File #: HPB Resolution 02-2016, Version: 1

Agenda Date: December 19, 2016

Subject:

Resolution to approve a COA for new development at 2679 West Main Street

Presented By: Andrea Mimnaugh, AICP, Planning Manager

**APPLICATION SUMMARY:**

**Project Name:** Littleton Mixed Use

**Application Type:** Certificate of Historic Appropriateness (COA)

**Location:** 2679 W. Main Street

**Current Use:** Vacant

**Proposed Use:** New 4-story, 41,691 sq.ft. building for retail, office and residential uses.

**Zoning:** B-2 (Community Business District) with a Planned Development Overlay

**Historic District:** Main Street Historic District

**Applicant/ Owner:** Jon Benallo, 2679 Main Street Partners, L.L.C.

**Staff Recommendation:** Approval

**BACKGROUND:**
The applicant, Jon Benallo, of 2679 Main Street Partners, L.L.C., recently purchased the property formerly occupied by Valley Feed, at 2679 West Main Street, and is proposing to redevelop the site with a 41,691 square foot , four-story retail, office and residential mixed-use project that includes a storefront along Main Street and grade-level parking under and adjacent to the building. The property was recently included in the Main Street Historic District.

Per Title 4, Chapter 6 of the Littleton Code, all COA requests shall be heard before the Historical Preservation Board for official determination.

**PROJECT DESCRIPTION:**

The color rendering in Figure 1 is the applicant's depiction of the proposed structure. Additional renderings, the plan set and information on proposed materials are provided in the attachments to this report. The applicant proposes a four-story, mixed-use building to include ground floor retail and office, second and third story offices uses, and fourth floor residential apartments.

The proposed building is placed at the property line at Main Street. The façade of the first two stories is brick with main entrance and storefront design at street level and historically proportioned windows at the second story; the third and fourth stories are stepped back from the façade. A cedar canopy is a prominent design element of the third story and a vertical feature, which houses the elevator shaft towards the front of the building, extends above the roofline.

A variety of building materials are proposed, including precast cement base at street level, brick at the first and second stories, decorative metal shingles at the third story and cement board
siding at the residential fourth story. The height of the building is proposed at 53.5 feet with an elevator shaft near the front of the building at 54.5 feet and stairwell at the rear of the building reaching 61 feet.

Ingress and egress to the site is off of Main Street. Sixty-four onsite surface parking spaces are located on the west side of the building and tucked under the second story. Open space and landscaping is located primarily along the east, north and west perimeters of the site and internal to the parking lot.

**Figure 1.**
**Color rendering of the proposed Littleton Mixed Use Building, provided by the applicant.**

## LOCATION AND CONTEXT:

**Figure 2.**
**Vicinity Map**

**Figure 3.**
**Street View of 2600 Block of W. Main Street**

**Figure 4.**
**2679 W. Main Street after the demolition of the Valley Feed structure, with the Bradford Autobody in the background.**

As shown in the map in Figure 2, the Littleton Mixed Use project is located on the westernmost block of Main Street, between Bradford Autobody, a hair salon and the Melting Pot Restaurant (Carnegie Library). In Figure 3, the subject property is shown within the context of the 2600 block of West Main Street, prior to the demolition of the Valley Feed store structure, and in Figure 4, the property is shown how it exists following the demolition of the Valley Feed store.

**MAIN STREET HISTORIC DISTRICT:**

**Figure 5.**
**Subject property, 2679 W. Main Street, has been included in the Main Street Historic District.**

The subject property was included in the Main Street historic district on December 9, 2016 as a non-contributing property. The Main Street historic district is an opt-in district, meaning that a property may be included in the district at the property owner's discretion. Once a property is included in the historic district, it cannot be opted-out; i.e., inclusion of property into a historic district is considered permanent under the historic preservation code.

The process for inclusion of property in the Main Street historic district is for a property owner to submit an

application for inclusion to the director of community development. Under section 4-6-5 of the historic preservation code, any property within the established "opt-in boundary" of the district (refer to the map in Figure 3) may be included: "Any owner of property within the opt in boundary may apply with the director to be included in the Main Street historic district and upon receipt of such application, the director shall include such property in the Main Street historic district and shall designate such property as a contributing property or a noncontributing property." The former Valley Feed store structure on the property was demolished prior to the inclusion of the property into the historic district, hence, the non-contributing designation of the property.

Inclusion of vacant property within the opt-in boundary into the Main Street historic district is supported by section 4-6-2(B) of the historic preservation code, Declaration of Policy and Purpose:

"(B) The purpose of this chapter is to promote the public health, safety and welfare through:

1. The protection, enhancement, perpetuation and use of buildings, structures, sites and areas that are reminders of past eras, events and persons important in local, state or national history, or which provide significant examples of architectural styles of the past, or which are unique and irreplaceable assets to the city and its neighborhoods, or which provide for this and future generations examples of the physical surroundings in which past generations lived;

2. The development and maintenance of appropriate settings and environments for such buildings and structures, and in such sites and areas;"

Consistent with Section 4-6-2(B)2, the inclusion of vacant land in an historic district and the resulting addition of historical preservation board review of new development help to develop and maintain an appropriate setting and environment for the historic buildings and structures in the district.

A certificate of historic appropriateness (COA) is required for any new structure within the historic district, per section 4-6-16 of the historic preservation code. The map in Figure 3 shows the location of the subject property within the Main Street historic district.

**PROCESS:**

Approval of a certificate of historic appropriateness is one of four planning approvals required by the city before a building permit can be issued for the proposed development. The required approvals are as follows:

<u>Planned Development Overlay Application (PDO)</u>

- Purpose: establishes zoning requirements and compatibility with applicable design guidelines in accordance with section 10-9 of the zoning code.
- Approved by Planning Board (now Planning Commission) on August 22, 2016 with a condition that the property be included in the Main Street Historic District (PB Reso 15-2016 is attached).

<u>Inclusion in Main Street Historic District</u>

- Approved by the Community Development Director in accordance with section 4-6-5 of the historic preservation code on December 9, 2016

➢ Certificate of Historic Appropriateness (COA)

- Purpose: establishes compliance with COA criteria and conformance with applicable adopted design guidelines
- Approval by Historical Preservation Board (HPB)

Site Development Plan (SDP)

- Purpose: establishes compliance with applicable city regulations, including but not limited to zoning, landscaping, drainage, utility design, transportation and conformance with the PDO and COA.
- Administrative approval

PDO Approval

Prior to including the property in the Main Street Historic District, the applicant submitted a PDO application to the city requesting variations in zoning requirements and deviations from the Littleton Downtown Design Standards and Guidelines. Through the PDO process, such requests can be approved in exchange for creative, high quality design. Following a public hearing at its August 22, 2016 meeting, planning board (now planning commission) approved the PDO with the condition that the property must join the Main Street Historic District. The specifics of the PDO approval are as follows:

**Table 1.**
**PDO Zoning Approvals**

| **Zoning and Littleton Downtown Design Standards and Guidelines Approvals for the Littleton Mixed Use PDO** | |
|---|---|
| **Zoning** | |
| Parking Spaces Required | 50 percent reduction for all uses except residentia |
| Parking Stall Dimensions | Reduction in parking stall length from 20-feet to 1 feet |
| Unobstructed Open Space for Overall Property | Reduced from 20 percent to 12 percent |
| Unobstructed Open Space Along Street Frontage | Reduced from 10 percent to 2.4 percent |
| **Littleton Downtown Design Standards** | |
| Upper floor setbacks: deviation from the standard requiring a maximum of 25 percent visibility of upper-story building setbacks (Standard #5.3.1.s2) | Stair and elevator corridors and associated lobby a may be located within 12' of the Main Street right way, 25 foot maximum width along right-of-way. Exterior balcony canopies that front the Main Stre right-of-way may encroach into the 25 percent all visible area of the floor above. |
| Parking lot location: deviation from the standard requiring parking lots to be located at the rear of the buildings (Standard #5.2.3.s3) | Up to 60 feet of the 125-foot frontage along Main Street may be used for parking and driveway acce provided that adequate screening between the side and the parking lot is provided on site. |


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|---|---|
| All other design standards: | Planning Board found that all other design standa were met. |
| **Planning Board Resolution #15-2016** | |
| The Planning Board found that all criteria for a planned development overlay application were met for the Littleton Mixed Use PDO (#PDO16-0001) and approved the application with the following condition: [T]hat the applicant join the Main Street Historic District and get approval from the [historic preservation] board for their design. PB Resolution #15-2016 is an attachment to this report. | |

The PDO and the COA review processes differ in perspective and purview, but both processes encompass the Littleton Downtown Design Guidelines as a component of the review; as such, design standards found to be met under the PDO review may be revisited during the COA review and may result in a different outcome.

