

January 9, 2017

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

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

Dear Ms. Mimnaugh,

On behalf of 2679 Main Street Partners, we respectfully re-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 re-submittal includes changes to the building based on comments received during the first Historic Preservation Board Meeting dated December 19, 2016. Specific revisions to the project were not defined by Historic Preservation Board members, however the general nature of comments made during the meeting pertained to minimization of the building height and massing along Main Street. The following changes are reflected in the re-submitted plans and 3D views provided to City staff to be presented and discussed in the second HPB meeting planned for January 18, 2017.

1. Maximum allowable building height has been reduced by 7.5 feet, from 61' to 53.5' (excluding the elevator over run at 56.5'). As requested by the Boards, approximate heights of significant historic buildings are provided as follows; Arapahoe County Courthouse – 74'-0", The Mill Tower – 68'-0"
2. The front stair/elevator core has been reconfigured to move the elevator shaft to the rear of the retail space on the ground floor and the stair shaft has been rotated to minimize the visual impact along Main Street. The "step-back" requirements that were previously requested from the Downtown Design Guidelines are, for the most part, no longer required. This change greatly reduces the massing of the third and fourth floors along Main Street, leaving only 25% of each floor visible from across Main Street as required in the guidelines.
3. The second floor parapet, previously serving as the third floor balcony railing, has been reduced in height from 30'-2" to 26'-8" and a transparent glass railing has been added in its place. This change reduces the mass of the building façade along the Main Street frontage. As a reference, many of the historic two story building store fronts along Main Street have parapets that are 34' tall.
4. Building façade materials heights have been lowered by 3 to 4 feet to bring down the overall massing of the building. Open steel cable railings have been provided along the fourth floor apartment units to lower the massing of the third floor parapet that used to serve as the balcony railings for the apartment units.
5. The large stair tower in the rear corner of the building has been lowered and moved inwards to reduce its visibility. Roof access will be provided through a roof hatch instead of taking the stairs to the roof.
6. Metal shingle façade materials were revised along the east elevation that once extended continuously from the ground to the top of the fourth floor. Each level has been treated with separate materials that break up the massing of the building.

The applicant recognizes that, at this time, views looking west along Main Street reveal portions of the project's east elevation, however street trees in summer and winter do help to screen the views. It must also be recognized that properties east of the project will develop, sooner than later, which will greatly reduce views of the east elevation in conjunction with the Design Guideline "step back" requirements for building areas above the second floor. The applicant has developed an attractive east elevation with a variety of materials and colors to minimize visual impacts in the short term with the understanding that it may be covered up in the future.

A similar condition can be seen along the west elevation of the Littleton Building on the east end of the Historic District where a flat 3 to 4 story elevation can be seen with no changes in materials or step backs provided. There is also a 3 story building located on the east end of the historic district that provides no "step backs" at all. These buildings are very similar to the proposed project and do not diminish the small town character of Main Street, in part because they are located at the ends of the district where new development has been allowed to occur. The project is located in the B-2 zone district which allows 0' setbacks from the property line and does not limit building heights. The applicant has worked diligently with City Staff and the City's outside architectural reviewer to obtain their approval. Furthermore the applicant has obtained Planning Board approval and is pursuing their right to develop the project as it is presented with the changes requested by the Historic Preservation Board.

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](mailto: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