

April 14, 2017

Andrea Mimnaugh, Principal Planner
City of Littleton
Community Development Department
2255 W. Berry Avenue
Littleton, Colorado 80120

Re: Proposed Duplex Development
5530 S. Curtice St.
Littleton, CO
R5-Zone District

To Whom it may concern:

CRT1 LLC has retained M-A Architects to design a 3 story Duplex project to be constructed at 5530 S. Curtice Street in Littleton, Colorado.

The existing zoning is R5, which permits this type of project. CRT1 LLC will be demolishing the existing, unfinished single family home on the site for construction of the new project.

The project will require modifications or exceptions to the requirements of this zone district, notably a reduction of the south property line setback from 10' to 6', a reduction of the front property line from 20' to 16', and an increase of maximum building height from 30' to 31'.

The request for a reduction of the south property line would allow for more livable duplex units and would not be out of character in the neighborhood as there are several properties on the same block with less than 10' south property line setbacks.

The request for a reduction of the front property line would allow the porch to conform with the predominant front setback on the block (15.95'). The main portion of the building exterior would still be 20' from the front property line.

The request for an increase of 1' in maximum height would allow for access to small roof decks on the upper floor. Maximum pitched roof heights are measure to the average height of the upper most gable or hipped roof per City of Littleton Code. The additional 1' of increase would barely be perceptible.

The building has been designed to fit comfortably on the site and into the neighborhood. Craftsman Style design cues and detailing will help it blend into the block, zoning district and overall downtown Littleton neighborhood. Special attention has been paid to minimize mass (the portion of the building closest to the street is actually 2 stories.....the upper level where the requested height increase is located is actually 36' from the west property line and 16' behind the main building façade), to provide visual interest with high quality materials and high quality design.

Therefore, based on our preliminary discussions with the Community Development Department, we are applying for a PDO. I have outlined below how we have conformed to the Design Standards and Guidelines for subarea 4, and also how the project is in conformance with the Downtown Littleton Comprehensive Plan.

M-A ARCHITECTS



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Point by Point narrative for Design Guideline Conformance-Subarea 4:

DEVELOPMENT OF THE SITE MUST BE COMPATIBLE WITH THE LITTLETON DOWNTOWN DESIGN STANDARDS AND GUIDELINES, SUBAREA #4. THE FOLLOWING OBJECTIVES AND STANDARDS REPRESENT A SUMMARY OF SUBAREA #4.

4.2.1.o1 To orient front facades and main entries toward streets and open spaces.
BUILDING FAÇADE IS ORIENTED TOWARDS SOUTH CURTICE STREET.

4.2.1.o7 To provide facades that face the public realm (such as streets and parks) with the building's highest level of design attention, and the building's best quality materials.
BUILDING FAÇADE IS ORIENTED TOWARDS SOUTH CURTICE STREET. THE FAÇADE CONSISTS OF SUCH ARCHITECTURAL FEATURES AS PORCHES, RAILINGS, ACCENT MATERIAL IN GABLES AND USE OF HIGH QUALITY MATERIALS SUCH AS BRICK AND BOARD AND BATTEN SIDING.

4.2.1.o8 To design the building's rear or side facades with sufficient design attention and quality of materials to maintain the value of adjoining properties and, in renovations, the value of the existing building itself.
THE SIDE AND REAR ELEVATIONS ALSO HAVE HIGH QUALITY MATERIALS SIMILAR TO THE FRONT FAÇADE.

4.2.1.s1 The ground floors of building frontages shall be primarily occupied by pedestrian active uses.
THE GROUND FLOOR OF BOTH UNITS ARE RESIDENTIAL IN NATURE WITH GARAGES AT THE REAR OF THE LOT ALONG THE ALLEY.

4.2.1.s2 Facades that face South Curtice Street and South Nevada Street shall be designed to be the primary façade, including such components as:

- High quality materials.
- Large windows and entries.
- Highest level of design and details.

BUILDING FAÇADE IS ORIENTED TOWARDS SOUTH CURTICE STREET. THE FAÇADE CONSISTS OF SUCH ARCHITECTURAL FEATURES AS PORCHES, RAILINGS, ACCENT MATERIAL IN GABLES AND USE OF HIGH QUALITY MATERIALS SUCH AS BRICK AND BOARD AND BATTEN SIDING, AS WELL AS LARGE WINDOWS AND ENTRIES.

4.2.2 Pedestrian and vehicular access

4.2.2.s2 Residential access may be off of internal courts. However, these internal courts shall be directly accessible from the street.

