

February 26, 2024

City of Littleton Community Development
2255 W. Berry Avenue
Littleton, Colorado

RE: Letter of Intent / Project Narrative
Dirt Coffee and Workforce Development Center
2506 W. Alamo Avenue
Littleton, Colorado, 80120

To Whom it may concern:

Dirt Coffee has retained M-A Architects to design a new coffee shop and Workforce Development Center at 2506 W. Alamo Avenue. This historic property will essentially remain intact as-is, but will be renovated to include the following upgrades:

1. The front and side yards will be improved to provide a public gathering area with outdoor seating and activity space.
2. New accessible ramps and stairs will be added bringing the facility to modern ADA compliance.
3. A new brick and wrought iron fence will be installed on the north (front) and the east side of the property. Please refer to the proposed Landscape Plan for the fence location and to the historic photograph for its inspiration.
4. The exterior of this existing historic house will be painted with a fresh color scheme reinforcing the historic character of the structure.
5. The Main Level will be completely renovated for the new Dirt Coffee Shop.
6. The 2nd floor will be renovated, becoming the Workforce Development Center.
7. A new lift/elevator will be added to the south portion of the building, providing accessibility to the 2nd floor Workforce Development Center. This new lift/elevator will only be minimally visible from the rear exterior of the building.
8. A new covered porch will be added to the 1st floor south entrance of the Workforce Development Center.

This project will be a great improvement to this Historic Home on Alamo Street.

Sincerely,

John T. Matthews Jr.
M-A Architects PC

M-A ARCHITECTS



ARCHITECTURE & PLANNING

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