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 Community Development  
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**RE: 5630 S Curtice Street**

Dear Anastasia,

This letter serves as a point by point explanation of conformance to the Sub-Area 4 "Northwest Residential" design standards and explanation for any deviation there from.

**4.1 General Character**

4.1.1 – 4.1.2: The desired character of the rowhomes is to mix the traditional building forms with more contemporary colors and material accents. The buildings are primarily white with grey accents and black trim to cater to the more contemporary young families that desire to move to the City of Littleton.

**4.2 Urban Design / Site Plan**

**4.2.1 Building and Use Orientation:** The front elevation of the townhomes faces west. The entry doors to the Curtice Street units face the public way, allowing access to ground level circulation space and effectively hiding private garage space beyond. Large vertically proportioned windows accent the landings of the stair immediately behind the Curtice Street face. This level of attention to detail is carried on around all four faces of each building.

**4.2.2 Pedestrian and Vehicular Access:** A single point of entry from S Curtice Street provides access to the private drive between the two townhome buildings. Each unit contains its own 2-Car garage, accessed off the private drive. A sidewalk connects the street to each unit along the drive. The units not directly on Curtice Street are provided with entries off the internal sidewalks.

**4.2.3 Parking Lots and Garage Locations:** Parking for each unit is accessed off the private drive down the center of the lot.

**4.2.4 Service Areas, Trash Enclosures, Utility and Mechanical Equipment Locations:** Electrical and gas meters are located at the side setback of each townhouse building (RE: Utility Plan). It is the design intent for Private Trash cans to be stored in individual units, and brought to the alley on trash day.

**4.2.5 On-Site Open Space Provision and Location:** A reduction of the required front setback to 10'-0" (Standard Minimum) is being requested as part of the Planned Development Overlay. The block currently has a mix of front setbacks from 0'-0" to 43'-4".

**4.3 Architecture**

**4.3.1 Building Scale, Form, Massing and Character:** Variation in scale, plane and color are provided on each elevation (RE: Building Elevations). Utilizing a steeper pitched roof, which complements adjacent homes in the area, the roof is accented with flat and alternately sloped roofs providing a contemporary appearance that respects the style of the neighboring "residential style" businesses.

**4.3.2 Building Materials:** The primary material for each townhome is white painted lap siding. Board and batten accents at bump outs provide variety in material and change in plane. It is the design intent to use clear glazing in the windows to take advantage of natural lighting. Metal accents indicated provide a sense of place and break up longer runs of horizontal siding.

**Architecture**  
**Interior Design**  
**Planning**  
**Construction**  
**Management**

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**4.3.3 Parking Structures:** No large-scale parking structures are proposed in this project. Individual 2-Car garages are accessed off the private drive.

**4.3.3 Building Lighting:** Residential style entry lights will be incorporated in each townhome. Exterior lighting will occur at each residential entrance and garage door.

**4.3.5 Roof-Top Design and Mechanical Equipment Screening.** Each unit has a private roof top patio. Attic space may potentially be used to screen any mechanical equipment.

#### **4.4 Landscape Architecture**

**4.4.1 Open Space on Private Property:** Open space at the front setback and rear of the private drive will be inhabited by native shrubs and grasses and comply with any City regulations.

**4.4.2 Parking Areas:** No parking lot is being proposed as a part of this development.

**4.4.3 Site Distance Triangles:** Design intent is to comply with sight distance triangles as required by the City.

**4.4.4 Existing Landscaping:** There is no existing landscaping on site. The current site is all building and asphalt parking.

**4.4.5 Screening, walls and fencing:** The design intent is to screen unsightly elements as required by the City, but we really do not anticipate this. The design intent is to house all AC units on roof top deck areas.

**4.4.6 Private Open Space, Detention Areas and Drainage Channels:** Refer to drainage letter.

**4.4.7 Site Lighting / Parking Lot Lighting:** Residential style entry lights will be incorporated in each townhome. Exterior lighting will occur at each residential entrance and garage door.

**4.4.8 Paving Materials:** Paving design & materials will be further developed as design progresses.

**4.4.9 Landscape Materials, Xeriscaping, Irrigation and Maintenance:** It is the design intent for on site plant materials to be low-maintenance, native species in compliance with City regulations.

#### **4.5 Signs**

No signs are proposed at this submittal. If an address monument is deemed necessary by the City, it shall comply with sign standards.

Please do not hesitate to contact us if you have further questions or need more information. We look forward to meeting with you and your team in the upcoming weeks. Thank you.

Sincerely,



Andy Olree – Principal  
Design Edge, P.C.

**Architecture**  
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