



City of Littleton

Littleton Center
2255 West Berry Avenue
Littleton, CO 80120

Meeting Agenda - Final Planning Commission

Thursday, May 29, 2025

6:30 PM

Council Chamber

Regular Meeting - Special Night

1. Roll Call

2. Pledge of Allegiance

3. Approval of Agenda

4. Minutes to be Approved

- a) [ID# 25-132](#) Certification of the May 12, 2025 regular meeting minutes

Attachments: [1. 05-12-2025 PC Minutes - DRAFT](#)

5. Public Comment

If you wish to address the board under Public Comment, please sign-in on the public speaker form before the call to order for this meeting. Public Comment is an opportunity to express opinions regarding issues that are not part of public hearings on tonight's agenda; a separate opportunity will be provided for comment for any public hearing. Each speaker is limited to three (3) minutes. We expect comments to be civil. Disrespectful or disruptive behavior will not be tolerated. The board is not authorized under the Colorado Open Meetings Law to discuss, comment, or take action at this meeting on any issue raised by public comment that is not part of tonight's agenda.

6. General Business - None

7. Public Hearing

- a) [PC Resolution 06-2025](#) PC Resolution 06-2025: Approving a Conceptual Master Development Plan for RiverPark South

Sponsors: City Council

Attachments:

- [1. PC Resolution 06-2025](#)
- [2. Exhibit A - Legal Description](#)
- [3. Exhibit B - MDP23-0006](#)
- [4. Staff Report](#)
- [5. RiverPark South MDP Decision Criteria Narrative](#)
- [6. RiverPark South MDP First Neighborhood Meeting Summary](#)
- [7. RiverPark South MDP Second Neighborhood Meeting Summary](#)
- [8. RiverPark Vision Book](#)
- [9. PC Resolution No. 06-2025 Presentation](#)

8. Comments / Reports

- I. Community Development Director/Staff
- II. City Attorney/City Clerk
- III. Commission Members
- IV. Chair

9. Adjournment

The public is invited to attend all regular meetings or study sessions of the city council or any city board, commission, or committee. Please call 303-795-3780 at least 48 hours prior to the meeting if you believe you will need special assistance or any reasonable accommodation in order to attend, or participate in, any such meeting. For any additional information concerning city meetings, please call the city clerk's office at the above referenced number.



Staff Communication

File #: ID# 25-132, **Version:** 1

Agenda Date: 05/29/2025

Subject:

Certification of the May 12, 2025 regular meeting minutes

Prepared by: Wendy J. Shea-Tamag, Deputy City Clerk

I hereby certify that the attached minutes are an accurate representation of motions made and action taken at the May 12, 2025, regular meeting of the Littleton Planning Commission. I have also reviewed the video recording for the May 12, 2025, regular meeting of the Littleton Planning Commission and certify that the video recording is a full, complete, and accurate record of the proceedings.

PROPOSED MOTION:

I move to approve, based on the clerk's certification, the May 12, 2025 regular meeting minutes of the Littleton Planning Commission.



City of Littleton

Littleton Center
2255 West Berry Avenue
Littleton, CO 80120

Meeting Minutes - Draft

Planning Commission

Monday, May 12, 2025

6:30 PM

Council Chamber

Regular Meeting

1. Roll Call

Present 8 - Chair Reynolds, Vice Chair Almond, Commissioner Coronato, Commissioner Radulovich, Commissioner Roethlisberger, Alternate Goodman, Commissioner Neely, and Commissioner Santana

2. Pledge of Allegiance

3. Approval of Agenda

4. Minutes to be Approved

- a) [ID# 25-112](#) Certification of the April 14, 2025 transitional & regular meeting minutes

Commissioner Roethlisberger moved and Commissioner Coronato seconded to approve, based on the clerk's certification, the April 17, 2025 transitional & regular minutes of the Littleton Planning Commission. The vote is 7-0. the motion carries unanimously.

Aye: 7 - Chair Reynolds, Vice Chair Almond, Commissioner Coronato, Commissioner Radulovich, Commissioner Roethlisberger, Commissioner Neely and Commissioner Santana

Non-Voting: 1 - Alternate Goodman

5. Public Comment

Pam Chadbourne, Dist. I - Planning process/Littleton Boulevard historic preservation

Kent Bagley, Dist. III - Home rule cities

6. General Business - None

7. Public Hearing

- a) [PC Resolution 05-2025](#) PC Resolution 05-2025: Recommending approval to City Council to rezone 439 and 589 W. Littleton Blvd and two parcels directly north and east of 439 W. Littleton Blvd. from Neighborhood Commercial (NC) to Corridor Mixed (CM)

Chair Reynolds opened the public comment portion of the public hearing at 6:56p.m.

Michelle Hinz, Dist. I - in favor

Kate Peterson, Dist. III - in favor

Pat Dunahay, Dist. III - in favor

David Rhodes, Dist. II - in favor

Stan Zislis, Dist. II - in favor

Pam Chadbourne, Dist. I - opposed

Korri Lundock, Dist. I - in favor

Andy Schaad, Dist. II - in favor

Chair Reynolds closed the public comment portion of the public hearing at 7:15p.m.

Commissioner Coronato moved and Vice Chair Almond seconded to approve PC Resolution 05-2025 recommending approval to the city council to rezone 439 & 589 W. Littleton Blvd. and two parcels directly north & east of 439 W. Littleton Blvd. from Neighborhood Commercial (NC) to Corridor Mixed (CM). The vote is 7-0. The motion carries unanimously.

Aye: 7 - Chair Reynolds, Vice Chair Almond, Commissioner Coronato, Commissioner Radulovich, Commissioner Roethlisberger, Commissioner Neely and Commissioner Santana

Non-Voting: 1 - Alternate Goodman

- b) [PC Resolution 02-2025](#) PC Resolution 02-2025: Recommending approval to City Council of code text amendments to Title 10, the Unified Land Use Code related to Accessory Dwelling Units (ADUs)

There was one presentation for both PC Resolution 02-2025 & PC Resolution 03-2025 and one public hearing.

Chair Reynolds opened the public comment portion of the public hearing at 8:32p.m.

Pam Chadbourne, Dist. I - opposed

Curt Samuelson, Dist. III - suggestions

Chair Reynolds closed the public comment portion of the public hearing at 8:38p.m.

Commissioner Santana moved and Commissioner Radulovich seconded to approve PC Resolution 02-2025 recommending approval to the city council of code text amendments to Title 10 of the Unified Land Use Code related to accessory dwelling units (ADU's).

Commissioner Coronato moved and Vice Chair Almond seconded to amend the motion to reduce the maximum size of an ADU from 1000 square feet to 800 square feet (Table 10-1-1.7.1) to be consistent with the current code. The vote is 2-4 with Chair Reynolds & Commissioners Santana, Neely, Roethlisberger & Radulovich voting no. The motion to amend fails.

The vote on the main motion is 7-0. The motion carries unanimously.

Aye: 7 - Chair Reynolds, Vice Chair Almond, Commissioner Coronato, Commissioner Radulovich, Commissioner Roethlisberger, Commissioner Neely and Commissioner Santana

Non-Voting: 1 - Alternate Goodman

- c) [PC Resolution 03-2025](#) PC Resolution 03-2025: Recommending approval to city council of a code text amendment to Title 10, the Unified Land Use Code related to the 2024 Legislative Updates

Commissioner Coronato moved and Commissioner Santana seconded to approve PC Resolution 03-2025 recommending approval to city council of a code text amendment to Title 10, the Unified Land Use Code related to the 2024 Legislative updates. The vote is 7-0. The motion carries unanimously.

Aye: 7 - Chair Reynolds, Vice Chair Almond, Commissioner Coronato, Commissioner Radulovich, Commissioner Roethlisberger, Commissioner Neely and Commissioner Santana

Non-Voting: 1 - Alternate Goodman

8. Comments / Reports

I. Community Development Director/Staff

Jerad informed that the master sign plan was not on the agenda and it will be coming forward on June 9, 2025.

II. City Attorney/City Clerk

Reid Betzing informed that Bruce Stahlman passed last week. Reid stated that Mr. Stahlman had served on several boards and was a pillar of the community.

III. Commission Members

Commissioner Santana - The CISTC met which was one of two meetings. The city is collecting 10-12 million in sales tax and are holding 8 million back for infrastructure items. Will give a fuller report after the second meeting.

Commissioner Roethlisberger - Thanked city staff regarding getting the Jackass Hill connector back up and running. Appreciated all the work that was done and looks forward to the full connector plan in the future.

IV. Chair

Thanked everyone for staying late.

9. Adjournment

Chair Reynolds adjourned the meeting at 9:47p.m.



Staff Communication

File #: PC Resolution 06-2025, **Version:** 1

Agenda Date: 5/29/2025

Subject:

PC Resolution 06-2025: Approving a Conceptual Master Development Plan for RiverPark South

From:	Zareen Tasneem, AICP, Senior Planner
Prepared by:	Zareen Tasneem, AICP, Senior Planner
Presentations:	Zareen Tasneem, AICP, Senior Planner Jennifer Roldan, Evergreen Devco, Inc., Senior Development Manager

PURPOSE:

To obtain Planning Commission's approval of a Conceptual Master Development Plan (MDP) for RiverPark South, allowing it to be removed from the governing planned development in order to access the underlying Corridor Mixed (CM) zoning.

LONG-TERM OUTCOME(S) SERVED:

Robust and Resilient Economy

DISCUSSION:

The applicant seeks approval of a Conceptual MDP ("Conceptual MDP") for a mixed-use development, currently governed by the Santa Fe Park Planned Development (PD), in order to access the underlying Corridor Mixed (CM) zone district. Per Section 10-1-1.2.A.E.2 of the Unified Land Use Code (ULUC), a property owner may seek the approval from Planning Commission in order to utilize the standards and regulations of the underlying zone district. The applicant is also seeking approval of a waiver request to the building materials standards in CM for the purpose of creating a unified development look.

BACKGROUND:

The subject property is 7.86 acres approximately located at the intersection of S. Platte River Pkwy. and W. Phillips Ave. The property is zoned Corridor Mixed/Planned Overlay District (CM/PL-O). In 1985, Littleton City Council approved the Santa Fe Park Planned Development General Development Plan, which currently governs the property. Property to the north was removed from the same PL-O through Planning Commission's approval of MDP22-0002. This Conceptual MDP shows three blocks and an internal roadway network with an intended mixed-use development. The Conceptual MDP outlines maximum building heights, development densities, and design concepts to create a unified mixed-use development look.

To this effect, the applicant has also put together design guidelines for the overall RiverPark development called the "RiverPark Vision Book" (attached to the packet). Concepts outlined in the MDP and Vision Book adhere to CM zone district standards, with the approval of the applicant's request to allow "Vertical Board and Batten (Wood, Cement Board)," "Galvanized, Aluminum coated, Zinc-aluminum coated or unpainted metal

finishes,” and “Natural Wood Siding” to be reclassified as a primary building material from secondary building material for this development.

Under the ULUC, the Director of Community Development may approve a waiver request to the permitted building materials, including approval of alternative building materials for use. The applicant has requested a reclassification of certain building materials from ‘secondary’ to ‘primary’ to achieve a “modern agrarian” design aesthetic with this development to create a unique identity for the site. The Director of Community Development has reviewed this request, in conjunction with the application and Vision Book, and has approved the stated reclassification.

The applicant has also applied for and is currently under review for an administrative major plan amendment (MAPA24-0003) to the approved RiverPark MDP (MDP22-0002) that is requesting the same building materials waiver request and establishment of the RiverPark Vision Book guidelines in the north area as well.

If approved, the Conceptual MDP will remove the PL-O for the property and future site plans will be required to conform to the Conceptual MDP and the CM zoning district standards instead of the Santa Fe Park Planned Development General Development Plan standards approved in 1985. In addition, the associated MAPA24-0003 will be administratively approved subsequent to Planning Commission’s approval of the Conceptual MDP.

Prior Actions or Discussions

September 22, 2022	Planning Commission approves PC Resolution 05-2022, approving the RiverPark Master Development Plan (MDP22-0002)
June 15, 2023	Pre-application meeting for this RiverPark South MDP (PREAPP23-0028)
August 10, 2023	First neighborhood meeting held virtually over Zoom
September 28, 2023	Application submitted (MDP23-0006)
June 27, 2024	Second neighborhood meeting held virtually over Zoom

FISCAL IMPACTS:

N/A

STAFF RECOMMENDATION:

Based on staff’s analysis, the proposed Conceptual MDP for RiverPark South at the approximate intersection of S. Platte River Pkwy. and W. Phillips Ave. is in compliance with the approval criteria in Littleton City Code Section 10-9-5.7, as detailed in the staff report. Therefore, staff recommends approval of PC Resolution 06-2025.

ALTERNATIVE:

Planning Commission may approve with conditions or deny the Conceptual MDP.

PROPOSED MOTION:

I move to approve PC Resolution 06-2025, a Conceptual Master Development Plan for RiverPark South at the approximate intersection of S. Platte River Pkwy. and W. Phillips Ave., removing the governing Planned Development in order to utilize the underlying Corridor Mixed zone district and to create a unified mixed-use development.

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CITY OF LITTLETON, COLORADO

PC Resolution No. 06

Series, 2025

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
LITTLETON, COLORADO, APPROVING A CONCEPTUAL MASTER
DEVELOPMENT PLAN FOR RIVERPARK SOUTH**

WHEREAS, Title 10, Chapter 9, Section 10-9-5.7 of the Littleton City Code authorizes planning commission approval of conceptual master development plans (“Conceptual MDP”), which illustrate the nature and character of development within the parameters of a property’s underlying zoning district; and

WHEREAS, Evergreen Devco, Inc. (the “Applicant”) applied for a conceptual master development plan on the property, more fully and legally described on Exhibit “A” (the “Property”), which is attached hereto and fully incorporated herein by this reference.

WHEREAS, the Property is zoned Corridor Mixed/Planned Overlay District (CM/PL-O); and

WHEREAS, the planning commission conducted a public hearing on May 29, 2025, to consider the RiverPark South Conceptual MDP, more specifically described in Exhibit B (“the Plan”), attached hereto and fully incorporated herein by this reference; and

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING
COMMISSION OF THE CITY OF LITTLETON, COLORADO, THAT:**

Section 1: Following the hearing and based on the evidence presented at the hearing, the planning commission finds in fact:

1. The application submitted by Evergreen Devco, Inc, the Applicant, was complete through the city’s review process; and
2. Proper notice was provided in accordance with Section 10-9-3.5 and Table 10-9-3.9.1 of the Unified Land Use Code; and
3. The Plan, represented in Exhibit “B,” is laid out in an efficient manner relative to its context and location (natural and built environments) and designed to achieve the aims of a compact, highly walkable environment; and
4. The design of buildings, circulation, hardscape and landscape areas help to establish functionality, visual interest, aesthetic appeal, and a unique identity for the development including human-scale amenities, integration of civic spaces for public interaction, and protection from the environmental elements;
5. A reclassification of certain building materials under Table 10-3-3.1 of the

ULUC from “Secondary” to “Primary” has been approved by the Director of Community Development.

