



Type of Meeting: Regular monthly

Meeting Number: 3

Minutes

Agenda item: Roll Call

City of Littleton Members Present: (1) Ryan Thompson

NGAC Members Present: (6/11) Iftin Abshir, Will Maline, Carrie Zwanzig, Deziree Biggins, Carl Tomasetti, Carter Perun

Agenda item: Report on July 2, 2019 City Council Meeting

Overview:

From the June 6, 2019 Agreements Together, NGAC decided they would like to have representatives at the City Council meetings. This is the summary of what happened at the July 2, 2019 City Council meeting.

Presentation:

Iftin Abshir, NGAC Chair

- At the July 2, 2019 meeting Corey Reitz, Executive Director of South Metro Housing Options presented to council during public comment.
 - Currently they have 71 scattered sites on HUD program (both single family and duplex)
 - The program is underfunded and is difficult to manage and upkeep is challenging.
 - They are looking to sell or demolish these 71 units.
 - Current residents will be given the option to purchase their residence.
 - They are not evicting the residents and will be providing vouchers to residents (similar to Section 8 vouchers).
 - This will be a long process taking anywhere from 8 to 12 months.
- Pulled Motion #19-185 Designating Funding for Tri-Cities Homelessness Policy Group
 - Debbie Brinkman said that while they are pulling this motion, work is still taking place on this front.
 - She has reached out to partners to secure funding for the project.
 - Arapahoe County will contribute to Family Homelessness Study. South Metro Urban Drainage and Flood Control and South Suburban Parks and Recreation have both also contributed.
- Resolution 29-2019: Granting drainage easements on the Cooley Lake property for the Wild Plum Subdivision
 - New Wild Plum development in Columbine Valley will contain 90 homes with large lots.
 - The development will provide a drainage point to filter water onto Cooley Lake. There was serious concern about the water quality. A ban on pesticides and a mandatory removal of pet waste will be enforced
 - Stated that the drainage pond has not only met but also exceeded the minimum requirements for drainage.
 - Resolution was passed with a vote of 7-0
- Ordinance 17-2019: Second introduction of an ordinance approving the city's participation in the Metro Mortgage Assistance Plus Program and authorizing the execution of the Delegation and Participation Agreement.

- This program was created in 2013 in the city and county of Denver. Since seeing a decline in the use of this program in Denver the program has since been expanded to the Metro Area with lots of success.
- This program is designed to help homebuyers afford the down payment with purchasing a property. The City Staff believes that this will allow residents access to purchasing property in Littleton.
- Lenders will manage the program and the City of Littleton does not have to contribute financially to the program, but it will give back to the community.
- Public Comment
 - One resident stated that historically there has been bias towards income and ethnic groups when it comes to purchasing homes. It is important that there is proper monitoring in place to be sure that this doesn't happen in Littleton.
 - One resident who is a member of the National Association of Realtors spoke in favor of this program.
- The ordinance was passed with a vote of 7-0

Agenda item: Vote on Additional Non-Mandatory Meeting in August to provide feedback on Envision Littleton Drafts

Overview:

The City of Littleton is moving in to Phase IV of the Envision Littleton process in the creation of a Comprehensive Plan, Land Use Map and Transportation Master Plan.

Presentation:

Iftin Abshir, NGAC Chair

- The City would like for NGAC to provide feedback on the Comprehensive Plan and Transportation Master Plan. The drafts of both documents will be released to the public for comment starting on August 14, 2019, but I have secured NGAC an early release date of the drafts to read and provide feedback.
- I met with Gary Mitchell, President Kendig and Keast Collaborative, and he expressed interest in meeting with NGAC during his next trip to Littleton in August to hear our feedback on the Comprehensive Plan Draft.
- I also spoke with Kathleen Osher, Special Project Manager for Envision Littleton, about setting up this meeting. We discussed a couple of ideas about what would be the best format for this meeting and for NGAC to provide feedback on the drafts. Kathleen Osher and I will confer with Ryan Thompson and set a finalized date for this meeting.
- I propose we add a second non-mandatory meeting in August, either the week of August 12th or 19th, to provide our feedback and thoughts on the Comprehensive Plan and the Transportation Master Plan.

