



Legislation Text

File #: HPB Reso 04-2017, **Version:** 1

Agenda Date: February 22, 2017

Subject: A Resolution to approve a COA for new development at 2679 W Main Street

Presented By: Andrea Mimnaugh, AICP, Principal Planner
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APPLICATION SUMMARY:

Project Name:	Littleton Mixed Use
Historic Name:	Valley Feed (now demolished)
Application Type:	Certificate of Historic Appropriateness
Location:	2679 West Main Street
Applicable Design Guidelines:	Downtown Design Standards and Guidelines
Applicant:	Jon Benallo
Owner:	Jon Benallo, 2679 W. Main Street Partners, L.L.C.
Project Description:	Redevelopment of the former Valley Feed property for a 32,626 square foot building for retail and office uses.
Staff Recommendation:	Recommendation to approve

BACKGROUND:

Jon Benallo of 2679 W. Main Street Partners has applied for a COA for a development known as Littleton Mixed Use project located at 2679 W. Main Street, the site of the former Valley Feed store. The application was submitted to the city following the denial by the Historical Preservation Board of a COA application for the same property on January 18, 2017. This application is for new construction of a commercial building.

PROJECT DESCRIPTION:

The proposed three-story building is for retail and offices uses. Its design includes a traditional main-street style brick facade with storefront bays along Main Street, historically proportioned windows and cornice to cap off the second story. In contrast to the front facade, the upper and rear portions of the building are more contemporary in design. Here, the applicant utilizes a lighter colored brick and a mix of different window patterns along the sides of the building at the second story. The third story is clad in metal wall shingles. Setback along the front façade, the third story includes a patio for office tenants at the front of the building

along Main Street. The cornice capping the lower two floor serves as a railing to this patio and a prominent cedar wood canopy caps off the top of the building. The proposed height of the roofline is 43.6 feet tall with a 44.4 foot elevator overrun at the rear of the building.

Site ingress and egress is off of Main Street. Fifty-eight onsite surface parking spaces are located in a lot that encompasses the area on the west side of the building and under the second story. The loading space, required per the city's zoning code, is located between the driveway and the building and utilizes patterned concrete. Unobstructed open space and landscaping are located primarily along the east, north and west perimeters of the site and internal to the parking lot.

Comparison of current COA application to the previous COA application denied by the board:

The proposed building has been modified from the previous COA application in that:

- The residential units and the fourth story have been eliminated; the building is now proposed to be three stories tall and the height of the building is lowered from 53 feet to 43.6 feet.
- The building has been expanded along the Main Street frontage to the west by approximately 20 feet, which provides more screening of the parking lot than in the previous application.
- The elevator overruns, both which exceeded the height of the fourth floor in the previous application, have been reduced in height. The front overrun is level with the roof of the third floor (43.6 feet), and the rear overrun exceeds the third floor height by approximately 1 foot (44.4 feet).
- The recessed storefront bays have been reduced from a depth of 32" to 18".
- Windows on the front façade are now recessed from the brick by 3 inches.
- The office lobby entrance has and more brick to provide greater consistency with the design of the storefront.

LOCATION:



Figure 1 Vicinity Map

As shown in the above map, the Littleton Mixed Use project at 2679 W. Main Street is located on the westernmost block of Main Street, between Bradford Autobody and a hair salon.

PROCESS:

Per Section 4-6-14(A)l(a), A COA shall be obtained from the Historical Preservation Board (HPB), in conformance with any applicable adopted design guidelines, and in addition to any other permit or other approval required by this code for any designated historic landmark structure or any property in a designated historic district.

Approval of a certificate of historic appropriateness is one of four planning approvals required by the city before a building permit can be issued for the proposed development. The required approvals are as follows:

Planned Development Overlay Application (PDO)

- Purpose: establishes zoning requirements and compatibility with applicable design guidelines in accordance with section 10-9 of the zoning code.
- Approved by Planning Board (now Planning Commission) on August 22, 2016 with a condition that the property be included in the Main Street Historic District.

