

CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE
2679 WEST MAIN STREET
LITTLETON, COLORADO 80120

CASE # COA17-0001

OWNERSHIP CERTIFICATION

I, _____ OWNER, OR DESIGNATED AGENT THEREOF, DO HEREBY AGREE THAT THE ABOVE DESCRIBED PROPERTY WILL BE DEVELOPED IN ACCORDANCE WITH THE DESIGN, MATERIALS, RESTRICTIONS AND CONDITIONS CONTAINED WITHIN THIS COA. FURTHER, THE CITY OF LITTLETON IS HEREBY GRANTED PERMISSION TO ENTER ONTO SAID PROPERTY FOR THE PURPOSES OF CONDUCTING INSPECTIONS TO ESTABLISH COMPLIANCE OF THE DEVELOPMENT OF THE PROPERTY WITH ON-SITE IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, EXTERIOR FACADE MODIFICATIONS AND NEW CONSTRUCTION RELATED TO THE EXTERIOR OF ANY STRUCTURE. IF, UPON INSPECTION, THE CITY FINDS DEFICIENCIES IN THE ON-SITE IMPROVEMENTS, AND AFTER PROPER NOTICE, THE DEVELOPER SHALL TAKE APPROPRIATE CORRECTIVE ACTION. FAILURE TO TAKE SUCH CORRECTIVE ACTION SPECIFIED BY THE CITY SHALL BE GROUNDS FOR THE CITY TO PENALTIES AS SPECIFIED IN SECTION 4-6-19 OF THE HISTORIC PRESERVATION CODE.

SIGNATURE OF OWNER)

SUBSCRIBED AND SWORN TO BEFORE ME BY _____

ON THIS _____ DAY OF _____, 20____

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC

APPROVED BY THE HISTORICAL PRESERVATION BOARD THIS _____ DAY OF _____, 20____

CHAIR, HISTORICAL PRESERVATION BOARD

COA STANDARD NOTE:

UTILITY APPURTENANCES SHALL BE LOCATED BEHIND THE SIDEWALK AND OUT OF THE SIDEWALK AMENITY ZONE (THE ZONE BETWEEN THE CURB AND THE CLEAR WALKING AREA OF THE SIDEWALK WHERE STREET TREES, STREET AND PEDESTRIAN LIGHTS AND STREET FURNITURE ARE LOCATED) WHEREVER POSSIBLE. WHERE THEY MUST BE IN THE AMENITY ZONE, SUCH EQUIPMENT SHALL BE CENTERED ON THE TREE LINE AND ALIGNED WITH BUT NO CLOSER THAN 42 INCHES FROM THE FACE OF CURB. THIS INCLUDES SWITCH BOXES, TELEPHONE PEDESTALS, TRANSFORMERS, METERS, IRRIGATION AND SIMILAR EQUIPMENT.

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ZONING CHART

TYPE		UNDERLAYING B-2 ZONING DISTRICT	APPROVED LITTLETON MIXED USE PLANNED DEVELOPMENT OVERLAY / PROPOSED COA
PRIMARY USES ALLOWED		CITY OF LITTLETON, TITLE 10 ZONING ORDINANCE, 10-3-2, LAND USE TABLE FOR 'B2' (COMMUNITY BUSINESS DISTRICT) ZONE	RETAIL AND OFFICE (COMMERCIAL)
MINIMUM LOT AREA		NO MINIMUM	LOT SIZE - 31,255 S.F. / 0.728 ACRES
MINIMUM UN-OBSTRUCTED / USABLE OPEN SPACE		1. 20 PERCENT OF SITE AREA AS UN-OBSTRUCTED OPEN SPACE 2. 50 PERCENT OF UN-OBSTRUCTED OPEN SPACE SHALL BE EVENLY DISTRIBUTED ALONG ADJACENT PUBLIC RIGHT OF WAY	1. 12 PERCENT / 3,599 S.F. OF SITE AREA PROVIDED AS UN-OBSTRUCTED OPEN SPACE 2. 20 PERCENT / 765 S.F. OF THE 12 PERCENT PROVIDED OF OPEN SPACE IS LOCATED ALONG R.O.W.
MAXIMUM HEIGHT OF STRUCTURES		NO MAXIMUM	PROPOSED BUILDING HEIGHT: 43' - 6" NOT INCLUDING ELEVATOR OVER RUN / 44'-4" INCLUDING ELEVATOR RUN
MAXIMUM FLOOR AREA RATIO (FAR)		2:1 FAR MAXIMUM	1 : 1 FAR
BUILDING SETBACKS		NONE	NONE
PARKING REQUIREMENTS		RETAIL STORES: 1 SPACE PER 200 S.F. GFA OFFICE / BANK: 1 SPACE PER 300 S.F. GFA RESIDENTIAL (MULTI-FAMILY): 1.5 SPACE PER UNIT BICYCLE PARKING: PER CITY OF LITTLETON, 10-4-9, SECT. 9 ACCESSIBLE PARKING REQUIRED: 4% OF TOTAL REQ. SPACES COMPACT PARKING ALLOWED: 25% OF REQUIRED SPACES LOADING AREA: 1 SPACE PER 25,000 - 40,000 S.F. OF COMMERCIAL GROSS FLOOR AREA (GFA)	50% PARKING REDUCTION TO THE PARKING REQUIREMENT; RETAIL SPACE: 2,426 GSF = 6 SPACES REQUIRED OFFICE/BANK: 30,200 GSF = 50 SPACES REQUIRED BICYCLE PARKING: 4 SPACES = -1 REQUIRED VEHICULAR SPACE TOTAL PARKING: 55 SPACES REQUIRED / 58 SPACES PROVIDED ACCESSIBLE PARKING: 2 SPACES (REQUIRED/PROVIDED) COMPACT PARKING: 16 SPACES PROVIDED (16 SPACES ALLOWED) LOADING AREA: 1 SPACE PROVIDED (30,200 COMMERCIAL GFA)
BUILDING SIZE		ONE HUNDRED THOUSAND (100,000) AND THREE HUNDRED THOUSAND (300,000) SQUARE FEET OF GROSS FLOOR AREA	GROUND FLOOR = 4366 SF GFA 2ND FLOOR = 15,710 SF GFA THIRD FLOOR = 12,550 SF GFA TOTAL = 32,626 SF GFA
PARKING STALL AND LOT DIMENSIONAL REQUIREMENTS		1. PARKING STALL - 9 FEET WIDE BY 20 FEET DEEP 2. PARKING AISLE - 23 FEET WIDE	1. PARKING STALL: REGULAR 9 FT X 18 FT/ COMPACT 8 FT X 18 FT. 2. PARKING AISLE: 24 FEET WIDE
PARKING LOT LANDSCAPING		5 PERCENT MINIMUM	5 PERCENT MINIMUM
MAXIMUM RESIDENTIAL USE AREA		50 PERCENT MAXIMUM OF GROSS FLOOR AREA DEVELOPED AS RESIDENTIAL USES	1. COMMERCIAL USES: 100 PERCENT OF GROSS FLOOR AREA
BUILDING STEPPED HEIGHT ALLOWANCE		PER LITTLETON DOWNTOWN DESIGN GUIDELINES SECTION 5.3.1.s2; NO MORE THAN 25 PERCENT VISIBLE OF FLOORS ABOVE THE SECOND FLOOR FROM PEDESTRIAN VIEWING LEVEL ON THE SIDEWALK ACROSS THE STREET	NA
DESIGN GUIDELINES		PER LITTLETON DOWNTOWN DESIGN GUIDELINES SUBAREA 5.	PER LITTLETON DOWNTOWN DESIGN GUIDELINES SUBAREA 5.

*TUCK-IN PARKING AT GROUND LEVEL IS NOT CONSIDERED PART OF THE GROSS SQUARE FOOTAGE IN THE FAR RATIO.

ARCHITECT / PLANNER

LAI DESIGN GROUP
88 Inverness Circle East
Bldg J Suite 101
Englewood, Colorado 80112
T 303.734.1777 | F 303.734.1778

OWNER/CLIENT

2679 MAIN STREET
PARTNERS
ATTN: Jon Benallo
1660 17th Street, Ste 300
Denver, Colorado 80022
303-606-7841

CERTIFICATE OF APPROPRIATENESS FOR:
LITTLETON MIXED USE
2679 WEST MAIN STREET
LITTLETON, COLORADO 80120

PROJECT #: 15081
DRAWN BY: JC
CHECKED BY: JR

ISSUE RECORD

COA SUBMITTAL 02/13/2017

SHEET NUMBER

CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE
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ADJACENT PROPERTIES: EAST



ADJACENT PROPERTIES: WEST



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CONTEXT PHOTOGRAPHS:

DIPPING GRILL RESTAURANT / HISTORIC LIBRARY AND MAIN STREET (LOOKING EAST)