6. The Plan demonstrates compliance with the applicable zoning district and design standards; and
7. The Plan provides sufficient detail for a conceptual Master Development Plan in conformance with all applicable building, suite, and other standards of the Littleton City Code.

Section 2. This resolution constitutes the written findings and decision of the City of Littleton’s Planning Commission.

Section 3. On the basis of the above, the planning commission approves the Master Development Plan (Conceptual), in substantially the same form attached hereto as Exhibit B.

Section 4: Severability. If any part, section, subsection, sentence, clause or phrase of this resolution is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining sections of this resolution. The planning commission hereby declares that it would have passed this resolution, including each part, section, subsection, sentence, clause or phrase hereof, irrespective of the fact that one or more parts, sections, subsections, sentences, clauses or phrases may be declared invalid.

Section 5: Repealer. All resolutions, or parts thereof, in conflict with this resolution are hereby repealed, provided that this repealer shall not repeal the repealer clauses of such resolutions nor revive any resolution thereby.

INTRODUCED, READ AND ADOPTED at a special scheduled meeting of the Planning Commission of the City of Littleton, Colorado, on the 29th day of May, 2025, at 6:30 p.m. at the Littleton Center, 2255 West Berry Avenue, Littleton, Colorado.

ATTEST:

Wendy Shae-Tamag
DEPUTY CITY CLERK

Jason Reynolds
CHAIR

APPROVED AS TO FORM:

Atasi Titlow
SENIOR ASSISTANT CITY ATTORNEY



EXHIBIT A

LEGAL DESCRIPTION

PARCEL DESCRIPTION Block 7

A PARCEL OF LAND BEING A PORTION OF LOT 262, SANTA FE PARK SOUTH SUBDIVISION FILING NO. 1 FINAL PLAT, RECORDED IN THE ARAPAHOE COUNTY CLERK AND RECORDER OFFICE UNDER RECEPTION NUMBER E3019014, SITUATED IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 32; THENCE S89°29'27"W, A DISTANCE OF 1,257.66 FEET; THENCE S00°30'33"E, A DISTANCE OF 1,839.44 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SOUTH PLATTE RIVER PARKWAY, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 262, SANTA FE PARK SOUTH SUBDIVISION FILING NO. 1 FINAL PLAT, RECORDED IN THE ARAPAHOE COUNTY CLERK AND RECORDERS OFFICE UNDER RECEPTION NUMBER E3019014 AND **THE POINT OF BEGINNING**.

THENCE WITH SAID WEST RIGHT OF WAY LINE AND EAST LINE OF SAID LOT 262, AS PLATTED AT SAID RECEPTION NUMBER E3019014 THE FOLLOWING TEN COURSES;

S20°20'20"W, A DISTANCE OF 84.70 FEET TO A POINT OF NON-TANGENT CURVATURE TO THE RIGHT;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 03°30'38", A RADIUS OF 1,775.23 FEET, AN ARC LENGTH OF 108.77 FEET, WITH A CHORD BEARING S21°57'10"W AND A CHORD DISTANCE OF 108.75 FEET TO A POINT OF NON-TANGENT CURVATURE TO THE LEFT;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 06°22'17", A RADIUS OF 541.00 FEET, AN ARC LENGTH OF 60.16 FEET, WITH A CHORD BEARING S20°31'31"W AND A CHORD DISTANCE OF 60.13 FEET;

S18°15'47"W, A DISTANCE OF 70.97 FEET TO A POINT OF NON-TANGENT CURVATURE TO THE RIGHT;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 08°47'17", A RADIUS OF 99.00 FEET, AN ARC LENGTH OF 15.18 FEET, WITH A CHORD BEARING S35°36'30"W AND A CHORD DISTANCE OF 15.17 FEET;

S44°09'03"W, A DISTANCE OF 76.28 FEET TO A POINT OF CURVATURE TO THE LEFT;

ALONG SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 47°58'49", A RADIUS OF 68.00 FEET, AN ARC LENGTH OF 56.94 FEET, WITH A CHORD BEARING S20°09'38"W AND A CHORD DISTANCE OF 55.29 FEET TO A POINT OF CURVATURE TO THE RIGHT;

ALONG SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 10°04'54", A RADIUS OF 297.50 FEET, AN ARC LENGTH OF 52.35 FEET, WITH A CHORD BEARING S01°12'41"W AND A CHORD DISTANCE OF 52.28 FEET TO A POINT OF TANGENCY;

S06°15'08"W, A DISTANCE OF 33.60 FEET;

S20°20'20"W, A DISTANCE OF 53.18 FEET TO A POINT OF NON-TANGENT CURVATURE TO THE RIGHT, AND BEING THE SOUTH CORNER OF SAID LOT 262;

THENCE DEPARTING SAID WEST RIGHT OF WAY LINE AND SAID EAST LINE, WITH THE WEST LINE OF SAID LOT 262, ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 55°44'19", A RADIUS OF 230.00 FEET, AN ARC LENGTH OF 223.75 FEET, WITH A CHORD BEARING N23°36'19"W AND A CHORD DISTANCE OF 215.03 FEET TO A POINT OF TANGENCY;

THENCE N04°15'51"E, A DISTANCE OF 103.67 FEET TO A POINT OF NON-TANGENT CURVATURE TO THE LEFT;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 07°52'37", A RADIUS OF 325.00 FEET, AN ARC LENGTH OF 44.68 FEET, WITH A CHORD BEARING N00°18'42"E AND A CHORD DISTANCE OF 44.65 FEET;

THENCE DEPARTING SAID WEST LINE, N86°17'15"E, A DISTANCE OF 25.92 FEET;

THENCE N40°56'31"E, A DISTANCE OF 221.55 FEET;

THENCE N45°09'06"E, A DISTANCE OF 62.26 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 262;

THENCE WITH THE NORTH LINE OF SAID LOT 262, N89°39'38"E, A DISTANCE OF 80.67 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 1.684 ACRES, MORE OR LESS.

BASIS OF BEARING - FOR THE ABOVE LEGAL DESCRIPTION ALL BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32, BEING S89°29'27"W AND MONUMENTED AS NOTED HEREON.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

THE PURPOSE OF THE ABOVE DESCRIPTION IS TO DESCRIBE A PARCEL OF LAND.

PARCEL DESCRIPTION Block 6

LOT 261 AND TRACT A, SANTA FE PARK SUBDIVISION, FILING NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 24, 2023 UNDER RECEPTION NO E3019014, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL DESCRIPTION Block 5

PARCEL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 32; THENCE S89°29'27"W, A DISTANCE OF 379.96 FEET; THENCE S00°30'33"E, A DISTANCE OF 1841.45 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SANTA FE DRIVE (HWY 85); THENCE S89°39'38"W, A DISTANCE OF 43.03 FEET, TO THE WESTERLY RIGHT OF WAY OF SANTA FE DRIVE, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 263, SANTA FE PARK SOUTH SUBDIVISION FILING NO. 1 FINAL PLAT, RECORDED IN THE ARAPAHOE COUNTY CLERK AND RECORDERS OFFICE UNDER RECEPTION NUMBER E3019014 AND THE POINT OF BEGINNING.

THENCE S21°29'30"W, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 336.89 FEET;

THENCE DEPARTING SAID RIGHT OF WAY N68°30'30"W A DISTANCE OF 277.86 FEET;

THENCE S20°34'04"W, A DISTANCE OF 162.81 FEET, TO A POINT ON A CURVE TO THE RIGHT;

THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 13°02'23", A RADIUS OF 215.00 FEET, A LENGTH OF 48.93 FEET (THE CHORD OF SAID CURVE BEARS S27°05'16"W, A DISTANCE OF 48.83 FEET);

THENCE S33°36'28"W, A DISTANCE OF 20.77 FEET, TO A POINT ON A CURVE TO THE LEFT;

THENCE ALONG SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 13°02'23", A RADIUS OF 183.00 FEET, A LENGTH OF 42.10 FEET (THE CHORD OF SAID CURVE BEARS S27°05'16"W, A DISTANCE OF 42.01 FEET);

THENCE S20°34'04"W, A DISTANCE OF 10.41 FEET TO THE NORTH RIGHT OF WAY OF WEST PHILLIPS AVENUE;

THENCE ALONG THE NORTH RIGHT OF WAY OF WEST PHILLIPS AVENUE AND ALONG THE EAST RIGHT OF WAY OF SOUTH PLATTE RIVER PARKWAY AS PLATTED AT SAID RECEPTION NUMBER E3019014 THE FOLLOWING 6 COURSES:

THENCE S20°20'20"W, A DISTANCE OF 2.23 FEET;

THENCE N69°39'40"W, A DISTANCE OF 179.00 FEET, TO A POINT OF NON-TANGENT A CURVE TO THE RIGHT;

THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 46°01'43", A RADIUS OF 32.00 FEET, A LENGTH OF 41.77 FEET (THE CHORD OF SAID CURVE BEARS N20°12'59"W, A DISTANCE OF 40.66 FEET), TO A POINT OF A CURVE TO THE RIGHT;

THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 16°13'38", A RADIUS OF 138.00 FEET, A LENGTH OF 44.76 FEET (THE CHORD OF SAID CURVE BEARS N10°34'33"E, A DISTANCE OF 44.61 FEET) TO A POINT OF CURVE TO THE RIGHT;

THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 02°19'49", A RADIUS OF 3021.03 FEET, A LENGTH OF 122.86 FEET (THE CHORD OF SAID CURVE BEARS N20°11'26"E, A DISTANCE OF 122.86 FEET);

THENCE N20°20'20"E, A DISTANCE OF 225.42 FEET;

THENCE DEPARTING SAID RIGHT OF WAY, N89°39'38"E A DISTANCE OF 349.16 FEET, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 183,769 SQUARE FEET OF 4.219 ACRES, MORE OR LESS.

BASIS OF BEARING - FOR THE ABOVE LEGAL DESCRIPTION ALL BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32, BEING S89°29'27"W AND MONUMENTED AS NOTED HEREON.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

THE PURPOSE OF THE ABOVE DESCRIPTION IS TO DESCRIBE A PARCEL OF LAND.

RiverPark South Master Development Plan With Waiver Concept Plan

A portion of Lots 261, 262 and 263 and Tract A, Santa Fe Park Subdivision, Filing No. 1,
City of Littleton, County of Arapahoe, State of Colorado.
7.86 Acres.
Littleton Zoning District CM/PL-O
Case Number: MDP23-0006

GENERAL NOTES

The proposed RiverPark South development is located in southwest Littleton, zoned as Corridor Mixed/ Planned Overlay District (CM/PL-O). Once approved, the the RiverPark south MDP would remove the PL-O. It is adjacent to the previously approved RiverPark MDP (MDP22-0002) approved on September 26th 2022). Once approved, this RiverPark South MDP (MDP23-0006) plus the RiverPark MDP will create a single continuous mixed-use development guided by each MDP and the RiverPark Vision Book. The overall development will be separated from the neighboring development on the north by West Mineral Avenue and on the east by South Santa Fe Drive (and the Southwest Light Rail Transit Line). Both West Mineral Avenue and South Santa Fe Drive are major arterial roads. On the west is the publicly accessible South Platte Park. Adjacent to the south is a private property. RiverPark South and the previously approved RiverPark will be joined through continuous pedestrian crossings and overall design.

CONCEPT

The purpose and intent of this RiverPark South MDP (MDP23-0006) and the accompanying RiverPark Vision Book, is to provide the development concepts that illustrate the nature and character of the development consistent with the previously approved RiverPark MDP. Specific details of each portion of the site development will be provided at time of site plan submittal.



SHEET INDEX

- Sheet 1:** Context Plan
- Sheet 2:** Legal Descriptions
- Sheet 3:** Streets, Right-of-Way, Lots and Block Plan/Section
- Sheet 4:** Environmental Protection and Open Space Plan
- Sheet 5:** Location, Scale, Design, Density and Intensity Plan
- Sheet 6:** Vehicular Access, Parking and Circulation Plan
- Sheet 7:** Phasing and Timing Plan
- Sheet 8:** Project Narrative

WAIVER REQUESTS

- Waiver for the use of Secondary materials listed below to be used in a Primary application. The materials listed are permitted in CM zone districts according to Table 10-1-3.2.A.1 of the ULUC.
 - The decision to apply a Modern Agrarian theme throughout the development was made after discussions with the City of Littleton in 2018 as we worked to keep the overall design of the development authentic, following one of the 5 guiding principals outlined in the City of Littleton's Comprehensive Plan. The materials listed below were historically used in primary applications in the agrarian structures found in the farmland in and around the RiverPark development.
 - This waiver is being requested in this MDP to ensure that future development follows the design intent outlined in approved MDP22-0002 and MAPA24-0003.

Material	ULUC Chapter 3 Table 10-3-3.1 CMU Building and Roofing Materials	RiverPark Materials Use (Waiver Request)
Vertical Board and Batten (Wood, Cement Board)	Secondary	Primary
Galvanized, Aluminum coated, Zinc-aluminum coated or unpainted metal finishes	Secondary	Primary
Natural Wood Siding	Secondary	Primary

OWNER CERTIFICATE

I, _____, owner, or designated agent thereto, do hereby agree to develop the property described in the legal description on sheet 2 in accordance with the use, restrictions, and conditions contained herein, and current ordinances, resolutions, and standards of the city of Littleton, Colorado.

By: _____
Tyler Carlson
Managing Principal
1873 S. Bellaire St. Suite 1200, Denver, CO 80222

Acknowledgement:
State of _____)
County of _____) SS

The foregoing dedication was acknowledged before me this _____ day of _____, 20_____, by _____ as _____ of _____.

Witness my hand and official seal.

Notary Public

My commission Expires _____

COMMUNITY DEVELOPMENT

Approved this _____ day of _____, 20_____, by the Director of Community Development.

Director of Community Development

PUBLIC WORKS

Approved this _____ day of _____, 20_____, by the Director of Public Works.

Director of Public Works

PLANNING COMMISSION

Approved and Accepted at a meeting held by the Littleton Planning Commission on the _____ day of _____, 20_____.