Inclusion in Main Street Historic District

- The property was included into the Main Street Historic District, as a noncontributing property, in accordance with section 4-6-5 of the historic preservation code on December 9, 2016.

➤ Certificate of Historic Appropriateness (COA)

- Purpose: establishes compliance with COA criteria and conformance with applicable adopted design guidelines
- Approval by Historical Preservation Board (HPB)

Site Development Plan (SDP)

- Purpose: establishes compliance with applicable city regulations, including but not limited to zoning, landscaping, drainage, utility design, transportation and conformance with the PDO and COA.
- Administrative approval

PDO Approval

Prior to including the property in the Main Street Historic District, the applicant submitted a PDO application to the city requesting variations in zoning requirements and deviations from the Littleton Downtown Design Standards and Guidelines. Through the PDO process, such requests can be approved in exchange for creative, high quality design. Following a public hearing at its August 22, 2016 meeting, planning board (now planning commission) approved the PDO with the condition that the property must join the Main Street Historic District. The specifics of the PDO approval are as follows:

Table 1 PDO Zoning Approvals

Zoning and Littleton Downtown Design Standards and Guidelines Approvals for the Littleton Mixed Use PDO	
Zoning	
Parking Spaces Required	50 percent reduction for all uses except residential
Parking Stall Dimensions	Reduction in parking stall length from 20-feet to 10 feet
Unobstructed Open Space for Overall Property	Reduced from 20 percent to 12 percent
Unobstructed Open Space Along Street Frontage	Reduced from 10 percent to 2.4 percent
Littleton Downtown Design Standards	
Upper floor setback: deviation from the standard requiring a maximum of 25 percent visibility of upper-story building setbacks (Standard #5.3.1.s2)	Stair and elevator corridors and associated lobby area may be located within 12' of the Main Street right-of-way, 25 foot maximum width along right-of-way. Exterior balcony canopies that front the Main Street right-of-way may encroach into the 25 percent all-weather visible area of the floor above.
Parking lot location: deviation from the standard requiring parking lots to be located at the rear of the buildings (Standard #5.2.3.s3)	Up to 60 feet of the 125-foot frontage along Main Street may be used for parking and driveway access provided that adequate screening between the side lot and the parking lot is provided on site.
All other design standards:	Planning Board found that all other design standards were met.
Planning Board Resolution #15-2016	
The Planning Board found that all criteria for a planned development overlay application were met for the Littleton Mixed Use PDO (#PDO16-0001) and approved the application with the following condition: [T]hat the applicant join the Main Street Historic District and get approval from the [historic preservation] board for their design. PB Resolution #15-2016 is an attachment to this report.	

The PDO and the COA review processes differ in perspective and purview, but both processes encompass the Littleton Downtown Design Guidelines as a component of the review; as such, design standards found to be met under the PDO review must be revisited during the COA review and may result in a different outcome.

On December 6th and 7th, 2016, the property owner demolished the buildings on the site and submitted an application to include the property in the Main Street Historic District. The property was included into the Main Street Historic District as a noncontributing property. A certificate of historic appropriateness (COA) is being presented to HPB.

STAFF ANALYSIS:

Certificate of Historic Appropriateness:

Section 4-6-14(C) Criteria for Certificate of Historic Appropriateness: The board shall issue a certificate

of historic appropriateness for any proposed work on a historic landmark or any property in a historic district when the following criteria are met:

- 1. Features: The proposed work would not detrimentally alter, destroy or adversely affect any architectural or landscape feature which contributes to its original historic designation.**

Applicant response: No buildings exist that could be negatively affected.

Staff analysis: This criterion appears to be met.

- 2. Guidelines: Is otherwise in conformance with any applicable adopted design guidelines.**

Applicant response: The project conforms with the Littleton Downtown Design Standards and Guidelines. See explanation below.