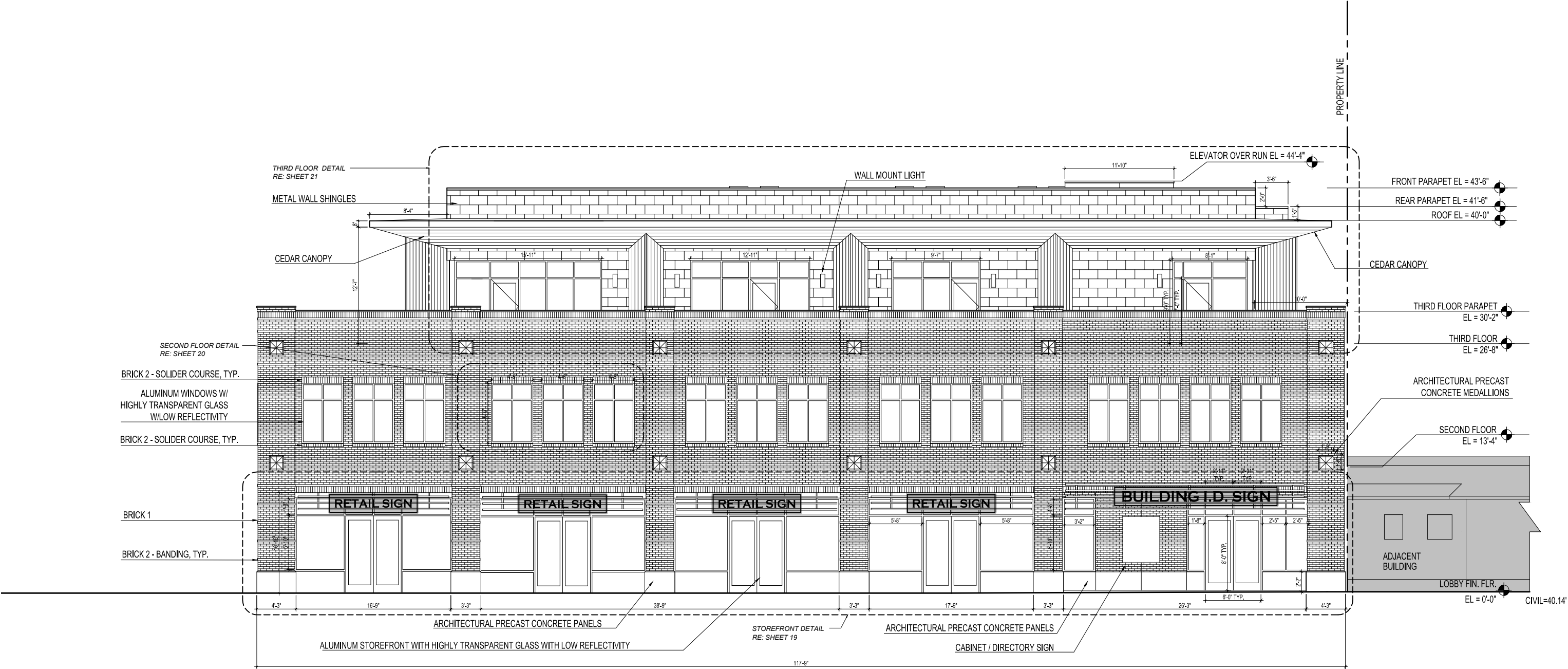


ADJACENT PROPERTIES: NORTH



CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE
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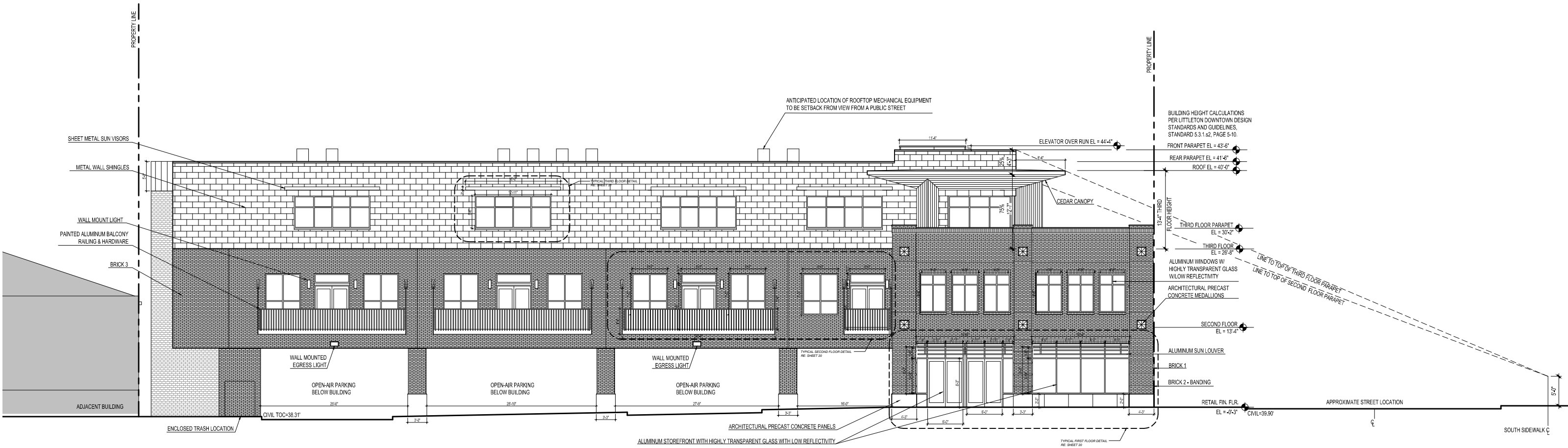
SOUTH ELEVATION (3/32" = 1'-0")



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WEST ELEVATION (1/16" = 1'-0")



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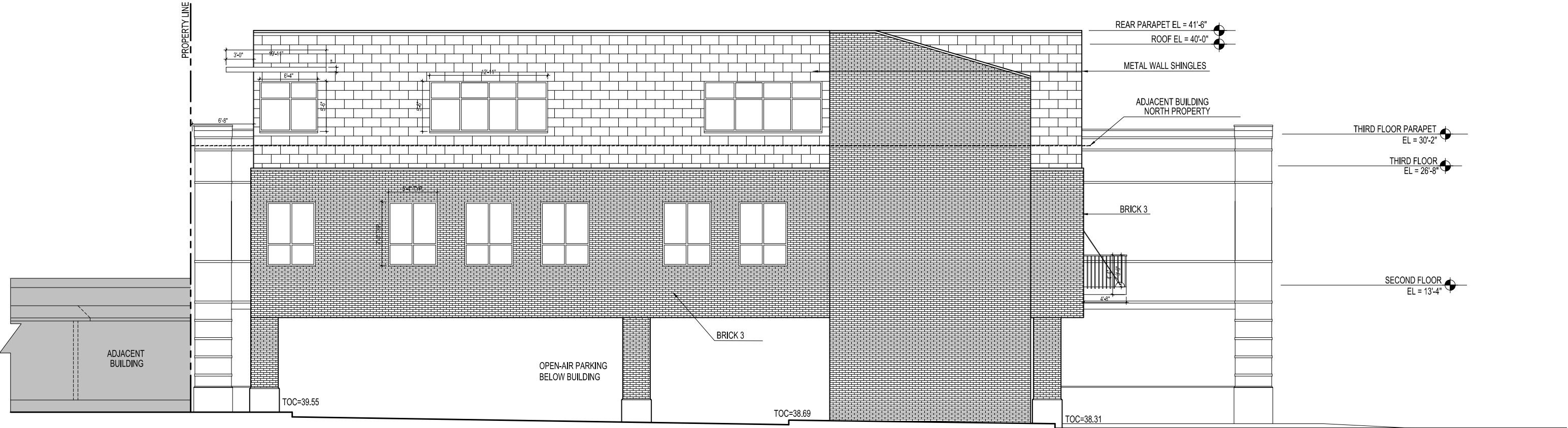
EAST ELEVATION (1/16" = 1'-0")



SHEET NUMBER

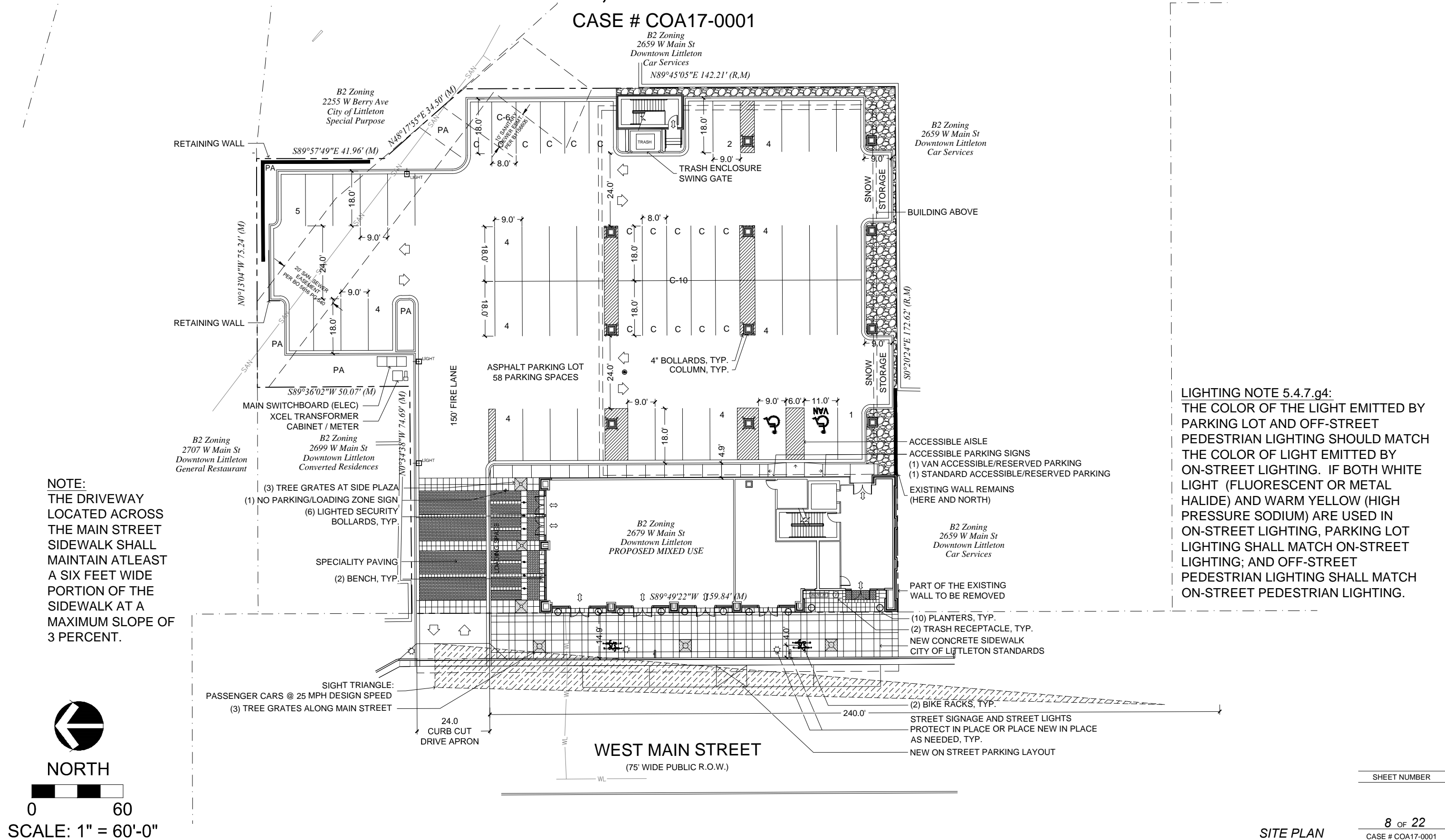
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NORTH ELEVATION (3/32" = 1'-0")



