

River Front District Meeting Notes 2/26/19

Mayor Debbie Brinkman welcomed the attendees, recapped the last meeting, and introduced herself. She articulated the purpose of the meeting: to address questions, concerns, and challenges hoping to consolidate the information for a master plan for the district.

Keith Reester, Director of Public Works, City of Littleton provided updates on the ongoing Planning and Environmental Linkage Study (PEL) and Littleton's work with the Colorado Department of Transportation (CDOT).

1. CO-470 through Alameda is the focus of the PEL.
2. Regional and sub regional projects are being submitted. The River Front Corridor Project was submitted as a regional project.
3. The PEL is expected to be adopted, though outside of the states 4 year window to select projects, the timeline for the project is unknown.
4. CDOT is interested in getting the project done sooner rather than later, and anticipates the project costing around \$3 million.
5. The goal is to do the project in the first year of the 4 year window, 2020.
6. CDOT will be the lead on the project, and anticipates completion after 18-24 months.
7. It is important to articulate and convey stakeholder expectations to influence the PEL.

Mayor Brinkman thanked Keith for the PEL and CDOT update then provided attendees with city council's goals from their recent retreat.

1. Goals for 2019
 - a. Finish the Comprehensive Plan
 - b. Continue progress towards financial sustainability
2. Four areas were identified as either at risk or as opportunities.
 - a. Belleview Corridor
 - b. Downtown
 - i. Prince street and city center
 - c. Broadway
 - i. Council is interested in being proactive in the area.
 - ii. There have been talks with RTD regarding a bus rapid transit system
 - d. River Front District
3. Council determined the River Front District should be prioritized and a master plan for the area is necessary.
4. Council will discuss the resources necessary to improve the area and will determine the cost associated with improvements at a study session in March with the intent to approve a contract with a consultant and the financial resources in April.

Mark Relph, City Manager, City of Littleton then reiterated the current goals of the city.

1. The primary goal is the development of the comprehensive plan.
2. Determining future land use.
3. Developing a transportation master plan.

- a. Estimating travel demand and areas of congestion are primary factors to consider when determining “What are we going to do?”
4. Integrating the River Front District with these plans is paramount as it has been identified as “at risk.”
 - a. Stakeholder participation is needed to determine a vision and potential land uses for the district.

Mayor Brinkman then shared with the group council’s plan to add a Transportation and Mobility Board.

1. The board will have 9 members.
2. Mayor Brinkman reiterated council’s plans to contribute financially to the area and spoke again to the importance of stakeholder’s voices during this process.
3. She shared that Bryant and Flink Architecture will be contracted to work on the master plan.
4. The floor was then opened up to address questions, concerns, and the current plans of property owners.

Lauren Roadman, Breckenridge Brewery

1. Was not aware of any expansion plans in the near future.

Craig Jones, Angelo’s Taverna & Carboy Winery

1. Breckenridge Brewery is leaning towards building an event center.
2. The landscape company occupying the space between the brewery and Angelo’s is moving at the end of March.
3. Angelo’s plans to add more parking and expand its winery.

Steve Schaffel, Wolhurst Community

1. No changes
2. Vacant land on property is unusable so there are no new development plans.
3. Any land use changes in the area would upset the Wolhurst community.

Todd Ream, Aspen Grove

1. The center is working on filling vacancies and rebranding.
2. Capital improvements including signage, repainting, and recruiting of larger tenants are underway.
3. The center also wants to build a 4,500 SF restaurant pad adjacent to the Alamo building.

Mayor Brinkman

1. Aspen Grove is important to the areas plans.
2. City council knows aging trees are presenting visibility concerns for the center.
3. The RTD lot is also a challenge.
 - a. The CDOT Board Chair iterated that the lot was the consequence of a budget issue.

Stacey Ronczy, Aspen Grove

1. The intent is to maintain the Aspen Grove brand of a “neighborhood” shopping center, but to change the look.

Jeff Wickstrom, Evergreen/Enzor

1. Evergreen owns the northern 33 acres of the property formerly known as the Enzor property.
2. The company is looking at 3 land uses.
 - a. Restaurant based retail
 - i. Want the restaurants to be synergistic, not competitive, with neighbors.
 - ii. Chef based restaurants have been considered.
 - b. Annex for the Town Hall Arts Center
 - i. Would be a community benefit and drive traffic to the area.
 - c. Senior housing and apartments.

