

Design Guidelines

4.1 General Character

4.1.1 Existing Character: The desired character of the rowhomes is to mix the traditional building forms with more contemporary colors and material accents. Steeper pitched roofs with gable ends can be found throughout the block and within this project. To complement and enhance the existing building fabric of Curtice Street, the new buildings use materials that are primarily a lighter color lap siding with a mix of natural wood accents and colored trim to enhance the visual interest of the buildings. This is consistent with many of the existing buildings in the block that have lighter colors on the building with darker contrasting fascia and trim.

4.1.2 Desired Character: The Curtice Street building elevation resembles a 3 Story, Urban Style House with steep pitched roofs, lap siding, and front stoop. A balcony at the second level provides owners with views of the entire block, from Main Street at the south and Powers Avenue on the north. The primary material along each face of the building is lap siding, painted a distinctive white to compliment the character of the Northwest Subarea while contrasting with the masonry construction of Littleton's Main Street District. Colorful accents of board and batten siding provide additional character, variation and articulation on each building face. The street facing units have been enhanced with a front porch which complements neighboring homes as well as encouraging pedestrian interaction.

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. Second story balconies at the Curtice Street units allow for owners to view activities occurring in the front yard of the development. Aligning the buildings with the neighbors on the north allows the property the opportunity to create a consistent building edge, while not adversely affecting potential future development along Curtice Street. Stain Grade siding accents the north and south corners of each respective building providing identifying features and indicating a level of quality that continues around each building.

4.2.2 Pedestrian and Vehicular Access: A single point of entry from the public alley provides access to the private drive between the two townhome buildings. Each unit contains its own 2-Car garage, accessed off the private drive. Sidewalks line the plan view connecting the street units directly to the Curtice Street walk, and allowing direct access from Curtice Street to internal units. These walks are at a rhythm that is characteristic of the neighboring businesses to the south and north, providing access directly to Curtice Street, and respectively, Downtown Littleton along Main. The project proposes to remove the existing curb cut from the Curtice Street right of way, allowing safer passage for pedestrians to the north, walking to and from downtown Littleton. Incidentally, this completion of the sidewalk and tree lawn along Curtice provides an additional three to four stalls of street parking, a common concern among neighboring properties.

4.2.3 Parking Lots and Garage Locations: Individual two-car garages are accessed off the private drive down the center of the lot. Landscaping within the Curtice Street setback allows for effective screening of the center drive.

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). A privacy fence, similar to those found on single family residences, provides effective screening of all meters and aids in evoking a residential feel.

4.2.5 On-Site Open Space Provision and Location: A communal open space is provided, almost entirely, within the front setback. The combined open space on the project is 20%, significantly above and beyond the requirement of 10%. By situating the buildings and the entirety of the drive lane only within the rear of the lot, the communal front yard takes up approximately 17% of the lot. This provides a significant "gift to the street" allowing for a higher diversity of plant species along the private side of the public sidewalk, an almost continuous "Front Yard" along Curtice Street, and open space that is usable by the ownership. Private roof top patios provide additional outdoor useable space for individual owners, while providing views to downtown, surrounding neighborhoods, and the Platte River.

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 (with a minimum pitch of 8:12), which complements adjacent homes in the area, the roof is accented with alternately sloped shed dormers providing a contemporary appearance that respects the style of the neighboring businesses. The steeper pitch roof allows us to conform to the residential building form along the block and stay well within the allowed height restriction (5 to 6 feet below at the roof mid-point). Providing two buildings that perpetuates the existing width of adjacent businesses provides a continuous rhythm of wall width and void space along the street face. The rhythm of house width is further emphasized by access walks that are characteristic of the neighboring businesses to the south and north. To moderate the scale change to the adjacent one-and-a-half story buildings, while still allowing for future development to not be significantly hindered, the garages provide a unique transition point to the three-story structure. Human scale, three-dimensional modulations along each face provide visual interest through the interplay of light & shadow. On the Curtice street elevation, the addition of a covered front porch and gable roof over the second story balcony, provide a visual break to the 3-story structure. This along with a change in plane on the west elevation as well as other elevations provide an enhanced facade.