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2679 WEST MAIN STREET
LITTLETON, COLORADO 80120

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*B2 Zoning
2659 W Main St
Downtown Littleton
|| Car Services*

N89°45'05"E 142.21' (R,M)

*B2 Zoning
2255 W Berry Ave
City of Littleton
Special Purpose*

*B2 Zoning
2659 W Main St
Downtown Littleton
Car Services*








*B2 Zoning
2707 W Main St
Downtown Littleton
General Restaurant*

*B2 Zoning
2699 W Main St
Downtown Littleton
Converted Residences*

*B2 Zoning
2679 W Main St
Downtown Littleton
PROPOSED MIXED USE*

*B2 Zoning
2659 W Main St
Downtown Littleton
Car Services*

PLANT LIST

SYMBOL	LABEL	QTY.	COMMON NAME	BOTANICAL NAME	MIN. SIZE	MATURE SPREAD	MATURE HEIGHT
	SHA	2	SHADEMASTER HONEYLOCUST	GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER'	2' CAL.	35'	50'
	RLI	3	AMERICAN LINDEN	TILIA AMERICANA 'REDMOND'	2' CAL.	25'	40'
	CCP	5	CHANTICLEER PEAR	PYRUS CALLERYANA	2' CAL.	15'	35'
	RPR	13	REGAL PRIVET	LIGUSTRUM OBTUSIFOLIUM REGEJIANUM	#5	5'	4'
	BJ	10	BUFFALO JUNIPER	JUNIPERUS SABINE 'BUFFALO'	#5	12"	6'
	SPA	5	SPARTAN JUNIPER	JUNIPERUS CHINENSIS 'SPARTAN'	#10	5'	15'
	FRG	100	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	#5	2'	4-5'
	HFG	42	HARDY FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HADELN'	#5	2'	2-3'

SYMBOLS NOT TO SCALE

SIGHT TRIANGLE:
PASSENGER CARS @ 25 MPH DESIGN SPEED

1-SHA

EXISTING TREE
PROTECT IN PLACE

WEST MAIN STREET
(75' WIDE PUBLIC R.O.W.)

10-SEASONAL PLANTINGS
BY OWNERSHIP
1-SHA



NORTH

SCALE: 1" = 30'-0"

SHEET NUMBER

LANDSCAPE PLAN

9 OF 22

ASE # COA17-0001

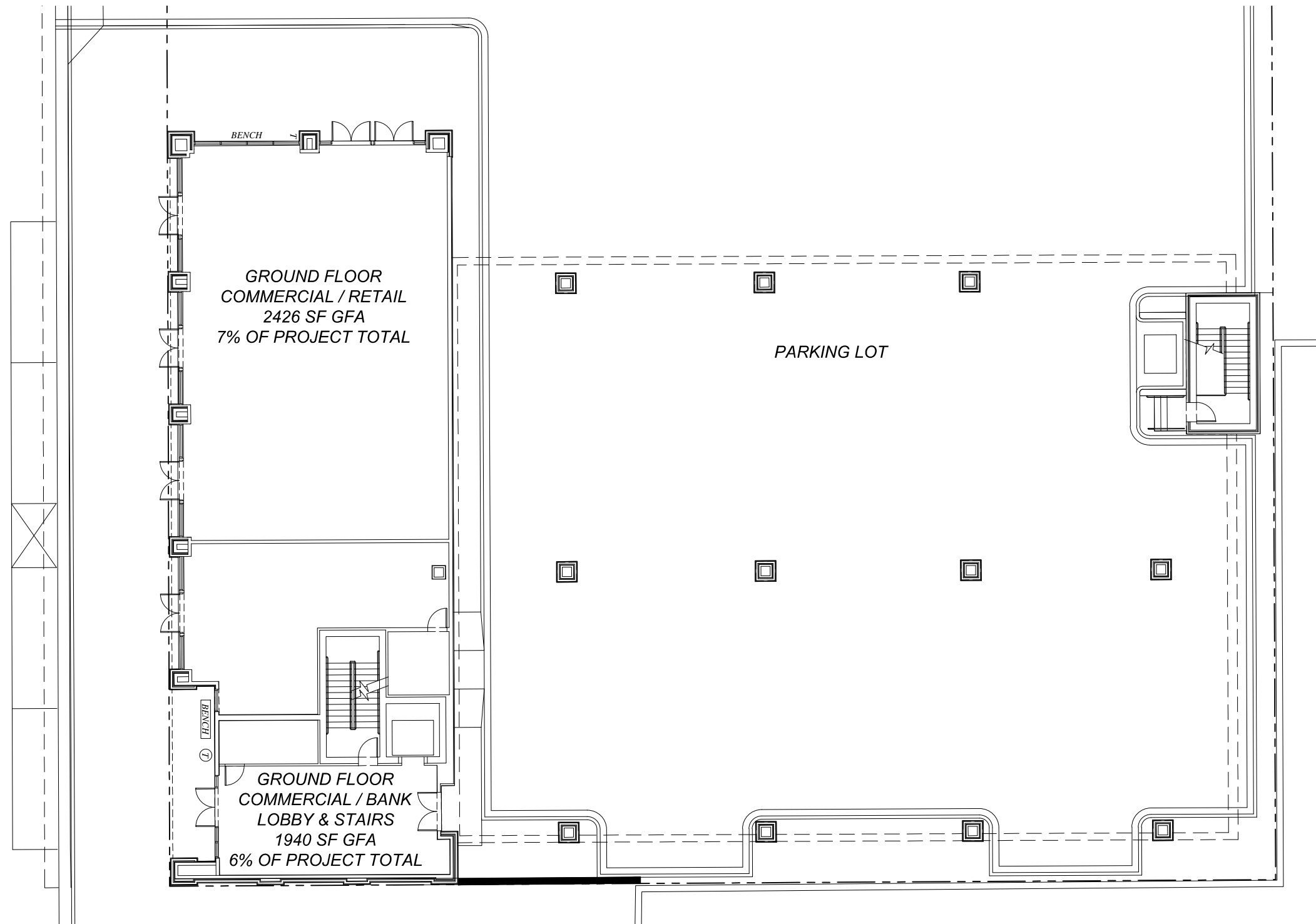
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GROUND FLOOR PLAN



NORTH

0 8' 16'

SCALE: 1/16" = 1'-0"

SHEET NUMBER

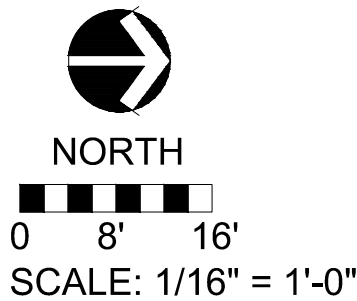
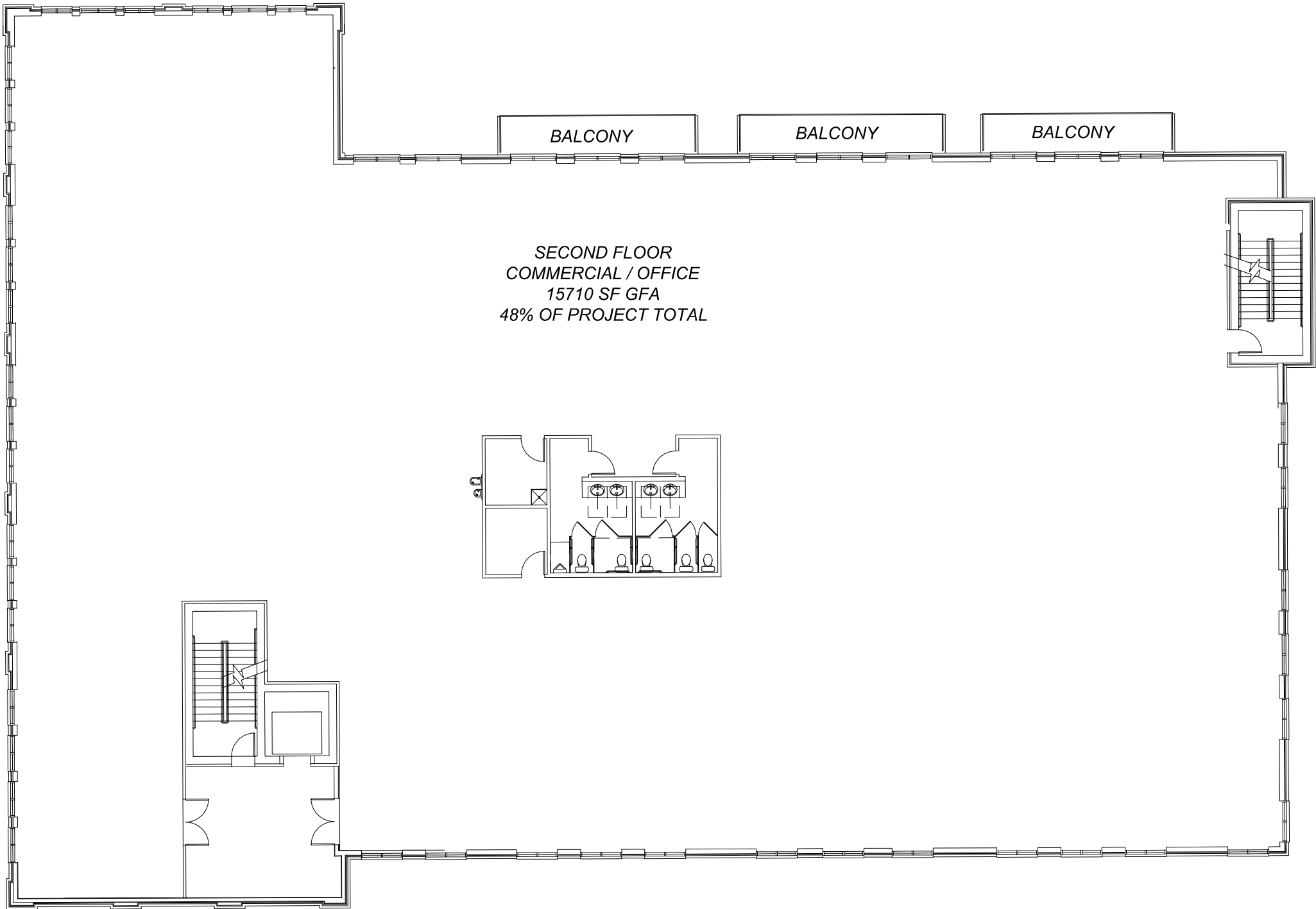
FLOOR PLAN