On December 6th and 7th, 2016, the property owner demolished the buildings formerly on the site and submitted an application to have the property included in the Main Street Historic District. The property is now in the Main Street Historic District and a certificate of historic appropriateness (COA) proposal is being presented to HPB.

**STAFF ANALYSIS:**

**Certificate of Historic Appropriateness:**

**Section 4-6-14(C) Criteria for Certificate of Historic Appropriateness: The board shall issue a certificate of historic appropriateness for any proposed work on a historic landmark or any property in a historic district when the following criteria are met:**

1. **The proposed work would not detrimentally alter, destroy or adversely affect any architectural or landscape feature which contributes to its original historic designation.**
   The structures on this property had been demolished and the site cleared prior to the property coming into the district. Thus, this criterion is not applicable to the application.

2. **The proposed work is in conformance with any applicable adopted design guidelines.**
   The Littleton Downtown Design Standards and Guidelines, Subarea #5, Main Street, are applicable to this application. The proposed Littleton Mixed Use building appears to be in compliance with the Design Standards, and thus, this criterion. An analysis is provided in the following section of this report.

3. **The board must find the proposed work visually compatible with designated historic structures located on the property in terms of design, finish, materials, scale, mass and height.**
   There are no other designated historic structures located on the property. This criterion is not applicable to the application.

4. **When the subject site is within a historic district, the board must find that the proposed work is visually compatible with the development on adjacent properties. In this section, the term "compatible" shall mean consistent with, harmonious with, and/or enhances the mixture of complementary architectural styles either of the architecture of an individual structure or the character of the surrounding structures.**

The architectural mix within the four-block Main Street includes a range of commercial styles that span 70 years of development between 1880 and 1950. The inner-two blocks of the district, between South Prince Street and Curtice Street, are lined with one and two story buildings built primarily in the early 20th century commercial style, but also several buildings built 1940-50's era modern architectural styles.

On the outer-two blocks of the district, there is less conformity in terms of architectural style and building size. The western-most block of Main Street includes the 1920's Bussard Building, which reflects auto dealership construction of the early twentieth century, the Carnegie Library, that is designed in the Italian Renaissance Revival/Beaux Arts architectural style, and buildings that have been altered from their original architectural style, including the Main Street Centre, Bradford Autobody, Blue Ribbon Stables and the multi-tenant building that includes Penny Robin Dancewear. Moreover, several buildings on this block are larger in size, including Bradford Autobody and the multi-tenant building on the southwest corner of Main and Curtice streets that includes the Penny Robin store.

The eclectic mix of buildings is what gives Main Street its own unique character, yet there are common elements as well: most buildings can be characterized simple, straight-forward and having unassuming architecture and materials. Salient architectural features include rectangular storefront windows, recessed entrances, second story double-hung windows, cornices and brick construction. Carnegie Library and Town Hall, designed by renowned Colorado architect JJB Benedict in 1916 and 1920, respectively, are notable exceptions to this rule. These former public buildings feature arches and ornamentation.

The proposed Littleton Mixed Use building is adjacent to one property within the opt-in Main Street Historic District-the Carnegie Library, located at the western end of Main Street (the buildings share a property line at the far end of each property). The requirement for new buildings to be "visually compatible" with development on adjacent properties within the district, per the criterion, can be addressed in several ways, including that the new building "enhances the mixture of complementary architectural styles of surrounding structures." With this option, the proposed Littleton Mixed Use Building would complement the prevalent existing historic character of the western-most block of Main Street in the following ways: it will be built out to the property line on Main Street, the main entrance is located on Main Street, it includes a storefront design, the building setback at the upper stories, is broken down into smaller parts so as to replicate the smaller building sizes typical along the street and it will have a masonry exterior. Smaller scale details, such as recessed windows and signage are also consistent with the character of the Main Street Historic District.

At 41,641 square foot in size and up to 61 feet in height, the proposed Littleton Mixed Use building would be one of the largest buildings on Main Street, but includes design elements that appear to make it visually compatible with the mixture of complementary architectural styles of surrounding structures.

This criterion appears to be met.

**Littleton Downtown Design Standards and Guidelines, SubArea #5, Main Street**

The applicable adopted design guidelines for this property are the Littleton Downtown Design Standards and Guidelines, SubArea #5, Main Street. Per section 4-6-14(C) of the historic preservation code, a COA shall be "obtained in conformance with any applicable adopted design guidelines."

Using the design standards, city staff and the city's consulting architects reviewed the application for this project against all applicable standards. The consulting architects' comments are incorporated into this report.

Overview of Applicable Design Standards

Following is an overview of applicable design standards for this project and the staff analysis for each category of standards:

**Table 1**
**Littleton Downtown Design Standards and Guidelines, Subarea #5 - Main Street**

| **Littleton Downtown Design Standards and Guidelines, Subarea #5 - Main Street Applicable Stand** | |
|---|---|
| **Review Category** | **Staff Analysis** |
| **5.2 Urban Design/Site Plan** | |
| 5.2.1 Building and use orientation-4 standards | Appears to meet standards |
| 5.2.2 Pedestrian and vehicular access-6 standards | Appears to meet standards |
| 5.2.3 Parking lots and garage locations-4 standards. | Appears to meet requirements for requested deviation for parking lot location. |
| 5.2.4 Service area, trash enclosures, utility and mech locations-1 standard | Appears to meet standard |
| 5.2.5 On-site open space provision and location-1 sta | Appears to meet standard |
| **5.3 Architecture** | |
| 5.3.1 Building scale, form, massing and character-4 s | Appears to meet standards |
| 5.3.2 Building materials-3 standards | Appears to meet standards |
| 5.3.4 Building lighting-2 standards | Compliance with these standards is a condition of approval of the COA and must be met with the SDP application. |
| 5.3.5 Roof-top design and mechanical equipment scr | Compliance with these standards is a condition of approval of the COA and must be met with the SDP application. |
| **5.4 Landscape Architecture** | |
| 5.4.1 Open space on private property-4 standards | Appears to meet standards |
| 5.4.2 Parking areas-2 standards | Compliance with the standard on parking lot screening is a condition of approval of the COA and must be met with the SDP application. |

| | |
|---|---|
| 5.4.3 Site distance triangles | Compliance with these standards is a condition of approval of the COA and must be met with the SDP application. |
| 5.4.5 Screening, walls and fencing standards-5 stand receptacles, utility boxes to be screened by walls or s boxes-only need screening as viewed from ROW. Tr trash receptacle. | Compliance with these standards is a condition of approval of the COA and must be met with the SDP application. |
| 5.4.7 Site lighting/parking lot lighting | Compliance with this standard is a condition of approval of the COA and must be met with the SDP application. |
| 5.4.8 Paving materials-2 standards | Compliance with these standards is a condition of approval of the COA and must be met with the SDP application. |
| 5.4.9 Landscape materials, xeriscaping, irrigation an | Compliance with standard is a condition of approval of the COA and must be met with the SDP application. |
| **5.5 Signs** | |
| 5.5 Signage | A separate COA application for signage is required. |