4.3.2 Building Materials: The primary material along each face of the building is lap siding, painted to compliment the character of the Northwest Subarea while contrasting with the masonry construction of Littleton's Main Street District. Colorful accents of board and batten siding provide additional character, variation and articulation on each building face. It is the design intent to use clear glazing in the windows with wood or metallic frames to take advantage of natural lighting. Material termination points occur at logical locations, such as interior corners. Stain grade siding accents indicated provide a sense of place and break up longer runs of horizontal siding.

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.

4.3.5 Roof-Top Design and Mechanical Equipment Screening. The primary roof form is a continuous, steeper pitched gable roof. Shed dormers along the interior provide a break in the continuous roof line that would otherwise occur, allowing for visual interest from the ground to the building top. Private roof top patios provide additional outdoor useable space for individual owners, while providing views to downtown, surrounding neighborhoods, and the Platte River, and breaking the roof line into a more human scale. Mechanical equipment will be situated in attic space opposite the entry to each roof top deck area, effectively screening them from view and hearing.

4.4 Landscape Architecture

4.4.1 Open Space on Private Property: A communal open space is provided, almost entirely, within the front setback. This provides a significant "gift to the street" allowing for a higher diversity of plant species along the private side of the public sidewalk, an almost continuous "Front Yard" along Curtice Street, and open space that is usable by the ownership. Stepping the mass from the three-story residence, to a one-and-one-half story balcony area, and finally to a 14-foot front yard soften the transition between the building and the public right of way. The private drive between the two structures is softened by shrubs and trees, limiting the visual impact the drive has on the public way. It is the design intent for the private drive to have decorative paving, providing a tactile transition to a space potentially inhabited by pedestrians. Private roof top patios provide additional outdoor useable space for individual owners, while providing views to downtown, surrounding neighborhoods, and the Platte River.

4.4.2 Parking Areas: The private drive between the two structures is softened by shrubs and trees, limiting the visual impact the drive has on the public way. It is the design intent for the private drive to have decorative paving, providing a tactile transition to a space potentially inhabited by pedestrians. The complete removal of the curb cut along Curtice provides an additional three to four stalls of street parking, a common concern among neighboring businesses.

4.4.3 Site Distance Triangles: Orienting the drive access to the alley provides a significantly safer environment for pedestrians traveling along Curtice Street.

4.4.4 Existing Landscaping: There is no existing landscaping on site. The current site is all building and asphalt parking. It is the design intent to provide landscaping on the property that is beneficial to the public and private realms (RE: 4.4.1 (and others) Discussion above.)

THE VIEWS AT CURTICE STREET
PLANNED DEVELOPMENT OVERLAY

Lot 1, Block 4, City of Littleton, Arapahoe County, Colorado
LOCATED IN THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 05 SOUTH, RANGE 60 WEST OF THE 6TH P.M.
CITY OF LITTLETON, ARAPAHOE COUNTY, STATE OF COLORADO
CASE NO: PDO16 - 0005

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. Perimeter fences will provide screening for electrical and gas meter banks at each corner of the building. If ground mounted transformers are deemed necessary, these will be screened within the privacy fence.

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

4.4.8 Paving Materials: Private drive paving will be further developed as design progresses (RE: 4.4.1 Open Space on Private Property Discussion above). Private walkways within the property and front setback will coordinate per the city's standards as required. These walks will safely convey persons from the Curtice Street sidewalk to the front door of individual units. Finishes 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 and complement the buildings on the site.

In addition the points listed above, we feel it is important to indicate how this project also conforms to the Citywide and Downtown Neighborhood Plans. The close proximity to downtown provides additional ownership opportunities for those who work, dine and shop in the downtown area. By shifting the vehicular entrance to the alley, the walkability for this project as well as the neighboring properties is significantly enhanced. The design style provides additional opportunities for diversity of ownership.

In the Citywide Plan section titled "A Dynamic Littleton", our project addresses and reinforces policies that are indicated below.

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

1.6 Encourage housing that responds to changing demands in the local housing market, allows every generation and income group to call Littleton home, and is otherwise consistent with this plan.

1.9b. Increasing housing diversity and densities to help enliven the streets and support the stores and restaurants.

3.1 Incorporate the concept of complete streets into the city's efforts to better accomodate and reduce conflicts among multiple modes of traffic and to help make the city more pedestrian, bicycle and vehicle friendly.