Staff analysis: The project appears to conform with the Littleton Downtown Design Standards and Guidelines. The staff analysis is provided in the following section.

- 3. Property compatibility. The proposed work is visually compatible with designated historic structures located on the property in terms of design, finish, materials, scale, mass and height.**

Applicant response: Not applicable as there are no historic structures located on the property.

Staff analysis: This criterion appears to be met.

- 4. District compatibility: When the subject site is within a historic district, the board must find that the proposed work is visually compatible with the development on adjacent properties.**

Applicant response: We have worked closely with the City to develop a final plan with elevations that complements the downtown district. The two story building mass along Main Street is in keeping with other historic buildings in the district and the stepped back third floor massing is consistent with other buildings in the district as well. 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 and 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.

Staff Analysis: The architectural mix within the four-block Main Street includes a range of commercial styles that span 70 years of development between 1880 and 1950. The inner-two blocks of the district, between South Prince Street and Curtice Street, are lined with one and two story buildings built primarily in the early 20th century commercial style, but also several buildings built 1940-50's era modern architectural styles.

On the outer-two blocks of the district, there is less conformity in terms of architectural style and building size. The western-most block of Main Street includes the 1920's Bussard Building, which reflects auto dealership construction of the early twentieth century, the Carnegie Library, that is designed in the Italian

Renaissance Revival/Beaux Arts architectural style, and buildings that have been altered from their original architectural style, including the Main Street Centre, Bradford Autobody, Blue Ribbon Stables and the multi-tenant building that includes Penny Robin Dancewear. Moreover, several buildings on this block larger in size, including Bradford Autobody and the multi-tenant building on the southwest corner of Main and Curtice streets that includes the Penny Robin store.

The eclectic mix of buildings is what gives Main Street its unique character, yet there are common elements as well: most buildings can be characterized simple, straight-forward and having unassuming architecture and materials. Salient architectural features include rectangular storefront windows, recessed entrances, second story double-hung windows, cornices and brick construction. Carnegie Library and Town Hall, designed by renowned Colorado architect JJB Benedict in 1916 and 1920, respectively, are notable exceptions to this rule. These former public buildings feature arches and ornamentation.

The proposed Littleton Mixed Use building is adjacent to just one property within the opt-in Main Street Historic District-the Carnegie Library, located at the western end of Main Street (the buildings share a property line at the far end of each property). The requirement for new buildings to be “visually compatible” with development on adjacent properties within the district, per the criterion, can be addressed in several ways, including that the new building “enhances the mixture of complementary architectural styles of surrounding structures.” With this option, the proposed Littleton Mixed Use Building would complement the prevalent existing historic character of the western-most block of Main Street in the following ways: it will be built out to the property line on Main Street, the main entrance is located on Main Street, it includes a storefront design at street level and historic window pattern on the second level, the building setback at the third story minimizes the impact of a three-story building and the predominant building material is brick. Smaller scale details, such as recessed windows and signage are also consistent with the character of the Main Street Historic District.

At 32,626 square feet in size and 44.4 feet in height, the proposed Littleton Mixed Use building would be one of the larger buildings on Main Street, but includes design elements that appear to make it visually compatible with the mixture of complementary architectural styles of surrounding structures.

This criterion appears to be met.

Littleton Downtown Design Standards and Guidelines, SubArea #5, Main Street

The Littleton Downtown Design Standards and Guidelines are divided into eight subareas based on existing character differences in each of these areas. All subareas contain a set of criteria for site planning, architecture, landscape architecture, and signs. The design criteria are described by three types of statements: objectives, which provide general purpose; standards, which are expected to be followed and must be met; and, guidelines, which may be worthy of consideration.

The applicable adopted design guidelines for this property are in Subarea #5, Main Street. Per section 4-6-14 (C) of the historic preservation code, a COA shall be “obtained in conformance with any applicable adopted design guidelines.”