Complete Analysis of Applicable Design Standards

## 5.2 Urban Design/Site Plan

### 5.2.1 Building and Use Orientation Standards

**5.2.1.s1 The ground floors of building frontages shall be primarily occupied by pedestrian active uses.**

**5.2.1.s2 Building frontages shall be located on the street right-of-way or aligned with the face of an existing historic building.**

**5.2.1.s3 Facades that face Main Street shall be designed to be the primary façade. Including such components as:**
- **High quality materials;**

- **Large windows and entries;**
- **Highest level of design and details.**

**5.2.1.s4 For corner buildings at the intersection of two or more streets, all street-facing facades shall be designed to be primary facades and to be architecturally interrelated.**

The north block-face of the 2600 block of West Main Street includes four existing properties. As shown in the location map (Figure 1), two properties, the adjacent Bradford Autobody and the Main Street Centre buildings, are setback from Main Street. However, neither of these properties are currently identified as “contributing” buildings to the Main Street Historic District. Under Standard 5.2.1.s2, buildings shall be located on the street right-of-way or aligned with the face of an existing historic building. Since the Bradford Autobody and Main Street Centre buildings are not considered contributing historic buildings, the building frontage for the proposed Littleton Mixed Use building shall be at the Main Street right-of-way line.

The ground floor of building frontage along Main Street is designed to provide the main entrance to the building and 2-3 retail or bank businesses, each with its own access from Main Street. As such, the proposed ground floor design should generate pedestrian activity along the 2600 block of West Main Street.

The storefront along Main Street is intended as the primary façade of the building and incorporates high quality materials, including architectural precast concrete panels at the base of the building, a bronze aluminum storefront system, decorative columns utilizing two colors of brick, aluminum sun louvers at the top of the storefront and architectural precast concrete decorative medallions.

Windows are appropriately sized for the mass and scale of the building and appear sufficient in size.

The above standards appear to be met with this application.

### 5.2.2 Pedestrian and Vehicular Access Standards

**5.2.2.s1 In general, ground floor commercial uses with exterior exposure shall each have an individual public entry directly located on the public sidewalk along the street. A public entry not directly on the street or public open space shall not eliminate an entry that otherwise would be on the street.**

**5.2.2.s2 Sidewalks shall be uninterrupted by curb cuts and driveways as much as possible in order to improve and support Main Street as a walkable street.**

**5.2.2s3 The number and width of driveways and curb cuts shall be minimized to reduce the overall impact of vehicular access across a sidewalk.**

**5.2.2.s4 Driveways and ramps to underground parking shall be perpendicular or generally perpendicular to the street.**

**5.2.2.s5 Driveways located across sidewalks shall maintain at least a six feet wide portion of the sidewalk at a maximum slope of 3 percent.**

**5.2.2.s6 Recessed entries shall be allowed if they are relatively shallow in depth (A), but shall not be allowed if deep enough to form an arcade (C) or large entry vestibule (B). (See illustration 5.2.2.s6.)**

The ground floor commercial uses with exterior exposure each has an individual public entry directly located on the public sidewalk along Main Street. The building has a clearly identifiable front door that faces Main Street. The main entry is wider and deeper than the entries for the ground floor retail and has a more prominent sign. The applicant has worked with city staff on recessed entrances as a mechanism for delineating individual storefronts and strengthening the rhythm of the façade. The street -level entrance to the upper floors opens to both the Main Street sidewalk and to the interior parking.

Although the proposed project has a two-way driveway that crosses the sidewalk on the north side of Main Street and has a curb cut associated with that driveway, the driveway and curb cut are necessities because the site is not serviced by an alley. The proposed project limits driveways and curb cuts to one and the applicant has worked with the Public Works Department to meet city engineering standards and to provide the width of driveway and curb cut that balances the needs and safety of vehicular and pedestrian traffic.

The above standards appear to be met with this application.

**5.2.3 Parking Lot and Garage Location Standards**

**5.2.3.s1 Surface parking shall not be located between the front, street-facing, facade of the building and the street.**

**5.2.3.s2 Where minor additions are proposed for buildings (less than, cumulatively, 25% of the existing building's gross floor area) and which have an existing parking lot between the facade and the street, such parking lots may remain but shall not be expanded. If the proposed addition is, cumulatively, over 25% of the existing building gross floor area, the new addition must occur on or very close to the street right-of-way.**

**5.2.3.s1 Parking lots serving Main Street buildings shall be located at the rear of buildings. Side parking lots shall be avoided along Main Street in order to maintain the continuity of the building frontages along the street.**

**5.2.3s4 Rear parking lots shall be connected to Main Street by pedestrian passages between the building and/or by side street sidewalks. Pedestrian passages may be enclosed if they are highly transparent and obvious to the street.**

**5.2.3.s5 Any parking structure that adjoins Main Street or its intersecting streets shall provide ground floor pedestrian-active space wherever it adjoins Main Street and for the majority of its frontage along an intersecting street.**

**5.2.3.s6 Where no pedestrian active uses may occur at the ground level, (for example, a portion of the ground level along an intersecting street), the majority of the parking structure's ground floor façade shall conceal the structure's interior, other than at the vehicular access points.**

The proposed site layout does not meet Standard 5.2.3.s1 in that there is a vehicular access from Main Street and an onsite parking lot located at the side and rear of the property. However, section 8.15 of the Design Standards and Guidelines allows for deviations from design standards when unique site factors exist and when an alternative can achieve the stated intent. The site is unique in that it has no opportunity to take access from side streets, forcing parking lot access to be directly from Main Street. In response to the limitations of the site, the applicant has provided a site wall that screens the parking from Main Street using material from the building creating the continuity desired in the standard.

The proposed building comes up to and is parallel to the sidewalk and does not have parking between it and the sidewalk. The project provides surface parking both under the rear and to the west of the building. Contrary to Standard 5.2.3.s1, which states: **"**Side parking lots shall be avoided along Main Street in order to maintain the continuity of the building frontages along the street," The west portion of the surface parking is a side parking lot that extends to the sidewalk. *The parking lot extends for 60' of the 150' street frontage.* The parking lot is separated from the sidewalk by a three-foot brick wall and planting area, providing a pedestrian-friendly and visually pleasing appearance to the West 2600 block of Main Street.

The above standards appear to be met with this application.

**5.2.4 Service Areas, Trash Enclosures, Utility And Mechanical Equipment Location Standards**

**5.2.4.s1 Utility appurtenances shall be located behind the sidewalk and out of the sidewalk amenity zone (the zone between the curb and the clear walking area of the sidewalk where street trees, street and pedestrian lights and street furniture are located) wherever possible. Where they must be in the amenity zone, such equipment shall be centered on the tree line and aligned with but no closer than 42 inches from the face of curb. This includes switch boxes, telephone pedestals, transformers, meters, irrigation and similar equipment.**

**5.2.4.s2 Service areas and refuse storage areas shall not front onto Main Street. Such areas should be located in the alley.**

The Xcel transformer cabinet and meter are located in the southwest edge of the parking lot. There is not an alley; instead, the trash enclosure is located at the rear of the property, within the parking lot. It is enclosed and has a swing gate.

The above standards appear to be met with this application.