Vote: Ay (6); Nay (0)

The motion is carried. NAGC will have a second non-mandatory meeting in either the second or third week of August to provide feedback on the Envision plans. Final Meeting Date TBD. or joint study sessions, opportunity to get expectations from council on communication or how we specifically provide formal recommendations.

Agenda item: Presentation by Kate Eckels, Fine Arts Board Chair

Overview:

It is the goal of the Fine Arts Board to purchase public art for the City of Littleton. The Fine Arts Board would also like to see future collaboration between the Fine Arts Board and NGAC.

Presentation:

Kate Eckels, Fine Arts Board Chair

- 2nd year as Fine Arts Board Chair, 8 years on board
- The Fine Arts Board was designed to purchase public art for the City
 - \$5000 budget, has taken a hit
- With the popularity of RiNO, Colfax Arts District and Santa Fe Arts District here has been some energy on the city council and in the community
- The question is what does public art look like in this community? Where do we go from here?

- Working with Kathleen Osher on getting the importance of public art reflected in the Littleton Comprehensive Plan
- Fine Arts Board holds 4 arts shows
 - Own an Original- artists submit their art to be judged
 - Photography Show (in spring)- will be judged
 - The winners of these two shows get to have their own shows or combined
 - Now are starting to have themed art shows
 - Only accepting local Colorado artists at this time—> the more local the better
- How do we get people to attend the arts shows?
 - As we have gone to an online submission process they have been getting more young artists and they bring their younger friends to the shows as well
- Would like to have NextGen to attend these arts shows — meet and greet the artists and judges
 - Invite and bring family and friends
 - Next Show coming up in September (Own an Original)
- Handouts
 - 10 Reasons to Support the Arts from Americans for the Arts
 - Arts & Economic Prosperity: The Economic Impact of Nonprofit Arts & Cultural Organizations and Their Audiences
- The high cost of living in Littleton could be a deterrent of artists living here
 - Could we have an Artist in Residence program?
 - Littleton has lost a number of local artist in the last few years
- Littleton cannot compare themselves to RiNO or Santa Fe Arts District
 - Need to be looking at Boulder, and they have a budget of \$200,000 alone.
 - Other cities to be looking at Park City, UT or Omaha, NE — are a similar size to Littleton with a similar population
 - San Antonio, TX has a public arts coordinator position — is a paid position within the City
- Kate would like to see this kind of position in Littleton

Agenda item: Presentation by Michael Southerland, Community Development Deputy Director

Presentation:

Michael Southerland, Community Development Deputy Director

- A Brief History of Zoning
 - The issue was very recent- from probably the 1920s
 - There has been city planning around since the Greek and Roman era, but the idea of zoning has been a recent development
- Land Development from the city POV
 - The broadest understanding comes from the comprehensive plan
 - The first step for the planner to look at is a developer would come in with a proposal
 - The city planner uses the comprehensive plan as a basis for whether or not the development would be approved.
 - The next step would be zoning
 - Zoning can change throughout a zoning district —> this tells us what the permitted use in each of the zoning districts
 - After that would be subdivision
 - The city requires that each plot of land be subdivided and easements approved
 - Next site development plan would come at this point
 - This would be a 60% plan
 - Includes architectural plans, landscape plans, the site map including layout etc....
 - Finally the developer would get to a site construction plan to building permits.
- There is lots of negotiation going on throughout the process
 - Ever since The Grove, now called Vita (55+ apartments on Littleton Blvd) came to downtown Littleton, there has been a fair amount of concern about the high density in downtown
- How do we mesh together the long range planning, and the short-term needs of the city?
 - I.e., the large site changes vs. the Starbucks at Woodlawn
- Question: where does planning commission fit in to this process?
 - Other things such as site development plans that meet all the code, will go through administratively —> unless they are denied by the city and then there is an appeal process and may be set to Planning Commission and eventually City Council.
- Recently adopted the idea that any large projects that were approved by admin could be brought up for review by the citizens who live within 700 feet of the development

- ex: The Grove (Vita)- the developer was denied and then made sure that the building was within the parameters so they would not have to go through the review process and that is why the building exists as it is now
- Multi-family developments and large scale commercial would have to go through the site development planning process for those
 - i.e. single family homes would not need to go through this process

