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FOR IMMEDIATE RELEASE

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**Save Old Littleton**

Saveoldlittleton.com

### **Responsible Intelligent Growth**

#### **LITTLETON SHOCKS HOMEOWNERS WITH DEVELOPMENT PLAN THAT COULD TRIPLE NEIGHBORHOOD DENSITY: OPPOSITION GROUP FORMED**

Littleton, Colorado – Littleton City Council shocked homeowners over the Holidays with plans that threaten the future of the single family detached home designation in its zoning regulations. The single-family home zoning could soon be replaced with new zoning aimed to significantly increase neighborhood density with duplexes, triplexes and fourplexes across the city.

“If this is approved, it will totally and forever change our city into something no one will recognize in a few years,” said Laura Gabriel, former Chair of Littleton Historic Preservation Board.

As a result, Littleton homeowners have scrambled to form a group named SAVE OLD LITTLETON: RESPONSIBLE, INTELLIGENT GROWTH in hopes of getting City Council to stop or postpone the proposed ordinance in ways that don’t have such devastating impact on the character, open spaces, and family-friendly areas that make Littleton special.

“The city would like us to believe that this will be a “gentle density” influx with a modest number of homes being converted,” said Save Old Littleton District IV member Jane Brennan. “We believe otherwise and are concerned that deep-pocketed developers with cash liquidity will converge on the entire city looking for opportunities. Land remains tight and developers are constantly looking to expand. Additionally, these same developers will beat out true buyers who have been trying to get into the charming neighborhoods of Littleton for years.”

SAVE OLD LITTLETON District II member Steve Natali added “This proposed zoning change is not intended to increase the number of affordable housing units within Littleton. Experience to date shows that existing homes will be replaced with much larger multiplex and townhome units that are far more expensive, thus driving up the median housing price within Littleton.”

Another concern of homeowners was the lack of public outreach by the city. “The City should have taken the opportunity to be more transparent by sending out a postcard/flyer to every residence but chose not to, due to cost,” said Gabriel. “This is not a true representation of the city residents. In the past when there was any sort of zoning issue, a large sign was put out in front of the property, neighbors were informed by the city and a public meeting was held. Neighbors were informed about what could potentially be happening in their neighborhood. This did not happen with regard to this ordinance. How can you vote yes on something that affects 40,000 people and not have taken their input into consideration?”

City Manager Jim Becklenberg addressed this concern at a City Council meeting on December 16 saying “The specific strategies coming forward in the ordinance (31-2024) really had their origin in public meetings held about a year ago. We had several months of the public survey using all of the communication channels that we have available to us from the print version of the Littleton report to the Littleton Report online to all our social media channels.” District IV Councilwoman Andrea Peters added “There are a lot of resources online for people to watch meetings, look at the redline, look at the discussion, see what we are proposing. I realize it feels like a huge decision is being made in short amount of time. I would encourage you, if you see a survey QR code, to scan it (because) we don’t get good feedback on those surveys.” A week later at a December 29<sup>th</sup> meeting with homeowners in the Shadycroft neighborhood, Peters was asked again why the city failed to perform any public outreach for something this big saying “Mailing them is a large expense for the City for people to just throw in the trash.”

Littleton City Council will vote on the new zoning density ordinance on Tuesday January 7<sup>th</sup> at 6:30p.m. at the City of Littleton building at 2255 W. Berry Avenue. The public is invited and encouraged to attend and everyone will have three minutes to voice concerns to the City Council. Brennan concluded saying “We are demanding a NO vote on January 7<sup>th</sup> from our representatives and if they opt to pass this ordinance; we are prepared to pursue a full referendum effort. However, again for the greater good for all of us, wouldn’t it be more prudent to take a pause and devote the true time and effort needed to ensure that our city’s growth plan has been developed with responsible, intelligent and transparent methods? We believe that is the measured, balanced and smart approach.”

## **ABOUT SAVE LITTLETON: RESPONSIBLE, INTELLIGENT GROWTH**

**SAVE LITTLETON: RESPONSIBLE, INTELLIGENT GROWTH** is a local organization, made up of Littleton residents who are committed to the preservation of our community. We are made up of people of all walks of life and interests-with one common goal-preserving the natural character and beauty of our core neighborhoods by avoiding high density building. The vision for our community encompasses cherishing and preserving the pastoral beauty and intrinsic value and history of Old Littleton; while embracing a plan for the future that is forward thinking and provides opportunity for all. Included in this vision is the enjoyment of open space, preservation of owners’ land rights, a protection of wildlife corridors and its magnificent trees and landscape architecture, sunlight and play space for our children and the continued commitment to the enhancement of the community in which we all reside.

**We are vehemently opposed to the INCREASE IN MASS DENSITY PLAN: Ordinance 31-2024; currently proposed by the City of Littleton, its Mayor, Councilmembers and Planning Commission. This**

**governing body is scheduled to convene and make a final vote on January 7th, 2025 at 6:30pm at the Littleton City Council meeting.** The proposed plan would impose a **BLANKET REZONING** of the core City of Littleton and directly impacts many neighborhoods. The affected zip codes within this blanket rezoning are: all of 80120 and portions of 80121, 80122, 80123, 80128 and 80129. The amendment would permit the construction of multiplexes (single buildings with up to 4 family units) in areas currently zoned for single-family homes. The normal process in which neighbors are notified of construction will also be eliminated. Small and medium lots under one-half acre will be affected severely as the multiplexes can have a footprint of up to 60% of the lot size and up to 30 feet high. Acreage lots will be equally devastated with an across-the-board implementation of 4 units per parcel.

**A brief overview of these mandates are as follows:**

- **3000 square foot lots-10,000 square foot lots: Two to three unit townhomes allowable**
- **.25 Acre-1.0 Acre Lots: Two to four unit townhomes allowable**
- **1.0-10.0 Acre Lots: Up to four units per parcel. The city says it that acreage properties will not be subdividable but we need clear language around this issue.**

Littleton Residents...Please understand this is NOT about Affordable Housing...rather MASS DENSITY. **Save Old Littleton** is demanding that the City of Littleton defeat this measure which is currently scheduled for a vote on January 7th, 2025 and work in the new year to bring forward a more balanced plan with proper communication and input from its residents. The citizens of Littleton deserve the time and grace to be involved in such a momentous decision and will not accept this overreaching tactic and TAKING of our communities. ***This group is prepared for the long game should City Council approve this ordinance with a concerted referendum to follow.***