

# Notice of Neighborhood Meeting

This notice is to inform you of an upcoming opportunity to participate in a neighborhood meeting for a proposed development project planned within the City of Littleton.

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**Project Name:** To be determined  
**Property Location:** 5630 S Curtice Street  
**Application Summary:** Proposed townhome development (for sale product) consisting of two building with three units each

## Meeting Information

**Date:** January 24, 2017  
**Location:** Tavern Littleton - 2589 W Main St, Littleton, CO 80120  
**Time:** 5:00 – 6:00 PM

## Project Representative

**Name:** Matt Koren  
**Phone Number:** 303.981.8924  
**Email Address:** matt@redeuxdevelopments.com

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During the neighborhood meeting the project representative will present the proposed project to the audience. Audience members will be given an opportunity to ask questions and provide comment regarding the proposed project.

1/25/17

DESIGN **EDGE**

Anastasia Urban  
Development Services Manager  
Community Development  
2255 W Berry Avenue  
Littleton, Colorado  
303-795-3748  
[Aurban@littletongov.org](mailto:Aurban@littletongov.org)

**RE: 5630 S Curtice Street**

Dear Anastasia,

This following is a summary of the neighborhood meeting that was held at 5:00 to 6:00 on 1/24/17 at the Tavern Restaurant located at 2589 West Main Street at the corner of Main Street and Curtice Street in Littleton. Design Edge brought & referenced a colored site plan as well as black and white 3-Dimensional elevations.

- Mailings were sent out to approximately 200 property owners within 750 meter distance from the property. See attached list.
- Approximately 25 people were in attendance. Those that signed in can be found on the attached sign in sheet.
- Design Edge presented the project and the proposed rezoning and then fielded questions for about 40 minutes.
- Design Edge explained that the purpose of the rezoning was primarily to adjust the front setback as our setback is burdened by the existing building on our site. The majority of buildings on the street range from being right on the property line to 20 feet in which our proposed setback of 10 feet is located in the middle. All other areas of the CA zoning would be met from open space, building height, parking, front and rear setbacks, and lot coverage.
- Questions revolved around issues of market price, unit size, parking, commercial vs. residential.
- Other questions included existing setbacks on Curtice and process with the city.
- One gentleman wants Curtice Street to be more commercial instead of residential.
- Comments were in favor of the traditional form of the product vs. a more modern building form.
- Comments revolved around having articulation along the front face of the building as opposed to one massive wall. After further explanation from Design Edge and discussion regarding 3d elevations on display, those individuals had a better understanding and the response was favorable.
- In general, the comments did not seem concerned with use, size of units, height, and form.
- One area of concern was the front setback and some thought this may be an issue for the city.
- All parties seem to favor the for sale product that we are proposing in lieu of rental product.
- The meeting was cordial and respectful from all parties.

**Architecture**  
**Interior Design**  
**Planning**  
**Construction**  
**Management**

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Denver, CO  
Colorado Springs, CO

Please do not hesitate to contact us if you have further questions or need more information. Thank you.

Sincerely,



Andy Olree – Principal  
Design Edge, P.C.

Neighborhood Meeting  
 to discuss the project at  
 5630 S Curtice Street, Littleton, Colorado

Attendees

	Name	Address	Email Address
1	Nazar Awaida (Owner)	6855 S Havana St, Suite 150, Centennial, Colorado	
2	Matt Koren (Redeux Developments)	482 S Broadway, Suite 200, Denver, Colorado	matt@reduexdevelopments.com
3	Andy Olree (Design Edge)	482 S Broadway, Suite 100, Denver, Colorado	a.olree@de-arch.com
4	Mike Rageth (Design Edge)	482 S Broadway, Suite 100, Denver, Colorado	m.rageth@de-arch.com
5	Eric Byrzi (Altitude Land Consultants)	3461 Ringway Ct, #125, Denver, Colorado	eric@altitudeandco.com
6	Matthew Anderson (Altitude Land Consultants)	5570 S. Curtice St.	
7	Pedrina Cook	5592 S Nevada St	dennmkay@mac.com
8	Warren/Helen Hanks	" "	
9	Betsy GIBBENSON	5553 S PAULCE DAD'S TRUST - 5469 - 5489	EWabbit@msn.com S.CURTICE
10	John Brinkley	5527 S. Curtice St.	
11	RENE MECHEX	5592 S Nevada St	<del>rene@msn.com</del> TStone3@msn.com
12	DAWN & ROLAND WATSON	5612 So. Nevada	
13	MICHAEL NOLES	5559 So CURTICE ST.	
14	JIM HAZLEMAN	5640 So. CURTICE ST.	BROTHERS A BROTHERS CONSTRUCTION, CO.
15	Heather Greenwood	5610 S. Curtice	heather@gracfuluse.com
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