

September 22, 2015

KIMBERLY A. O'HAGAN
303 575 7567
KOHAGAN@OTTENJOHNSON.COM

BY FEDEX AND EMAIL

City of Littleton, Colorado
Planning Board
2255 W. Berry Avenue
Littleton, Colorado 80120

Re: Letter of Intent –Application to Amend General Development Plan for Littleton Village (Setback)

Ladies and Gentlemen:

Our firm represents The Littleton Group, LLC, a Colorado limited liability company (“TLG”), in connection with its potential purchase and development of Lot 1, Block 1, Lot 1, Block 2, and Lot 1, Block 5, Littleton Village Subdivision, Littleton, Colorado (the “Property”). To facilitate its intended development of the Property, we are submitting, on TLG’s behalf and with the authorization of the current owner of the Property, WIP Littleton Village, LLC (“Current Owner”), this amendment (the “Amendment”) to the GDP (as defined below) to which the Property is subject for approval by the City of Littleton, Colorado (the “City”). The Amendment affects only the Property and does not impact the balance of the project known as “Littleton Village” of which the Property is a part.

This letter provides a summary description of the Property and the Amendment and explains how development of the Property in accordance with the Amendment will also comply with applicable design requirements.

Description of the Property and the Amendment

The Property is located at the northeast corner of the intersection of Broadway and East Dry Creek Road. The Property is zoned PD-C and is subject to the Littleton Village General Planned Development Plan (as amended, the “GDP”).

As set forth in the GDP, the Property is intended to be developed as a mixed-use commercial center consisting of retail and office uses. Specific uses permitted on the Property are based on the applicable use category established by the GDP. The portions of the Property consisting of the pad sites located at the northeast and southeast corners of the intersection of Village Park Drive and South Broadway (the “Pad Sites”) are located within Parcels A and B on the GDP. The GDP permits Parcels A and B, as a use by right, to construct drive-through lanes thereon. To facilitate the construction of drive-through lanes on the Pad Sites, the Amendment proposes to increase the build-to setback maximum for buildings constructed along Village Park Drive within

the Pad Sites from 10 to 20 feet from Village Park Drive. Such increased setback will not reduce the urban street character of the Pad Sites but will provide sufficient space for construction of drive-through lanes within the Pad Sites so as to take advantage of the Pad Site's visibility from and proximity to South Broadway. The Amendment has the added potential safety benefit of improving visibility for vehicles turning onto Village Park Drive from South Broadway and onto South Broadway from Village Park Drive by allowing buildings constructed on the Pad Sites to be located further back from Village Park Drive.

In addition to increasing the build-to setback maximum, the Amendment proposes language to clarify the application of design requirements to the Property. The proposed language does not change the substance of the requirements applicable to the development of the Property, but rather clarifies which requirements take precedence in the event of conflict. The intent of this language is to ensure that the GDP governs all development of the Property, unless and except the GDP is silent on a particular issue, in which case, other applicable requirements (as described more fully in the GDP) will apply.

Compliance with Design Requirements

As contemplated by the GDP, development of the Property must comply with the GDP and the Littleton Village Architectural and Urban Design Standards and Guidelines dated January 9, 2015 and approved by the City on January 14, 2015 (the "Design Guidelines"; together with the GDP, the "Design Requirements"). Among other things, the Design Requirements encourage the development along Village Park Drive (which includes the Pad Sites) in a pedestrian-friendly manner. In fact, potential changes to setback or build-to requirements are specifically contemplated by section 3.3 of the Design Guidelines.

TLG is communicating the concept of development in a pedestrian-friendly manner to potential future owners and occupants of the Pad Sites. Later in the development process, the City may assess specific compliance with the Design Requirements in connection with the site development plan(s) that each owner or occupant of the Property submits to the City for review and approval. At this conceptual stage, design of the Pad Sites that complies with the Design Requirements' pedestrian friendly goals could include, by way of illustration, design elements such as landscaping and screening walls along Village Park Drive to create a pedestrian zone and clearly demarcated pedestrian paths to provide pedestrian access to Pad Site building entrances. In fact, potential changes to setback or build-to requirements are specifically contemplated by section 3.3 of the Design Guidelines. We have enclosed examples of possible "pedestrian friendly" design elements that could be incorporated into buildings constructed along Village Park Drive, together with a conceptual site plan illustrating a possible site layout of a building (in this case, a restaurant) that includes a drive-through lane.

We respectfully request the Planning Board's approval of the Amendment. On behalf of TLG, we look forward to working through the amendment process with you.

City of Littleton, Planning Board
September 22, 2015
Page 3

Sincerely,



Kimberly A. O'Hagan
for the Firm

Enclosures

cc: Jack Buchanan (via email)
Jim Maginn (via email)
Blair Lichtenfels (via email)
Stephanie So (via email)
Josh Merrell (via email)
Austin Smith (via email)
Jay Philp (via email)

SOUTH

Gap between sidewalk and retaining wall for landscaping

Building Entry

BUILDING 1

RESTAURANT

4,050 SF

PAD B-1

.812 AC

47 PARKING SPACES