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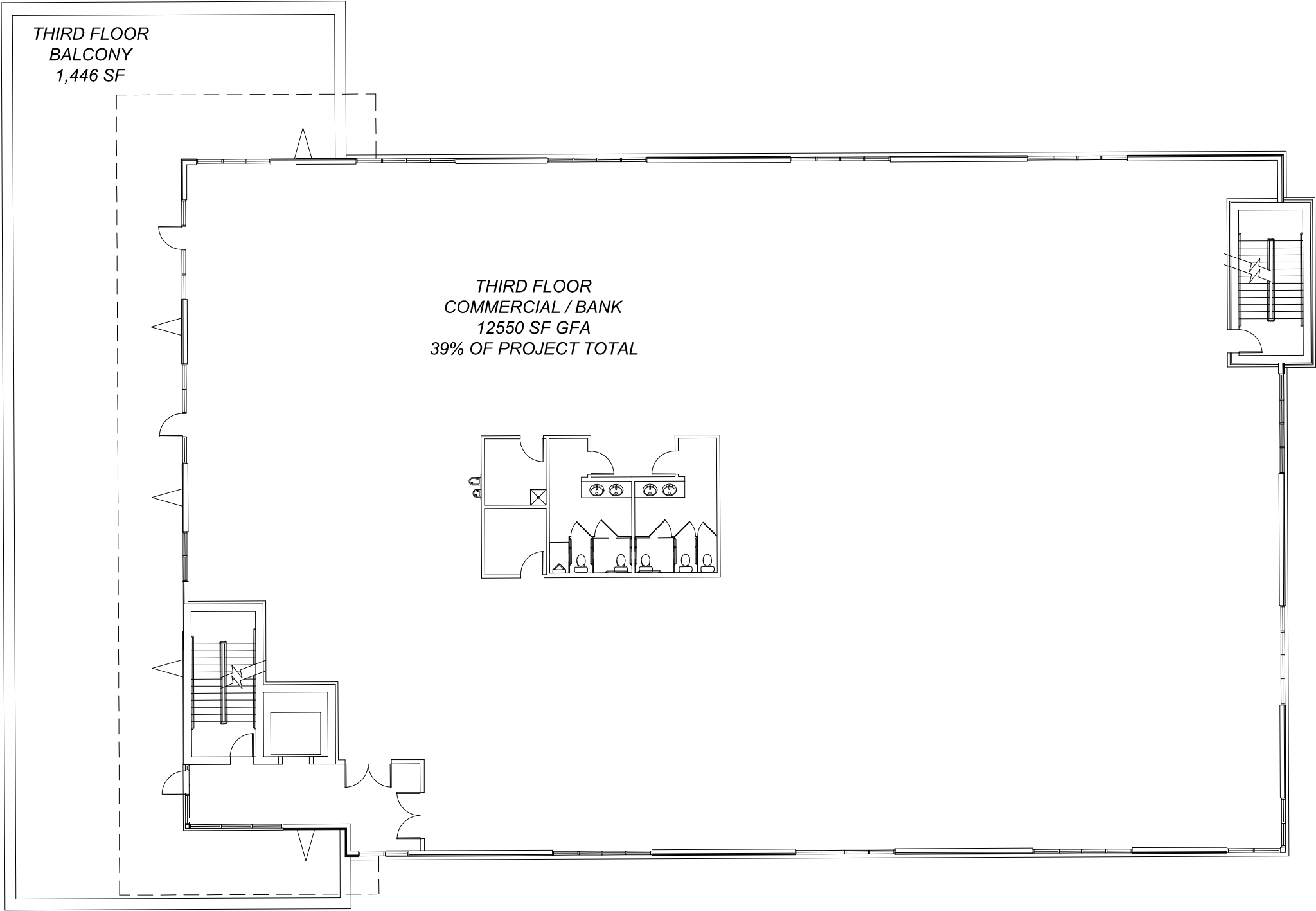
SECOND FLOOR PLAN



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CASE # COA17-0001

THIRD FLOOR PLAN



NORTH



0 8' 16'

SCALE: 1/16" = 1'-0"

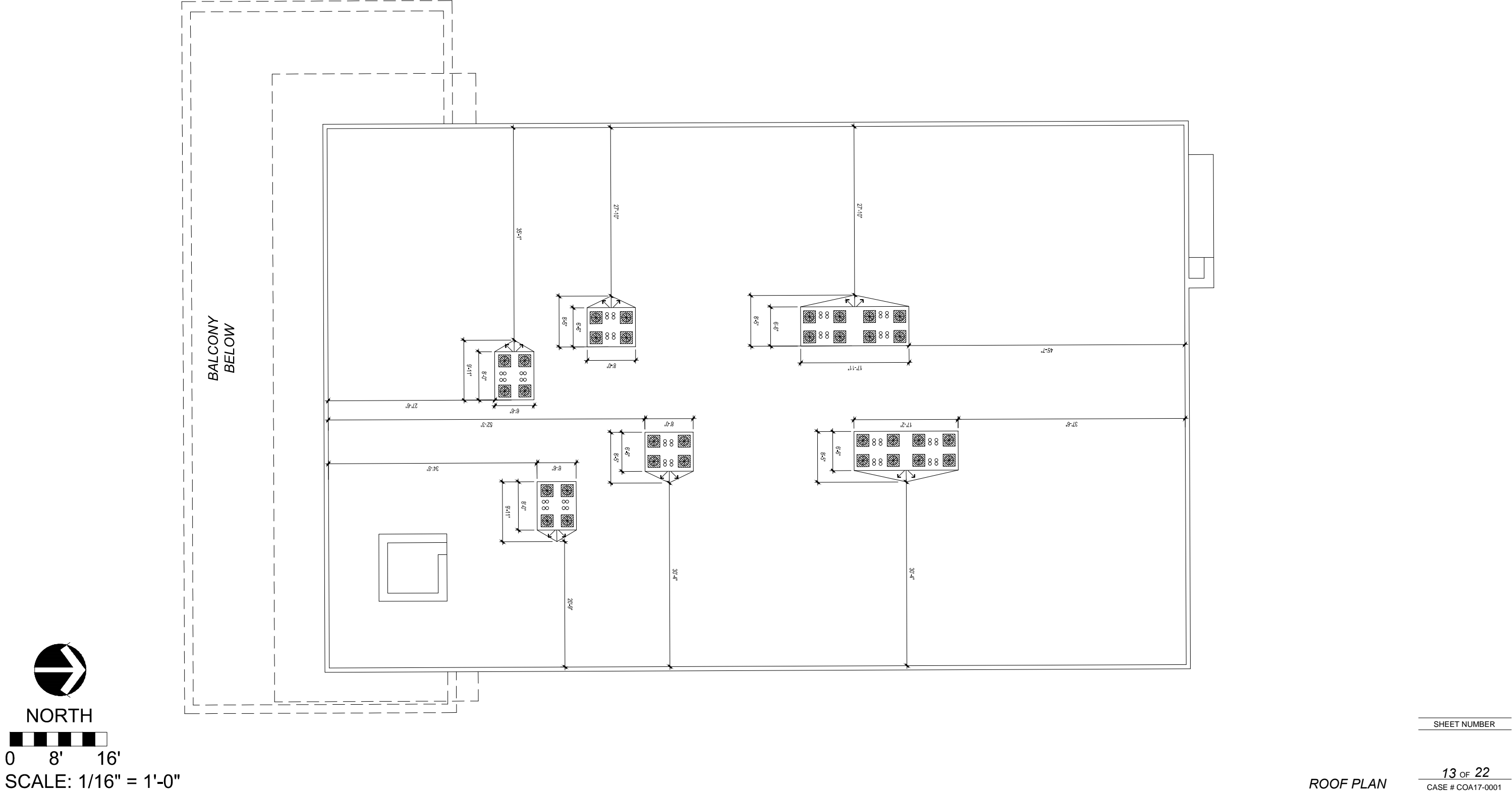
SHEET NUMBER

FLOOR PLAN

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CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE
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LITTLETON, COLORADO 80120
CASE # COA17-0001

ROOF PLAN



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SOUTH FACADE - WEST MAIN STREET



SHEET NUMBER

3D COLOR RENDERING

14 OF 22
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SOUTH AND WEST FACADES



SHEET NUMBER

3D COLOR RENDERING

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EAST FACADE LOOKING WEST DOWN MAIN STREET



SHEET NUMBER

3D COLOR RENDERING

16 OF 22
CASE # COA17-0001

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CASE # COA17-0001

SOUTH AND EAST FACADES



SHEET NUMBER

3D COLOR RENDERING

17 OF 22
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FUTURE DEVELOPMENT ALONG MAIN STREET



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3D COLOR RENDERING

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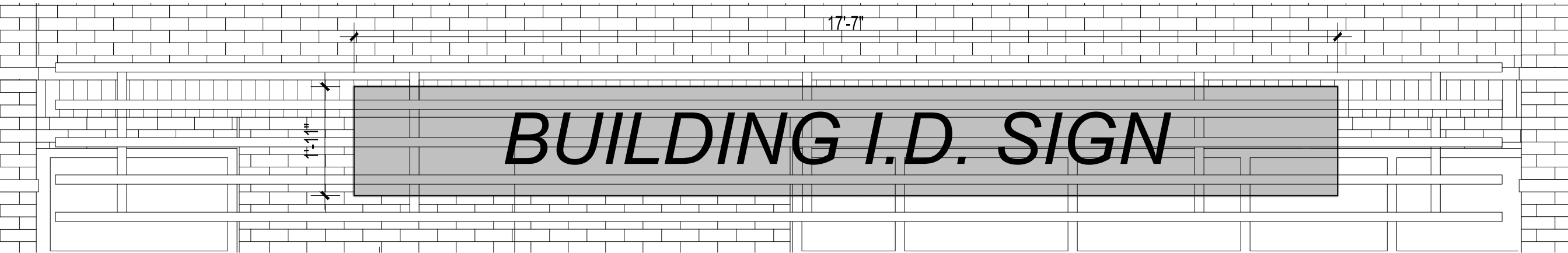
CASE # COA17-0001

NOTE: 5.3.2.02 TO USE
HIGHLY TRANSPARENT
GLASS WITH LOW
REFLECTIVITY FOR ALL
WINDOWS IN
BUILDINGS ALONG
MAIN STREET.