Planning Commission Chair

Attest: City Clerk

Developer/Landowner Evergreen-Mineral & Santa Fe, L.L.C. 2390 East Camelback Road, Suite 410 Phoenix, AZ 85016 Karen Levitt Ortiz, (602) 808-8600	Civil Engineer Galloway & Company 5500 Greenwood Plaza Blvd Suite 200 Greenwood Village, CO 80111 Kevin W. Reynolds, PE (303) 770-88
Entitlements Architect The Mulhern Group, Ltd. 1400 Glenarm, Suite 300 Denver, CO 80202 Gary Ellermann, (303) 297-3334	Landscape Architect Norris Design 1101 Bannock Street Denver, CO 80204 Jared Carlon, (303) 892-1166

RiverPark South Master Development Plan With Waiver

Legal Descriptions

A portion of Lots 261, 262 and 263 and Tract A, Santa Fe Park Subdivision, Filing No. 1,
City of Littleton, County of Arapahoe, State of Colorado.
7.86 Acres.
Littleton Zoning District CM/PL-O
Case Number: MDP23-0006

PARCEL DESCRIPTION Block 5

PARCEL DESCRIPTION
A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 32; THENCE S89°29'27"W, A DISTANCE OF 579.96 FEET; THENCE S00°30'33"E, A DISTANCE OF 1841.45 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SANTA FE DRIVE (HWY 85); THENCE S89°39'38"W, A DISTANCE OF 43.03 FEET, TO THE WESTERLY RIGHT OF WAY OF SANTA FE DRIVE, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 263, SANTA FE PARK SOUTH SUBDIVISION FILING NO. 1 FINAL PLAT, RECORDED IN THE ARAPAHOE COUNTY CLERK AND RECORDERS OFFICE UNDER RECEPTION NUMBER E3019014 AND **THE POINT OF BEGINNING.**

THENCE S21°29'30"W, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 336.89 FEET;

THENCE DEPARTING SAID RIGHT OF WAY N68°30'30"W A DISTANCE OF 277.86 FEET;

THENCE S20°34'04"W, A DISTANCE OF 162.81 FEET, TO A POINT ON A CURVE TO THE RIGHT;

THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 13°02'23", A RADIUS OF 215.00 FEET, A LENGTH OF 48.93 FEET (THE CHORD OF SAID CURVE BEARS S27°05'16"W, A DISTANCE OF 48.83 FEET);

THENCE S33°36'28"W, A DISTANCE OF 20.77 FEET, TO A POINT ON A CURVE TO THE LEFT;

THENCE ALONG SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 13°02'23", A RADIUS OF 185.00 FEET, A LENGTH OF 42.10 FEET (THE CHORD OF SAID CURVE BEARS S27°05'16"W, A DISTANCE OF 42.01 FEET);

THENCE S20°34'04"W, A DISTANCE OF 10.41 FEET TO THE NORTH RIGHT OF WAY OF WEST PHILLIPS AVENUE;

THENCE ALONG THE NORTH RIGHT OF WAY OF WEST PHILLIPS AVENUE AND ALONG THE EAST RIGHT OF WAY OF SOUTH PLATTE RIVER PARKWAY AS PLATTED AT SAID RECEPTION NUMBER E3019014 THE FOLLOWING 6 COURSES:

THENCE S20°20'20"W, A DISTANCE OF 2.23 FEET;

THENCE N69°39'40"W, A DISTANCE OF 179.00 FEET, TO A POINT OF NON-TANGENT A CURVE TO THE RIGHT;

THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 46°01'43", A RADIUS OF 52.00 FEET, A LENGTH OF 41.77 FEET (THE CHORD OF SAID CURVE BEARS N20°12'59"W, A DISTANCE OF 40.66 FEET), TO A POINT OF A CURVE TO THE RIGHT;

THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 16°13'58", A RADIUS OF 158.00 FEET, A LENGTH OF 44.76 FEET (THE CHORD OF SAID CURVE BEARS N10°54'33"E, A DISTANCE OF 44.61 FEET) TO A POINT OF CURVE TO THE RIGHT;

THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 02°19'49", A RADIUS OF 3021.05 FEET, A LENGTH OF 122.86 FEET (THE CHORD OF SAID CURVE BEARS N20°11'26"E, A DISTANCE OF 122.86 FEET);

THENCE N20°20'20"E, A DISTANCE OF 225.42 FEET;

THENCE DEPARTING SAID RIGHT OF WAY, N89°39'38"E A DISTANCE OF 549.16 FEET, **TO THE POINT OF BEGINNING.**

SAID PARCEL CONTAINS 183,769 SQUARE FEET OF 4.219 ACRES, MORE OR LESS.

BASIS OF BEARING - FOR THE ABOVE LEGAL DESCRIPTION ALL BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32, BEING S89°29'27"W AND MONUMENTED AS NOTED HEREON.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.
THE PURPOSE OF THE ABOVE DESCRIPTION IS TO DESCRIBE A PARCEL OF LAND.

PARCEL DESCRIPTION Block 6

LOT 261 AND TRACT A, SANTA FE PARK SUBDIVISION, FILING NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 24, 2023 UNDER RECEPTION NO E3019014, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL DESCRIPTION Block 7

A PARCEL OF LAND BEING A PORTION OF LOT 262, SANTA FE PARK SOUTH SUBDIVISION FILING NO. 1 FINAL PLAT, RECORDED IN THE ARAPAHOE COUNTY CLERK AND RECORDER OFFICE UNDER RECEPTION NUMBER E3019014, SITUATED IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 32; THENCE S89°29'27"W, A DISTANCE OF 1,257.66 FEET; THENCE S00°30'33"E, A DISTANCE OF 1,839.44 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SOUTH PLATTE RIVER PARKWAY, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 262, SANTA FE PARK SOUTH SUBDIVISION FILING NO. 1 FINAL PLAT, RECORDED IN THE ARAPAHOE COUNTY CLERK AND RECORDERS OFFICE UNDER RECEPTION NUMBER E3019014 AND **THE POINT OF BEGINNING.**

THENCE WITH SAID WEST RIGHT OF WAY LINE AND EAST LINE OF SAID LOT 262, AS PLATTED AT SAID RECEPTION NUMBER E3019014 THE FOLLOWING TEN COURSES;

S20°20'20"W, A DISTANCE OF 84.70 FEET TO A POINT OF NON-TANGENT CURVATURE TO THE RIGHT;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 03°30'38", A RADIUS OF 1,775.23 FEET, AN ARC LENGTH OF 108.77 FEET, WITH A CHORD BEARING S21°57'10"W AND A CHORD DISTANCE OF 108.75 FEET TO A POINT OF NON-TANGENT CURVATURE TO THE LEFT;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 06°22'17", A RADIUS OF 541.00 FEET, AN ARC LENGTH OF 60.16 FEET, WITH A CHORD BEARING S20°31'31"W AND A CHORD DISTANCE OF 60.13 FEET;

S18°15'47"W, A DISTANCE OF 70.97 FEET TO A POINT OF NON-TANGENT CURVATURE TO THE RIGHT;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 08°47'17", A RADIUS OF 99.00 FEET, AN ARC LENGTH OF 15.18 FEET, WITH A CHORD BEARING S35°36'30"W AND A CHORD DISTANCE OF 15.17 FEET;

S44°09'03"W, A DISTANCE OF 76.28 FEET TO A POINT OF CURVATURE TO THE LEFT;

ALONG SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 47°58'49", A RADIUS OF 68.00 FEET, AN ARC LENGTH OF 56.94 FEET, WITH A CHORD BEARING S20°09'38"W AND A CHORD DISTANCE OF 55.29 FEET TO A POINT OF CURVATURE TO THE RIGHT;

ALONG SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 10°04'54", A RADIUS OF 297.50 FEET, AN ARC LENGTH OF 52.35 FEET, WITH A CHORD BEARING S01°12'41"W AND A CHORD DISTANCE OF 52.28 FEET TO A POINT OF TANGENCY;

S06°15'08"W, A DISTANCE OF 33.60 FEET;

S20°20'20"W, A DISTANCE OF 53.18 FEET TO A POINT OF NON-TANGENT CURVATURE TO THE RIGHT, AND BEING THE SOUTH CORNER OF SAID LOT 262;

THENCE DEPARTING SAID WEST RIGHT OF WAY LINE AND SAID EAST LINE, WITH THE WEST LINE OF SAID LOT 262, ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 55°44'19", A RADIUS OF 230.00 FEET, AN ARC LENGTH OF 223.75 FEET, WITH A CHORD BEARING N23°36'19"W AND A CHORD DISTANCE OF 215.03 FEET TO A POINT OF TANGENCY;

THENCE N04°15'51"E, A DISTANCE OF 103.67 FEET TO A POINT OF NON-TANGENT CURVATURE TO THE LEFT;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 07°52'37", A RADIUS OF 325.00 FEET, AN ARC LENGTH OF 44.68 FEET, WITH A CHORD BEARING N00°18'42"E AND A CHORD DISTANCE OF 44.65 FEET;

THENCE DEPARTING SAID WEST LINE, N86°17'15"E, A DISTANCE OF 25.92 FEET;

THENCE N40°56'31"E, A DISTANCE OF 221.55 FEET;

THENCE N45°09'06"E, A DISTANCE OF 62.26 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 262;

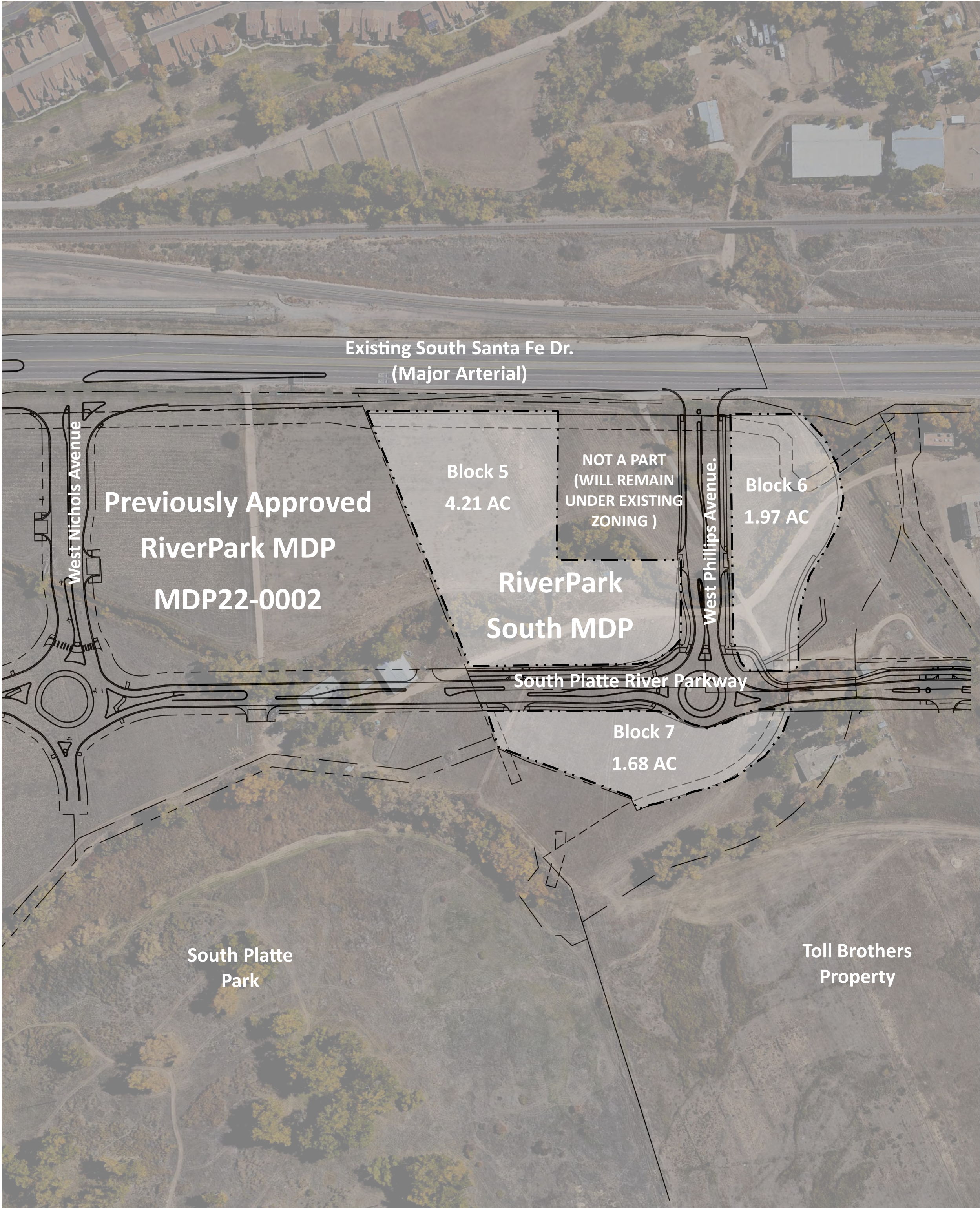
THENCE WITH THE NORTH LINE OF SAID LOT 262, N89°39'38"E, A DISTANCE OF 80.67 FEET **TO THE POINT OF BEGINNING.**

SAID PARCEL CONTAINS 1.684 ACRES, MORE OR LESS.

BASIS OF BEARING - FOR THE ABOVE LEGAL DESCRIPTION ALL BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32, BEING S89°29'27"W AND MONUMENTED AS NOTED HEREON.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

THE PURPOSE OF THE ABOVE DESCRIPTION IS TO DESCRIBE A PARCEL OF LAND.