THE NORTH UNIT HAS ACCESS TO A WALK FROM THE FRONT OF THE UNIT TO THE STREET. THE SOUTH UNIT HAS ACCESS TO A SIDE COURT THAT HAS ACCESS TO THE STREET.

4.2.2.s3 Sidewalks shall be uninterrupted by curb cuts and driveways as much as possible in order to improve and support South Curtice and South Nevada as walkable streets.

THERE WILL BE NO CURB CUTS PROPOSED ALONG SOUTH CURTICE STREET.

4.2.2.g1 Each multi-story building should have one clearly identifiable "front door that faces the street."
THE NORTH UNIT HAS A CLEARLY IDENTIFIABLE ENTRY FACING THE STREET.

4.2.3.o1 To place parking lots and garages to the rear or sides of buildings, rather than in the front of buildings.
PARKING AND GARAGES ARE AT THE REAR OF THE LOT ALONG THE ALLEY.

4.2.4.s2 Utility meters shall not be mounted on the front, street facing façade of the building, but shall be mounted on the side or rear facades wherever possible.
UTILITY METERS WILL BE PLACED ON THE SIDES OF THE BUILDING.

4.2.4.s3 service areas and refuse storage areas shall not front onto any street or public open

space in this subarea.

SERVICE AREAS AND REFUSE STORAGE WILL BE AT THE REAR OF THE PROPERTY ALONG THE ALLEY.

4.2.4.g1 Refuse storage and pick-up areas in the alley should be combined with other service and loading areas to the extent practicable.

SERVICE AREAS AND REFUSE STORAGE WILL BE AT THE REAR OF THE PROPERTY ALONG THE ALLEY.

4.2.4.g4 Air conditioning units should not be located on sloping roofs seen from the street. They should be located either on grade or on the sloping roof at the back of the house.

AIR CONDITIONING UNITS WILL BE AT THE SIDES OF THE BUILDING TOWARDS THE REAR OF THE LOT.

4.2.5 s1 building front setbacks shall be at least 10 feet where not otherwise required to be.

BUILDING FRONT SETBACKS WILL BE GREATER THAN 10 FEET.

4.3.1.sa2 New buildings and additions to existing buildings shall respect the forms and character of existing older residential buildings in the subarea. Such forms and architectural elements that establish this character are:

- Sloped roofs such as simple gabled or hipped roofs, with occasional gambrel roofs.
- porches and raised ground floors.
- vertically proportioned windows
- simple rectangular building forms with "add ons" such as bay windows, rear sleeping porches, vestibules, etc.
- dormers

THE PROPOSED NEW BUILDING HAS A FRONT PORCH, VERTICALLY ORIENTED WINDOWS, AND A RAISED GROUND FLOOR.

4.3.1.sa3 Primary building facades shall include some elements that provide a change in plane that create interest through the interplay of light and shadow.

Examples of such elements are:

- Porches;
- Bay windows and other projecting bays;
- Dormers;
- Overhanging eaves;
- Changing textures and patterns such as fish-scale siding in the gable end and lap siding elsewhere on the building.

THE PROPOSED NEW BUILDING HAS A FRONT PORCH, VERTICALLY ORIENTED WINDOWS, SMALL SHED ROOFS OVER WINDOWS WITH WOOD BRACKETS, OVERHANGING EAVES AND MATERIAL AND TEXTURAL CHANGES.

4.3.1.ga2 Flat roofs may be appropriate for ancillary buildings such as garages and simple additions where the primary building's gabled or hipped roof form should be emphasized.

THE BUILDINGS PRIMARY ROOF FORMS ARE GABLES.

4.3.2.ga1 The primary exterior wall material should be a horizontal lap siding with six inches or less exposed lap. A high quality hardboard material is preferred over wood, metal or vinyl siding.

THE PRIMARY EXTERIOR WALL MATERIAL IS HORIZONTAL LAP SIDING WITH 6 INCH EXPOSURE.

4.3.2.ga2 Cement stucco or the two-coat 'hard coat' cement stucco system described in

THERE IS NO STUCCO IN THE PROJECT.

4.3.4.s1 Primary building entries shall be externally lit so as to promote a more secure environment at the door, emphasize the primary point of entry into the building and provide sufficient lighting for efficient access into the building.

PRIMARY ENTRIES FOR BOTH UNITS WILL BE LIGHTED SO AS TO PROMOTE A MORE SECURE ENVIRONMENT AT THE DOOR.

4.3.4.s2 Entry lighting shall complement the building's architecture. Standard security lighting shall not be allowed.

ENTRY LIGHTING WILL COMPLEMENT THE BUILDINGS ARCHITECTURE.

