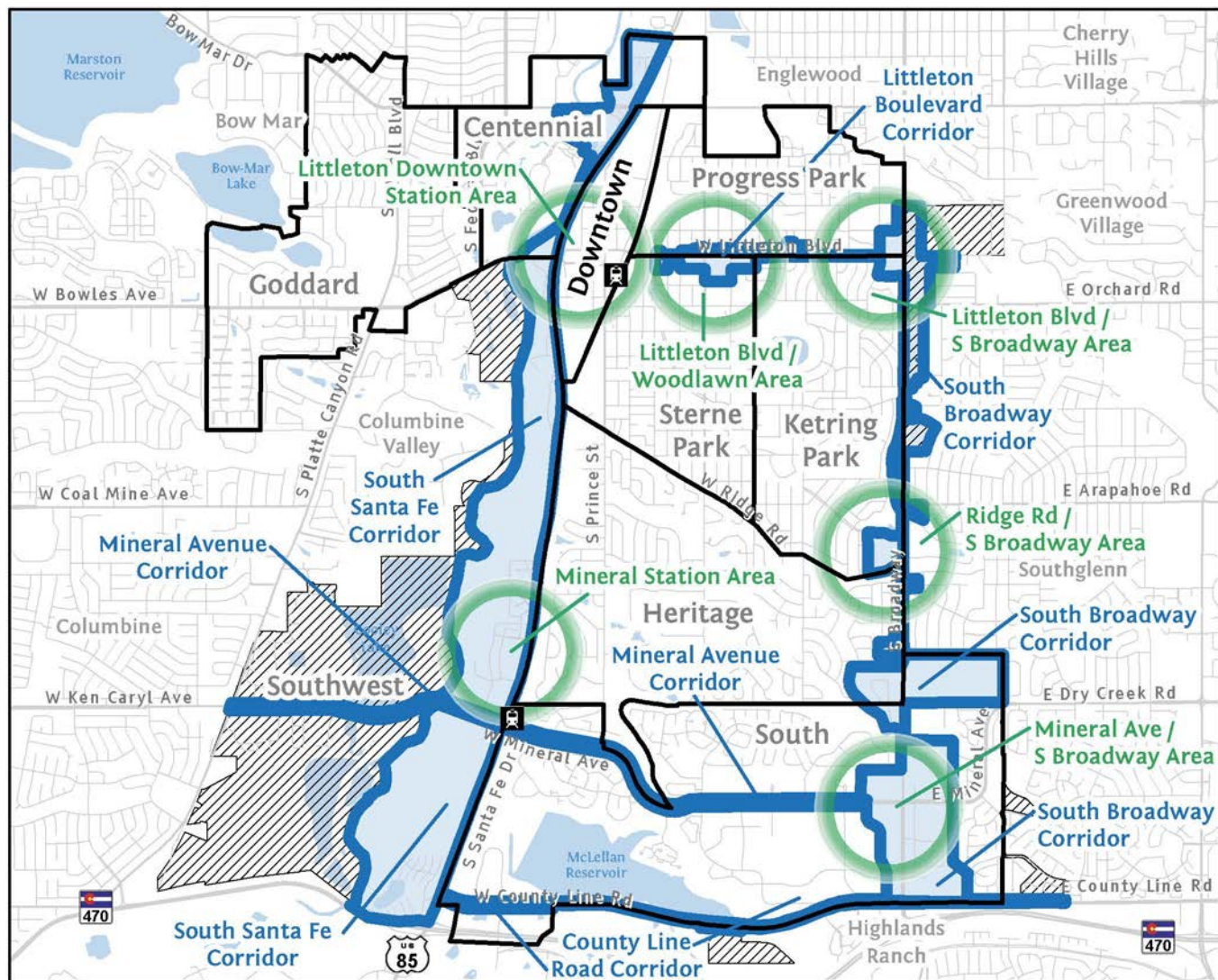
Mineral Station & Downtown Station Area Plans – 2016 – in process

The 2014 comprehensive plan has two sections:

- 1) the *Citywide Plan* and
- 2) the small area plans.

Whereas the *Citywide Plan* provides the foundation for the comprehensive plan, the small area plans provide specific objectives, strategies, and metrics for each of the targeted small areas. The small area plans are divided into three categories:

- 1) neighborhood plans,
- 2) corridor plans, and
- 3) activity area plans.