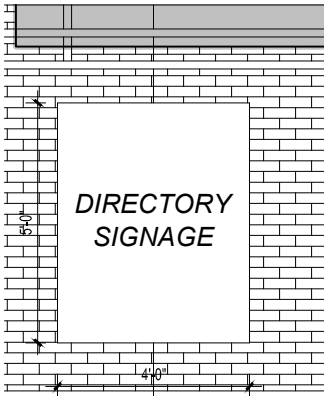
MAIN STREET STOREFRONT (1/8" = 1'-0")



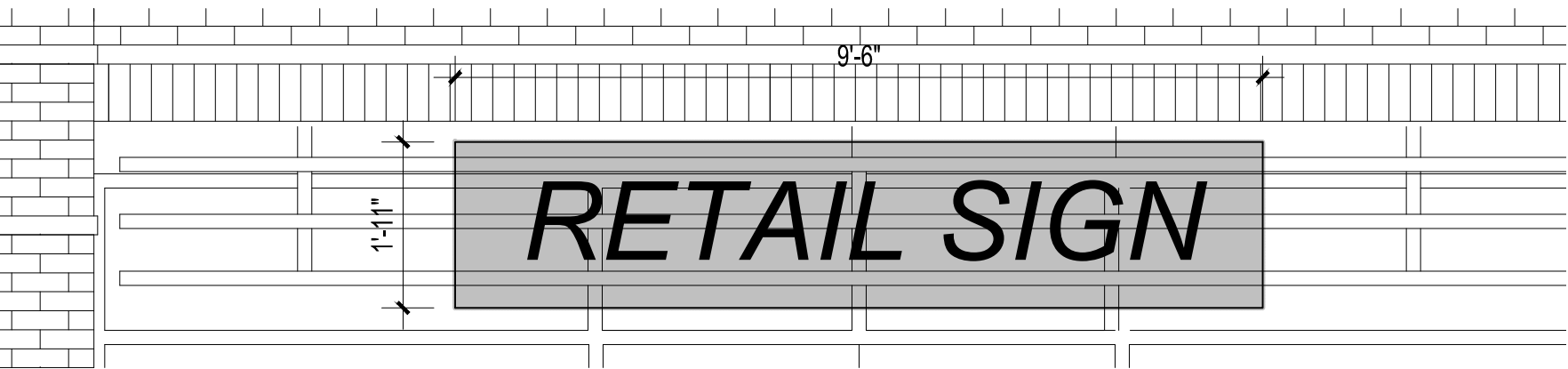
SIGNAGE ENLARGEMENT (1/4" = 1'-0")



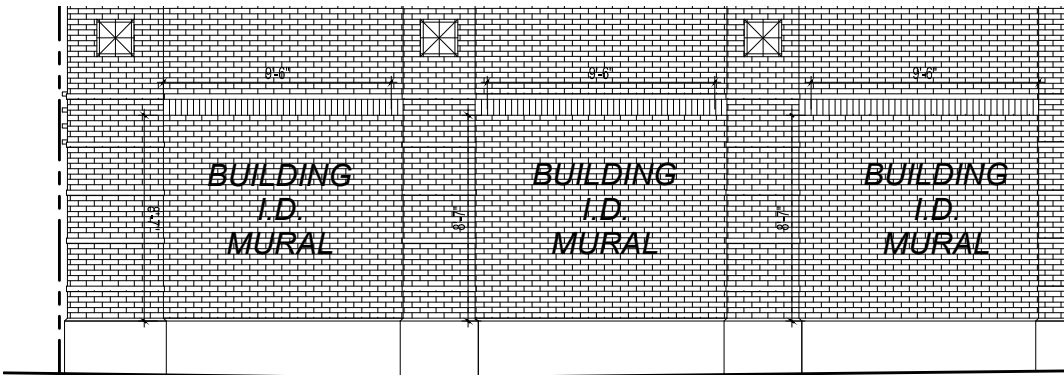
DIRECTORY
SIGNAGE
(1/4" = 1'-0")



SIGNAGE ENLARGEMENT (1/4" = 1'-0")



BUILDING ID MURAL (1/8" = 1'-0")



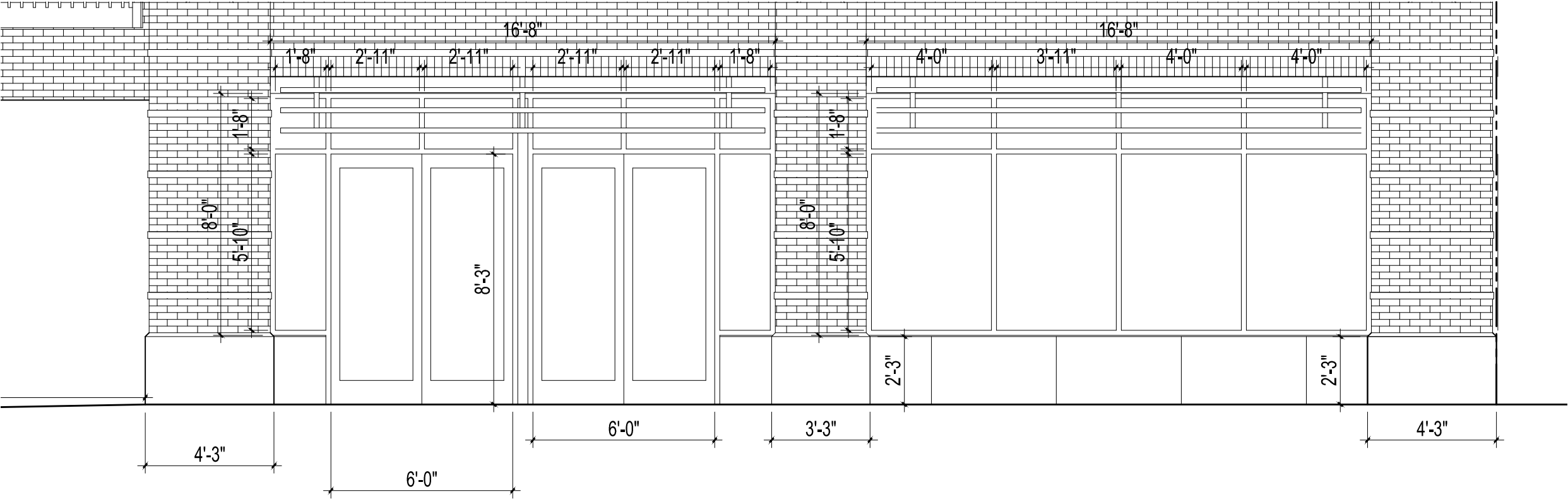
NOTE:
A SEPARATE STAFF-LEVEL COA MUST BE SOUGHT FOR SPECIFIC SIGNS

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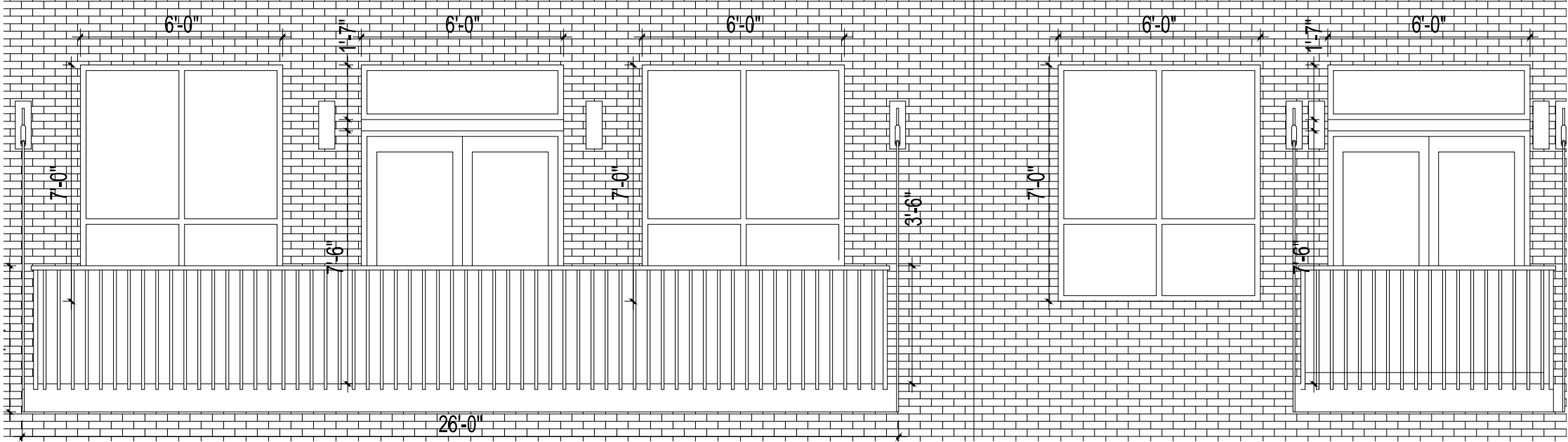
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FIRST FLOOR STOREFRONT
WEST ELEVATION (1/4" = 1'-0")