Guidelines

4.3.4.g1 Garage entries and service areas off of alleys should be adequately lit by lighting fixtures that do not create glare or night sky light pollution. Mount light fixtures on the building whenever possible. property.

GARAGE ENTRY LIGHTING WILL BE BUILDING MOUNTED, NON GLARE FIXTURE TYPES.

4.3.5.g2 Air conditioning units located in side yards should be screened with a solid or appropriately louvered or latticed wall so as to reduce their noise impacts on the adjoining property.

AIR CONDITIONING UNITS WILL BE MOUNTED IN THE SIDEYARDS AND SCREENED.

4.4.1.s1 Public and private open space shall be attractively landscaped with a variety of plant materials and hard surfaces.

THE PROPERTY WILL BE APPROPRIATELY LANDSCAPED AS TO MEET THE CITY REQUIREMENTS .

4.4.1.s2 All areas of the site not covered by buildings, structures, parking areas, service areas, walks and bikeways, plazas and other impervious surfaced functional areas, shall receive landscaping.

LANDSCAPING WILL BE PROVIDED AS REQUIRED.

4.4.1.s3 Where a side setback occurs, it shall be landscaped either as a buffer to the adjoining property; as a continuation of Side yard as a passageway landscaping between properties; as usable open space for residents or employees within the property; or as a landscaped passageway from the property to the street. in no case, however, shall the side yard setback be primarily used for outdoor storage, animal pens, refuse containers, and utility equipment locations, or other ancillary uses not related to landscaped or usable open space.

SIDE SETBACK AREAS WILL BE USED FOR A COMBINATION OF LANDSCAPING, USABLE OPEN SPACE, AND AS A BUFFER TO ADJOINING PROPERTIES.

4.4.1.g1 Front yards should be entirely landscaped with living plant material with the exception of walkways and areas along the foundation walls that may be require to be non-irrigated.

THE FRONT YARDS WILL BE LANDSCAPED COURTYARDS WITH LIVING MATERIAL AND WALKWAYS.

4.4.5.o2 To provide security and privacy for private and common open spaces not open to the general public.

4.4.5.o3 To relate the design and materials of fences and walls to the architecture and/or landscape architecture of the project.

4.4.8.s1 Paving materials and patterns used on private development parcels shall be coordinated with the design of public pedestrian facilities where they intersect.

WALKWAYS FROM THE UNIT ENTRIES WILL MATCH THE MATERIALS OF THE PUBLIC SIDEWALKS.

4.4.8.s2 Engineered base and setting conditions determined by soil conditions shall be used for paving.

ALL SITE PAVING INSTALLATION TO BE DETERMINED BY SOIL CONDITIONS.

Guidelines

4.4.8.g1 Special paving should be carefully chosen for structural capability and durability in the local climate.

PAVING WILL BE SELECTED FOR DURABILITY, AESTHETICS AND PER SOILS ENGINEER RECOMMENDATIONS.

4.4.8.g2 Special paving patterns and materials may be used to emphasize entries, provided interest and variation and differentiate functional areas.

PAVING WILL BE CONCRETE TO MATCH ADJACENT SIDEWALK.

4.4.8.g3 Concrete, asphalt, granite, local sandstone or hydraulically pressed base with thickness no less than 80 mm should be used for vehicular use in drives and drop-off areas.
CONCRETE DRIVE/APRON WILL BE A MINIMUM 80 MM.

4.4.9.o1 To conserve energy and water resources by encouraging the use of xeriscaping and water conserving irrigation techniques.

LIVING PLANT MATERIAL WILL BE USED IN THE FRONT YARDS AS REQUIRED BY LITTLETON. THE MAJORITY OF THE BALANCE OF THE LANDSCAPING WILL BE BARK/MULCH WITH SMALL CLIMATE APPROPRIATE PLANTS.

4.4.9.o2 To use plant materials that survive with reasonable care in our high plains climate.
PLANTS TO BE SELECTED WILL BE APPROPRIATE FOR THE COLORADO HIGH PLAINS CLIMATE.

4.4.9.o3 To ensure the long-term health of functional and attractive landscaping by encouraging the proper maintenance thereof.
MAINTENANCE OF LANDSCAPING WILL BE ENCOURAGED.

4.4.9.s3 The type, size, quality and quantity of the living and non-living landscaping materials shall comply with the requirements in Section 8 and the plant lists included in the Landscape Manual.
THE PROJECT WILL SELECT THE APPROPRIATE LANDSCAPE MATERIALS AND PLANTS BASED ON SECTION 8 REQUIREMENTS.