3.2 Increase the walkability of neighborhoods and develop an inviting citywide pedestrian network.

3.3 Upgrade and augment the citywide pedestrian and bicycle connections into downtown and RTD's light rail stations.

In addition, by locating access to the property off the alley, our design addresses and reinforces vehicular, bicycle and pedestrian traffic strategies and policies incorporated in the Downtown Neighborhood Plan.
CN-1: Streets should be designed to provide for the multi-modal needs of vehicles, pedestrians, bicycles, and public transit.
CN-2: Bicycles and pedestrians should be safely accommodated in downtown rights-of-way.
CN-4a: Wherever possible, provide sidewalks that are at least five feet wide or are detached from the roadway.
CN-4b: Locate and design sidewalks so that they provide continuous and efficient connections.
CN-4f: Where possible, use landscaping or other mechanisms, such as on-street parking, to separate sidewalks from moving cars.

INTENT STATEMENT

The project is the construction of two 3-story, 3-unit, rowhome style single family residences. The project would demolish the existing building and construct new. The PDO will reduce the front setback from 25.25' (25'-3") (predominant front setback) to 14.0'. The PDO aims to align the new construction with the neighbors to the north, providing a continuous street edge while not adversely affecting potential future development along Curtice Street between Powers Street and Main Street. The PDO also requests to allow for a 20' Private Drive Lane width, a reduction from the required 24' width. The distance from Garage Door to Garage Door shall be 28'. The PDO seeks additional relief for a maximum roof ridge height of 42.5', an increase of 2.5' from the commonly accepted building height. The project shall be consistent with the design guidelines set forth with this Planned Development Overlay.

OWNER'S SIGNATURE:

I, _____, Owner, or designated agent thereof, do hereby agree that the above described property will be developed as a Planned Development Overlay (PDO) in accordance with the uses, restrictions, and conditions contained in this plan. Further, I hereby agree to comply with all requirements outlined in 10.9.5 A-H of the PDO section of the zoning regulations. 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, landscaping, drainage facilities, parking areas, and trash enclosures. 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 apply any or all of any required financial assurance to cause the deficiencies to be brought into compliance with the PDO Plan, or with any subsequent amendments hereto.

Signature of Owner or Agent

Subscribed and sworn to before me this ____ day of _____, 20__.

Witness my hand and official seal

My commission expires: _____

Notary Public

PLANNING COMMISSION APPROVAL:

Approved this ____ day of _____, 20__, by the
Littleton City Planning Board.

Planning Board Chair

Attest:

Planning Board Secretary

CITY ATTORNEY APPROVAL:

Approved as to form:

City Attorney

RECORDING CERTIFICATION:

This document was filed for records in the office of the Clerk and Recorder of Arapahoe County at _____, M., on the _____ day of _____, A.D. 20__, in Book __, Page _____, Map _____, Reception Number _____.

Arapahoe County Clerk and Recorder

By:

Deputy

DESIGN **EDGE**
architecture interior design

482 S BROADWAY, SUITE 100
DENVER, COLORADO 80209

303.260.7277
www.de-arch.com

THE VIEWS AT CURTICE STREET

Planned Development Overlay PDO16-0005

5630 S CURTICE STREET
LITTLETON, COLORADO

Note:
Plan is illustrative in nature. Formal Site Plan will be submitted at time of SDP.

Note:
Setbacks shown are diagrammatic.

LEGAL DESCRIPTION:

Parcel 1, Block 4, Littleton, County of Arapahoe, State of Colorado.