LEGEND

--- Property Boundary

■ RiverPark South MDP

SCALE 1:150



RiverPark South
Littleton, CO

Date: 3/25/2025

SHEET 2 OF 8

RiverPark South Master Development Plan With Waiver

Streets, Right-of-Ways, Lots and Block Plan

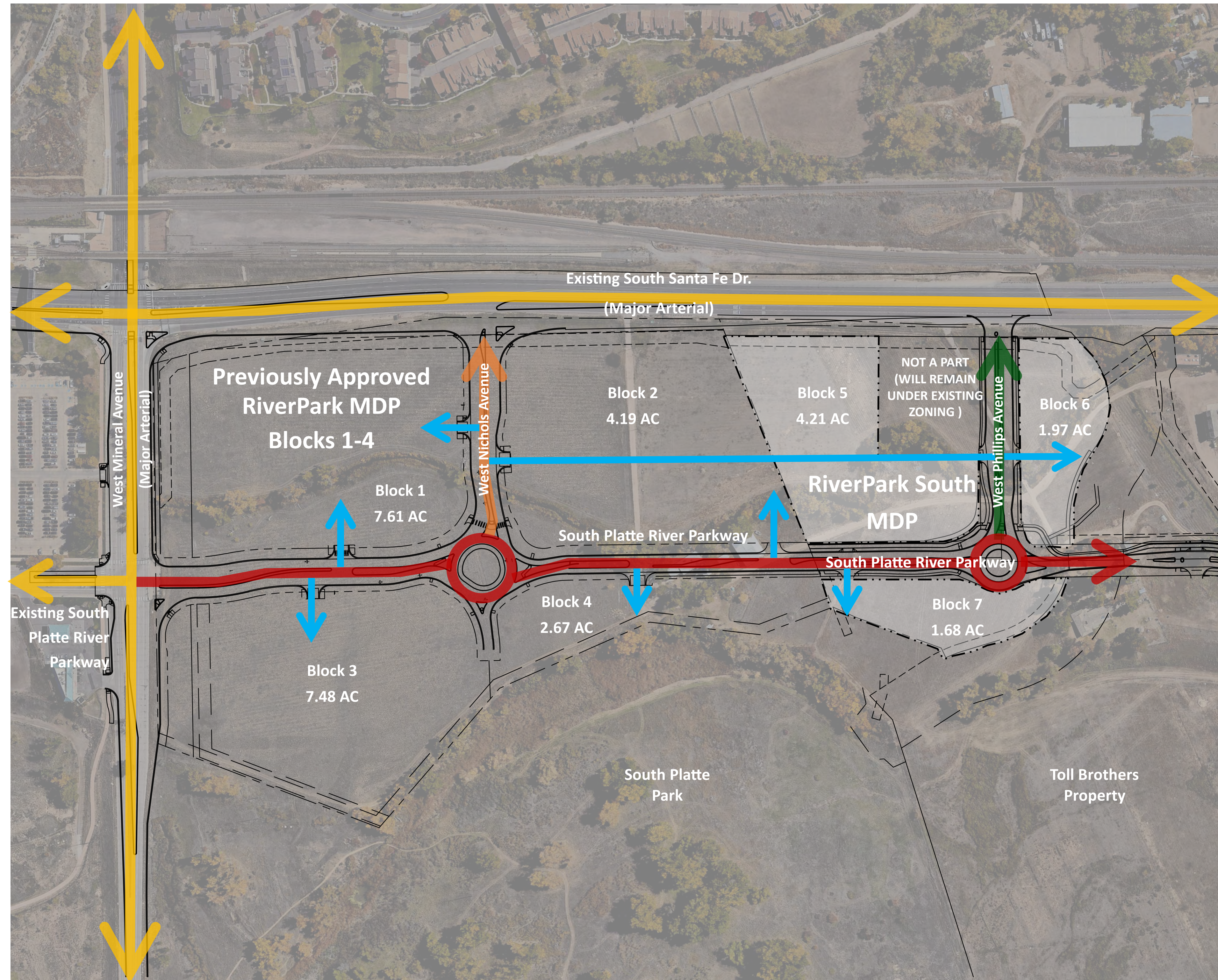
A portion of Lots 261, 262 and 263 and Tract A, Santa Fe Park Subdivision, Filing No. 1,
City of Littleton, County of Arapahoe, State of Colorado.
7.86 Acres.
Littleton Zoning District CM/PL-O
Case Number: MDP23-0006

DESCRIPTION

- The Streets, Right-of-Ways, Lots and Block Plan establishes the R.O.W.'s to be dedicated to the City to continue the existing street network through the property to adjacent development areas. The proposed R.O.W.'s establishes the block layout for the property.
- Roundabout to be located at the intersection of South Platte River Parkway and West Phillips Avenue by Toll Southwest LLC (SDP20-0007).

LEGEND

- Property Boundary
- ▭ RiverPark South MDP
- Existing Vehicular Circulation
- Future Extension of South Platte River Parkway
- Future West Phillips Avenue
- Future West Nichols Avenue
- Private Access



SCALE 1:150

RiverPark South Master Development Plan With Waiver






Environmental Protection and Open Space Plan

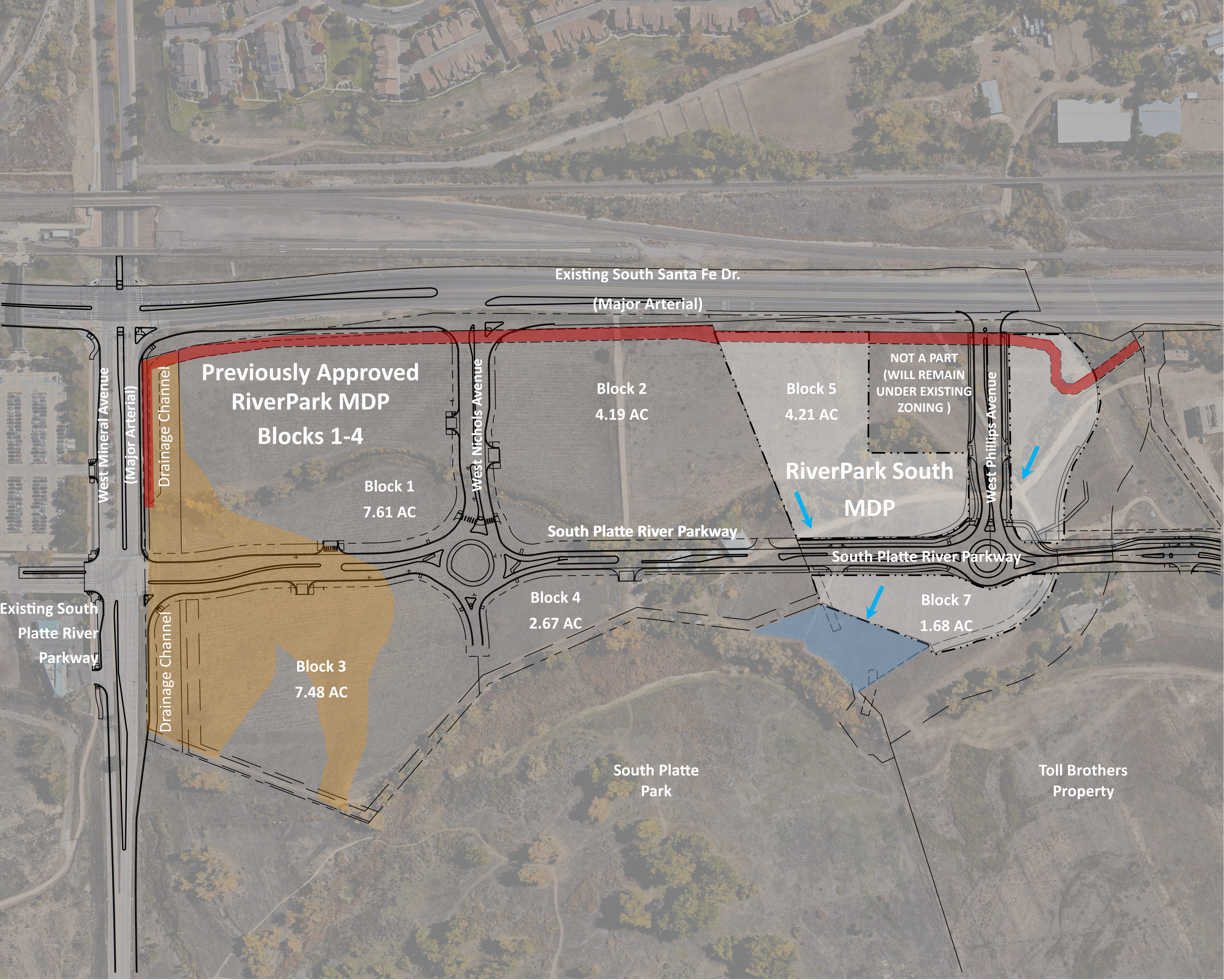
A portion of Lots 261, 262 and 263 and Tract A, Santa Fe Park Subdivision, Filing No. 1,
City of Littleton, County of Arapahoe, State of Colorado.
7.86 Acres.
Littleton Zoning District CM/PL-O
Case Number: MDP23-0006


DESCRIPTION

- RiverPark South does not include any sensitive areas requiring environmental protection, riparian areas or water bodies.
- A portion of the City of Englewood water supply ditch from McLellan reservoir that crosses the site south to north is to be relocated and piped below grade as shown on the plan and is carried out by others.
- The proposed development site sits on a bench, significantly above South Platte Park.
- Block 7 does not have any adjacency to South Platte Park as Pond A is located between it and the Park so the 25' Landscaped Buffer does not apply within this RiverPark South MDP.
- Pond A will serve as the storm water detention pond and water quality treatment for the RiverPark South MDP area. Pond A approved under project #MAJ21-0001 and Santa Fe Park South Final Drainage report. Pond A to be constructed by Toll Southwest LLC and owned and maintained by the Santa Fe Park Metro District.

LEGEND

- Property Boundary
-  RiverPark South MDP
-  RiverPark Drainage, Flood Plain
-  Relocated City of Englewood Water Supply
-  Pond A
-  Drainage Towards Pond A



SCALE 1:150 

DESCRIPTION OF DEVELOPMENT STANDARDS

Open space will be provided as required by the CM zone district.

The RiverPark South MDP (MDP23-0006) area and its future development lots will comply with Santa Fe Park South Final Drainage Report (#MAJ21-0001) approved on January 12th, 2023.

Stormwater from Blocks 5, 6 and 7 will drain into pond A located to the west of the area within the RiverPark South MDP, where it will be treated for detention and water quality.

RiverPark South Master Development Plan With Waiver

Location, Scale, Design, Density and Intensity Plan

A portion of Lots 261, 262 and 263 and Tract A, Santa Fe Park Subdivision, Filing No. 1,

City of Littleton, County of Arapahoe, State of Colorado.

7.86 Acres.

Littleton Zoning District CM/PL-O

Case Number: MDP23-0006

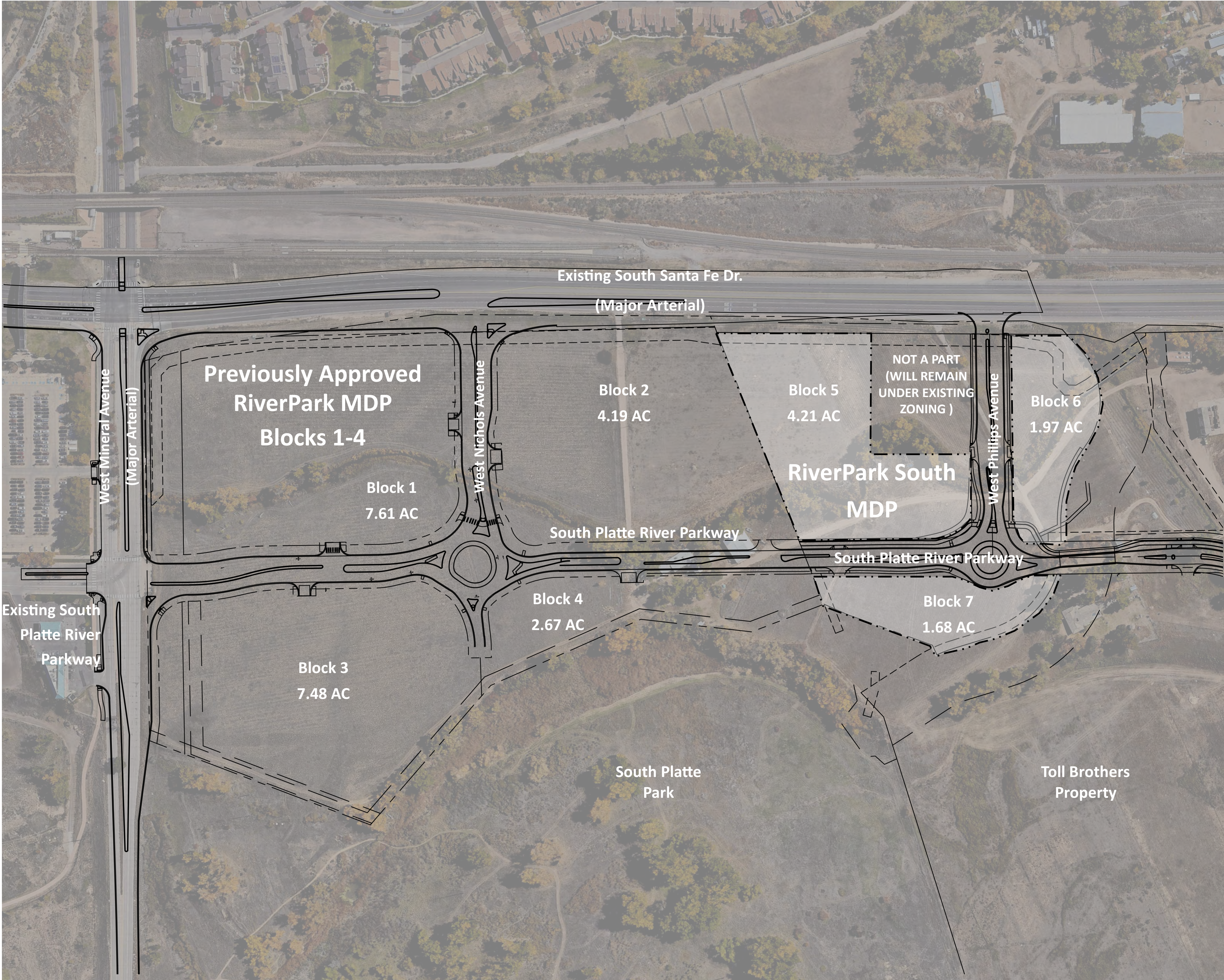
DESCRIPTION

- RiverPark South will maintain CM zoning and follow standards set forth in the RiverPark Vision Book.
- RiverPark South allows residential, mixed-use and commercial uses. In Block 5, residential uses may be in mixed-use buildings or limited to three acres for residential only buildings. In Blocks 6 and 7, residential uses may be in mixed-use buildings or residential only buildings.
- Types of residential uses (mixed-use, multi-family, group living, ect.) will be provided at the time of a Site Plan submittal.
- Buildings will be positioned according to the frontage and setback requirements in the City’s ULUC. Examples are provided in the RiverPark Vision Book.
- RiverPark South will be developed in compliance with the requirements and limitations stated in the City’s ULUC and the RiverPark Vision Book.
- Differing uses will be compatible through compliance with the City’s Unified Land Use Code (ULUC) and the RiverPark Vision Book.
- The mixture of uses within the site will be dictated by market conditions.

