



Carol Kuhn <ckuhn@littletongov.org>

Neighbor comments at 5630 S Curtice Street community meeting

1 message

James Hathaway <broconstro@gmail.com>
To: ckuhn@littletongov.org

Thu, Feb 9, 2017 at 10:03 AM

Carol,

This is James Hathaway who owns the property at 5640 S Curtice Street and is President of Brothers Construction who both runs its business matters and houses our Remodeling Showroom from that location. I spoke with you a week or so ago about the community meeting held at The Tavern by the developers of the proposed condominium project at 5630 S Curtice Street. You indicated that it would be helpful to all concerned if I emailed you a summary of my comments at the meeting.

Below are the main points I brought up in the meeting.

1. The proposed setback: the current design does not respect the standard setbacks on the block. Not only will this detract from the downtown shopping district feel of Downtown Littleton **it will substantially harm the visibility of my business** and all other businesses on the block. This coupled with the height of the proposed building, side setbacks, and Street car access is very concerning as my place of business is likely to be very adversely affected.
2. Visitor/Occupant Parking arrangements and dumpster/trash arrangements: The current design has no plan for visitor parking and the dumpster arrangements are unsatisfactory.
3. Car entrance to condo's from Curtice street: Other condo's in the area utilize car access from the alley which maintains the downtown districts desired 'pedestrian friendly feel'. This design will force pedestrians to be always aware of cars crossing over the sidewalk to enter their condo. There is no reason not to maintain car access via the alley.
4. Height concerns: Three stories with minimum side setbacks will completely shadow my property and showroom and is not in keeping with most of the buildings in the area.
5. Lack of any 'mixed' use (retail, commercial): The block just north of Marin street and on the east side of Curtice street is currently all retail/commercial. The current plans are 100% residential and will then go a long way to confuse visitors to this section of downtown littleton.
6. Aesthetic concerns. The current plan makes no effort to use materials that are congruent with the 'historical' feel of downtown littleton.

Hope these comments help.

Best Regards,

Jim Hathaway

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