



**Community Development & Public Works**  
2255 West Berry Avenue  
Littleton, Colorado 80120  
Phone: 303-795-3748  
[www.littletongov.org](http://www.littletongov.org)

## Development Application

Form must be complete and accompany  
all submittal materials and fees.  
**Incomplete applications will not be processed.**

<b>APPLICANT/REPRESENTATIVE:</b>  Josh Rowland LAI Design Group	<b>ADDRESS:</b> 88 Inverness Circle East Bldg J, Suite 101 Englewood, Colorado 80112  <b>PHONE:</b> (303) 734-1777 <b>CELL:</b> <b>EMAIL:</b> jrowland@laidesigngroup.com	<b>SIGNATURE:</b> Josh Rowland <small>Digitally signed by Josh Rowland Date: 2017.08.11 08:54:38 -06'00'</small>  <b>NAME:</b> Josh Rowland <b>TITLE:</b> Principal
<b>OWNER(S) OF RECORD:</b>  Jon Benallo 2679 Main Street Parnters	<b>ADDRESS:</b> 1660 17th Street, Suite 300 Denver, Colorado 80022  <b>PHONE:</b> (303) 606-7841 <b>CELL:</b> <b>EMAIL:</b> jbenallo@scrr.com	<b>SIGNATURE:</b> Jon Benallo <small>Digitally signed by Jon Benallo Date: 2017.08.11 08:56:12 -06'00'</small>  <b>NAME:</b> Jon Benallo <b>TITLE:</b> Sr. Vice President
<b>ENGINEERING FIRM (if any):</b>  CWC Consulting Group Bryan Clerico	<b>ADDRESS:</b> 9360 Teddy Lane, Suite #203 Lone Tree, Colorado 80124  <b>PHONE:</b> (303) 395-2700 <b>CELL:</b> <b>EMAIL:</b> bryanc@cwc-consulting.com	<b>CONTACT PERSON:</b>  Bryan Clerico  <b>TITLE:</b> Principal

<b>Parcel ID Number</b>	034282289 (PIN)
<b>Parcel Address or Cross Streets:</b>	2679 Main Street, Littleton, Colorado 80120
<b>Subdivision Name &amp; Filing No.:</b>	Valley Feed Filing No. 1 (Proposed)
<b>Related Case Numbers: (GPDP, Rezoning, and/or Plat)</b>	PSP16-0002/COA17-0001/SDP16-0007 (Littleton Mixed Use)

EXISTING		PROPOSED
<b>Zoning:</b>	PDO	-
<b>Use:</b>	Vacant Lot	Retail/Office
<b>Project Name:</b>		Valley Feed Filing No. 1
<b>Site Area (Acres):</b>		0.718 Acre (31,256 SF)
<b>Floor Area Ratio (FAR):</b>		1:1
<b>Density (Dwelling Units/Acre):</b>		0
<b>Building Square Footage:</b>		5,496 sf / 32,987 GFA

CASE TYPE			
<input type="checkbox"/> Site Development Plan	<input type="checkbox"/> General Planned Development Plan	<input type="checkbox"/> Administrative Plat or Replat for One or Two Lots	<input type="checkbox"/> Variance: Minor/Major/Sign
<input type="checkbox"/> Site Development Plan Amendment	<input type="checkbox"/> General Planned Development Plan - Administrative Amendment	<input checked="" type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Board of Adjustment Appeal
<input type="checkbox"/> Sketch Plan	<input type="checkbox"/> General Planned Development Plan - Major Amendment	<input checked="" type="checkbox"/> Final Plat	<input type="checkbox"/> Rezoning
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Planned Development Overlay	<input type="checkbox"/> Floodplain Development (Use by Special Exception)	

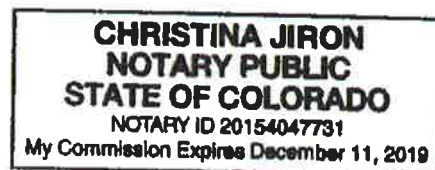
☐ Other:

**Pre-App Meeting Date:** 11/12/2014 **Pre-App Meeting Planner:** A. Mimnaugh **Pre-App Meeting Engineer:** B. Whitaker

This application shall be submitted with all applicable application fees and submittal requirements. Incomplete applications will not be accepted. Submittal of this application does not establish a vested property right. Processing and review of this application may require the submittal of additional information, subsequent reviews, and/or meetings, as outlined in the City of Littleton Municipal Code and operating standards. A neighborhood meeting is required for all applications that require a public hearing. After three (3) months of inactivity, a reminder will be sent to applicants that action is required within the next thirty (30) days. At that time, the case will be closed.

### THIS SECTION FOR OFFICE USE ONLY

**Date Received:**



October 11, 2017

Carol Kuhn  
City of Littleton  
2255 West Berry Avenue  
Littleton, Colorado 80120

**Re: Littleton Mixed Use – 2679 West Main Street  
Final Plat Application**

Dear Ms. Kuhn,

On behalf of 2679 Main Street Partners, we respectfully submit our application for a Final Plat for the Littleton Mixed Use project located at 2679 W. Main Street to the City of Littleton Community Development Department. 2679 West Main Street as described in this application is an infill mixed use project that incorporates ground floor retail, bank, and office uses and additional office space on the second and third floors. This submittal includes all required items as outlined in the checklist; as well as addresses the criteria set forth in the approved PDO and COA applications.

