

COMMUNITY ENGAGEMENT

The development team views the City of Littleton and neighboring residents as collaborators in developing this site. The first conceptual site plan, submittal in September of 2022, contemplated 228 dwelling units, across four residential buildings, the central two of which ran from east to west. In October of 2023, the team submitted a second concept plan, adding in the parcel immediately west, providing frontage to the Highline Canal. This plan showed revised building shapes, locations, and quantities to minimize the building massing perception for single family detached neighbors to the north.

A neighborhood meeting was held in November of 2023, introducing the proposal, development team, and Littleton process and requirements to nearby residents. Neighbors were concerned about the mass of the proposed buildings, removal of existing trees, the 10' parking setback, impacts of parking-area lighting, impacts to traffic, spillover parking, and need for active transportation infrastructure.

In response, the team has increased the parking setback from the northern boundary to 15', providing additional space, and additional opportunity to preserve existing trees. On the south side of the northern drive-aisle, Building B and C facades were pushed further south, providing additional parking spaces, and additional setback from the northern property line. Lighting, connection to the High Line Canal Trail, and other infrastructure matters will be detailed at the time of the Site Plan.

The development team met with several concerned neighbors in January of 2024 to discuss these updates to the plan and maintain open lines of communication.

A second neighborhood meeting was hosted on June 18, 2024 to update residents on the plan process and introduce the required update to the Future Land Use and Character Map. Neighbors shared comments regarding concern over landscape buffer, building heights, shading from buildings, and traffic.

A third neighborhood meeting is scheduled for September 19, 2024 to share information about the addition of Lot 1, Block 14 to the MDP. The applicant team will continue to work with neighboring residents and business owners to address their concerns.