Bryan Morrow, Dish

1. Dish is happy with where they are at.
2. As the company continues to outgrow other locations, corporate functions may be introduced to the Littleton property.

Matt Hulsey, Santa Fe Sand/Ewing Hardscape Supply

1. Northbound access to Santa Fe Sand is vital to their business.
2. Matt has worries about losing that access.

Walter Radovich, Golden Way Mechanical

1. Walter is afraid to invest in his property because of the looming CDOT plans.
2. He wants to maintain access even though he is a small stakeholder.
3. He worries that CDOT may eventually take his land if they expand the lanes on Santa Fe.

Brian Dunn, Meadowood Village

1. Brian wants to know where Meadowood Village fits into the corridor plans.
2. Meadowood Village comprises 92 units.
3. Used to be isolated from other developments but are now being encroached upon development, which has caused concern.

Mark Young and Debbie Kellar, Denver Seminary

1. Denver Seminary has 93 apartments but river access has created safety concerns for their residents.
2. Kenneth would like to build more units for student housing.
3. Happy with current access but fears CDOT taking their land to expand lanes. They have adequate parking at the moment but ceding any land to CDOT could jeopardize that.
4. They are also concerned with the volume of traffic along Santa Fe and have noticed increased gridlock between Bowles and Brewery Lane.

Norman Crandell, Lucille's

1. Concerns
 - a. Delays during any construction along Santa Fe.
 - b. Increased traffic due to construction.
2. Still interested in adding a patio to the back of the building to face the river.
3. Confirmed St. Patrick's Brewery was sold to Blind Faith Brewery.

Keith Taylor, Ecco Investments LLC

1. Originally invested with the vision that Littleton will continue to develop.
2. Concerned about customer access to the property
3. Losing northbound access to the property would cause significant problems for their business.

Rich Meredith, Hudson Gardens

1. Loves being a part of the Littleton community.
2. Hudson Gardens is working on a river integration project.
3. Phase 1 includes improving parking and Phase 2 includes improving the parcel behind Platte River Bar and Grill.
4. Hudson Gardens also plans on building an event center, which they view as a public need.
5. Traffic, congestion, volume, and speed all make the gardens concerned for general public safety and people attending their events.

Tom Barenberg, Platte River Bar and Grill

1. Tom expressed interest in developing the parcel adjacent to Hudson Gardens as a mixed use development.

Philip Cross, Taylor Morrison

1. Philip envisions the property as a mixed-use residential property.
2. Wants to contact neighbors in order to understand their vision and to remain consistent with the overall community vision.
3. Encouraged stakeholders to contact him directly to share their vision and express questions or concerns.

John Hesse, Toll Brothers

1. John plans to focus on residential housing but iterated they are open to working with and remaining open minded to the city's wants and needs.

Minna Purewal, Santa Fe Spirits

1. Traffic congestion is the primary concern.

Nicole Delmoro, City Bark

1. Doesn't want to lose the traffic light shared with Hudson Gardens.

2. Primary concerns are losing already limited access to the business and CDOT taking property in any future lane expansion plans.

Unknown Stakeholder 1

1. Volume and speed of traffic has negatively affected business.
 - a. Customers cannot cross the street.

Unknown Stakeholder 2

1. Afraid to reinvest capital in the property while the CDOT plans remain unknown.

Dennis Trickey

1. Primary concern is CDOT taking land utilized for parking for future lane expansion plans.

Brett Collins, South Suburban

1. Primary concern is how new developments affect South Platte Park.
 - a. Primary goal is to leave wildlife undisturbed.
 - b. Wants to be thoughtful and proactive when working with new developments regarding access, trail connections, etc.

Mayor Brinkman then thanked everybody for coming and articulated the next steps.

1. Next Steps
 - a. Council will move this to resolution and budget ordinance.
 - b. Approval is expected by the end of April.
 - c. Next district meeting is expected to convene at the end of April.
 - i. At the next meeting a plan will be brought back, ready for stakeholder engagement.
 - ii. Updates will be shared.
 - iii. Continue to address questions and concerns.