4.4.9.s5 All project maintenance shall comply with the requirements of Section 10 in the Landscape Manual.
Guidelines
ALL PROJECT MAINTENANCE WILL COMPLY WITH THE REQUIREMENTS OF SECTION 10 OF THE LANDSCAPE MANUAL.

4.4.9.g1 The practice of xeriscaping, which is landscaping to conserve water without the loss of aesthetic appeal, is strongly encouraged. Refer to Section 5 of the Landscape Manual for the seven-step approach to xeriscaping.
XERISCAPING WILL BE INCORPORATED INTO THE LANDSCAPE PLAN AND DESIGN.

DOWNTOWN NEIGHBORHOOD PLAN

Of the seven Principles that summarize the characteristics that drive the Vision, Goals, Policies, and Implementation Strategies, we feel that our PDO requested redevelopment of the 5530 S. Curtice St. property meets the goals of two of the Principles, while the remaining five are not applicable.

SMALL TOWN CHARACTER: the proposed project is of the scale of the adjacent properties on the block. It is similar in height and mass, addresses the street scape in a very residential manner and with a pedestrian scale, and is of a building style found throughout the neighborhood.

QUALITY DESIGN: the proposed project is similar in height and mass, addresses the street scape in a very residential manner and with a pedestrian scale, and is of a building style found throughout the neighborhood.

Its proposed building materials are primarily brick, horizontal siding and board and batten. These are widely considered to be enduring materials found on buildings throughout Littleton dating back generations. They are also reflective of the downtown areas live-ability and character.

POLICIES AND IMPLEMENTATION STRATEGIES

LU-3 *The existing character of the Old Downtown Neighborhood should be preserved.*

LU-3a *Direct any rezoning effort to retain small scale residential as the primary use in the Old Downtown Neighborhood, with medical and dental offices as secondary land uses. No other land uses will be allowed.*

The proposed project is a residential duplex, which is allowed by zoning and in conformance with the neighborhood uses allowed.

LU-3b *Revised the zoning and Downtown Design Standards and Guidelines to ensure that development in the Old Downtown Neighborhood will conform to the existing scale, mass, and feel of the neighborhood.*

The proposed project is of similar size, mass, and scale of other existing residential projects on the block and throughout the neighborhood.

LU-6 *Downtown should support a diverse mix of housing options for residents of all ages, incomes, abilities and family structures.*

The proposed project would increase the diversity of housing types by adding a well scaled, high quality design duplex (multifamily) into the existing residential fabric of the neighborhood.

LU-9 *The height of future buildings in downtown should respect its historic scale and character.*

LU-9a *Retain the current maximum height restrictions in downtown's underlying zone districts. When the underlying zone district does not have a maximum height or when the development review process permits the consideration of additional height, employ the following criteria:*

- i. *The desired character of the district in which the proposed structure is located.*
- ii. *Acknowledgement that the Columbine Mill and Courthouse will be the dominant structures downtown.*

The proposed project requests an increase in the maximum height allowed by 1 foot. It will be in scale and proportion to the other properties and structures in the neighborhood. The portion of the project closest to the street is 2 stories, with an approximate 16' offset of the tallest portion of the building, which will be partially obscured by adjacent buildings and existing trees. The proposed building presents itself to the street as a 2 story building with a porch.

This project is not in proximity or similar in scale to the Columbine Mill or the Courthouse. Those two existing historic structures are vastly larger in mass and height.

COMPREHENSIVE PLAN

The proposed project will help Littleton achieve its VISION FOR THE FUTURE OF LITTLETON by respecting and building upon its history (small, charming residential homes in traditional neighborhoods), foster its small town, family friendly character, and raise the bar to increase the quality of community and economic development.

POLICIES

1.1 *Generate more opportunities for residents to live, shop and play where they work and the work, shop, and play where they live.*

Increasing residential density while maintaining the neighborhood character with properly scaled projects benefits the downtown merchants and adds to the quality of the neighborhood.

1.9 *Strengthen downtown by:*

b. *increasing housing diversity and densities to help enliven the streets and support the stores and restaurants.*

Increasing residential density while maintaining the neighborhood character with properly scaled projects benefits the downtown merchants and adds to the quality of the neighborhood.

A DISTINCTIVE LITTLETON-POLICIES

4.3 *Encourage high quality design, architecture, landscape architecture, and public art throughout Littleton.*

The proposed project is of high quality architectural design, incorporating materials, forms, and detailing of exterior elements.

SINCERELY,

WILLIAM RIVERA JR
PROJECT ARCHITECT
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