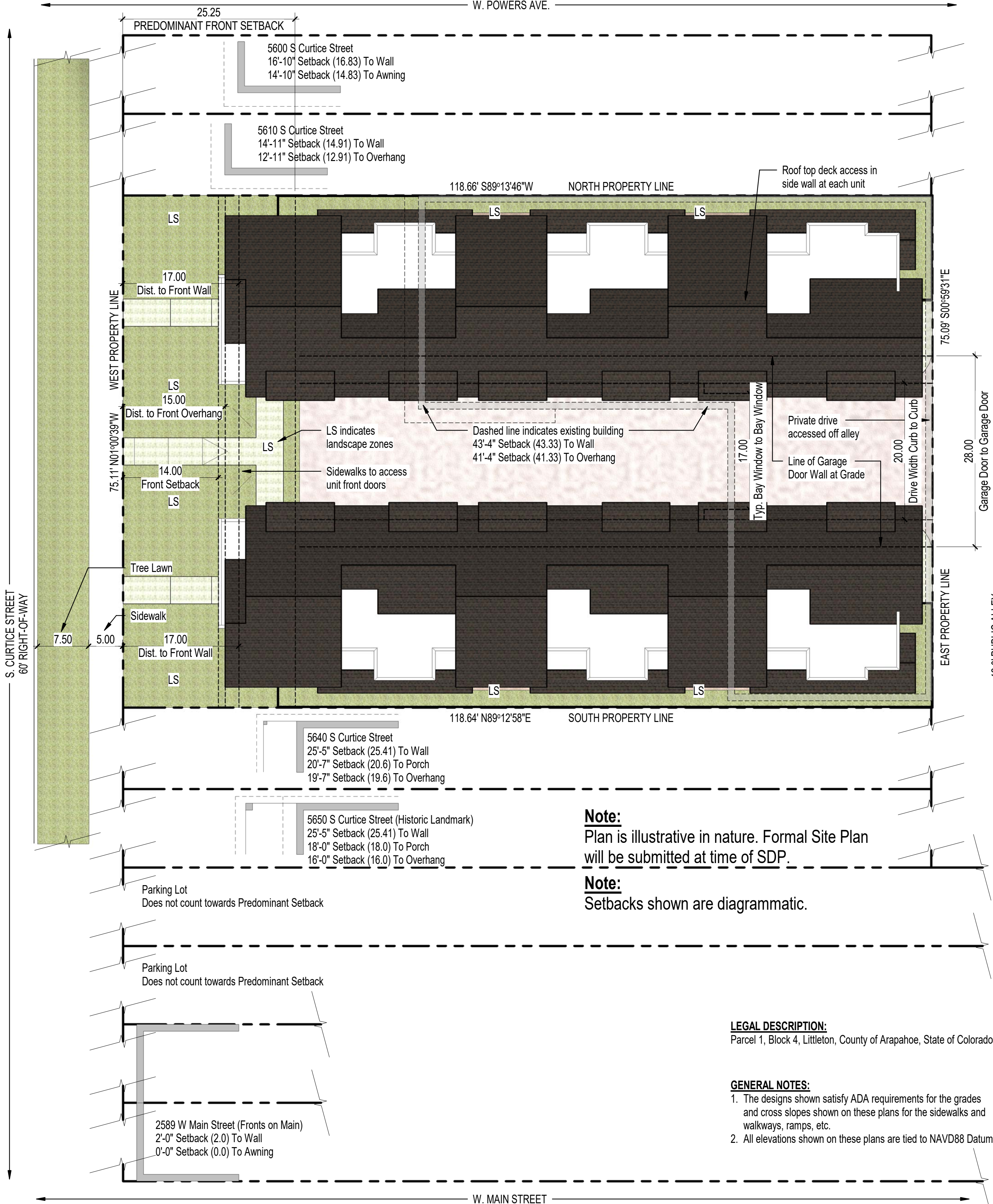
GENERAL NOTES:

1. The designs shown satisfy ADA requirements for the grades and cross slopes shown on these plans for the sidewalks and walkways, ramps, etc.
2. All elevations shown on these plans are tied to NAVD88 Datum.

Date: May 12, 2017
Drawn By: MDR
Checked By: ACO

Cover Sheet
& Project
Information

Sheet 1 of 03



1 Site Plan
and Setback Diagram 1" = 10'-0"

THE VIEWS AT CURTICE STREET PLANNED DEVELOPMENT OVERLAY

Lot 1, Block 4, City of Littleton, Arapahoe County, Colorado
LOCATED IN THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 05 SOUTH, RANGE 60 WEST OF THE 6TH P.M.
CITY OF LITTLETON, ARAPAHOE COUNTY, STATE OF COLORADO 25.25
CASE NO: PDO16 - 0005