**5.2.5 On-Site Open Space Provision And Location Standards**

**5.2.5.s1 Along Main Street front setbacks shall not be allowed unless determined necessary to align with adjacent historic buildings.**

The proposed building does not have a front setback; it extends to the sidewalk. There are two buildings on the block face that have significant front setbacks; however, they are not considered contributing historic buildings. If these properties are redeveloped, it is anticipated that any new structure will also be brought to the sidewalk.

The above standard appears to be met with this application.

## 5.3 Architecture

### 5.3.1 Building Scale, Form, Massing And Character Standards

**5.3.1.s1 Buildings shall be designed to provide human scale, interest and variety while maintaining an overall sense of relationship with adjoining or nearby buildings.**

**Examples of techniques that meet this objective are:**

- **Variation in the building form such as recessed or projecting bays;**
- **Expression of architectural or structural modules and detail;**
- **Diversity of window size, shape or patterns that relate to interior functions;**
- **Emphasis of building entries through projecting or recessed forms, detail, color or materials;**
- **Variations of material, material modules, expressed joints and details, surface relief, color and texture to scale;**
- **Tighter, more frequent rhythm of column/bay spacing, subdividing the building facade into smaller, more human scaled elements.**

**5.3.1.s2 Proposed buildings adjoining Main Street that are higher than two stories shall step back their upper story or stories so that only 25 percent or less of the upper floor(s) is visible to pedestrian view from the center of the sidewalk directly across the street from the project. This setback may be waived for special corner forms, architectural emphasis at street intersections, or improvement in material qualities.**

**5.3.1.s3 New buildings and additions shall possess an architectural character that respects the traditional design principles of historic buildings along Main Street. Such principles are:**

- **The building facade should generally have three vertical divisions: ‘bases’, ‘middles’ and ‘tops’. In buildings of two stories or less in height, the ‘top’ may be comprised of an architectural ‘cap’ or cornice rather than the articulation of an entire floor of habitable space. No ‘middle’ occurs in one-story buildings.**
- **Each ‘base’ should be composed of the first floor or possibly the first two floors of the building.**
- **Each ‘base’ in its entirety should be designed to give the appearance of greater height than any single floor of the middle.**
- **The architectural treatment of the ‘top’ should be designed to create a sense of distinctly completing or terminating the building facade. This architectural completion may be accomplished by such strategies as: providing a projecting cornice or cap, change in the window rhythm, change in apparent floor height, setback, use of other materials, or a combination of these elements.**

**5.3.1.s4 Primary building facades shall include some elements that provide a change in plane that creates interest through the interplay of light and shadow. Examples of such elements are:**

- **Recessed windows, at least 3 inches;**
- **Recessed entries and doors;**
- **Projecting sills;**
- **Projecting pilasters, columns, bays;**
- **Projecting cornices, roofs**

The proposed building maintains the prevailing commercial storefront character, human scale, interest, and variation with its use of a two story base; simple flat-roofed forms; wall planes parallel to the street; individual storefronts that follow the prevailing module; inset, transparent glass storefronts; and doors to each storefront.

Above the first two stories, the building steps back to a third and fourth story. The upper floors and the sides and rear of the building vary the materials and windows. The proposed building provides a varied skyline with its set-back third and fourth story and a service tower element at its southeast corner.

Standard 5.3.1.s2 states: "*Proposed buildings adjoining Main Street that are higher than two stories shall step back their upper story or stories so that only 25 percent or less of the upper floor(s) is visible to pedestrian view from the center of the sidewalk directly across the street from the project. This setback may be waived for special corner forms, architectural emphasis at street intersections, or improvement in material qualities*."

The standard for 25% of the upper floor being visible is not met, but the setback requirement may be waived due to architectural emphasis and improvement in material qualities. While the building does step back the third and fourth floor stories, the proposed building includes a third story canopy along the front façade and a vertical element (shaft) that exceeds the maximum allowance of 25 percent visibility from the sidewalk directly across Main Street.

Both elements are integrated into the architectural design of the overall building. The use of cedar for the canopy and metal wall shingles for the vertical element, as shown in the plan set, provides high-end finishes and constitutes an improvement in material quality for the overall building. Therefore, a waiver from the standard for upper-floor setback may be justified.

The proposed design creates an architectural character that respects the traditional design principles of historic buildings along Main Street by providing:

- A building facade with three vertical divisions: 'base', 'middle' and 'top'.
- A 'base' composed of the first two floors of the building.
- A 'base' that in its entirety is designed to give the appearance of greater height than any single floor of the middle.
- An architectural treatment of the 'top' that creates a sense of distinctly completing or terminating the building facade. This architectural completion is accomplished by providing a change in the window rhythm, change in apparent floor height, setback, and use of other materials.

The front façade of the proposed Littleton Mixed Use building include elements that provide a change in plane, as required per Standard 5.3.1.s4 by the inclusion of a canopy at the third story that projects over the second story patio, and by the design of the primary entrance to the building, which is recessed from the front façade.


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The above standards appear to be met with this application.

### 5.3.2 Building Materials Standards

**5.3.2.s1 The great majority if not all of the facade facing Main Street and, for corner buildings, the façade along an intersecting street (not including windows, doors and their framing systems), shall be composed of modular brick.**

**5.3.2.s2 Highly transparent glass shall be provided in all windows and storefronts.**

**5.3.2.s3 EIFS (Exterior Insulating Finish System) shall not be used as a façade material on any building within the historic district and/or any building located along Main Street. However, a one or two coat 'hard coat' stucco system with a synthetic finish (typically 100 percent acrylic based coating) is acceptable.**

All façades will be finished with modular brick. Other wall materials will include architectural precast concrete panels, cement board siding with reveals, and clear-sealed cedar. Sheet metal will be used for sun visors, eye brows, and metal wall shingles. Painted aluminum will be used for window frames, door frames, balcony railings, and hardware. No EIFS is included in the list of materials. The glass in all windows and storefronts will be highly transparent glass.

The above standards appear to be met with this application.

### 5.3.4 Building Lighting Standards

**5.3.4.s1 Primary building entries shall be externally lit so as to promote a more secure environment at the door, emphasize the primary point of entry into the building and provide sufficient lighting for efficient access into the building.**

**5.3.4.s2 Entry lighting shall complement the building's architecture. Standard security lighting shall be allowed.**

Lighting details have not been provided with the COA application. A condition of approval has been added to the board's suggested motion at the end of this report that lighting and other details will be reviewed with the SDP application for compliance with these standards.

### 5.3.5 Roof-Top Design and Mechanical Equipment Screening Standards

**5.3.5.s1 All roof mounted mechanical and electrical equipment, communication antennae or dishes shall be enclosed, screened, or set back from view from a public street.**

**5.3.5.s2 Unscreened rooftop equipment shall be setback from a front façade so that it is not visible to pedestrian view from the center of the sidewalk directly across the street from the screened equipment.**

**5.3.5.s3 Mechanical equipment screening material shall be opaque, and be compatible in color, and texture with the building.**

**5.3.5.s4 Mechanical equipment screening shall be at least 6 inches higher than all portions of the equipment to be screened except an occasional flue or vent.**

The roof has a one foot high parapet wall on all sides and all mechanical equipment is shown as set back from all sides of the building. Given the height of the building, the parapet, and the setbacks, it appears as though the rooftop mechanical

equipment will not be visible to pedestrian view. Further details on all mechanical equipment will be requested by staff as part of the SDP application and will be reviewed by staff for compliance with these standards. A condition of approval has been added to the board's suggested motion at the end of this report that mechanical equipment screening will be reviewed with the SDP application for compliance with these standards.