LEGEND

--- Property Boundary

 RiverPark South MDP



DEVELOPMENT DATA: CM

Mixed-Use

Density: 50 Dwelling Units per Acre Maximum (60 Dwelling Units per Acre Maximum with Sustainability increases)

Setbacks: Per RiverPark Vision Book and ULUC

Open Space: 12% Minimum

Building Height: 65’ Maximum

Multi-Family Residential

Density: 52 Dwelling Units per Acre Maximum (62 Dwelling Units per Acre Maximum with Sustainability increases)

Setbacks: Per RiverPark Vision Book and ULUC

Open Space: 25% Minimum

Building Height 55’ Maximum (65’ maximum with Sustainability Increases)

Commercial


Setbacks: Per Riverpark Vision Book and ULUC

Open Space: 15% Minimum

Building Height: 65’ Maximum

DESIGN THEME

A “Modern Agrarian” design theme is encouraged throughout the RiverPark development (both the area covered in the approved RiverPark MDP and this RiverPark South MDP) to build on the agricultural heritage of the South Platte River corridor of Littleton. The architecture is intended to be of a modern expression while including hints of vernacular Colorado architectural styles of the Front Range and Rocky Mountain region. This will manifest itself in the building forms and massing, roof forms, fenestration patterns and openings, overhangs and canopies, materials and finishes, building transparency and the utilization of indoor/outdoor spaces which provide a strong connection to the outdoor lifestyle. Key themes to be considered to achieve this vernacular Colorado style include modern interpretations of authentic architectural styles including ranch, agrarian, prairie and western industrial. Material applications should be simple, reflect historical materials and be applied in a contemporary manner, as further described in the RiverPark Vision Book.

SCALE 1:150 

RiverPark South Master Development Plan With Waiver

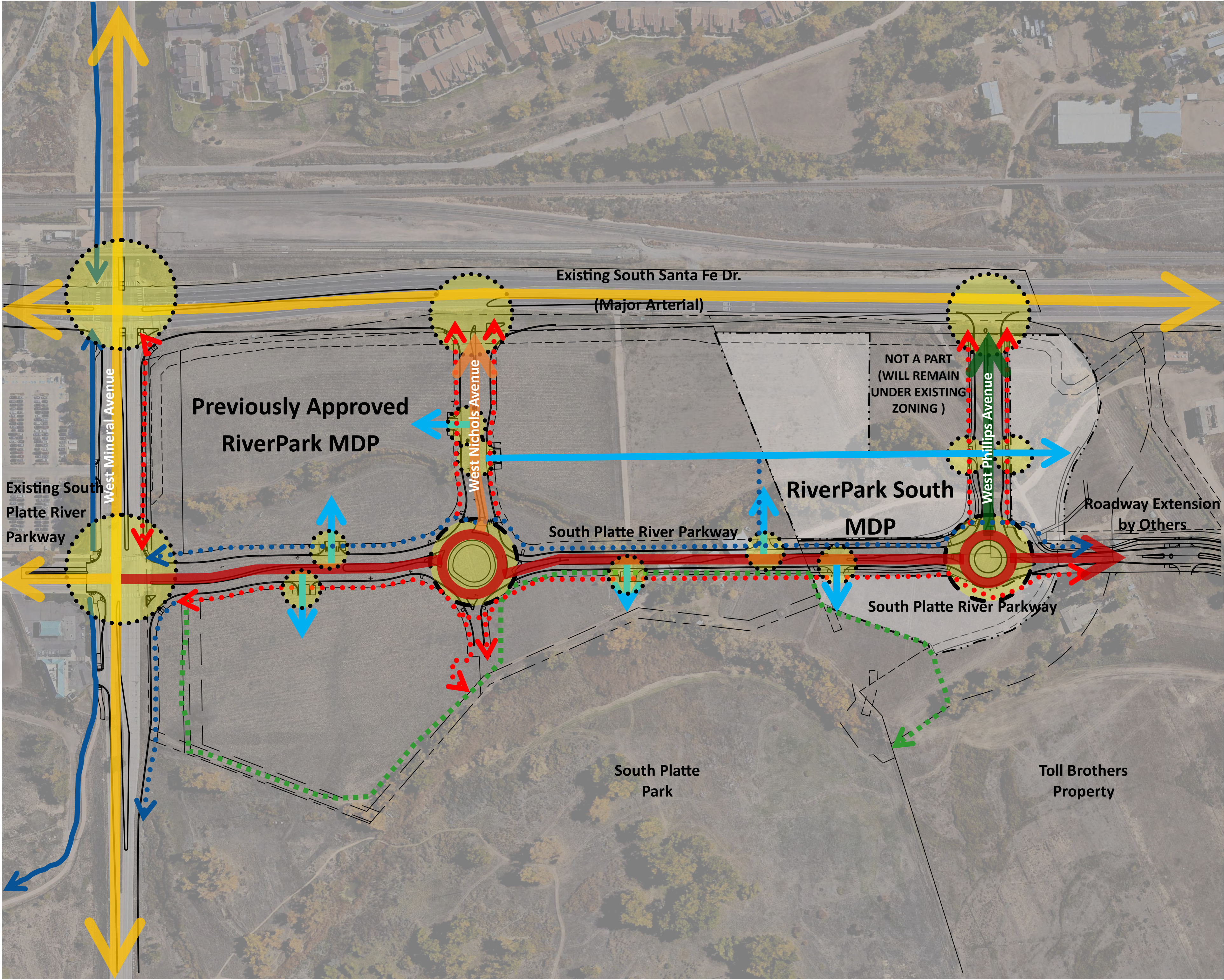
Vehicular Access, Parking and Circulation Plan

A portion of Lots 261, 262 and 263 and Tract A, Santa Fe Park Subdivision, Filing No. 1,
City of Littleton, County of Arapahoe, State of Colorado.
7.86 Acres.
Littleton Zoning District CM/PL-O
Case Number: MDP23-0006

LEGEND

- Property Boundary
- RiverPark South MDP
- Existing Vehicular Circulation
- Future Extension of South Platte River Parkway
- Future West Phillips Avenue
- Future West Nichols Avenue
- Private Access
- Future Pedestrian Sidewalk
- *Future Shared Use Path
- Existing Trail
- *Future Trail
- Existing Signalized Intersection
- Future Signalized Intersection
- Future Roundabout Intersection
- Future Private Access Points (Final locations to be determined during the Final Site Plan process)

*Future Trails and Shared Use Paths are open for public use



SCALE 1:150

DESCRIPTION

- Access points are proposed for each parcel from the internal street network. The exact location and configuration will be provided at the time of Final Site Plan.
- Each access point within the site will be internally connected to other access points for continuity and connectivity including the Previously Approved RiverPark MDP (MDP22-0002).
- Parking lots will generally be placed to the side or behind buildings along streets. When a parking area faces a street, it shall be buffered as required by the City's ULUC and per the RiverPark Vision Book.
- All buildings within RiverPark South will have a single continuous sidewalk connection between the front doors of each use so there is complete pedestrian connectivity between buildings within each block separated by a roadway. This pathway may go through parking areas or cross private drives with street crossings as needed.
- Areas on opposite sides of roadways at RiverPark South will be connected by pedestrian crossings at public roadways as approved by The City of Littleton.
- The RiverPark South MDP area and its future development projects will comply with the RiverPark and Santa Fe Park Combined traffic Impact Report approved on February 17th, 2021.

RiverPark South Master Development Plan With Waiver

Phasing and Timing Plan

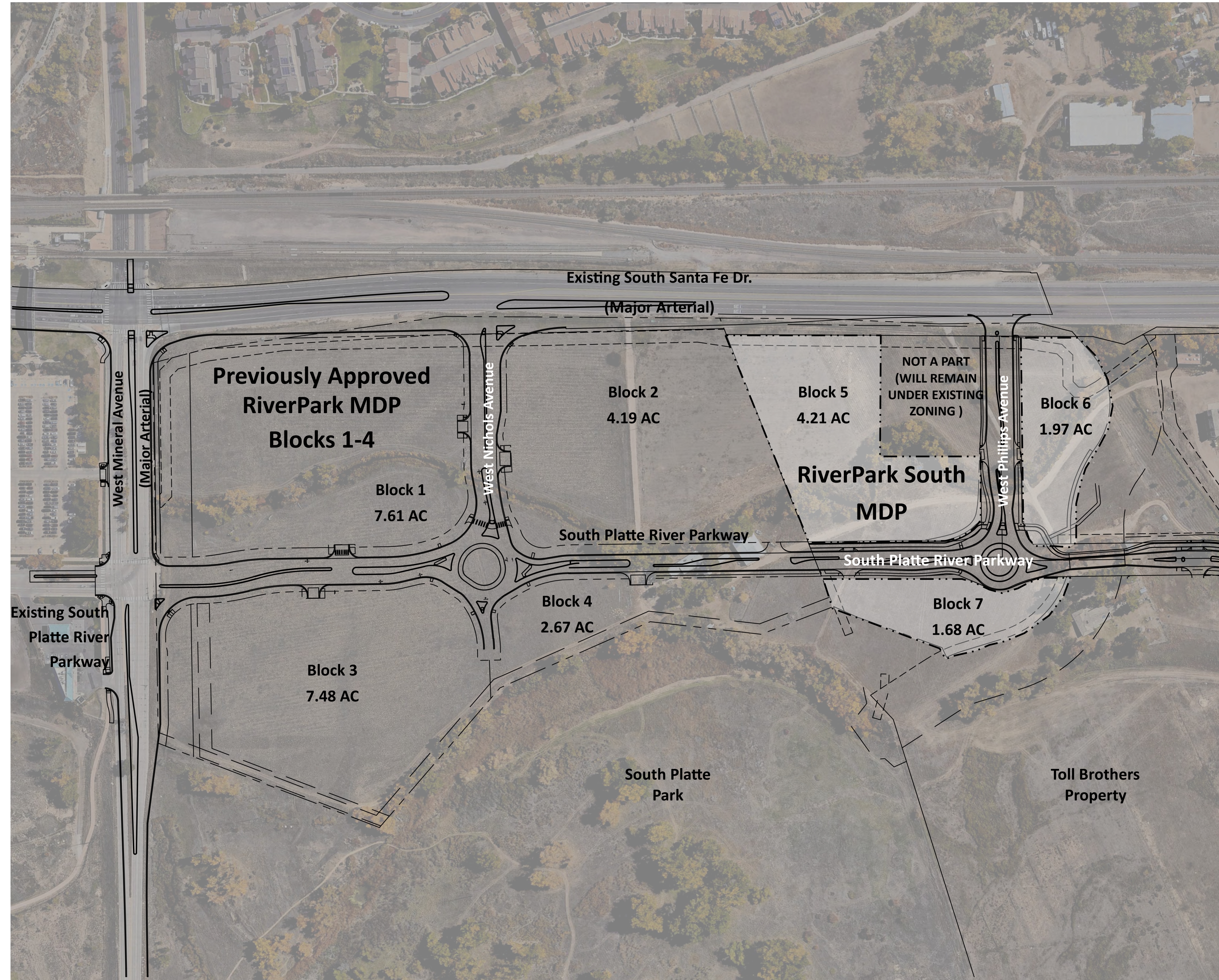
A portion of Lots 261, 262 and 263 and Tract A, Santa Fe Park Subdivision, Filing No. 1,

City of Littleton, County of Arapahoe, State of Colorado.

7.86 Acres.

Littleton Zoning District CM/PL-O

Case Number: MDP23-0006



RIVERPARK SOUTH MDP

- Completion of the RiverPark South development is expected to be finalized concurrently with the previously approved RiverPark MDP (MDP22-0002) within a one to five year period as market conditions dictate.
- The order of development of and within Blocks 5, 6 and 7, may vary based upon final users.

LEGEND

--- Property Boundary

■ RiverPark South MDP

RiverPark South Master Development Plan With Waiver

Project Narrative

A portion of Lots 261, 262 and 263 and Tract A, Santa Fe Park Subdivision, Filing No. 1,
City of Littleton, County of Arapahoe, State of Colorado.
7.86 Acres.
Littleton Zoning District CM/PL-O
Case Number: MDP23-0006

Project Narrative

The project narrative below generally describes how RiverPark South will be developed with a unified design character specific to the entire RiverPark development (this River Park South MDP (MDP23-0006), the previously approved RiverPark MDP (MDP22-0002) and the RiverPark Vision Book)

Description

RiverPark South is a 7.86 acre parcel of land located at the southwest corner of West Mineral Avenue and South Santa Fe Drive in Littleton, Colorado.

Goals

RiverPark South will be developed using the standards outlined in the accompanying RiverPark Vision Book and those in the ULUC for the CM zone district. This mixed-use site will provide a unified development congruent with the property outlined in the previously approved RiverPark MDP (MDP22-0002 approved on September 26th 2022), where people can work, live, shop and play by creating a general development character that is unique along the South Platte River corridor. This Master Development Plan (MDP) for RiverPark South (MDP23-0006), stays consistent with the general character of the development within the requirements outlined in the previously approved RiverPark MDP and RiverPark Vision Book. The MDP establishes three Blocks for development by setting the size and configuration for the extension of public roads through the property.

Uses

The proposed development includes a variety of uses as outlined in the RiverPark Vision Book with the primary intended uses being retail, restaurant, residential, services, and other mixed-use.

Aesthetics

RiverPark South will be guided by an architectural design aesthetic called “Modern Agrarian” which builds on the building typography and building materials found in historic downtown Littleton and along the adjacent South Platte River corridor. The RiverPark Vision Book will apply to the entire RiverPark development, including the previously approved RiverPark MDP and RiverPark South MDP, to ensure that all uses are developed in a manner that respects the investments of others by maintaining a high level of design. The design aesthetic will be enhanced through careful landscape design that uses trees and grasses that are native to the area.

Scope and Scale

RiverPark South’s adjacency to State Highway 85 accommodates development with greater setback needs as guided by the Corridor Mixed (CM) zone district development standards and the RiverPark Vision Book. Density, scope and scale of the RiverPark South site is limited by, and will comply with the standards outlined in the RiverPark Vision book.

Comprehensive Plan Compliance

The City of Littleton Comprehensive Plan identifies five guiding principles and core values for creating a model community unique to Littleton, “**Anchored, Authentic, Connected, Active** and **Engaged**”. RiverPark will build upon these core values and guiding principles:

Anchored

What makes Littleton “A Truly Special Place” is it’s historic downtown core, established neighborhoods and “The River That Runs Through it.” Evergreen wants to build on that belief by creating a development on the South Platte River corridor where people can live, work, shop and play. This mix of uses will create a unique opportunity for people to gather adding to sense of place.

Authentic

Littleton has been referred to as a “Little Town with a Small Town Feel” on the edge of a large metropolitan area. Contributing to that character is an historic architectural heritage that includes both traditional and agricultural/agrarian roots. RiverPark seeks to continue that theme by using an overall design theme defined as “Modern Agrarian” architecture that uses massing, building materials and landscaping that builds on the local aesthetic.

Connected

Littleton is “Connected with the Broader Region” by highways, arterials, RTD Southwest Rail Line and The Mary Carter Greenway Trail making it highly accessible to metropolitan Denver. The RiverPark site is singularly unique in that it is directly adjacent to all four of these connections identified above. This connectivity and accessibility will make RiverPark a great place for people to gather and linger, attributes that help foster community.

