

February 25, 2025

Sara Dusenberry
City of Littleton
Community Development Department
2255 W. Berry Avenue
Littleton, CO 80120

RE: 439 and 589 W. Littleton Blvd, Littleton, CO 80120 | Rezoning Project Narrative

Sara,

On behalf of South Metro Housing Options (SMHO), we are pleased to submit this rezoning application for an approximately 1.5-acre site generally located at 439 and 589 W. Littleton Blvd. SMHO is seeking a rezoning from Neighborhood Commercial (NC) to Corridor Mixed Use (CM) to accommodate a future approximately 74-unit affordable housing apartment building for cost burdened individuals and families. For SMHO to have a competitive Low-Income Housing Tax Credits (LIHTC) application this August from the Colorado Housing and Finance Authority (CHFA), the property will need to be rezoned by July 2025.

This rezoning application has been prepared by the following parties:

Developer

South Metro Housing Options
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Planner

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Architect

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Civil Engineer

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Traffic Engineer

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PROJECT DESCRIPTION

The site is comprised of 4 parcels east of Pyramid Liquors, generally located at the northwest corner of W. Littleton Blvd and S. Delaware St at 439 and 589 W. Littleton Blvd.

Address	Owner	Parcel #	Legal Description	Acreage
589 W. Littleton Blvd	Virgina R Wilson Trust 5161 E Arapahoe Rd #100 Centennial, CO 80122	2077-15-3-08-018	Blk 1 Columbine Square	0.72 ac
439 W Littleton Blvd	Charles H & Maurine C Mulqueen Trust 346 S Sherman St, Denver, CO 80209	2077-15-3-08-004	Lot 10 Hermans Sub & That Part of St Adj on S As Desc in B 1117 P305	0.31 ac
No address (east of 439 W. Littleton Blvd)	Charles H & Maurine C Mulqueen Trust 346 S Sherman St, Denver, CO 80209	2077-15-3-08-005	Lot 9 Hermans Sub & That Part of St Adj on S As Desc in B 1117 P305	0.29 ac
No address (east of 439 W. Littleton Blvd)	Charles H & Maurine C Mulqueen Trust 346 S Sherman St, Denver, CO 80209	2077-15-3-08-006	Lot 8 Hermans Sub	0.17 ac
			Total Acreage	1.49

While 589 W. Littleton Blvd is vacant, 439 W. Littleton Blvd is home to a small single-family home and shed. The home is identified as the *Riedel Residence 401-439 W. Littleton Blvd* according to the Littleton Legacy Map, being representative of Littleton's historic agriculture-related properties. While the site is identified as being eligible as a local landmark on Littleton's Legacy Map, it is not considered historically significant. According to the State Historic Preservation Office, historically significant buildings must meet the following criteria:

1. The association of the property with events that have made a significant contribution to history;
2. The connection of the property with persons significant in history;
3. The apparent distinctive characteristics of a type, period, method of construction, or artisan;
4. The geographic importance of the property;
5. The possibility of important discoveries related to prehistory or history.

SMHO has been working with Historic Littleton on a formal evaluation of the buildings. The initial analysis is that the subject property is not eligible for historical significance. Should SMHO seek federal funding that is subject to Section 106 of the National Historic Preservation Act, they would be required to initiate consultation not only with the state historic preservation officer (SHPO) but also with tribal representatives, local groups and governmental entities to evaluate the property for historical significance.

Should these buildings be determined as not historically significant, they would be demolished prior to redevelopment. Should an agency want to relocate the buildings at their own expense within the needed timeframe for development, they would be welcome to do so. The current tenant of 439 W. Littleton Blvd is a member of the Mulqueen family who owns the land.

The site is currently zoned Neighborhood Commercial (NC) which does not permit multifamily housing as a single use. We are seeking to rezone the parcels to Corridor Mixed Use (CM) to accommodate a future 74-unit apartment building serving residents earning between 30%-80% of the area median income.

The proposed rezoning is consistent with the plan guidance in *Envision Littleton*, as the comprehensive plan identifies the site's future land use designation as *Corridor Mixed Use*. The purpose of Corridor Mixed-Use areas is to provide a mix of uses including residential, especially to provide additional housing options and price points within the community.

Additionally, the site is identified as part of a *Special Corridor Planning Area*. *Envision Littleton* identifies W. Littleton Blvd transitioning into a mixed-use corridor and an extension of downtown, and the *Transportation Master Plan* identifies the site as being in a critical corridor. Enabling the land to develop with much-needed affordable housing will result in a truly mixed-use corridor where service workers, along with many others, will be able to live near the many restaurants, cafes and shops along W. Littleton Blvd who employ them, reducing their carbon footprint, and expanding access to existing parks and transportation.

According to the *2017 Littleton Housing Study*, the increased demand for affordability has created a housing shortage that is disproportionately impacting seniors, people with disabilities and residents earning between 20%-60% of the area median income. These findings were further supported by the *City of Littleton Resident Survey 2024* indicated that affordable housing/ cost of living is the most pressing issue in Littleton. A balanced housing stock accommodates a diverse resident population which in turn supports the local economy and contributes to Littleton's culture and community identity.

We look forward to working with the City of Littleton to make this rezoning to accommodate a future affordable housing community a success. Please feel free to contact us at any time if you have any questions or concerns.

Sincerely,



Alisha Kwon Hammett
Zipper Line Strategies