**5.4 Landscape Architecture**

The landscape architecture section of this document references the City of Littleton Landscape Design Criteria Manual (here in referred to as the Landscape Manual) and Chapter 15, Lighting Requirements, City of Littleton, Title 10 of the Municipal Code. Quantity, quality, size, and type of plant materials required are identified in the Landscape Manual. Where the quantity, size, or type of plant material is given in these guidelines, the guidelines supersede the Landscape manual.

### 5.4.1 Open Space on Private Property Standards

**5.4.1.s1 Public and private open space shall be attractively landscaped with a variety of plant materials and hard surfaces.**

**5.4.1.s2 All areas of the site not covered by buildings, structures, parking areas, service areas, walks and bikeways, plazas and other impervious surfaced functional areas, shall receive landscaping.**

**5.4.1.s3 Where a front setback area occurs between a building frontage and a street right-of - way, it shall be designed to extend the pedestrian amenities of the street, such as increased walkway widths, areas for outdoor café/restaurant seating, increased sidewalk widths to allow window shopping out of the stream of pedestrian traffic and space for the temporary display of a retailer's goods.**

**5.4.1.s4 Where a side setback area occurs, it shall be designed as a passageway, or contribute to a paved driveway or alley.**

While the building does not have a front landscaped setback, the side of the lot contributes to a paved driveway and surface parking lot with landscaping. All areas not covered by parking areas and walks are shown as landscaped. Landscaping within the parking lot include a variety of trees and shrubs, including the following species: honey locust, linden and pear trees; privit and juniper shrubs.

The above standards appear to be met with this application.

### 5.4.2 Parking Areas Standards

**5.4.2.s1 Coverage: At least 5 percent of the interior area of a parking lot, including the area for parking lot screening (see 5.4.2.s4) shall be landscaped if the lot contains fifteen (15) or more spaces. This requirement shall be counted toward the unobstructed open space requirements of each zone district. At least 75 percent of the required landscaped area shall include living plant material. (This 75 percent living plant material coverage requirement shall be met within three years of planting.)**

**5.4.2.s2 Larger parking lots containing 50 or more parking spaces shall be shaped and/or landscaped to reduce their scale and overall impact by at least one of the following approaches; 1) increasing the interior parking lot landscaping requirement to a minimum of**

**10 percent of the parking lot area, excluding areas used for parking lot screening; 2) in addition to the requirement for at least 5 percent of the parking lot interior to be landscaped, dividing the parking lot into visual segments by either breaking the lot up into visually separate lots with at least a 20 foot wide landscaped zone between them (these lots can be interconnected) so long as they appear separate when viewed from the street, or by creating divisions internal to the parking lot that visually divide it into segments through the provision of at least a 10 foot wide landscape zone running the length of, at most, every third double-sided parking row. All landscaped areas that divide parking lots shall include shade trees at a maximum spacing of 30 feet on center. Additional shade trees shall also be provided in any increased landscaping percentage requirement.**

**5.4.2.s3 Islands: Landscaped parking lot islands shall be delineated by a clear physical barrier, such as concrete or cut stone curbs to protect the plant material from vehicular damage. Landscape timbers are not acceptable in this subarea. All islands shall be irrigated in conformance with the Landscape Manual.**

**The islands shall be a minimum of eight feet in width and 120 square feet in area to allow adequate space for tree roots. The use of turf is discouraged on islands unless they are at least 20 feet in width. In general a parking island should contain a shade tree (or several if appropriately spaced), low evergreen shrubs or ground cover and a mulch installed over a weed barrier fabric. Ornamental shrubs, boulders and flower areas may be added as accents where appropriate. Islands should be spaced so as to maximize the amount of shade afforded by trees while minimizing large expanses of uninterrupted pavement.**

**Pocket islands with a minimum 2½ inch diameter shade tree may be substituted for traditional parking islands. Pocket islands shall be at least 6 feet in diameter, or at least 6 feet measured along any edge located at the intersection of the corners of the parking spaces and must have a raised vertical concrete curb at least 6 inches high. Pocket islands may count double their area for any landscaping percentage requirement.**

**5.4.2.s4 Parking Lot Screening: Where a parking lot adjoins a street, the screening of cars is required using such methods as:**

- **A landscape zone at least 8 feet wide and extending the distance that the lot adjoins the street, not including driveways and exclusive of car bumper overhangs, planted with at least two rows of shrubs (at least one row planted to create a consistent hedge) with a spacing of no greater than 3 feet on center. A row of trees at a maximum spacing of 30 feet on center may be substituted for one row of shrubs. Other groundcover lower than 3 feet high is needed when trees are substituted for shrubs. Shrub height shall be at least 2 ft. installed but maintained no higher than 3 ft. 6in. at maturity.**

- **A landscape zone from 4 feet to 8 feet wide and extending the distance that the lot adjoins the street (exclusive of driveways) with one row of shrubs planted with a spacing of no greater than 3 feet on center and a height of at least 2 ft. installed but maintained no higher than 3 ft. 6in. feet at maturity, and a railing or solid masonry wall at least 3 feet 6 inches high.**

The portion of the proposed parking lot that is not covered by the building is designed for 32 parking spaces and exceeds the minimum of 5 percent area of landscaping with a proposed 6 percent landscaping area.

The parking lot landscape design includes two pocket islands that meet the minimum 6-foot island width, each with a shade tree.

A three-foot tall brick wall extends the distance that the parking lot adjoins the street on the west side of the driveway. A landscape zone is provided on the north side of the wall for additional screening. The east side of the driveway is adjoined by a loading zone that is designed to double as a plaza with specialty paving, trees, and a bench.

The standards generally appear to be met; however, some details such as landscaping coverage after three years of planting, mulching and weed barriers have not been provided at this time. A condition of approval has been added to the suggested staff motion at the end of this report that would require that the details be provided with the SDP application and reviewed by staff for compliance with the above standards.

**5.4.3 Site Distance Triangles Standards**

**5.4.3.s1 To maintain appropriate sight lines for vehicles entering and exiting a site, as well as those approaching internal intersections.**

A condition of approval has been added to the suggested staff motion at the end of this report that would require that be provided with the SDP application and reviewed by staff for compliance with the above standard regarding site distance triangles.

**5.4.5 Screening, Walls and Fencing Standards**

**5.4.5.s1 Outside trash receptacles, loading docks, open storage areas and utility boxes shall be screened from public sidewalks, streets and other public areas from which the property is visible. Screening for such areas shall be opaque and be provided for by means of walls or solid fences. Landscape screening is not acceptable.**

**5.4.5.s2 All utility boxes, which include electric transformers, switch gearboxes, cable television boxes, telephone pedestals and boxes, shall be screened on the sides visible from the public rights of way that are not used for service access.**

**5.4.5.s3 Screening enclosures for refuse containers and service areas shall be incorporated into building architecture and utilize the same materials as the principle building to be greatest degree practicable. Trash receptacles and dumpsters shall be entirely screened from view and enclosed by a solid, gated wall or fence. Screen walls and fences shall be one foot higher than the object being screened. An opaque metal gate shall be included where required for complete screening. The trash enclosure shall be sited so the service vehicle can conveniently access the enclosure and maneuver without backing onto a public right of way**

**5.4.5.s4 Typical vertical board or palisade fences are not allowed if viewable from the**

**street.**

**5.4.5.s5 All trash containers must be covered.**

A condition of approval has been added to the suggested staff motion at the end of this report that would require that the details be provided with the SDP application and reviewed by staff for compliance with the above standards.