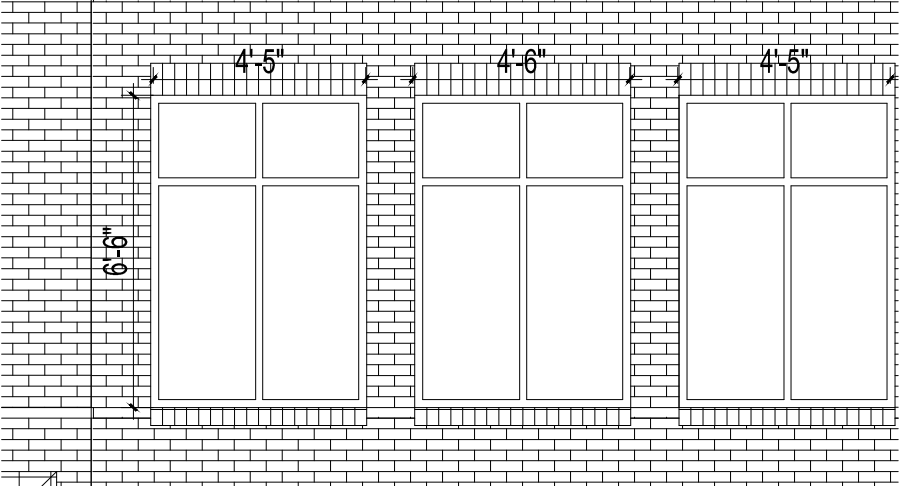


NOTE: 5.3.2.o2 TO USE
HIGHLY TRANSPARENT
GLASS WITH LOW
REFLECTIVITY FOR ALL
WINDOWS IN
BUILDINGS ALONG
MAIN STREET.

TYPICAL SECOND FLOOR DOORS, WINDOWS, RAILINGS
WEST ELEVATION (1/4" = 1'-0")



TYPICAL SECOND FLOOR WINDOWS
MAIN STREET (1/4" = 1'-0")

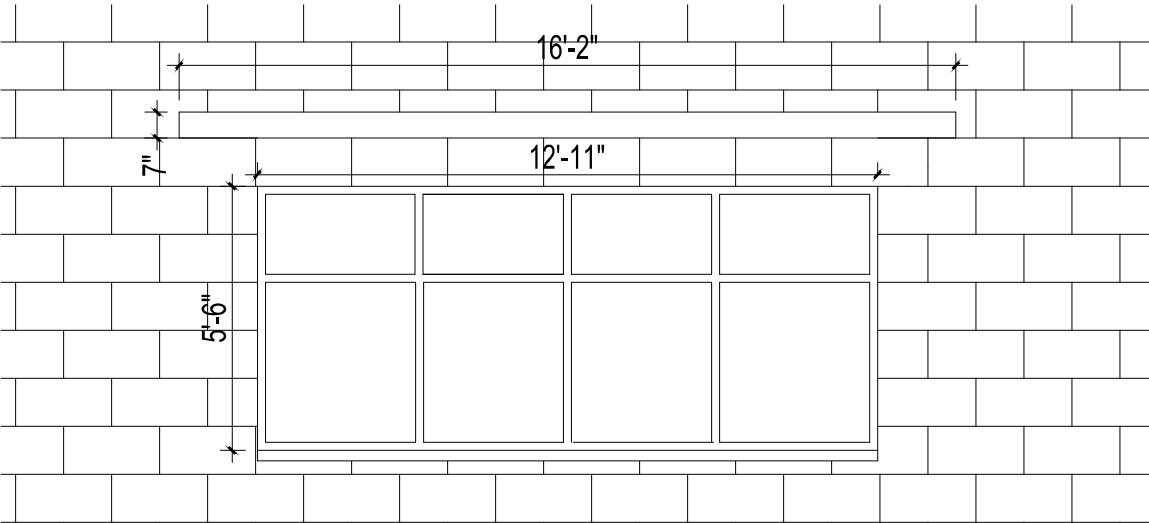


SHEET NUMBER

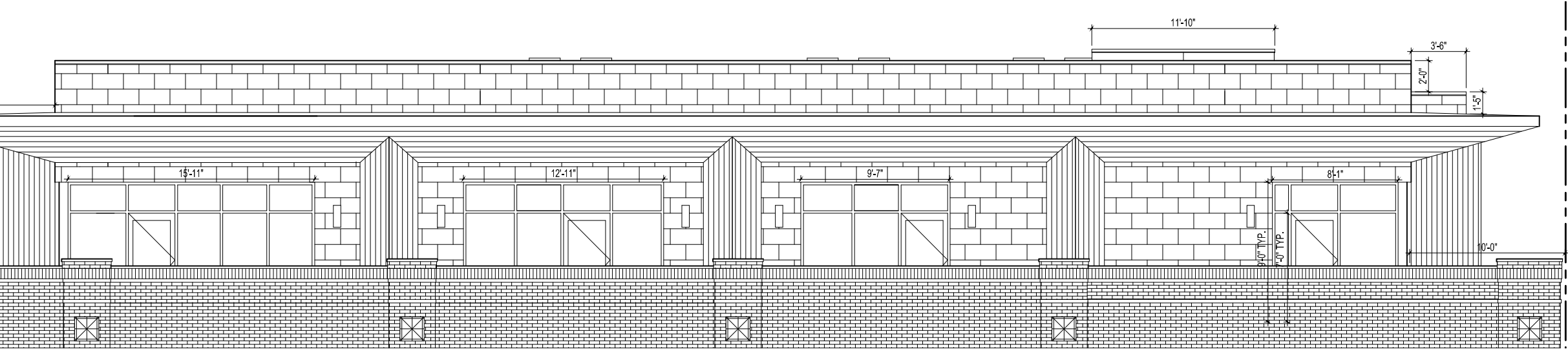
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TYPICAL THIRD FLOOR WINDOWS / SUN VISORS
WEST ELEVATION (1/4" = 1'-0")



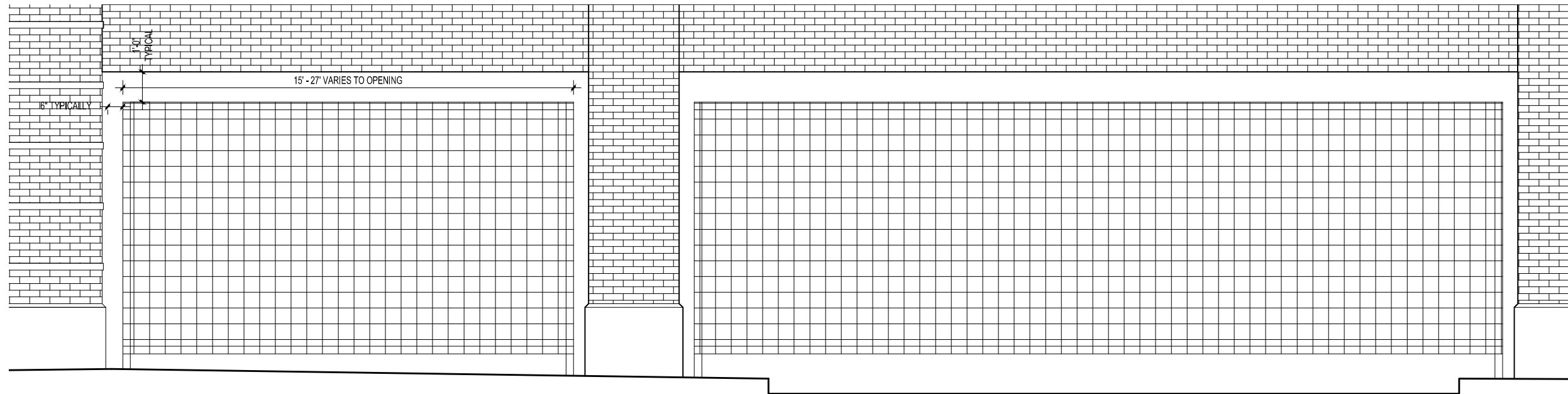
THIRD FLOOR DOORS, WINDOWS, BALCONY
AND VISORS ALONG MAIN STREET (1/8" = 1'-0")

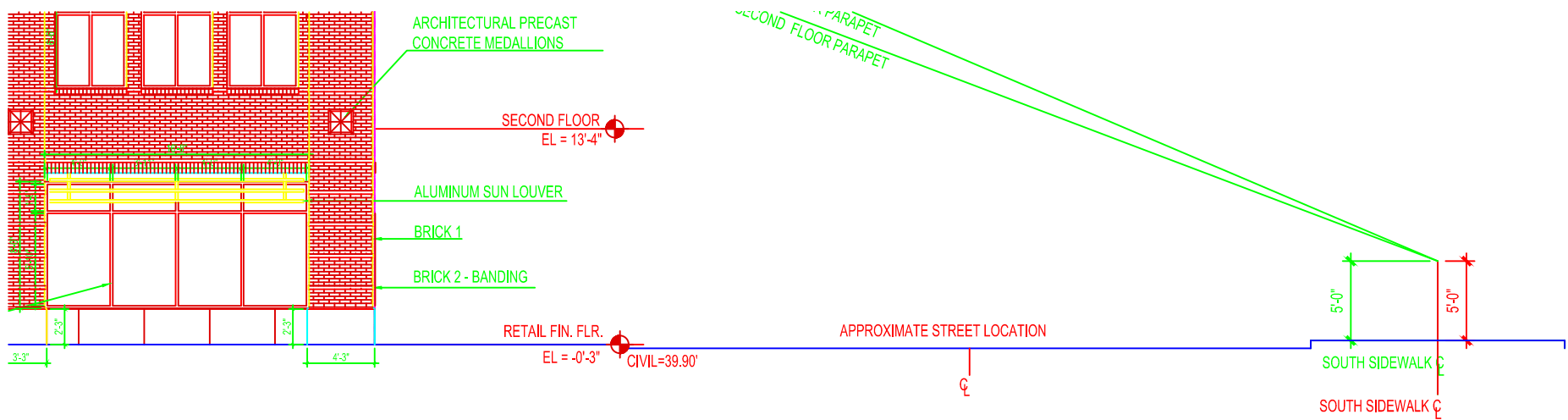


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PAINTED METAL SCREENING
(1/4" = 1'-0")