DESIGN **EDGE**
architecture interior design

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DENVER, COLORADO 80209

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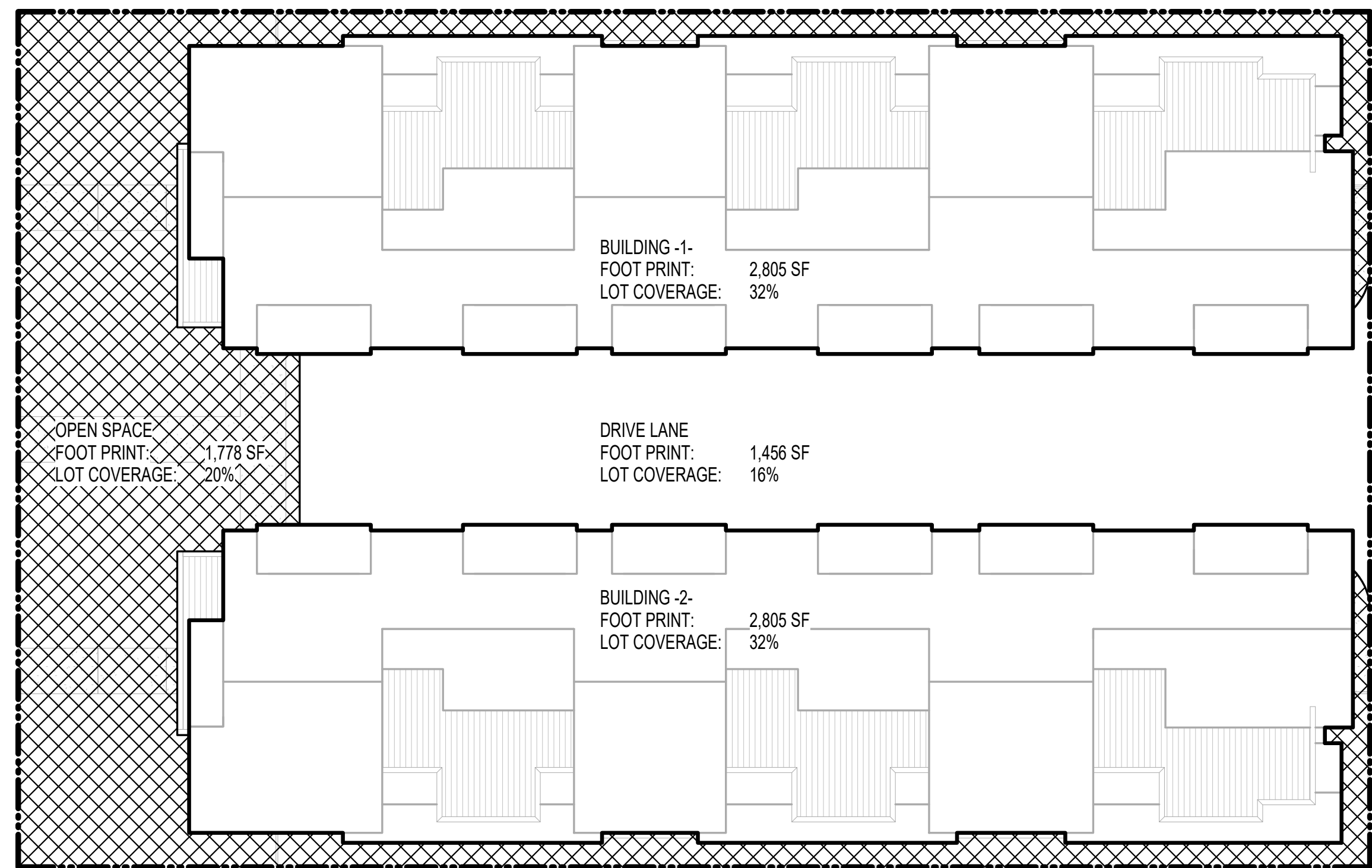
SITE DEVELOPMENT DATA

PDO16-0005 RELIEF FROM REQUIRED PREDOMINANT FRONT SETBACK
REDUCTION IN REQUIRED DRIVE LANE WIDTH
INCREASE IN HEIGHT BY 2.5 FEET

ZONING:	C-A	PDO16-0005
LOT AREA	8,910 SQ FT (0.2 AC)	8,910 SQ FT (0.2 AC)
BUILDING HEIGHT (FT)	40 FT	42.5 FT
BUILDING HEIGHT (STORIES)	3	3 + Roof Top Deck Access
SETBACKS		
C-A FRONT (RESIDENTIAL)	10 FEET	14 FEET
PREDOMINANT FRONT	25.234 FEET	14 FEET
SIDE	0 FEET	0 FEET
REAR	0 FEET	0 FEET
DENSITY	100 DU/ACRE	29 DU/ACRE
PARKING (COUNT)	2 STALLS / UNIT	2 STALLS / UNIT
DRIVE WIDTH	23 FEET	20 FEET