**5.4.7 Site Lighting/Parking Lot Lighting Standards**

**5.4.7.s1 All lighting shall comply with Chapter 15, Lighting Requirements, Title 10 of the City of Littleton Municipal Code.**

**5.4.7.s2 Private and/or open spaces accessible to the public shall be lit to accommodate expected activities and events.**

**5.4.7.s3 Where the light source is directly visible, the luminaires shall be designed to incorporate elements to reduce glare, such as translucent, obscure or refracting lenses, low wattage light sources or shielding devices.**

**5.4.7.s4 Parking lot light type shall be fully shielded luminaires mounted on poles no higher than 20 feet and be consistent in color.**

**5.4.7.s5 Lighting shall not provide objectionable glare onto adjoining properties.**

**5.4.7.s6 Pedestrian lights shall be provided in paths between buildings from parking areas to building entries or public streets.**

Lighting details needed for review of the above standards have not been provided with the COA application. A condition of approval has been added to the suggested staff motion at the end of this report that would require that the information be provided with the SDP application and reviewed by staff for compliance with the above standards.

**5.4.8 Paving Materials Standards**

**5.4.8.s1 Paving materials and patterns used on private development parcels shall be coordinated with the design of public pedestrian facilities where they intersect.**

**5.4.8.s2 Engineered base and setting conditions determined by soil conditions shall be used for paving.**

Landscaping details needed for review of the above standards have not been provided with the COA application. A condition of approval has been added to the suggested staff motion at the end of this report that would require that the information be provided with the SDP application and reviewed by staff for compliance with the above standards.

**5.4.9 Landscape Materials, Xeriscaping, Irrigation and Maintenance Standards**

**5.4.9.s1 Underground automatic irrigation systems shall be required for all landscaped projects. All projects with irrigation shall be subject to the provisions in Section 6 of the Landscape Manual.**

**5.4.9.s2 Irrigation systems are to be monitored and adjusted periodically to insure that the water demands of all plant materials are being met and that water is not being wasted.**

**5.4.9.s3 The type, size, quality and quantity of the living and non-living landscaping materials shall comply with the requirements in Section 8 and the plant lists included in the Landscape Manual.**

**5.4.9.s4 Only those plant species that are healthy and compatible with the local climate and the site soil characteristics, drainage and water supply shall be planted.**

**5.4.9.s5 All project maintenance shall comply with the requirements of Section 10 in the Landscape Manual.**

Landscaping details needed for review of the above standards have not been provided with the COA application. A condition of approval has been added to the suggested staff motion at the end of this report that would require that the information be provided with the SDP application and reviewed by staff for compliance with the above standards.

## 5.5 Signs

### 5.5.1 General Criteria

#### a. Type Standards

**5.5.1.sa1 New or rehabilitated buildings shall provide a sign plan showing locations, sizes, heights, and probable design and illumination of all sign types to be used on the building or its site.**

The drawings show the general locations, sizes, heights, and probable design and illumination of all sign types used on the building. As noted on the drawings, a separate staff level COA must be sought for specific signs and will be reviewed for compliance with the sign code and applicable design standards.

#### b. General Number and Location Standards

**5.5.1.s1 Wall, window, awning and projecting signs shall not be allowed above the ground floor except that the HPB or DRC, at its discretion, may allow above the ground floor:**

- **Painted, externally-lit wall signs;**
- **Internally-lighted channel letter signs and/or logos;**
- **Painted wall murals with a minor component for the identification of a business;**
- **One unlit window sign per business;**
- **The extension of a ground floor projecting sign;**

- **The name of the building integrated into the material and/or design of the facade;**
- **In no case shall an internally lighted, cabinet type wall sign be allowed above the ground floor.**

Wall, window, awning or projecting signs are not proposed above the ground floor. The above standards appear to be met with this application.

**c. General Size and Height Standards**

**5.5.1.sc1 Maximum sign size or total sign area shall not be increased by the amount of setback provided by the building.**

The ground floor signs are provided on the south wall, will have no setback from the south property line, and will be adjacent to the sidewalk.

Location and general size of signage has been submitted with the COA application and it appears that the standards relating to this information is in conformance with the above standards. As noted on the plan set, separate staff-level COA must be sought for specific signs and details will be reviewed to determine compliance with the sign code and applicable design guidelines.

**d. General Design and Illumination Standards**

**5.5.1.sd1 Materials for signs shall complement the color, material and overall character of the architecture.**

**5.5.1.sd2 Signs shall be constructed of high quality, durable materials. All materials must be finished to withstand corrosion. All mechanical fasteners shall be of hot-dipped galvanized steel, stainless steel, aluminum, brass or bronze.**

**5.5.1.sd3 All conduits, transformers, and other equipment shall be concealed, and shall have UL ratings.**

**5.5.1.sd4 Exterior lighting of signs shall be oriented down onto the face of the sign, not up from below to minimize night sky light pollution.**

**5.5.1.sd5 Sign illumination shall not create objectionable glare to pedestrians, motorists, and adjoining residents.**

**5.5.1.sd6 A business's corporate logo or typical sign design may be allowed by the HPB or the DRC. However, the HPB or the DRC shall retain complete control over the design, dimensions, location, number and type of the sign.**

**5.5.1.sd7 Hand-painted signs shall not be allowed, unless painted by a sign contractor specializing in hand painted or hand crafted signs.**

As noted on the plan set, a separate staff level COA must be sought for specific signs. The sign COA will review the design, size, and lighting of individual signs for conformance with the sign code and the

above applicable design standards.

**5.5.2 Wall Signs Standards**

**5.5.2.s1 Wall signs shall be located within any sign areas clearly designed for signs on existing or proposed building facades.**

**5.5..2.s2 Lighted wall signs shall not be located at the top of a building's facade if the facade is higher than two stories and faces a residential neighborhood.**

**5.5.2.s3 Maximum wall sign size shall not be increased by an increase in sign height.**

**5.5.2.s4 Wall signs may project into the right-of-way up to 12 inches. Where a wall sign is on private property, it may have a depth of up to 18 inches before it is considered as a projecting sign.**

As noted on the drawings, a separate staff level COA must be sought for specific signs. While the drawings show the general location and size of signs, the sign COA will review the detailed design, size, and lighting of individual signs for conformance with the sign code and the above applicable design standards.

**5.5.3 Projecting Signs Standards**

**5.5.3.s1 Each use by right shall be limited to one projecting sign for each of that use's street frontage.**

**5.5.3.s2 Projecting signs shall not be located above the ground floor.**

The drawings are not showing any projecting signs. As noted on the drawings, a separate staff level COA must be sought for specific signs. While the drawings show the general location and size of signs, the sign COA will review the detailed design, size, and lighting of individual signs and will be reviewed for compliance with the sign code and applicable design standards.

**STAFF RECOMMENDATION**

Staff finds that, in compliance with Section 4-6-14(C) of the Littleton City Code, the proposed COA for 2679 West Main Street meets the criteria for approval. Staff, therefore, recommends approval of HPB Resolution 02 -2016 approving the Certificate of Historic Appropriateness for the Littleton Mixed-Use Project at 2679 West Main Street.

**PROPOSED MOTION:**

I move to approve HPB Resolution 02-2016, approving the Certificate of Historic Appropriateness for the Littleton Mixed-Use Project at 2679 West Main Street with the following condition:

1. Additional information, as needed, shall be incorporated into the Littleton Mixed Use Site Development Plan application to demonstrate conformance with for the following standards of the Littleton Downtown Design Standards and Guidelines:

5.3.4 Building Lighting Standards
5.3.5 Roof-top Design and mechanical equipment screening
5.4.2 Parking areas
5.4.3 Site Distance triangles
5.4.5 Screening, walls and fencing standards
5.4.7 Sit Lighting/Parking Lot Lighting
5.4.8 Paving Materials
5.4.9 Landscape materials, Xeriscaping, Irrigation and Maintenance

The foregoing approval is based on the findings that, with the above conditions, the proposed work:

(1) does not detrimentally alter, destroy or adversely affect any architectural or landscape feature which contributes to the original historic designation;

(2) is in conformance with any applicable adopted design guidelines;

(3) is visually compatible with designated historic structures located on the property in terms of design, finish, material, scale, mass and height; and

(4) is visually compatible with the development on adjacent properties.