PRE-SUBMITTAL

LITTLETON MIXED USE - 2679 WEST MAIN STREET

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO

CASE #

SITE PLAN

SITE DATA

SITE AREA WITHIN PROPERTY LINE	31,255 SF	100%
TOTAL IMPERVIOUS	28547 SF	91%
TOTAL BUILDING FOOTPRINT (IMPERVIOUS)	4991 SF = 16%	
FLOOR AREA RATIO (FAR)	1:1 FAR	
PARKING LOT/LOADING AREA (IMPERVIOUS)	23556 SF = 75%	
PARKING LOT LANDSCAPE (PERVIOUS) <ul style="list-style-type: none">PLANT MATERIAL - x S.F.COBBLE/OTHER - x S.F.	2708 SF	9%
UN-OBSTRUCTED OPEN SPACE <ul style="list-style-type: none">PERVIOUS - 2708 S.F.IMPERVIOUS - 891 S.F.	3599 SF = 12% (GRAY HATCH ON PLAN)	

BUILDING DATA

GROSS FLOOR AREA <ul style="list-style-type: none">FIRST FLOOR (RETAIL & OFFICE) - 4366 SFSECOND FLOOR (OFFICE) - 15710 SFTHIRD FLOOR (OFFICE) - 12550 SF	32626 SF
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PARKING CALCULATIONS

USE	GFA	PARKING RATIO	PARKING REQ.
RETAIL (1ST FLOOR)	2426 SF	1 SPACE / 400 SF	6 SPACES
OFFICE	30200 SF	1 SPACE / 600 SF	50 SPACES
1940 SF (BANK / OFFICE LOBBY & STAIRS - 1ST FLOOR)			
15710 SF (OFFICE - 2ND FLOOR)			
12550 SF (OFFICE - 3RD FLOOR)			
BICYCLE PARKING: 4 SPACES = -1 REQUIRED VEHICULAR SPACE			-1 SPACE
TOTAL PARKING REQUIRED			55 SPACES
TOTAL PARKING PROVIDED			57 SPACES

- NOTES:
1. 4 PERCENT OF REQUIRED PARKING SHALL BE PROVIDED AS HANDICAP ACCESSIBLE SPACES.

SITE LEGEND

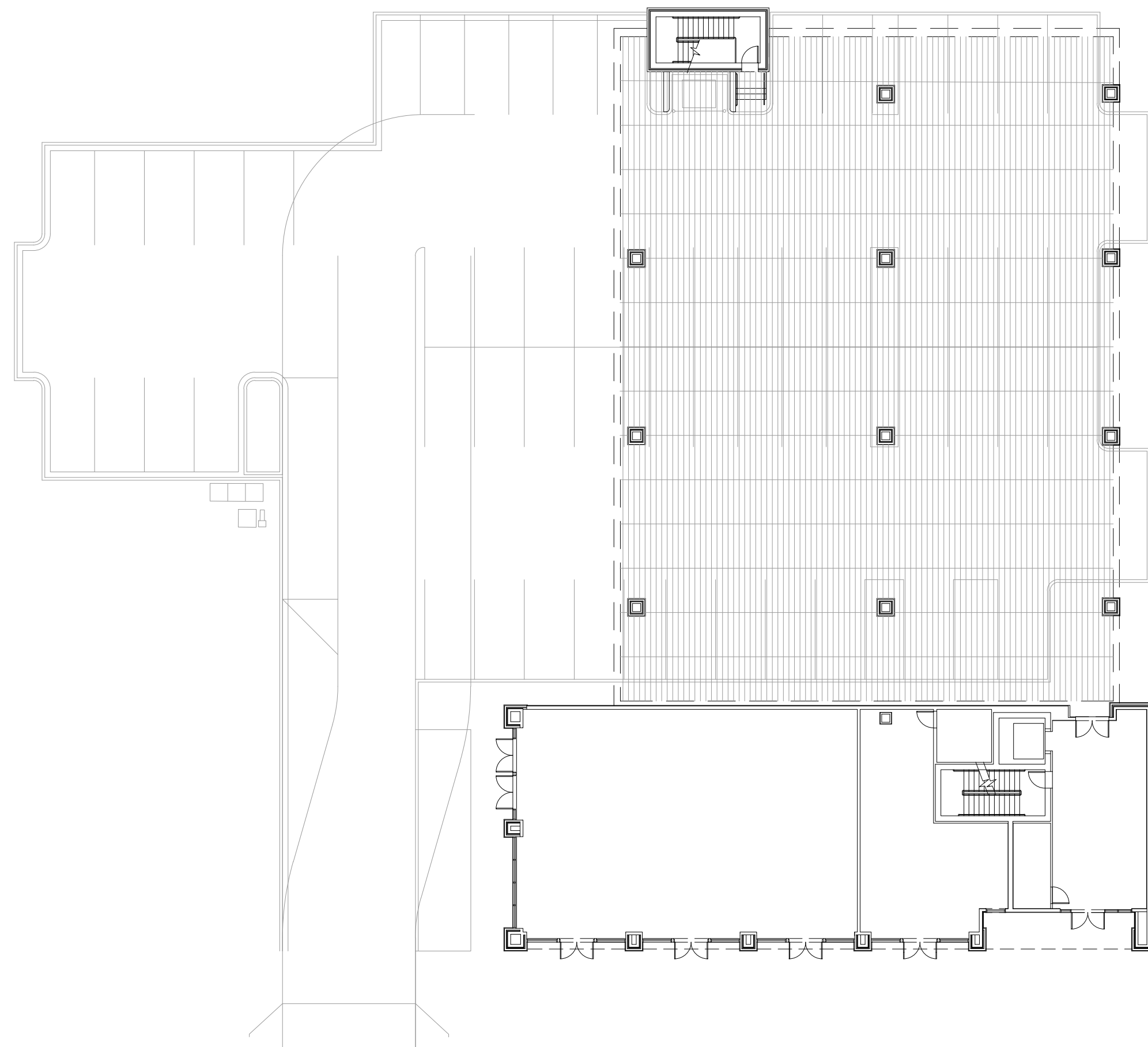
LOT LINE/RIGHT OF WAY	PROPOSED BENCH
EXISTING LIGHT POLE	PROPOSED BIKE RACK
EXISTING STREET SIGN	PROPOSED PLANTER
# PROPOSED PARKING COUNT PER ROW	PROPOSED TRASH RECEPTACLE
PROPOSED TRAFFIC FLOW	PROPOSED WHEEL STOP
PROPOSED BUILDING ACCESS	PROPOSED TREE GRATE
PROPOSED 6" VERTICAL CURB AND GUTTER (EXCEPT WHERE NOTED)	PROPOSED LIGHT FIXTURE
PROPOSED SIGN	
PROPOSED LIGHTED SECURITY BOLLARD	
UN-OBSTRUCTED OPEN SPACE AREAS	

SITE NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LITTLETON.
- VERIFY EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IF ANY CONFLICTS WITH THE DRAWINGS OCCUR.
- "NO PARKING FIRE LANE" SIGNS TO BE MOUNTED AT A HEIGHT OF AT LEAST 7' MOUNTED AT 30-40 DEGREE ANGLE.
- ALL PAVEMENT MARKINGS ARE SUBJECT TO MATERIAL CHANGES DUE TO SEASON AND/OR WEATHER. TEMPORARY MATERIALS MAY BE REQUIRED. SPECIFIED FINAL PAVEMENT MARKING MATERIALS SHALL BE INSTALLED WHEN SEASON/WEATHER ALLOW.

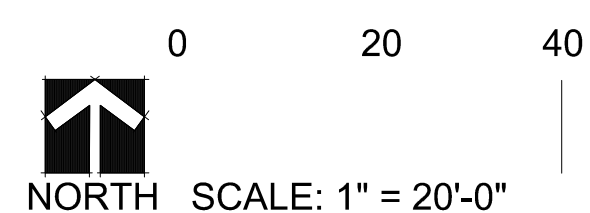
UTILITY EASEMENT NOTES

- A BLANKET EASEMENT ACROSS ALL PAVED SURFACES WILL BE GRANTED TO THE CITY UNDER A SEPARATE DOCUMENT FOR ACCESS TO SANITARY AND STORM SEWER FACILITIES LOCATED ON THE SITE.
- DRY UTILITIES TO BE RELOCATED BY OTHERS. BLANKET EASEMENTS WILL BE GRANTED TO THE DRY UTILITY PROVIDERS UNDER A SEPARATE DOCUMENT.



PDO PARKING LOT DIMENSIONAL REQUIREMENTS JUSTIFICATION

THIS PDO PROVIDES REQUIREMENTS FOR PARKING LOT DIMENSIONAL STANDARDS THAT DIFFER FROM THE CITY'S STANDARD REQUIREMENTS. THE JUSTIFICATION FOR DIFFERENT REQUIREMENTS AS A PART OF THIS PDO ARE TO PROVIDE FOR STANDARDS THAT ARE MORE TYPICAL IN DOWNTOWN DISTRICTS AND IN SURROUNDING JURISDICTIONS WHICH ALLOW FOR WIDER DRIVE ISLES, STANDARD 18 FOOT DEEP AND 9 FOOT WIDE PARKING STALLS AND FOR 8 FOOT WIDE COMPACT PARKING STALLS.THE PROPOSED STANDARDS ALSO REQUIRE LESS ASPHALT PARKING SURFACE AREA WHICH INCREASES LANDSCAPE AND OPEN SPACE AREA.