Ensor Property

- The Southern 70 acres owned by Ensor family who are under contract to sell to home builders
- The northern property was recently sold
- If we are going to develop this property there is going to be traffic- how do we mitigate that?
 - One idea is a “Quad Road”
 - Would be removing the left turn option from Santa Fe on to mineral
 - This would be a short term solution
 - Eventually would need a grade separation to bring Santa Fe above mineral—> this would be the long term solution
 - Might provide a way to develop the property and mitigate some of the traffic congestion at this intersection
- Current zoning
- Really high expectations for the development — council would like to see a really modern development, transit oriented, walk able community
 - Would worry that Evergreen development would not bring this
- Evergreen developers will form a Metro District - to collect taxes for the infrastructure and would work as an HOA to maintain to property
 - Evergreen will set the rates for the metro district
 - Eventually will turn over the board to involve the residents- as more property owners move in will hold elections
 - Will set the maximum mill levy
- Housing study indicated that one possible need would be 4 story elevator served apartments in Littleton
 - Often will get 3 story walk ups
 - This development could provide a unique apartment type in Littleton
- Retail?
 - Will this be a zero sum gain
 - Might have an auto-oriented drive-thru or restaurants
 - Will there be a move over from aspen grove? No net gain?
- Long range financial plan might be able to tell us what kind of development is best for Littleton
- Commercial development is the money maker for cities
 - The residential development will cost the city money?
 - Will this much housing be sustainable for the city?
- Developer is really pushing hard to move this project through quickly.
 - Want to start construction early 2020
- Still needs to go to planning commission and council- have not set the dates yet
- Sustainability and Green Building
 - No emphasis on green building from the developers
 - The city could go through and set new code to set green standards for new development
 - This would set the standards for the whole city
- Apartment buildings would sit about 65ft- so about 4 stories or so
- Access to S. Plate park would be a concern

Agenda item: Discussion about North Ensor Rezoning

Discussion:

- Traffic and Congestion
 - Members agreed that the idea of the “Quad Road” temporary fix sounds ridiculous.
 - This would negatively impact the new residents of the Parkland neighborhood as well as current residents of Littleton.
 - Feels like it important to have the infrastructure in place before starting construction on a major development.
- Green Building Initiatives

- Can the city pass green building requirements for new construction? LEED certification or other requirements?
- Iftin- It is important that new buildings in Littleton are going to be sustainable and energy efficient moving forward.
- Carl- Would it be a good idea if Littleton passed a Green Roof requirement for new construction?
- Environmental Impact
 - Open Space conservation is important.
 - Will- Once the open space is gone, it's gone.
- Retail
 - Iftin- Last week counted seven empty storefronts in Aspen Grove. Do we need more retail when the stores we do have are not currently being rented?
 - Carter- will this new retail take businesses away from Aspen Grove and then we will have two half-filled retail centres right across the street from each other?
 - General- With the decline of brick and mortar stores and the rise in online retail- do we need more retail development in the city?
- High Density Residential
 - If residential development costs the city money (through services like police, fire, utilities, etc.) can the city afford a large development such as this?
 - Does Littleton need more high density residential?
 - Will this much housing be sustainable for the city long term?
 - Iftin- Will there be any Income Accessible housing options in the development? Could the city pass a resolution requiring a certain percentage of the homes in the development be Controlled Price Units?

Agenda item: Discussion on Proposed Lodging Tax for November 2019 Ballot

Overview: The city has proposed a lodging tax for Littleton hotels to be placed on the 2019 ballot.

Discussion:

- The city says they will be able to dictate the use of the revenue from the lodging tax for specific purposes. But, how do we know the money is going to be earmarked for these purposes?
- The lodging tax was on the ballot previously and failed. Will there be enough time to get this on the ballot and do a full publicity campaign for the topic?
- Have heard that some residents are not in favour of this proposal because it will have a negative impact on their friends and family who are coming to visit.
 - Iftin- While this is a concern, I think most people have come to expect there will be taxes associated with renting a hotel and this should just be budgeted into travel expenses.
- This could be a way for the city to bring in tax dollars without negatively impacting the Littleton residents like the Admission Tax would.
- Most other cities in the metro region have a lodging tax, so this is probably not out of line.
- Carl- Will this impact short-term rentals (such as Air BnB)? How many short-term rentals are currently in the City of Littleton?