Littleton
ANYTHING BUT LITTLE

# Application to Join the Main Street Historic District

## OFFICIAL APPLICATION FORM

**PROPERTY INFORMATION**

1. Property address: 2679 Main Street
2. Historic name of the property: Valley Feed Store

**OWNER INFORMATION**

1. Owner's name: 2679 Main Street Partners LLC
2. Owner's mailing address: 1660 17th Street Suite 300
3. City, state, ZIP code: Denver CO 80202
4. Daytime phone number: 303-606-7842
5. Cell phone number: 720-883-5338
6. E-mail address: jbenallo@surve.com

I, Jon Benallo, owner of the property located at 2679 Main Street, Littleton, Colorado, have read the attached Historic Preservation Code. I understand and agree to abide by the provisions of the city code, including those provisions that apply to properties that have opted-in to the Main Street Historic District, particularly §4-6-12, §4-6-13, and §4-6-14. I understand that inclusion in the district is permanent, i.e. runs with the property, and that there are certain benefits and obligations that will apply to my property. I also understand that any changes to the city code will be subject to public review and hearing, that the public is given notice (although I will not be given individual notice) of such hearings, and that at such hearings, I will have an opportunity to comment on any proposed amendments.

**Owner's signature:** _____ Title: Authorized Agent

Date: 12.9.16

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***For use by the Director only:***

Per §4-6-5 of the Historic Preservation Code, THIS PROPERTY IS INCLUDED IN THE MAIN STREET HISTORIC DISTRICT and is designated:

A CONTRIBUTING PROPERTY _____ A NON-CONTRIBUTING PROPERTY X

**Director's signature:** _____ Date: 12/9/16

DocuSign Envelope ID: 5E94999E-F010-4466-9652-959D7AF8B0A4

**CITY OF LITTLETON, COLORADO**

**PB RESOLUTION NO. 1 5**

**Series of 2016**

**A RESOLUTION OF THE PLANNING BOARD OF THE CITY OF LITTLETON, COLORADO, APPROVING A PLANNED DEVELOPMENT OVERLAY FOR PROPERTY LOCATED AT 2679 W. MAIN STREET**

**WHEREAS,** the planning board of the City of Littleton, Colorado, held a public hearing at its regular meeting of August 22, 2016 to consider a proposal for a planned development overlay for property located at 2679 W. Main Street, and more specifically described in Exhibit A, which is attached hereto and made a part hereof by this reference; and

**WHEREAS,** the planning board considered evidence and testimony concerning the proposed planned development overlay;

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING BOARD OF THE CITY OF LITTLETON, COLORADO, THAT:

**Section 1.** The planning board finds that the planned development overlay conforms to the development standards of the planned development overlay criteria as specified in section 10-9-5 of the city code.

**Section 2**. The planning board does hereby APPROVE the planned development overlay for property located at 2679 W. Main Street WITH THE CONDITION that the applicant join the Main Street Historic District and get approval from the [historic preservation] board for their design.

INTRODUCED, READ AND ADOPTED at the regularly scheduled meeting of the Planning Board of the City of Littleton, Colorado, held on the 22nd day of August, 2016, at 6:30 p.m. in the Littleton Center, 2255 West Berry Avenue, Littleton, Colorado, by the following vote: 4-3.

ATTEST:

DocuSigned by:
Denise Ciernia
D03BC259132D426...

Denise Ciernia, Secretary

APPROVED:

DocuSigned by:
Karina Elrod
C8DBF2F28A91481...

Karina Elrod, Chair

APPROVED AS TO FORM:

DocuSigned by:
4A3FB34EA4384FE...

DocuSign Envelope ID: 5E94999E-F010-4466-9652-959D7AF8B0A4

DocuSign Envelope ID: 5E94999E-F010-4466-9652-959D7AF8B0A4



EXHIBIT "A"

**Legal Descriptions for 2679 W. Main Street**

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 27, BLOCK 1, "MAP OF LITTLETON, COLORADO"; THENCE ALONG THE WEST LINE THEREOF, N00°34'38"W. 74.69 FEET; THENCE DEPARTING SAID WEST LINE, S89°36'02"W, 50.07 FEET; THENCE N00°13'04"W, 75.24 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 19, BLOCK 1 OF SAID MAP; THENCE ALONG SAID LINE, S89°57'49"E, 41.96 FEET; THENCE DEPARTING SAID LINE AND ALONG THE SOUTHWESTERLY EXTENSION OF THE WEST LINE OF LANDS CONVEYED TO B.A.B LLC IN DOCUMENT RECORDED AS RECEPTION NO. B1142375, N48°17'55"E, 34.50 FEET TO A POINT OF THE WESTERLY EXTENSION OF THE NORTH LINE OF LANDS CONVEYED TO VALLEY FEED AND LAWN CENTER CORP. IN DOCUMENT RECORDED AS RECEPTION NO. B1142374; THENCE ALONG SAID LINE, N89°45'05"E, 142.21 FEET TO THE NORTHEAST CORNER OF SAID LANDS THENCE ALONG THE EAST LINE OF SAID LANDS AND ALONG A LINE BEING THE EAST LINE OF THE WEST 10 FEET OF LOT 24, BLOCK 1 OF SAID MAP, S00°20'24"E, 172.62 FEET TO THE SOUTHEAST CORNER OF SAID WEST 10 FEET OF LOT 24; THENCE ALONG THE SOUTH LINE OF SAID WEST 10 FEET OF LOT 24 AND THE SOUTH LINE OF LOTS 25, 26 AND 27, BLOCK 1 OF SAID MAP, S89°49'22"W, 159.84 FEET TO THE POINT OF BEGINNING.;

# COA APPLICATION

**PLEASE SUBMIT A COMPLETED COPY OF THE ATTACHED CHECKLIST WITH THIS APPLICATION**

LEVEL OF APPLICATION **Historical Preservation Board**

DATE OF SUBMITTAL October 17, 2016

PROPERTY INFORMATION

Historic name of property NA

Property address 2679 West Main Street, Littleton, Colorado 80120

Description of proposed alterations
New Construction - Please see attached narrative

APPLICANT INFORMATION

Name of applicant: LAI Design Group, Attn. Josh Rowland

Applicant's address: 88 Inverness Circle East, Bldg J, Suite 100, Englewood, Colorado 80112

Phone number: 303-734-1777

Fax number: 303-734-1778

E-mail address: jrowland@laidesigngroup.com

Applicant's signature: _____ Date: _____

Property owner's name: 2679 Main Street Partners, Attn. Jon Benallo

Property owner's signature: _____ Date: _____

RECEIVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT
(*To be completed by Community Development Department staff)*

Date: _____

Received by: _____

See reverse side for additional information required for a complete application

# COA APPLICATION

## APPLICATION PROCESS AND SUBMITTALS

A pre-application conference with city staff is strongly encouraged.

Applications should contain information to assure full presentation of pertinent facts for proper consideration of the application, including:

- Completed application form
- Cover letter addressed to the Historical Preservation Board describing the proposed project and signed by property owner.
- Names and addresses of abutting property owners.
- Plans (please see the Checklist for required information on the plans)

Number of plan sets required:

2 At time of initial submittal.

20 After completion of staff review and at time of scheduling for Historical Preservation Board review.

If you have further questions, Please contact Dennis Swain, Historic Preservation Planner, dswain@littletongov.org or 303-795-3755.