Active

Littleton residents value “A Fit and Healthy Lifestyle.” Living in Colorado provides regional vehicular access to the mountains, but Littleton has the South Platte River corridor that provides non-vehicular pedestrian access to miles and miles of open space, natural surroundings along the river, wildlife, parks and other amenities. The entire RiverPark development, by proximity alone, builds on that core value by providing access from all portions of the RiverPark site to the Mary Carter Greenway Trail by way of an off-site trail extension and a continuous trail along its west property line adjacent to South Platte Park.

Engaged

Littleton fosters a community of active participants that stay engaged and active in the changes within the city. Evergreen desires to continue that engagement in the development of the RiverPark Site by being active participants in productive dialog between elected city officials, informed residents, and other partner organizations interested in Littleton “as it is today and will be tomorrow.”

RiverPark South Illustrative Massing

The images below conceptually illustrate the massing for the development.



RiverPark South Design Illustrative

The images below conceptually illustrate the intended quality and style of design.





Staff Report

Meeting Date: May 29, 2025
Planner: Zareen Tasneem, AICP - Senior Planner

APPLICATION SUMMARY:

Project Name: RiverPark South Conceptual Master Development Plan
Case Number: MDP23-0006
Application type: Conceptual Master Development Plan (MDP)
Location: The approximate intersection of S. Platte River Pkwy. and W. Phillips Ave.
Size of Property: 7.86 acres
Zoning: Corridor Mixed/Planned Overlay District (CM/PL-O)
Applicant: Evergreen Devco, Inc.
Owner(s): Toll Southwest LLC (Parcel# 2077-32-2-14-002)
Evergreen-Mineral & Santa Fe LLC (Parcel# 2077-32-2-12-005, 2077-32-2-14-001, 2077-32-2-13-002, 2077-32-2-12-006)
Quiktrip Corporation (Parcel # 2077-32-2-17-002)
Applicant Request: Approval of a Conceptual MDP to remove the planned overlay district designation on the property and to create a unified mixed-use development.

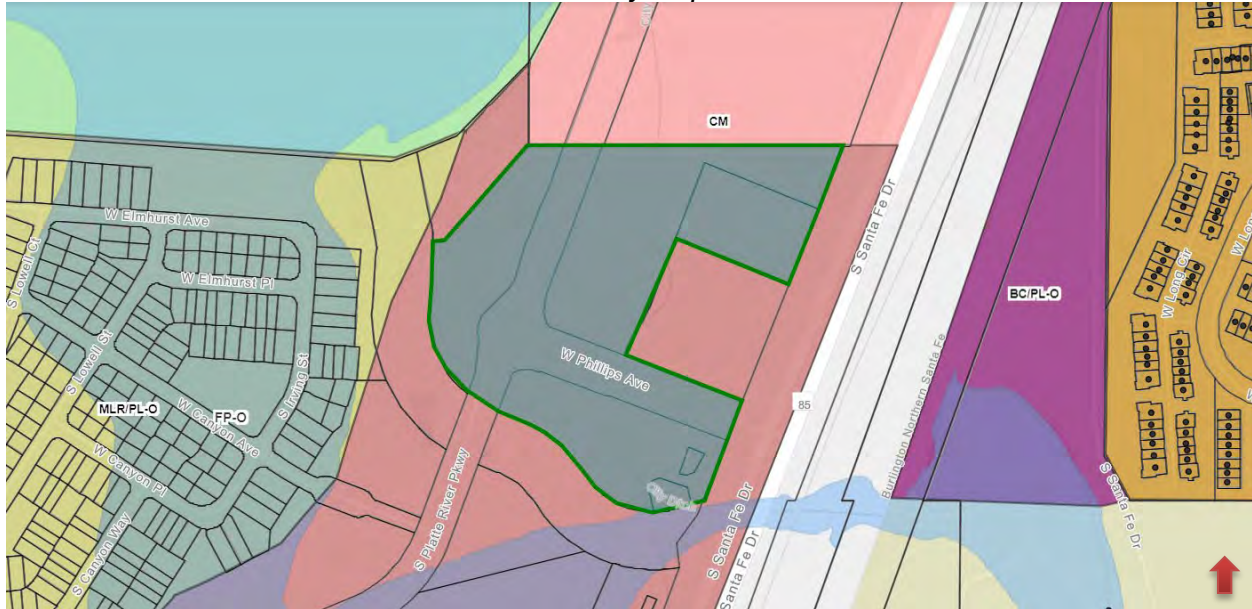
REPORT CONTENTS:

Item	Page
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Request Analysis	4-7
Staff Recommendation	8

LOCATION:

The subject site is located on a 7.8-acre site at the intersection of S. Platte River Pkwy. and W. Phillips Ave. (outlined in the below map in green). It is currently vacant and includes 4 lots and 2 tracts.

Vicinity Map



The site is zoned CM/PL-O. The current zoning and land uses of the surrounding sites are summarized in the table below.

Direction	Current Zoning	Current Land Use
North	Corridor Mixed (CM)	Vacant (future mixed-use development)
East	N/A	Highway (S. Santa Fe Dr.)
South	CM/Planned Development Overlay (PL-O)	Vacant (future apartment development)
West	Open Space (OS), Medium Lot Residential (MLR)/PL-O	Open space, vacant (future townhome development)

PUBLIC NOTICE REQUIREMENTS AND PROCESS:

Pursuant to Section 10-9-3.5 of the Unified Land Use Code (ULUC), notice of public hearings shall be given in accordance with Table 10-9-3.9.1, which states, in part, for the relevant application before the Littleton Planning Commission:

Table 10-9-3.9.1 Development Review Summary							
Development Application	Pre-App Required	Neighborhood Meeting	Review and Decision		Public Notice	Expiration (10-9-3.8)	Applicable Standards
			Review/Recommend	Decide			
CDD = Community Development Director; PC = Planning Commission; CC = City Council; HPC = Historical Preservation Commission; AAC = Appeals and Adjustments Commission; [] = Public Hearing Required							
Master Development Plan (Sec. 10-9-5.7)	✓	✓	CDD	[PC]	Pu M Po	2 years	Article 10-1-3

Pu = Published in newspaper 10 days prior to public hearing in accordance with Section 10-9-3.5

Po = Sign posted on property 10 days prior to public hearing in accordance with Section 10-9-3.5

M = Mailed notice to adjoining property owners or property owners within a specified distance of the subject property 10 days prior to public hearing in accordance with Section 10-9-3.5

Section 10-9-3.5 of the ULUC requires that any notice provided by mail, shall be provided through the United States Postal Service to all addresses, units, and property owners located within 700 feet of the property.

Staff notified all addresses, units, and individual property owners and residents within 700 feet of the site at least ten (10) days in advance of the May 29, 2025 hearing date. In total, staff sent 11 notification cards to property owners and residents within the notification boundary. A public hearing notice was published in the May 15, 2025 edition of the Littleton Independent. Public hearing signs were picked up by the applicant to be posted on street frontages nearby.

Two neighborhood meetings were held on August 10, 2023 and June 27, 2024. A summary of the neighborhood meetings is included in the packet attachments.

BACKGROUND:

In 1985, Littleton City Council approved the Santa Fe Park Planned Development General Development Plan, which currently governs the property. Property to the north was removed from the same PL-O through Planning Commission's approval of MDP22-0002. The proposed Conceptual MDP would remove the site from the existing PL-O designation, allowing the entire site to be regulated by the underlying CM zone district standards instead.

The Conceptual MDP intends to provide a framework for future administratively reviewed site plans. The applicant has put together design guidelines for the overall RiverPark development called the "RiverPark Vision Book" (attached to the packet). The three "blocks" shown on the Conceptual MDP are branded as part of distinct "districts" in the Vision Book. Concepts outlined in the MDP and Vision Book adhere to CM zone district standards, aside from the request for reclassification to allow "Vertical Board and Batten (Wood, Cement Board)," "Galvanized, Aluminum coated, Zinc-aluminum coated or unpainted metal finishes," and "Natural Wood Siding" to be reclassified as a primary building material from secondary building material for this development.

Pursuant to Section 10-3-3.2, CMU Standards of Design, and Section 10-1-3.2.A, Building Material Standards, the Director of Community Development may approve a reclassification or approve alternative building materials for use. The applicant has requested a reclassification of certain

building materials from 'secondary' to 'primary' to achieve a "modern agrarian" design aesthetic with this development to create a unique identity for the site. The Director of Community Development has reviewed this request, in conjunction with the application and Vision Book, and has approved the stated reclassification.

The applicant has also applied for and is currently under review for an administrative major plan amendment (MAPA24-0003) to the approved RiverPark MDP (MDP22-0002) that is requesting the same building materials waiver request and establishment of the RiverPark Vision Book guidelines in the northern portion of the RiverPark master development area as well.

APPLICANT'S REQUEST FOR A MASTER DEVELOPMENT PLAN (CONCEPTUAL)

General Content:

Pursuant to Section 10-9-5.7.B.2 of the ULUC, an MDP, whether conceptual or detailed, is required to illustrate the nature and character of development within the parameters of the underlying zoning district, including:

- a. ***Context.* The context of the proposed development relative to adjacent development and the proposal for transitioning and buffering of such development;**

The applicant's intent is for the subject site and the site to the north to operate as one cohesive master-planned development, as demonstrated by the attached Vision Book. To the east, S. Santa Fe Dr. provides a buffer between this development and the established development east of Santa Fe. To the west and south, wide drainage facilities will buffer this development from the existing open space and future residential developments. The MDP is also proposing to restrict heights of mixed-use and commercial uses.

- b. ***Location, Scale, and Design.* The locations and types of residential, non-residential, and mixed land uses; their scale and design relationships; and methods to promote compatibility between the various uses and adjacent lots;**

While the CM zone district allows for a variety of uses, the applicant outlines in the Vision Book the preferred uses they would want to see in each "district." Specifically, the subject area falls within the Daily Needs District (auto-oriented, neighborhood service users and residential) and the Destination District (restaurant, event, and outdoor dining spaces and residential). The applicant would also like to achieve a "modern agrarian" design aesthetic with this development; as such, the applicant requested a reclassification of some of the permitted CM building materials from secondary to primary. This reclassification would allow the chosen materials to cover more of a building façade than currently allowed. As mentioned in the Background section, the Director of Community Development has approved this reclassification. Developments in the CM zone district must also design their site based on the frontage type category the site qualifies for.

- c. ***Density.* Minimum and maximum gross densities, block sizes, lot patterns, and heights of residential uses;**

The proposed Conceptual MDP complies with the current maximum and minimum standards required of multi-family residential uses in the CM zone district.

d. *Intensity.* Maximum gross floor areas, building coverage, and heights of non-residential and mixed uses;

Generally, the proposed Conceptual MDP complies with the current maximum and minimum standards required of mixed-use and non-residential uses in the CM zone district. However, as mentioned above, the Conceptual MDP is proposing to restrict heights of mixed-use and commercial uses to a maximum of 65 feet. The ULUC permits a maximum height of 80 feet for these types of buildings in the CM zone district, with up to 91 feet permitted for those buildings that incorporate sustainable building standards, as outlined in Section 10-1-3.4.

e. *Parking and Circulation.* The proposed parking and circulation plans;

Parking will be evaluated in the full site plan review for each individual site, when submitted. A detailed circulation plan is shown on Sheet 6 of the Conceptual MDP plan set, which lays out a public and private road system on a grid, with proposed sidewalks and shared use paths. The circulation plan also shows the location of proposed vehicular access points into the site.

f. *Streets.* The patterns, functional classifications, and cross-sections of streets within and adjacent to the development, along with the network of pedestrian and bicycle improvements;

As stated above, a detailed circulation plan is shown on Sheet 6 of the Conceptual MDP plan set, which lays out a public and private road system on a grid, with proposed sidewalks and shared use paths, including a future cycle track on S. Platte River Parkway. Utilizing the street typologies established in the City of Littleton's Transportation Master Plan, the Public Works - Transportation team has categorized the surrounding streets as the following:

- S. Santa Fe Dr. = Commercial Corridor
- S. Platte River Parkway and W. Phillips Avenue = Mixed Use/Downtown Connector

g. *Common Open Space.* General locations, means of continuity and connectivity, and the extent of common open spaces and amenities;

Open space will be evaluated in the full site plan review for each individual site, when submitted.

h. *Environmental Protection.* Areas of environmental protection and preservation, including floodplains and riparian areas, wetlands and water bodies, and vegetated areas.

Pond A (see Sheet 4) will serve as the storm water detention pond and water quality treatment for the RiverPark South MDP area. It was approved under Case No. MAJ21-0001

and the Santa Fe Park South Final Drainage report. Per the applicant, the subject site does not include any sensitive areas requiring environmental protection, riparian areas, or water bodies.

i. *Phases. Phases and timing of development.*

Per Sheet 7 of the MDP plan set, “completion of the RiverPark South development is expected to be finalized concurrently with the previously approved RiverPark MDP (MDP22-0002) within a one-to-five-year period as market conditions dictate. The order of development of and within Blocks 5, 6 and 7, may vary based upon final users.”

Additional Content Specific to MDP (Conceptual) for Mixed-Use Developments:

In addition to the above content, an MDP (Conceptual) must provide evidence of adherence to Subsection 10-3-3.2.B.D, Mixed-Use Development Layout and Design. The development shall comply with the following design principles: Walkable Layout, Context-Sensitive Streets, Parking, Connectivity, Open Space, Resource Integration, Building/Street Relationship, and Livability. Staff analysis on these topics overlap with the general content analysis; therefore, please refer to the previous section’s responses.

Decision Criteria and Analysis:

Pursuant to Section 10-9-5.7.C of the ULUC, there are four (4) decision criteria for a MDP (Conceptual):

1. *Zoning District Conformance. The plan demonstrates compliance with the applicable zoning district and design standards.*

The previously discussed general content provisions demonstrate conformance with the underlying CM zoning district regulations, with approval of the waiver request to reclassify some of the permitted CM building materials from secondary to primary. Final compliance with the ULUC will be ensured at time of individual site plan reviews.

2. *Layout. The MDP demonstrates a site layout and circulation plan that is efficient relative to its context and location and is designed to achieve the intent and purpose of the underlying zone district.*

A circulation plan has been provided in the MDP plan set that shows pedestrian, bicycle, and vehicular circulation. Proposed access points into the blocks are also shown, which highlight an intent to control access management, i.e. a focus towards shared curb cuts and cross access. An emphasis has been made towards creating a grid system through the public and private roads.

3. *Quality Design. The MDP provides for high quality design of building architecture and landscape architecture to establish visual interest, aesthetic appeal, and a unique identity for the development including human-scale amenities, and integration of civic spaces for public interaction;*

The applicant is aiming to provide high quality design of building architecture and landscape architecture as highlighted in the Vision Book design guidelines. They would like to create a unique identity for the site through their “modern agrarian” theme and, requested a

reclassification of certain building materials in conjunction with this MDP request. This reclassification was approved by the Director of Community Development.