Legend

- Neighborhood Plan Area
- Corridors
- Activity Areas
- Areas to be included in future small plan areas

Neighborhoods, Corridors, and Activity Areas

ACTIVITY AREAS are parts of town that have potential for new development or redevelopment and that are usually within the study area of a corridor plan or neighborhood plan. These can serve as catalyst areas for economic development efforts, public/private joint ventures, or special districts to encourage innovative development. Each activity area plan will define specific objectives, strategies, guidelines, and metrics for encouraging, designing, and implementing development that stimulates the area and complements the underlying corridor plan and/or neighborhood plan(s). Preliminary activity areas have been identified, but the planning board and city council may add or delete activity areas as market conditions change. Activity area plans may be contained within corridor plans or neighborhood plans.

CORRIDORS generally represent linear areas along major arterial streets and in commercial districts. Objectives. Each corridor plan will define specific objectives, strategies, guidelines, and metrics for achieving its goals and policies.

NEIGHBORHOOD PLANS address generally the residential areas within the city. There are ten neighborhoods defined within the city boundaries.
Each neighborhood plan will be updated as deemed necessary by the planning board and city council. **As plans are updated, neighborhood boundaries may be revised to better represent current and anticipated conditions.**

	OR YEARUPDATED	CREATE	UPDATEORCREATION
NEIGHBORHOODS			
Centennial	2000	Update	Low
Downtown	2012	-----	Low
Goddard	2000	Update	Low
Heritage	2000	Update	Low
Ketring Park	2000	Update	Low
Progress Park	2000	Update	HIGH
South	2000	Update	Low
Southwest	-----	Create	Low
Sterne Park	2000	Update	Low
Trailmark	2000	Update	Medium
CORRIDORS			
Broadway	1989	Update	HIGH
County Line	-----	Create	Low
Littleton Boulevard	2002	Update	HIGH
Mineral	-----	Create	Low
South Santa Fe Drive	2000	Update	HIGH
ACTIVITYAREAS			
Dry Creek / South	-----	Create	Medium
Littleton Blvd/ South Broadway	-----	Create	High
Littleton Blvd/Woodlawn	-----	Create	High
Littleton Downtown Light Rail Station Area, extending east along Littleton	-----	Create	High
Mineral Light Rail Station Area, extending north along the South Santa Fe Corridor	-----	Create	High
MineralAve/ South	-----	Create	Medium
RidgeRoad/ South Broadway	-----	Create	Medium

	NEIGHBORHOODS											CORRIDORS							
	Centennial	Downtown	Goddard	Heritage	Ketring Park	Progress Park	South	Southwest	Sterne Park	Trailmark	Broadway	County Line	Littleton Blvd	Mineral	South Santa Fe Drive				
ACTIVITY AREAS																			
Littleton Blvd/ South Broadway					X	X					X		X						
Littleton Blvd/ Woodlawn					X	X		X					X						
Littleton Downtown Light Rail Station Area, extending east along Littleton Blvd	X	X						X							X				
Mineral Light Rail Station Area, extending north along the South Santa Fe Corridor				X			X	X						X	X				
Mineral Ave/ South Broadway (a.k.a. Dry Creek/ South Broadway)							X				X			X					
Ridge Road/ South Broadway				X	X						X								
CORRIDORS																			
Broadway				X	X	X	X												
County Line							X	X											
Littleton Blvd		X			X	X			X										
Mineral				X			X	X											
South Santa Fe Drive	X	X		X			X	X	X										