LOT COVERAGE	SQUARE FEET	PERCENT
TYPE		
BUILDING 1:	2,838 SQUARE FEET	32%
BUILDING 2:	2,838 SQUARE FEET	32%
DRIVES:	1,456 SQUARE FEET	16%
UNOBSTRUCTED OPEN SPACE:	1,778 SQUARE FEET	20%

BUILDING INFORMATION	BUILDING 1	BUILDING 2	TOTAL
SQUARE FOOTAGE:	6,800 GSF	6,800 GSF	13,600 GSF
FLOOR AREA RATIO:	0.76	0.76	1.53



2

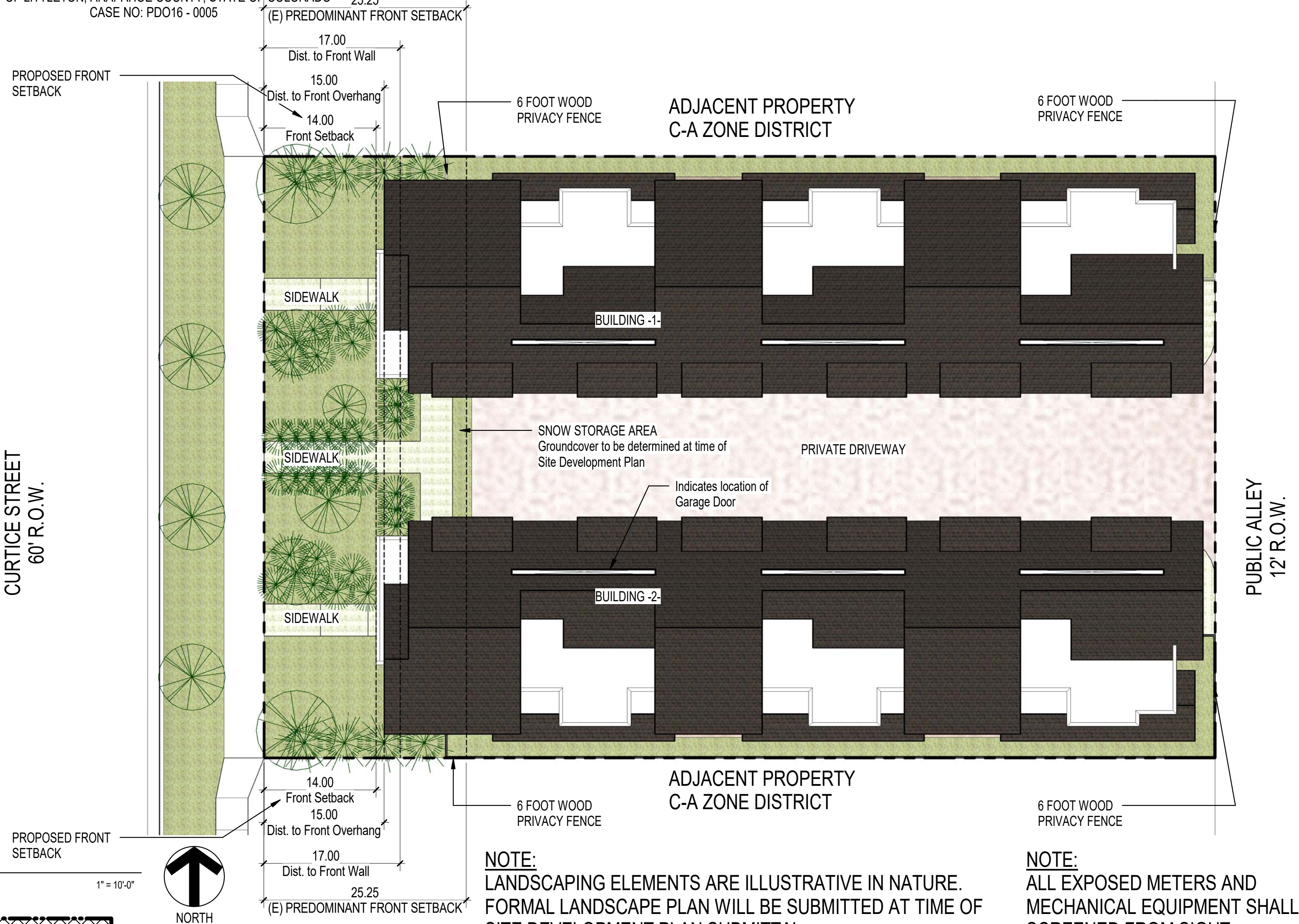
Plan

Open Space Diagram

1" = 10'-0"