4. *Natural Resources.* The MDP identifies unique and desired natural features of the site and when possible, preserves or enhances those features.

Per the applicant, the subject site area does not include any sensitive areas requiring environmental protection, riparian areas or water bodies. The proposed site sits above South Platte Park and is buffered from the park by Pond A, a stormwater facility for the site. Open space will be provided as required by the CM zone district on individual sites.

Planning Department Analysis:

It is staff's opinion that the proposed Conceptual MDP with waiver request complies with the associated general content requirements, specific content requirements, and decision criteria. Staff recommends approval of the proposed Conceptual MDP for RiverPark South.

Economic Development Department Analysis:

The proposed Master Development Plan for the RiverPark South project is supported by multiple pillars of the Comprehensive Economic Development Strategy (CEDS) including:

Pillar 1: Business Vitality and Adaptability

Pillar 2: Workforce and Talent Attraction

Pillar 3: Fostering a Livable Economy

Pillar 5: Supporting Industry and Investment in City Infrastructure

Pillar 6: Regional Economy Positioning

The southwest metro area, including portions of Littleton, Highlands Ranch, and unincorporated Jefferson and Douglas Counties, are growing significantly, and predominantly with residential land uses. The Santa Fe corridor is a major connecting route to these rapidly growing development areas and the City is poised to capture demand for commercial and retail services, as is referenced by the City's Retail & Mixed Use Market Analysis (EPS, 2023). The report cites the inflow-outflow analysis performed at that time indicated that Littleton stores are capturing approximately only 49 percent of the total retail expenditure potential from residents with the inverse, retail leakage, estimated at 51 percent of total spending. As a result, the city needs to capitalize on its commercially zoned properties to reduce this leakage and facilitate more places for retail sales to occur. The RiverPark project represents a significant opportunity for retail development and as a result, the Economic Development Department is highly supportive of this application.

Development Engineering/Traffic Department(s) Analysis:

Engineering and Traffic has accepted the preliminary and conceptual documents as appropriate for approval of the Conceptual Master Development Plan (MDP). Note preliminary information has been submitted on these documents for the Conceptual Master Plan, with additional details to be submitted with the Detailed Site Plan. Additional detail and full design will be required at the site plan application and review in the future. Other detailed documents will be reviewed at that time, including: Final Drainage Study, Final Sanitary Sewer Study, Final Traffic Study – including impacts, Final Pond Outfall Calculations, required Environmental Assessments, and any other requested detailed reports.

REFERRAL ENTITY COMMENTS:

The following entities received referral letters regarding the applications: Arapahoe County, Arapahoe County Public Health, Lumen (formerly CenturyLink), City of Englewood, Colorado Department of Transportation, Comcast, Denver Water, Littleton Schools, South Metro Fire District, South Suburban Parks and Recreation District, Southwest Metropolitan Water and Sanitation District, United States Postal Service, Mile High Flood District, and Xcel.

The applicant has worked closely with all outside agencies on any outstanding comments and have addressed all of the comments or the agencies have conditionally approved the RiverPark South Conceptual MDP project (MDP23-0006).

PLANNING COMMISSION OPTIONS:

Pursuant to Section 10-9-5.7.C, Planning Commission shall approve, approve with conditions, or deny of the proposed Conceptual MDP..

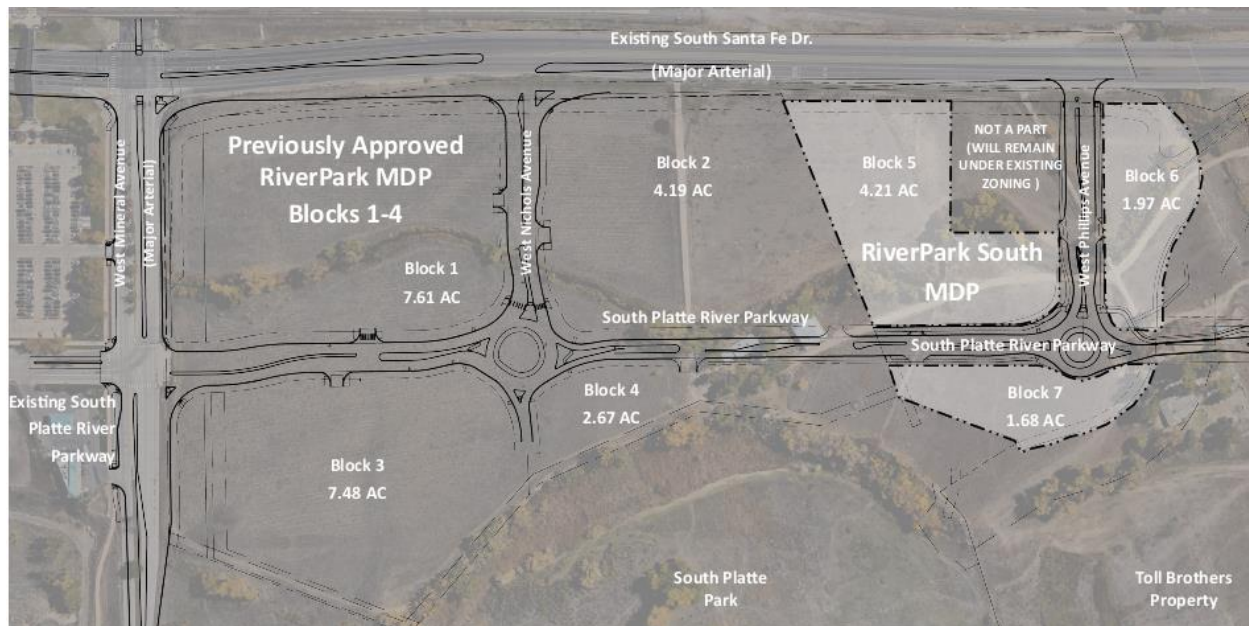
STAFF RECOMMENDATION:

Staff recommends approval of PC Resolution 06-2025, a Conceptual Master Development Plan for RiverPark South at approximately the intersection of S. Platte River Pkwy. and W. Phillips Ave., removing the governing Planned Development in order to utilize the underlying CM zone district and to create a unified mixed-use development.

August 15, 2024

City of Littleton
Community Development
2255 W Berry Ave
Littleton, CO 80120
303-795-3748

**RE: DECISION CRITERIA NARRATIVE
RIVERPARK SOUTH MASTER DEVELOPMENT PLAN (#MDP23-0006)
A portion of Lots 261, 262, and 263 and Tract A, Santa Fe Park Subdivision Filing No 1**



Evergreen- Mineral & Santa Fe, L.L.C. is requesting approval of the proposed Master Development Plan based on the decision criteria of the City of Littleton Unified Land Use Code Section 10-9-5.7 Master Development Plan as follows:

1. **Zoning District Conformance.** The plan demonstrates compliance with the applicable zoning district and design standards.
 - a. **Response:** This RiverPark South Master Development Plan (#MDP23-0006) respects the purpose, applicability, design and standards set forth in the City of Littleton Unified Land Use Code Chapter 3 Corridors and Mixed Use (CMU). The development will consist of residential, commercial, and mixed-uses. The accompanying RiverPark Vision Book will further describe the architectural and design theme of this mixed-use development.

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2. **Layout.** The development is laid out in an efficient manner relative to its context and location (natural and built environments) and designed to achieve the aims of a compact, highly walkable environment;
 - a. **Response:** The proposed RiverPark South development is located directly south of the area zoned under RiverPark MDP (#MDP22-0002) that was approved on September 26, 2022. Once approved, this RiverPark South MDP plus the RiverPark MDP will create a single continuous mixed-use development guided by each MDP and the accompanying RiverPark Vision Book. The development will pay special attention to pedestrian, bicycle, and vehicular connectivity. All buildings will have a single continuous sidewalk connection between the front doors of each use so there is complete pedestrian connectivity between buildings. A two-way bicycle path will be provided along the east side of Platte River Parkway and a trail will be provided throughout the western portions of the property connecting to the adjacent South Platte Park.
3. **Quality Design.** The design of buildings, circulation, hardscape and landscape areas help to establish functionality, visual interest, aesthetic appeal, and a unique identity for the development including human-scale amenities, integration of civic spaces for public interaction, and protection from the environmental elements;
 - a. **Response:** The RiverPark development will encourage a “Modern Agrarian” design theme to build on the agricultural heritage of the South Platte River corridor of Littleton. Building forms, roof forms, materials and finishes, and the utilization of indoor/ outdoor spaces will provide a strong connection to the outdoor lifestyle. Key architectural themes will include modern interpretations of ranch, agrarian, prairie, and western industrial. This design aesthetic will be enhanced through careful landscape design that uses trees and grasses that are native to the area.
4. **Natural Resources.** The MDP identifies unique and desired natural features of the site and when possible, preserves or enhances those features;
 - a. **Response:** The RiverPark South MDP area does not include any sensitive areas requiring environmental protection, riparian areas or water bodies. The proposed development site sits on a bench, significantly above South Platte Park. Open space will be provided as required by the CM zone district. Stormwater from the RiverPark South area will drain into the adjacent pond where it will be treated for detention and water quality.

Thank you for your consideration of this application. Please do not hesitate to contact me with any questions.

Karen Levitt Ortiz
Senior Development Manager
Evergreen Devco, Inc.
(602)808-8600
klevittortiz@evgre.com

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September 28, 2023

City of Littleton
Community Development
2255 W Berry Ave
Littleton, CO 80120
303-795-3748

**RE: NEIGHBORHOOD MEETING SUMMARY
RIVERPARK SOUTH MDP, BLOCKS 5, 6, & 7
SWC MINERAL AVE & SANTA FE, LITTLETON, CO**

To Whom it May Concern,

Evergreen- Mineral & Santa Fe, L.L.C. is planning to develop a mixed use residential and commercial shopping center at the southwest corner of Mineral Ave & Santa Fe/ Highway 85 ("RiverPark"). The purpose of this RiverPark South Master Development Plan is to modify the existing Planned Development-Commercial (PD-C) zoning to bring the property current with the City of Littleton's Unified Land Use Code as Corridor Mixed Use (CMU) zoning. This proposed RiverPark South MDP will closely mirror the previously approved RiverPark MDP which governs the parcels directly north of this RiverPark South MDP area.

A pre-application meeting for this RiverPark South MDP (PREAPP23-0028) was held at the City of Littleton community development office on June 15, 2023. A neighborhood meeting was held virtually via Zoom on August 10, 2023.

A presentation was given by Karen Levitt Ortiz, Senior Development Manager for Evergreen Devco Inc. describing the overall RiverPark development plans, zoning, development criteria, design theme, connectivity, and tentative schedule. There were three attendees in the neighborhood meeting and nine questions asked. Below are the questions and responses:

- 1) What types of residential uses are being proposed?
 - a. There is currently a multifamily development planned in the Homestead District and a senior housing development proposed in the Daily Needs District.
- 2) Why is the one parcel excluded from the MDP?
 - a. This parcel is a fuel station and convenience store which is already being processed so we did not want to interfere with that application by re-zoning that parcel.
- 3) What is the development on Phillips?
 - a. Phillips and the section of Platte River Parkway is currently under construction by Toll Brothers. They will be installing this roadway as well as a traffic signal at Phillips and Santa Fe.
- 4) There is a significant amount of wetlands and riparian area on the property. How is this being handled?

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- a. There is a City of Englewood irrigation channel that runs through the site that is being re-routed and piped underground parallel to Santa Fe and Mineral.
 - b. The property Evergreen is developing does not have any designated riparian or wetland areas. Our consultants have completed various environmental studies which have been reviewed by the appropriate jurisdictional agencies. Evergreen will follow all stormwater management and permitting requirements throughout the development of the project.
 - c. To the west of our property, in the South Platte Park are the Beaver Pond Wetlands that have been drying up over the years. As part of Evergreen's offsite improvements, we have been working with the City of Littleton, South Suburban Parks, and CPW to design the detention pond outfalls so that they are able to deliver rainwater from storm events to these wetlands to aid in maintaining the wetland hydrology and recharge them. So, this project is helping to recharge and improve the historic offsite wetlands west of the project site.
- 5) What other public meetings are going to be held for this development? Will there be neighborhood meetings or planning commission or city council hearings?
- a. Each Site Plan Application will have at least one neighborhood meeting, but those will not be required to go to Planning Commission or City Council. This MDP application will go to Planning Commission.
- 6) How many notices were sent out? Was the South Park HOA contacted?
- a. Postcards were sent to residents and business within a 700 ft buffer. That did include a few of the townhomes within the South Park neighborhood. The HOA owns the green buffer area in between the homes and the Light Rail so they were probably notified.
- 7) Did Toll Brothers authorize the QuikTrip gas station? Is this an allowed use?
- a. Yes, Toll Brothers did authorize this use and it is an allowed use in the former PD zoning overlay district.
- 8) How much will the Senior housing/ memory care cost?
- a. Pricing has not yet been determined for these units. There will be a separate neighborhood meeting specific to the senior housing project at which time they can better answer those questions.
- 9) Why do you think this is going to be a public transportation-oriented site. This is the end of the line on the RTD light rail station.
- a. We are providing many ways for visitors to access the site via public transportation, sidewalks, trails, bicycle paths, and roadways.

Thank you,

Karen Levitt Ortiz
Senior Development Manager
Evergreen Devco, Inc.
(602)808-8600
klevittortiz@evgre.com

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August 15, 2024

City of Littleton
Community Development
2255 W Berry Ave
Littleton, CO 80120
303-795-3748

**RE: SECOND NEIGHBORHOOD MEETING SUMMARY
RIVERPARK SOUTH MASTER DEVELOPMENT PLAN (#MDP23-0006)
A portion of Lots 261, 262, and 263 and Tract A, Santa Fe Park Subdivision Filing No 1**

To Whom it May Concern,

A pre-application meeting for this RiverPark South MDP (#MDP23-0006) was held at the City of Littleton community development office on June 15, 2023. The first neighborhood meeting was held virtually via Zoom on August 10, 2023. The second neighborhood meeting was held virtually via Zoom on June 27, 2024.

Representatives for the Applicant in attendance were Karen Levitt Ortiz for Evergreen Devco Inc. and Gary Ellermann for The Mulhern Group. Representatives for the City of Littleton in attendance were Zareen Tasneem for the Planning Department.

One community member, Sarah Christoff who lives in Wolhurst Landing behind Aspen Grove attended this neighborhood meeting. Sarah joined to learn more about the project and see if any types of retail users could be confirmed yet. Sarah inquired about the parking and walkability of the project, to which Applicant Karen explained the pedestrian connectivity and bicycle and trail networks throughout the project as well as the different types of uses in each District such as quick service providers in the Daily Needs Block and pedestrian gathering spaces in the Lifestyle District. Lastly, Sarah asked about the Mary Carter Greenway Trail connection to which Applicant Karen pointed out where the trail will cross Mineral Ave. Sarah was appreciate for the information and expressed her excitement for this project.