The project has obtained Planning Board approval for the Planned Development Overlay (PDO) dated July 15, 2017 and is in the process of obtaining a Site Development Plan (SDP) approval. The approved PDO establishes site development criteria pertaining to the location of site access and parking areas, allowed building height, and the location of the building on the site and required "step back" requirements of the building massing along the Main Street right-of-way. The applicant worked extensively with City Planning and Historic Preservation staff during the PDO and COA review, and made many modifications and enhancements as requested by staff, to create a project that fits within and conforms to the character of the district and the associated Littleton Downtown Design Standards and Guidelines. Following is an explanation of how the project conforms with applicable sections of the design standards and guidelines.

**Urban Design/Site Plan** – The project provides a ground floor entirely occupied by active pedestrian uses that is located directly on the street right-of-way. Building materials reflect a commitment to quality and durability by incorporating a substantial use of brick on the first two floors with intricate detailing that maintains the architectural theme of other buildings in the area. The ground level along Main Street incorporates a pattern of repeating store front bays separated by brick column elements that serve to break up the long building face and provide visual interest and pedestrian respites outside of the retail spaces and office lobby/vestibule. All tenants have primary entries oriented toward the street.

**Pedestrian and Vehicular Access / Parking Lot Location** – All ground floor commercial uses have individual public entries located along Main Street and a secondary entry to western most commercial bay is also provided along the pedestrian plaza. Recessed entries are provided for each retail and/or commercial entry which are relatively shallow and are not deep enough to allow for arcades or large entry vestibules as depicted in the standards.

Due to the location and orientation of this parcel, which does not allow for vehicular access from an alley or side street, a single driveway access off Main Street is provided that leads to parking in the rear of the building. The access and parking lot configuration were approved with the PDO as a variance to the design guidelines and standards. To minimize the visual impact of this condition, the driveway has been enhanced with decorative pavers to give the appearance that it is an extension of the adjacent pedestrian plaza and a brick wall matching

the building and landscape screening are provided to block views into the rear parking area. Bollards are provided to separate the pedestrian and vehicular circulation.

**Service Areas, trash enclosures, utility and mechanical equipment locations** – All utility appurtenances are located in areas that are out of view from the Main Street corridor. Electric transformer and panels are located behind the neighboring building to the west, the water meter and connection are located inside the building, and all mechanical systems are located on the roof and are appropriately screened by the building parapet. The trash enclosure is located at the rear of the property under the building and its design utilizes the same materials as the building allowing it to blend into the façade.

**On-Site Open Space Provision and Location** – Usable open space is provided in the form of a pedestrian plaza along the west face of the building situated next to the Main Street corridor serving as a pedestrian passage to the rear parking area as required in the guidelines. Per the standard, there is no side setback for the east building façade located along Main Street. Open space areas surrounding the edges of the project are used to provide landscape screens to adjacent properties. Upper floors of the building provide large balconies that serve as additional open space areas for office tenants and residential units. The PDO provided for a variance to the open space requirement to allow the building to be situated along the Main Street right-of-way and to reduce the on-site open space requirement.

**Architectural Building Scale, Form, Massing and Character** – The design of the building provides human scale through variation of the building form with recessed bays and column projections that express the architectural and structural modules and emphasize building entries. A diversity of window sizes is used that is consistent with the historical character along Main Street. Brick and masonry detailing provide articulation of building elements and subtle decorative design features to the façade. Distinct vertical divisions of the façade are provided through the use of cast limestone and brick column base, a middle field of brick with detailing elements and the top consisting of a detailed brick parapet that is the guardrail of the third-floor balcony. The primary building façade provides the details required in the standards including recessed entries and doors, projecting sills, columns and cornices.

We have taken great consideration to the design, finish, material, scale, mass and height when approaching the building construction and how it will fit seamlessly into the Main Street Historic District. The architectural design of the proposed building reinforces the straight-forward and unassuming building styles seen in historic structures along Main Street. A prominent two-story brick façade is placed along the right of way, accented with four recessed storefront bays with large windows on the first floor transitioning to second floor windows with historic proportions. The third floor is pushed away from the right of way to maintain the two story character at the street and to maintain the architectural dominance of the Carnegie Library at the end of the street. Building materials will reflect a commitment to quality and durability. The attached plans show a substantial use of brick, windows and metal trim.

We have worked closely with the City to develop a final plan with elevations that complements the downtown district. The project will anchor the west end of Littleton's Main Street business district; and further enhance the lively and pedestrian-friendly streets in Downtown Littleton. The zero-front setback of the proposed building continues the urban form of the downtown district and carries the vibrant streetscape to its western edge. Building materials will reflect a commitment to quality and durability. The attached plans show a substantial use of brick, windows and metal trim. While the landscape amenities which include street trees, landscape planters, benches, bike racks, lighting and trash receptacles placed on vivid pavers and detailed concrete work enhance the pedestrian-friendly streetscape.

If you require additional information or have any questions about our submittal items, please do not hesitate to call or e-mail me (303) 734-1777 or [jrowland@laidesigngroup.com](mailto:jrowland@laidesigngroup.com). We look forward to working with the City in completing this process in order to contribute a high quality project to the City of Littleton.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Rowland', with a stylized, cursive script.

Joshua L. Rowland  
Principal, LAI Design Group