



August 15, 2025

City of Littleton
Community Planning & Development
2255 W. Berry Ave.
Littleton, CO 80120

Re: **Site Plan Decision Criteria** for 799 W. Littleton Blvd. Mixed Use Project

ULUC Section 10-9-5.4.C - The Director may approve, approve with conditions, or deny a Site Plan based on:

1. *Prior Approvals*. Compliance with any prior approvals and all applicable development, design, and transition standards of this Code;
The project design complies with prior reviews and approvals from Littleton, applicable development, design, and transition standards of the Code. The project was approved to proceed from the preapplication phase of the project to the formal SDP application.
2. *Comprehensive Plan*. Consistency with the Comprehensive Plan and all other applicable adopted plans;
The project is consistent with the Comprehensive Plan. The Corridor / Mixed-Use zoning standards along with the “Urban Character” / “Auto Urban Character” description in the Comprehensive Plan (Community Character Primer) allow for a building of this scale and for a building situated close to property lines and sidewalks.
3. *Design*. The location, arrangement, size, and design of buildings, lighting, signs, landscaping, and bufferyards that conform to the standards of the applicable district(s);
The project is consistent with chapter 1 (standards for all districts) and chapter 3 (corridors and mixed-use) of Title 10 ULUC, as depicted in the Site Development Plan Set.
4. *Scale*. The scale of the proposed use(s) in relation to one another and those on adjacent properties;
The scale of the project is appropriate for this site. The allowed setbacks combined with the allowable height of 47’ (25.83’ actual) provide for a suitable transition project between the buildings along Littleton Boulevard and the surrounding residential properties.
5. *Adequate Level of Service*. An adequate level of service of existing or proposed public facilities;
Although not a “public facility” per se, the project continues with a commercial / office component similar in use to the existing building on site.

6. *Nuisances*. Sufficient protection for adjacent properties against noise, [glare](#), unsightliness, or other objectionable features;

The office / residential mixed-use will not contribute to noise more than similar projects in the neighborhood. All exterior lighting will be down-cast and there will be fencing / landscaping on the north side to help mitigate headlight glare.

7. *Access, Circulation, and Parking*. Adequate, safe, and convenient arrangement of access, pedestrian circulation, bicycle facilities, roadways, driveways, transit access (where applicable), off-street parking and stacking and loading spaces; and

The project has good access. The office use has access from the sidewalk along West Littleton Boulevard and the residential units each have direct / individual access from the sidewalk along South Huron Street. The entrance to the parking lot is far enough north of the intersection to help maintain traffic safety. The parking lot has adequate parking per ULUC Subsec. 10-1-3.7.A

CPTED. Consistency with Subsection [10-1-3.2.B](#), *CPTED (Crime Prevention Through Environmental Design)*.

The project's design intent is to create safe, attractive, and economically viable environment that is properly designed to reduce the incidence and fear of crime. The arrangement of building entrances, landscaping, fencing, and other features will help in this regard.

Sincerely,



Bradley Eickman
M-A Architects