Thank you,

Karen Levitt Ortiz
Senior Development Manager
Evergreen Devco, Inc.
(602)808-8600
klevittortiz@evgre.com

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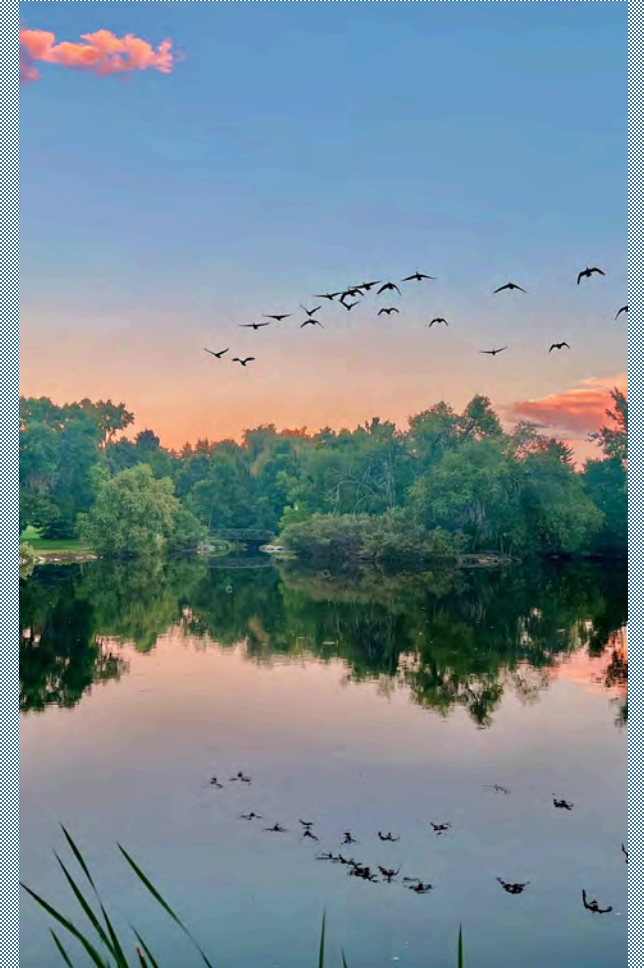


PC RESOLUTION 06-2025

CONCEPTUAL MASTER DEVELOPMENT PLAN FOR RIVERPARK SOUTH

Zareen Tasneem, Senior Planner

MAY 29, 2025



AGENDA OVERVIEW

Purpose

Background

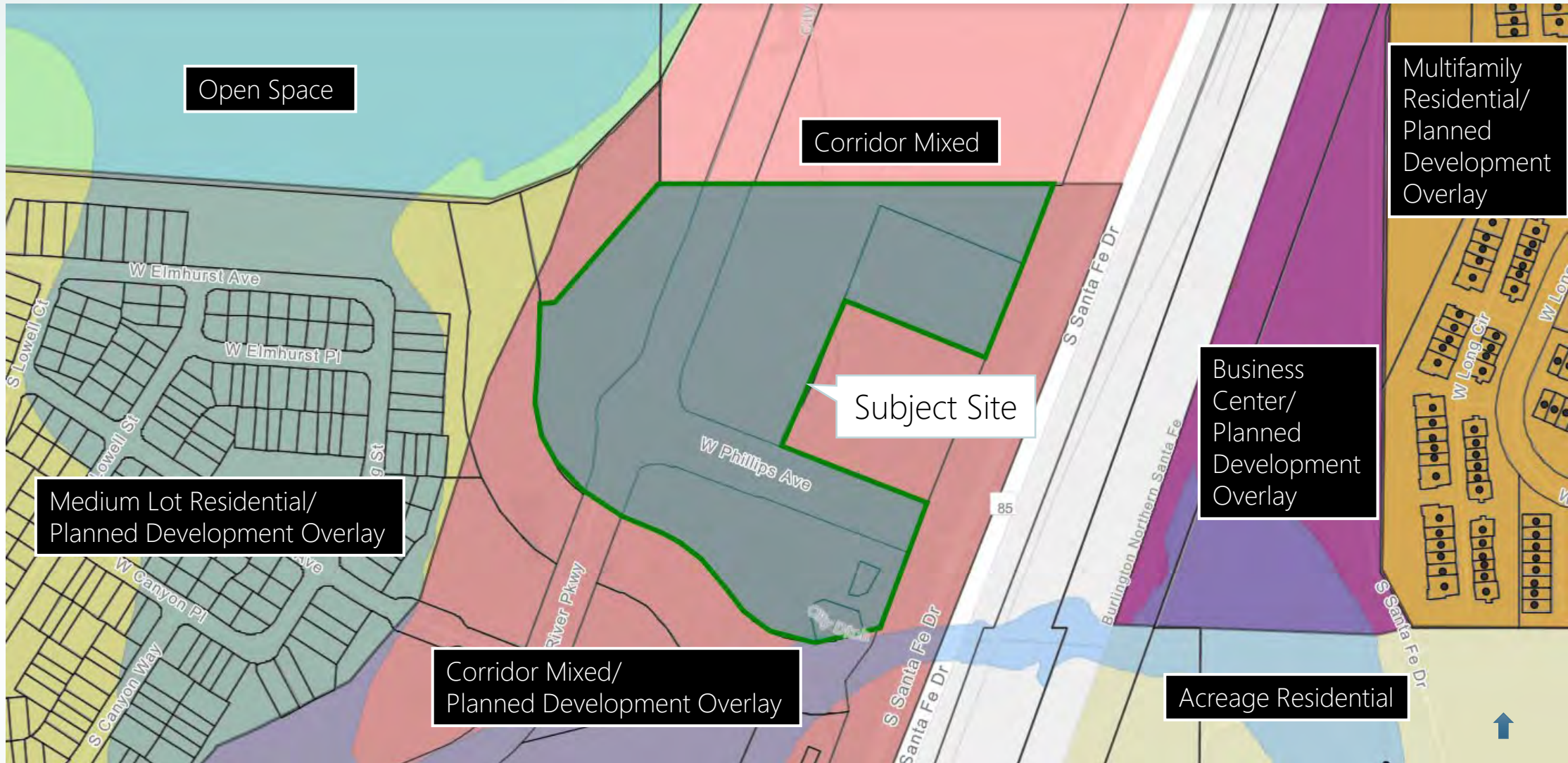
Application Details

Analysis and Recommendation

PURPOSE

- Approval of a Conceptual Master Development Plan (MDP)
 - Remove planned overlay district designation on the property

LOCATION



SITE INFO

- 7.86 acre site
- Currently undeveloped land
- Santa Fe Park Planned Development currently governs the property
- Northern portion removed from same planned development through approved MDP22-0002

APPLICATION HIGHLIGHTS

- **Conceptual MDP**
 - Detailed individual site plans reviewed and approved administratively
- **Waiver request for building materials to be reclassified as a “primary” building materials for this development, specifically:**
 - Vertical Board and Batten (Wood, Cement Board)
 - Galvanized, Aluminum coated, Zinc-aluminum coated or unpainted metal finishes
 - Natural Wood Siding

APPLICATION HIGHLIGHTS CONT.

- Mixed-use development
- RiverPark Vision Book
 - Consists of different “districts”
 - “Modern agrarian” design theme
- Restricting height of mixed-use and commercial buildings to maximum 65’ (zoning code allows up to 80’)
- Corresponding administrative major plan amendment to the approved RiverPark MDP (MAPA24-0003)

ILLUSTRATIVE MASTER PLAN



The above illustrative master plan is for purposes of example only and future Site Plans may or may not reflect the above building and use types.

BUILDING MATERIALS

Agrarian Material Palette



BOARD AND BATTEN
PRIMARY
(SECONDARY IN ULUC)



COURSED STONE
PRIMARY



STUCCO
PRIMARY



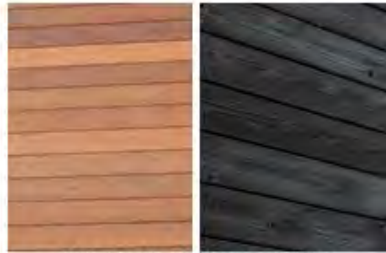
STANDING SEAM
PRIMARY
(SECONDARY IN ULUC)



CUT STONE
PRIMARY



CMU
PRIMARY



NATURAL WOOD SIDING
PRIMARY
(SECONDARY IN ULUC)



FIELD STONE
PRIMARY



BOARD FORMED CONCRETE
SECONDARY



WEATHERED
SECONDARY



RUSTIC
SECONDARY


















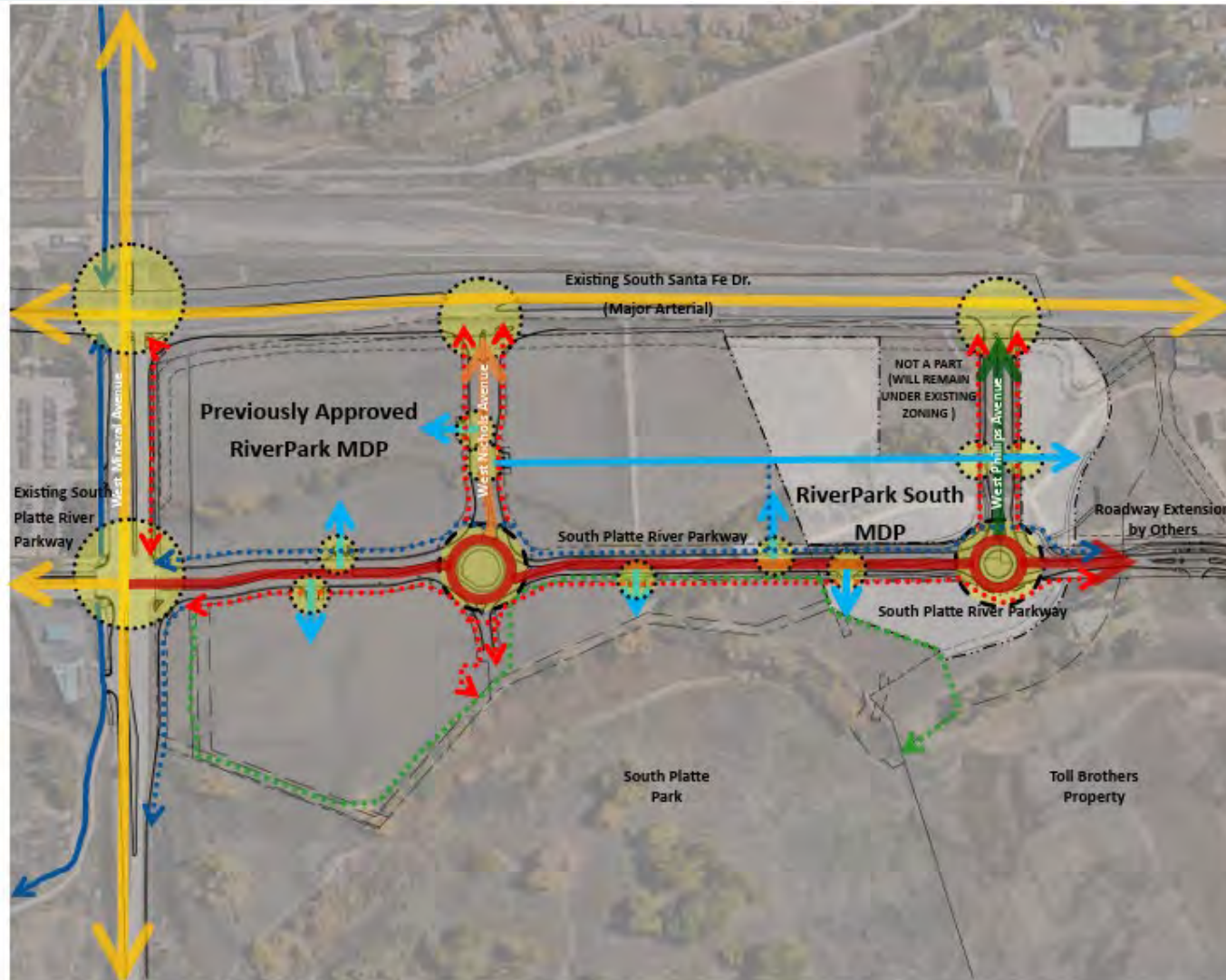
COMPOSITE LAP SIDING
SECONDARY

Material palette may apply to architecture, signage and site amenities at RiverPark. Materials should be simplistic in approach to the agrarian design and provide a connection to the natural cues of the site.

CIRCULATION PLAN

LEGEND

-  Property Boundary
 -  RiverPark South MDP
 -  Existing Vehicular Circulation
 -  Future Extension of South Platte River Parkway
 -  Future West Phillips Avenue
 -  Future West Nichols Avenue
 -  Private Access
 -  Future Pedestrian Sidewalk
 -  *Future Shared Use Path
 -  Existing Trail
 -  *Future Trail
 -  Existing Signalized Intersection
 -  Future Signalized Intersection
 -  Future Roundabout Intersection
 -  Future Private Access Points (Final locations to be determined during the Final Site Plan process)
- *Future Trails and Shared Use Paths are open for public use



SCALE 1:150

STREET TYPOLOGY

- **S. Santa Fe Drive**
 - Commercial Corridor
- **S. Platte River Parkway and W. Phillips Avenue**
 - Mixed Use/Downtown Connector

NEIGHBORHOOD OUTREACH

- August 10, 2023 - First neighborhood meeting held virtually over Zoom
 - Postcards sent to 700-foot radius
- June 27, 2024 - Second neighborhood meeting held virtually over Zoom
 - Postcards sent to 700-foot radius
- May 29, 2025 – Planning Commission public hearing
 - Postcards sent to 700-foot radius
 - Notice published in May 15, 2025 edition of the Littleton Independent
 - Signs posted on street frontages May 16, 2025

STAFF ANALYSIS

Required MDP Content: Section 10-9-5.7	
Context	✓
Location, Scale, & Design	✓
Density	✓
Intensity	✓
Parking & Circulation	✓
Streets	✓
Common Open Space	✓
Environmental Protection	✓
Phases	✓

Required MDP Content: Section 10-3-3.2 B (D)	
Walkable Layout	✓
Context Sensitive Streets	✓
Parking	✓
Connectivity	✓
Open Space	✓
Resource Integration	✓
Building/Street Relationship	✓
Livability	✓

MDP Decision Criteria: Section 10-9-5.7	
Layout	✓
Quality Design	✓
Zoning District Conformance	✓
Natural Resources	✓

STAFF RECOMMENDATION

- Staff recommends approval of PC Resolution 06-2025

DISCUSSION & QUESTIONS