1 Landscape Plan
ILLUSTRATIVE

1" = 10'-0"



NOTE:
LANDSCAPING ELEMENTS ARE ILLUSTRATIVE IN NATURE.
FORMAL LANDSCAPE PLAN WILL BE SUBMITTED AT TIME OF
SITE DEVELOPMENT PLAN SUBMITTAL.

NOTE:
ALL EXPOSED METERS AND
MECHANICAL EQUIPMENT SHALL BE
SCREENED FROM SIGHT.



3 ELEVATION
ILLUSTRATIVE STREET ELEVATION

1" = 20'-0"

Landscape
Plan

Date: May 12, 2017
Drawn By: MDR
Checked By: ACO

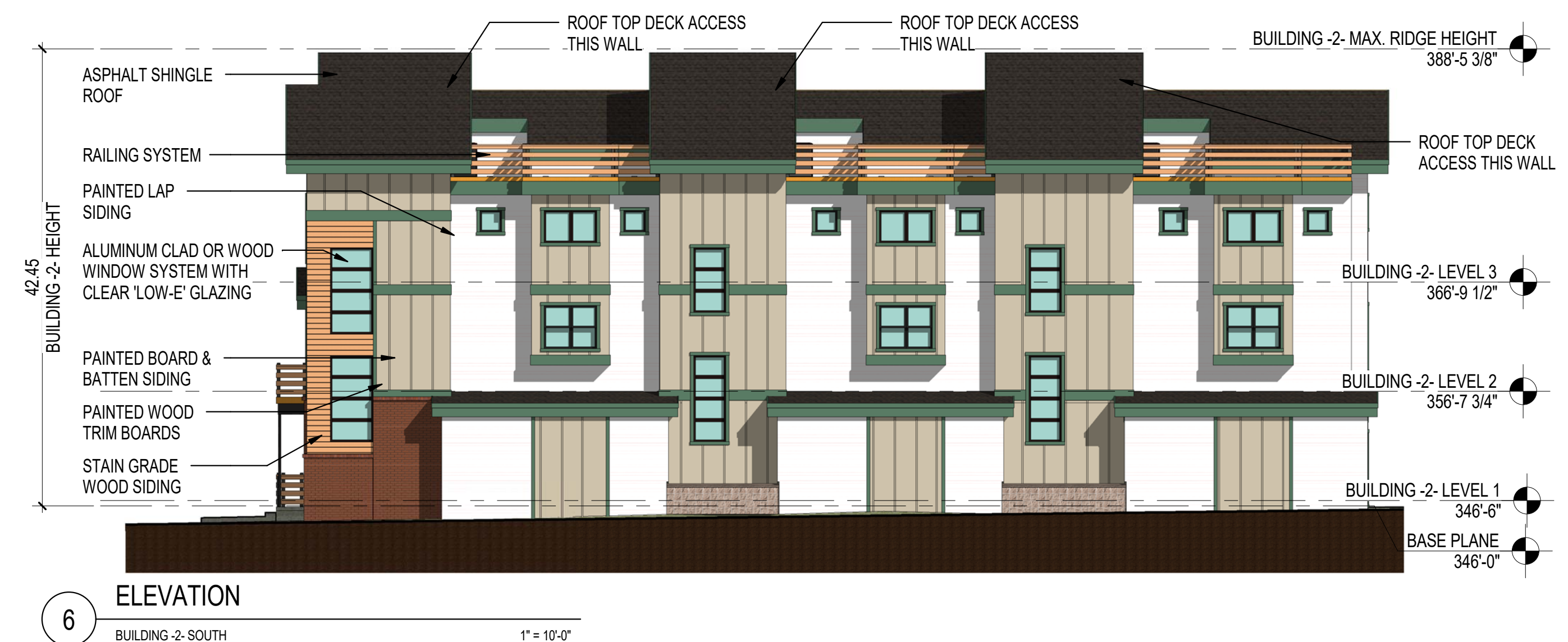
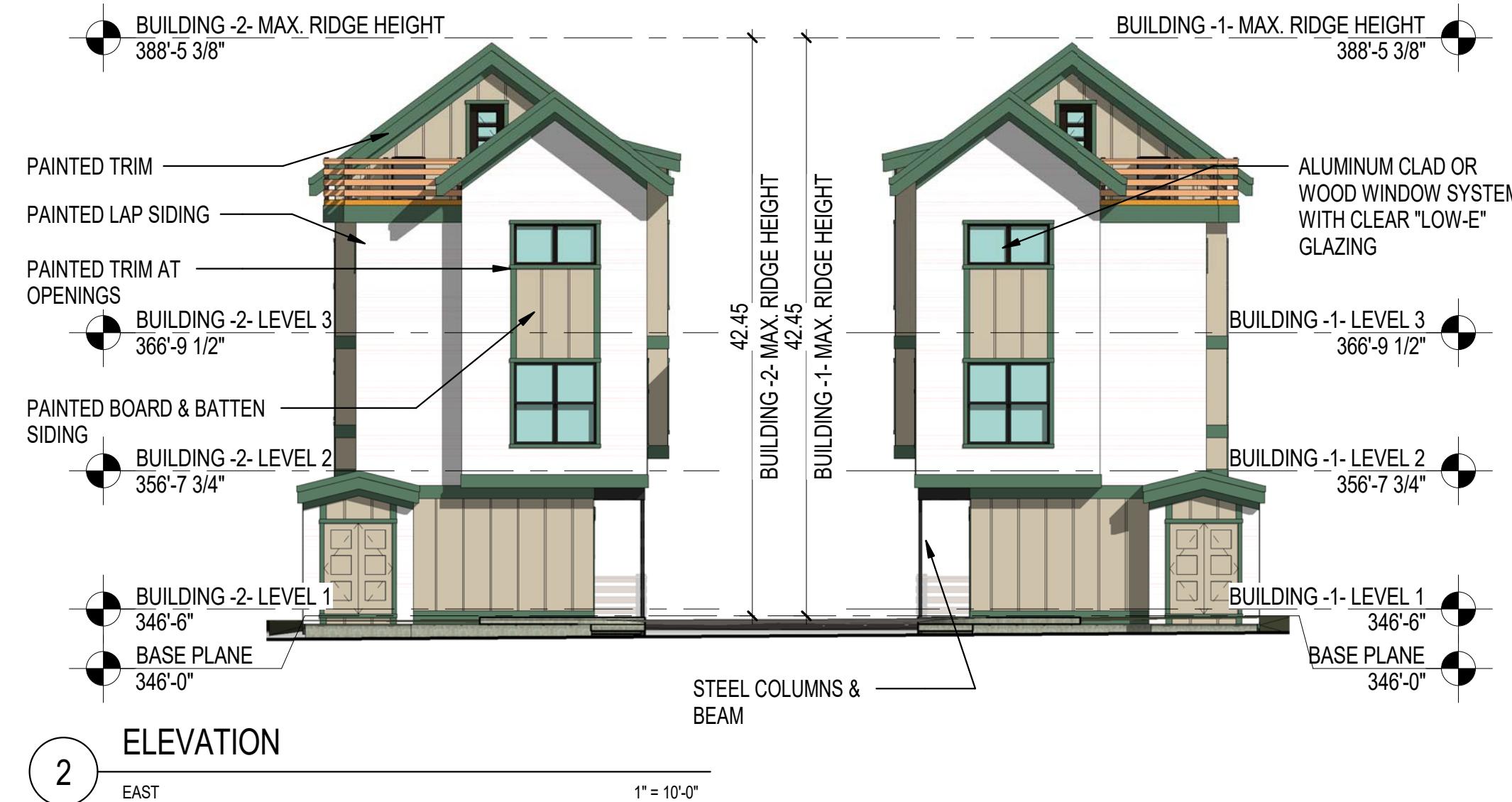
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THE VIEWS AT CURTICE STREET
Planned Development Overlay PDO16-0005

5630 S CURTICE STREET
LITTLETON, COLORADO

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