December 9, 2016

Andrea Mimnaugh
City of Littleton
2255 West Berry Avenue
Littleton, Colorado 80120

**Re: Littleton Mixed Use – 2679 West Main Street**
**Certification of Appropriateness Application**

Dear Ms. Mimnaugh,

On behalf of 2679 Main Street Partners, we respectfully submit our application for a Certification of Appropriateness (COA) for the Littleton Mixed Use project located at 2679 W. Main Street to the City of Littleton Community Development Department. 2679 West Main Street as described in this application is an infill mixed use project that incorporates ground floor retail, bank, and office uses, additional office space on the second and third floors, and five luxury multi-family residential apartment units on the fourth floor. This submittal includes all required items as outlined in the checklist; as well as addresses the Criteria for Certificates of Historic Appropriateness for a property that is in the local historic district, but not individually landmarked as historic.

1) **The proposed work would not detrimentally alter, destroy or adversely affect any architectural or landscape feature which contributes to its original historic designation.**

The property is an irregular shaped vacant parcel approximately .72 acres in size, served by public utilities with 160 feet of frontage along Main Street. The western panhandle of the site is impeded with a sewer easement that will remain. No buildings exist that could be negatively affected.

2) **Is otherwise in conformance with any applicable adopted design guidelines.**

The project has obtained Planning Board approval for the Planned Development Overlay (PDO) dated July 15, 2017 and is in the process of obtaining a Site Development Plan (SDP) approval. The approved PDO establishes site development criteria pertaining to the location of site access and parking areas, allowed building height, and the location of the building on the site and required "step back" requirements of the building massing along the Main Street right-of-way. The applicant worked extensively with City Planning and Historic Preservation staff during the PDO and SDP review, and made many modifications and enhancements as requested by staff, in order to create a project that fits within and conforms to the character of the district and the associated Littleton Downtown Design Standards and Guidelines. Following is an explanation of how the project conforms with applicable sections of the design standards and guidelines.

**Urban Design/Site Plan** – The project provides a ground floor entirely occupied by active pedestrian uses that is located directly on the street right-of-way. Building materials reflect a commitment to quality and durability by incorporating a substantial use of brick on the first two floors with intricate detailing that maintains the architectural theme of other buildings in the area. The ground level along Main Street incorporates a pattern of repeating store front bays separated by brick column elements that serve to break up the long building face and provide visual interest and pedestrian respites outside of the retail spaces and office lobby/vestibule. All tenants have primary entries oriented toward the street.

**Pedestrian and Vehicular Access / Parking Lot Location** – All ground floor commercial uses have individual public entries located along Main Street and a secondary entry to western most commercial bay is also provided along the pedestrian plaza. Recessed entries are provided for each retail and/or commercial entry which are relatively shallow and are not deep enough to allow for arcades or large entry vestibules as depicted in the standards.

Due to the location and orientation of this parcel, which does not allow for vehicular access from an alley or side street, a single driveway access off of Main Street is provided that leads to parking in the rear of the building. The access and parking lot configuration were approved with the PDO as a variance to the design guidelines and standards. In order to minimize the visual impact of this condition, the driveway has been enhanced with decorative pavers to give the appearance that it is an extension of the adjacent pedestrian plaza and a brick wall matching the building and landscape screening are provided to block views into the rear parking area. Bollards are provided to separate the pedestrian and vehicular circulation.

**Service Areas, trash enclosures, utility and mechanical equipment locations** – All utility appurtenances are located in areas that are out of view from the Main Street corridor. Electric transformer and panels are located behind the neighboring building to the west, the water meter and connection are located inside the building, and all mechanical systems are located on the roof and are appropriately screened by the building parapet. The trash enclosure is located at the rear of the property under the building and its design utilizes the same materials as the building allowing it to blend into the façade.

**On-Site Open Space Provision and Location** – Usable open space is provided in the form of a pedestrian plaza along the west face of the building situated next to the Main Street corridor serving as a pedestrian passage to the rear parking area as required in the guidelines. Per the standard, there is no side setback for the east building façade located along Main Street. Street scape amenities including benches, planter pots, bike racks and tree grates are provided to enhance the pedestrian environment. Open space areas surrounding the edges of the project are used to provide landscape screens to adjacent properties. Upper floors of the building provide large balconies that serve as additional open space areas for office tenants and residential units. The PDO provided for a variance to the open space requirement in order to allow the building to be situated along the Main Street right-of-way and to reduce the on-site open space requirement.

**Architectural Building Scale, Form, Massing and Character** – The design of the building provides human scale through variation of the building form with recessed bays and column projections that express the architectural and structural modules and emphasize building entries. A diversity of window sizes are used that is consistent with the historical character along Main Street. Brick and masonry detailing provide articulation of building elements and subtle decorative design features to the façade. Distinct vertical divisions of the façade are provided through the use of cast limestone and brick column base, a middle field of brick with detailing elements and the top consisting of a detailed brick parapet that is the guardrail of the third floor balcony. The primary building façade provides the details required in the standards including recessed entries and doors, projecting sills, columns and cornices.

The building mass provides for the required step back dimensions as defined in the standards with the exception that was approved with the PDO allowing the stair and elevator core to encroach into the step back zone. Multiple 3D illustrations are provided in the COA plan set depicting the pedestrian and vehicular views of the building from Main Street. The buildings will be primarily viewed looking west as cars and pedestrians travel to that end of downtown. A 3D view has been provided depicting what the street scape will look like in the future when properties such as Bradley Auto Body are redeveloped in the future with two-story storefront elevations which will block the majority of views to the stepped back third and fourth floors of the building.

**3) The board must find the proposed work visually compatible with designated historic structures located on the property in terms of:**

**a. Design, b. Finish, c. Material, d. Scale, e. Mass and f. Height.**

We gave taken great consideration to the design, finish, material, scale, mass and height when approaching the building construction and how it will fit seamlessly into the Main Street Historic District. The architectural design of the proposed building reinforces the straight-forward and unassuming building styles seen in historic structures along Main Street. A prominent two story brick façade is placed along the right of way, accented with four recessed storefront bays with large windows on the first floor transitioning to second floor windows with historic proportions. The third and fourth floors are pushed away from the right of way to maintain the two story character at the street and to maintain the architectural dominance of the Carnegie Library at the end of the street. Building materials will reflect a commitment to quality and durability. The attached plans show a substantial use of brick, windows and metal trim. While the landscape amenities which include street trees, landscape planters, benches, bike racks, lighting and trash receptacles placed on vivid pavers and detailed concrete work enhance the pedestrian-friendly streetscape.

**4) When the subject site is within a historic district, the board must also find that the proposed work is visually compatible with the development of adjacent properties.**

We have worked closely with the City to develop a final plan with elevations that complements the downtown district. The project will anchor the west end of Littleton's Main Street business district; and further enhance the lively and pedestrian-friendly streets in Downtown Littleton. The zero front setback of the proposed building continues the urban form of the downtown district and carries the vibrant streetscape to its western edge. Building materials will reflect a commitment to quality and durability. The attached plans show a substantial use of brick, windows and metal trim. While the landscape amenities which include street trees, landscape planters, benches, bike racks, lighting and trash receptacles placed on vivid pavers and detailed concrete work enhance the pedestrian-friendly streetscape.

**5) In the case of partial demolitions, the board must also find that the:**

**a. Partial demolition is required for the renovation, restoration or rehabilitation of the structure and;**

**b. Impacts on the historic importance and architectural integrity of the structure(s) located on the property have been mitigated to the greatest extent possible.**

Not Applicable.

If you require additional information or have any questions about our submittal items, please do not hesitate to call or e-mail me (303) 734-1777 or jrowland@laidesigngroup.com. We look forward to working with the City in completing this process in order to contribute a high quality project to the City of Littleton.

Sincerely,

Joshua L. Rowland
Principal, LAI Design Group