Interconnected activity areas, corridors & neighborhoods

Criteria for current priorities

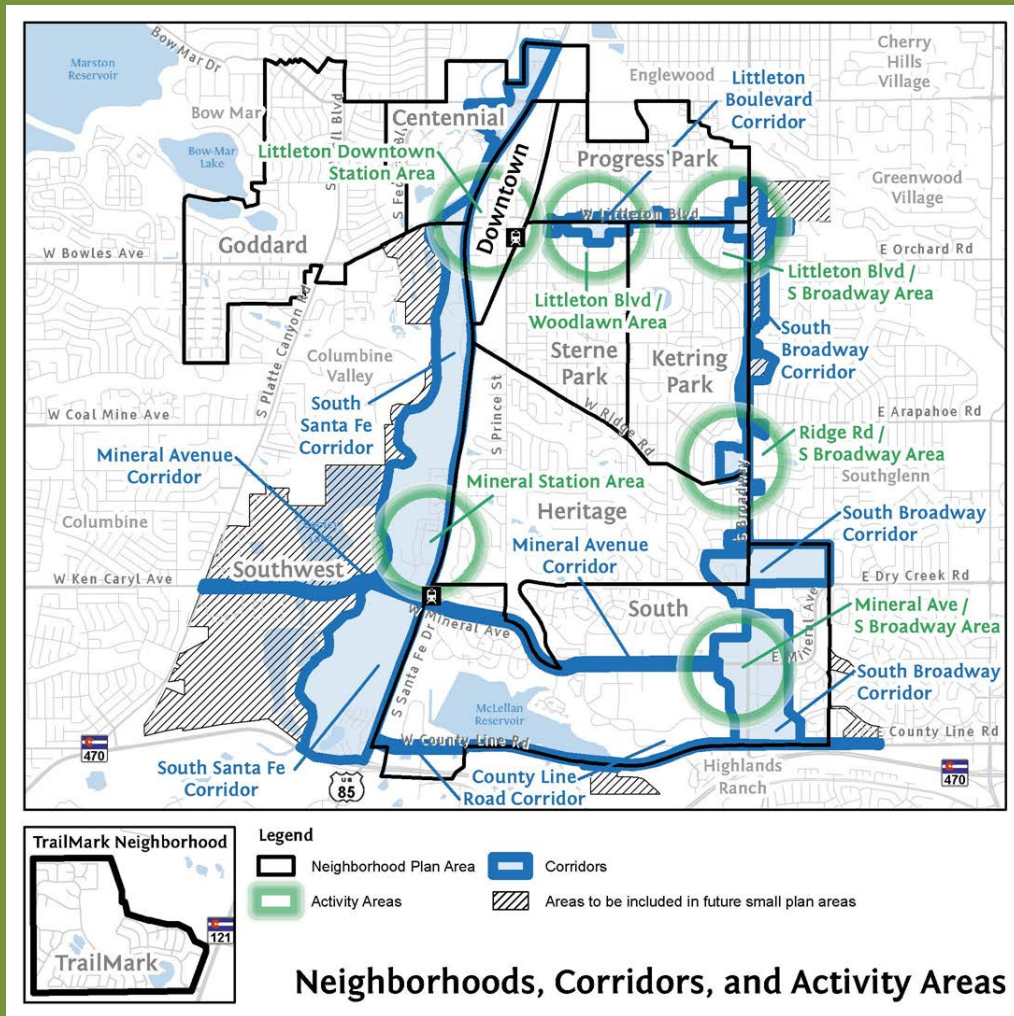
- Level of activity (development)
- Anticipated level of activity
- Zoning and existing plans (how effectively do these respond to market pressure and community character)

Where are we at?

Overview

- Underway with Mineral Ave and Downtown Light Rail Stations master planning
 - Mineral – in process
 - Downtown – later this summer/fall start
- Underway with historic projects – Littleton Blvd historic bldg inventory & Louthan Neighborhood design guidelines
 - Spring start
- Zoning Code Assessment/Review
 - Uses table – in process
 - Reformatting zoning code – in process
 - Next phases (from assessment) – yet to start
 - Technical updates – in process

Council Direction



Overview

Progression

- Mineral/Downtown Light Rail area plans
- Review/update Downtown plan
- Santa Fe Corridor Plan & establish Southwest Neighborhood Plan

Progression

- Littleton Boulevard (LB) & Woodlawn area / LB & Broadway area / Progress Park Neighborhood (update) / Littleton Blvd Corridor / S Broadway Corridor (LB to highline)
- S Broadway to Mineral Corridor (from highline) / Ridge Rd & S Broadway area / Mineral & S Broadway area / Mineral Ave Corridor / Countyline Corridor
- Trailmark neighborhood (create)
- Update all remaining neighborhoods

Other Areas

- Other area of activity for discussion
 - Belleview (Lowell to Santa Fe)

Council Direction