

# Neighborhood Meeting Summary

**Date:** July 30, 2025

**Project:** 799 W. Littleton Blvd. Mixed Use Project

**Location:** Buck Recreation Center

**Time:** 5:30 p.m.

## **In Attendance:**

- Brad Eickman, M-A Architects
- John Matthews, M-A Architects
- Brad Broyhill, Broyhill Capitol Management
- Lauren Kucera, Broyhill Capitol Management
- Jesse Sheets, City of Littleton (attended on-line)
- Four neighbors attended in person (see attendance list)
- Two neighbors attended on-line (see attendance list)

## **Key Items Discussed:**

1. Introductions - Architect, Developer, City Planner and Neighbors.
2. Architect's overview of the project - Brad Eickman.
3. Developer's background and experience - Brad Broyhill.
4. A colored Site Plan and Building Elevations were displayed, showing the four residential units and office space facing Littleton Boulevard. Emphasis was placed on how the project would fit well into the neighborhood. It was mentioned that several allowed uses-by-right could be considered, resulting in a higher, more-dense, less neighborhood-friendly project.
5. Question about the type of project, for-sale or rent (and how many people could live in each unit). Brad B. and Lauren explained that this would be a high-quality personally managed project. State law would prevent limiting the number of people living in a unit.
6. Question about traffic – concern over increased traffic in the area. Traffic has increased over the last few years due to other projects.
7. Question about sewer and water lines – will the project put a burden on the existing facilities? Brad E. explained that these items would be taken into account during city reviews.

8. Question about rent - how much will the units rent for? Brad B. mentioned rents could be in the \$2,500 to \$3,000 per month range.
9. Questions about parking – how does our project comply, and how will the project affect the current street parking. Brad E. explained how we are meeting minimum parking requirements.
10. Question about how much asphalt / pavement would be in the project. Brad E. explained the process for meeting open space and landscape requirements.
11. Jesse Sheets commented about how this project relates to the City Comprehensive Plan and the Littleton Boulevard Corridor Study.
12. Comment about for-sale vs. rent – Brad B. and Lauren explained their long-term “build and hold” business model along with their personal involvement in managing the project.
13. Question about schedule – developer is hoping to start construction by spring, 2026.
14. Question about construction duration – Brad B. expects that project will take 18 months (+) to complete.
15. Concern came up about residents having little input or power in the process. Jesse Sheets explained that this project will require one more neighborhood meeting and a public hearing for the required conditional use permit.
16. General comment for developer to consider additional ways to make this project as neighborhood-friendly as possible.

Meeting adjourned at 6:30 p.m.

799 W. Littleton Blvd.

Neighborhood Meeting

July 30, 2025

In Attendance:

Name

Address

1. BRAD BICKMAN

M-A ARCHITECTS, LITTLETON CO

2. Matt Sadler

3. Megan Comer

4. Lauren Kucera

5. BRAD BROYHILL

6. JOHN MATTHEWS

M.A Architects, Littleton Co

7. Larry Quitter

8. Jennifer Mrachek

9. C. Achziger

on-line

10. Jesse sheets

-C.O.L

11. UNKNOWN NAME

on-line

12.

13.

14.

15.

16.

17.

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19.

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