

Neighborhood Meeting Summary (Meeting No. 2)

Date: November 20, 2025

Project: 799 W. Littleton Blvd. Mixed Use Project

Location: Virtual On-line Meeting

Time: 5:30 p.m.

In Attendance:

- Brad Eickman, M-A Architects
- John Matthews, M-A Architects
- Jesse Sheets, City of Littleton Planner
- George (Neighbor)
- Jennifer (Neighbor)
- Susie (Neighbor)

Key Items Discussed:

1. Introductions – Architect, City Planner and Neighbors.
2. Architect's overview of the project & updates since last meeting.
3. Revised colored Building Elevations were displayed, showing the views from W. Littleton Blvd, S. Huron St., view from the north and view from the east. Emphasis was placed on how the mixed-use project will fit well into the residential neighborhood. It was mentioned again that several allowed uses-by-right could be considered for this site, resulting in a higher, more-dense, less neighborhood-friendly project.
4. Question about the number of parking spaces - site plan was shown, illustrating the required number of spaces. Neighbors are concerned about the increased street parking that this project may add combined with the already increased street parking from the Cherry Cricket.
5. Question brought up from Meeting No. 1 – how will traffic be managed in the vicinity? Jesse mentioned that a traffic study was not required; however, traffic along the Littleton Boulevard Corridor will be an ongoing topic of discussion at city meetings. The public is encouraged to visit the City website to find out ways to participate in discussions and voice their concerns.

6. Question about how landscaping will affect the intersection site lines. It was pointed out that the existing taller plantings will go away and lower height plantings will take their place.
7. Question about site lighting. Site lighting will be designed per photometric standards and will be “full cut-off” (dark sky compliant).
8. Concern about construction noise, street closures, general disruption. It was mentioned that the General Contractor will have to abide by the city rules and agreements put in place.
9. Question about for sale vs. for rent units. It was mentioned again that the units in the project will be for rent. Neighbor commented how it will be important to be able to contact management if there is a problem to report. It was reiterated that ownership is a small hands-on group that has a long-term “build and hold” business model, and they will be personally involved in the property management.
10. Question again about schedule – developer is hoping to start construction by spring, 2026 with construction taking about 18 months.

Meeting adjourned at 6:15 p.m.