ARCHITECT / PLANNER

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88 Inverness Circle East
Bldg J Suite 101
Englewood, Colorado 80112
T 303.734.1777 | F 303.734.1778

OWNER/CLIENT

2679 MAIN STREET
PARTNERS
ATT. JON BENALLO
1660 17TH STREET, STE 300
DENVER, CO 80022
303-606-7841

PROFESSIONAL STAMP

PROJECT #: 15081
DRAWN BY: JC
CHECKED BY: JR

ISSUE RECORD

SDP SUBMITTAL	03/7/2016
SDP/PDO SUBMITTAL	05/11/2016
SDP/PDO SUBMITTAL #2	07/15/2016
PDO SUBMITTAL #3	08/11/2016
PRE-SUBMITTAL	01/26/2017

SHEET NUMBER

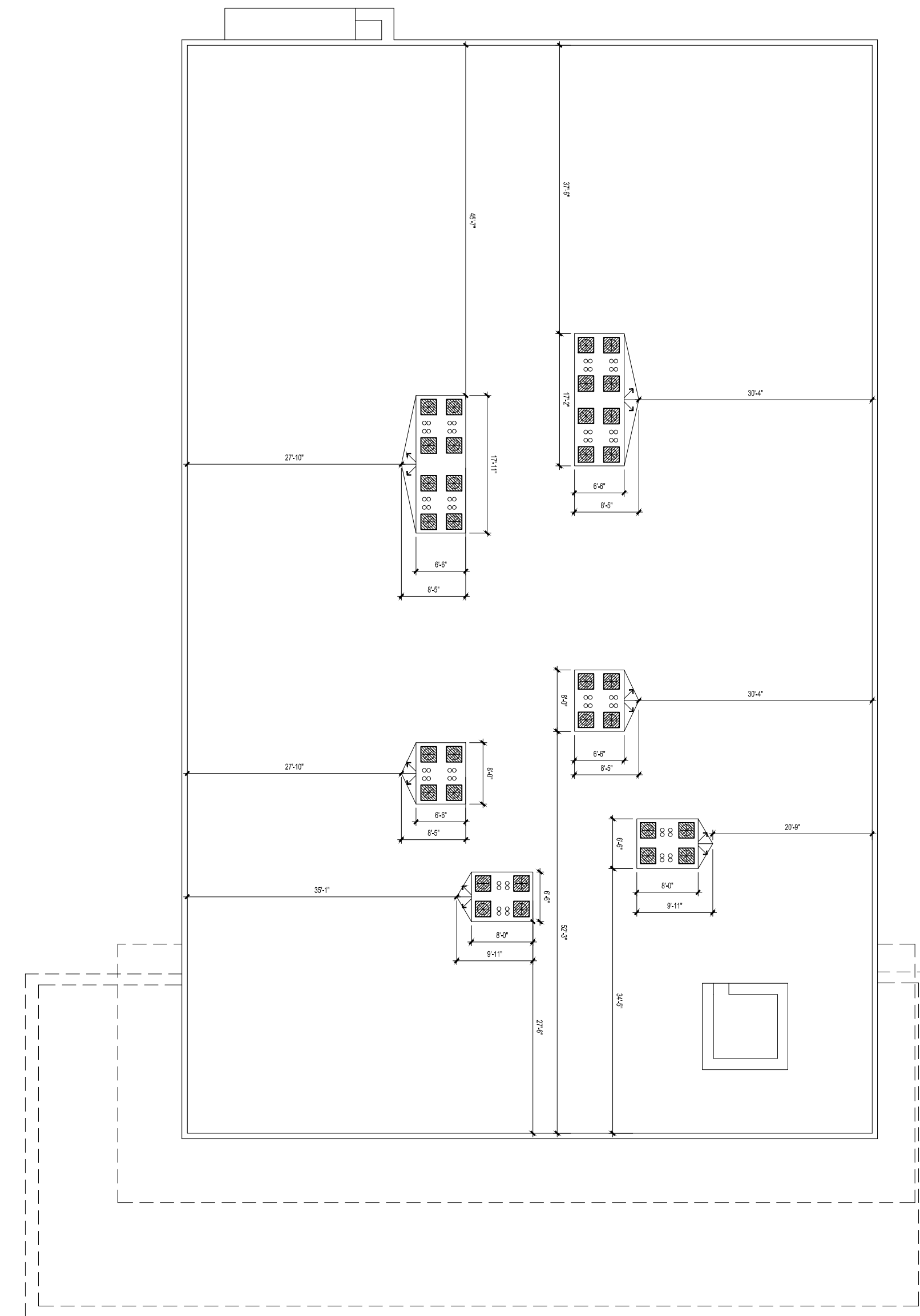
OF

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO

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FLOOR PLANS - ROOF PLAN



PROFESSIONAL STAMP

ISSUE RECORD

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<u>PDO SUBMITTAL #3</u>	<u>08/11/2016</u>
<u>PRE-SUBMITTAL</u>	<u>01/26/2017</u>

OF

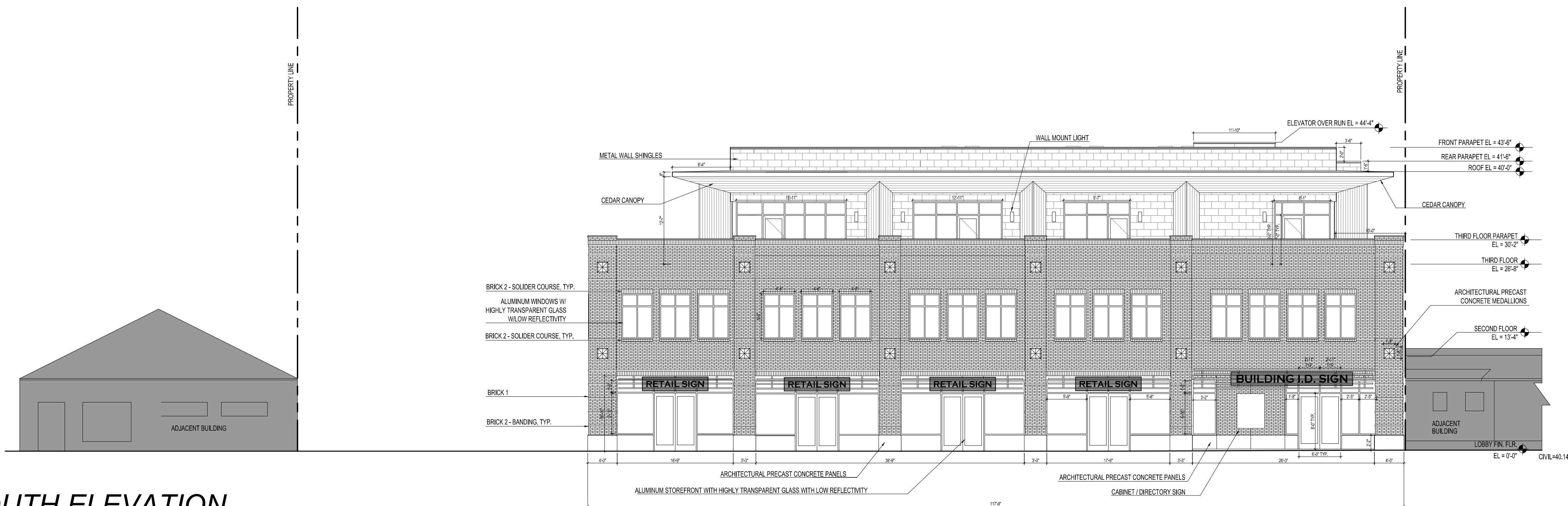
PRE-SUBMITTAL

LITTLETON MIXED USE - 2679 WEST MAIN STREET

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO

CASE #

BUILDING ELEVATIONS



SOUTH ELEVATION

NOT TO SCALE



EAST ELEVATION

NOT TO SCALE

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PRE-SUBMITTAL

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ELEVATIONS

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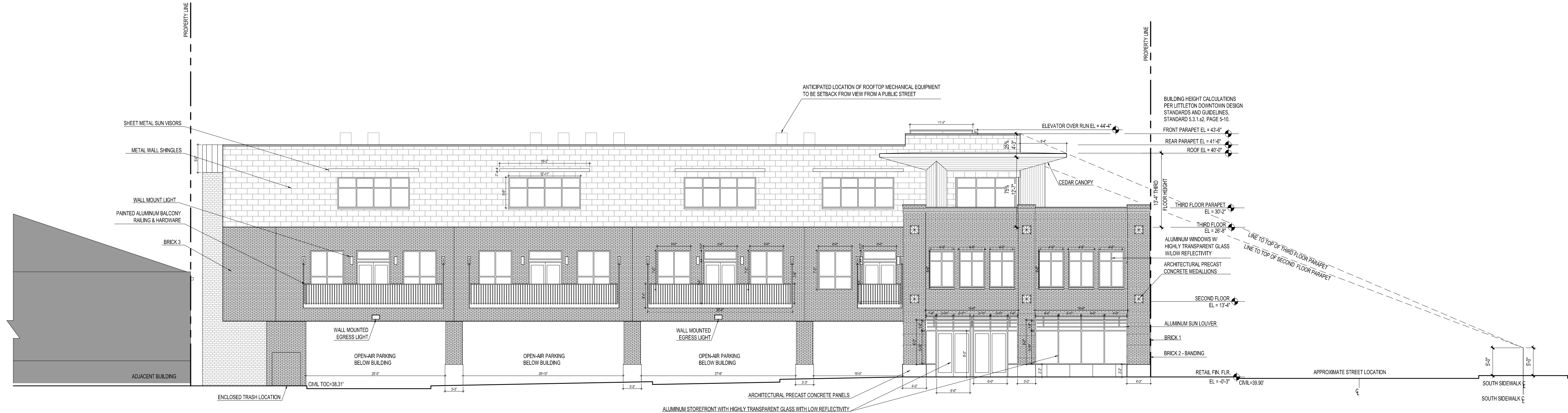
SHEET NUMBER

#

OF

PRE-SUBMITTAL
LITTLETON MIXED USE - 2679 WEST MAIN STREET
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO
CASE #

BUILDING ELEVATIONS



WEST ELEVATION
NOT TO SCALE

NORTH ELEVATION
NOT TO SCALE

ARCHITECT / PLANNER

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PRE-SUBMITTAL
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OF