When a standard is not met, the Scope and Purpose section of the design guidelines, under definitions for guidelines and standards, include two options:

1. The adherence to one or more guidelines may replace the adherence to a standard, at the discretion of the HPB.

2. An acceptable alternative that better achieves the stated intent; the objective will not be achieved by adhering to the standard; unique site factors make the standard impractical or cost prohibitive; or the HPB determines that the greater public benefit is achieved if a standard is waived in return for the adherence to one or more guidelines.

Using the Littleton Downtown Design Standards and Guidelines, Subarea #5, city staff and the city's consulting architects reviewed the application. The consulting architects' comments are incorporated into this report. Subarea #5 in its entirety is an attachment to this staff communication for reference.

Overview of Applicable Design Standards

Following is an overview of applicable design standards for this project and the staff analysis for each category of standards:

Table 1.

Littleton Downtown Design Standards and Guidelines, Subarea #5 - Main Street

Littleton Downtown Design Standards and Guidelines, Subarea #5 - Main Street Applicable Stand	
Review Category	Staff Analysis
5.2 Urban Design/Site Plan	
5.2.1 Building and use orientation-4 standards	Appears to meet standards
5.2.2 Pedestrian and vehicular access-6 standards	Appears to meet standards. Standard 5.2.2.s5 is included as a condition of approval.
5.2.3 Parking lots and garage locations-4 standards.	Appears to meet standards. Parking lot location: appears to meet guideline, as an alternative to the standard.
5.2.4 Service area, trash enclosures, utility and mech locations-1 standard	Appears to meet standard
5.2.5 On-site open space provision and location-1 sta	Appears to meet standard
5.3 Architecture	
5.3.1 Building scale, form, massing and character-4 s	Appears to meet standards
5.3.2 Building materials-3 standards	Appears to meet standards
5.3.4 Building lighting-2 standards	Compliance with these standards is a condition of approval of the COA and must be met with the SDP application.
5.3.5 Roof-top design and mechanical equipment scr	Compliance with these standards is a condition of approval of the COA and must be met with the SDP application.

5.4 Landscape Architecture	
5.4.1 Open space on private property-4 standards	Appears to meet standards
5.4.2 Parking areas-2 standards	Compliance with the standard on parking lot screening is a condition of approval of the COA and must be met with the SDP application.
5.4.3 Site distance triangles-1 standard	Compliance with this standard is a condition of approval of the COA and must be met with the SDP application.
5.4.4 Existing Landscaping-1 standard	Compliance with this standard is a condition of approval of the COA and must be met with the SDP application.
5.4.5 Screening, walls and fencing standards-5 standards receptacles, utility boxes to be screened by walls or standards is a condition of approval of the COA and must be met with the SDP application. boxes-only need screening as viewed from ROW. Trash trash receptacle.	Compliance with these standards is a condition of approval of the COA and must be met with the SDP application.
5.4.7 Site lighting/parking lot lighting-1 standard	Compliance with this standard is a condition of approval of the COA and must be met with the SDP application.
5.4.8 Paving materials-2 standards	Compliance with these standards is a condition of approval of the COA and must be met with the SDP application.
5.4.9 Landscape materials, xeriscaping, irrigation and standard	Compliance with standard is a condition of approval of the COA and must be met with the SDP application.
5.5 Signs	
5.5 Signage	Separate COA applications for signage is required.

Complete Analysis of Applicable Design Standards

5.2 Urban Design/Site Plan

5.2.1 Building and Use Orientation Standards

5.2.1.s1 The ground floors of building frontages shall be primarily occupied by pedestrian active uses.

5.2.1.s2 Building frontages shall be located on the street right-of-way or aligned with the face of an existing historic building.

5.2.1.s3 Facades that face Main 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.

5.2.1.s4 For corner buildings at the intersection of two or more streets, all street-facing facades shall be designed to be primary facades and to be architecturally interrelated.

Applicant response: Ground floor building frontages are occupied entirely by the following active pedestrian uses; retail space, office/bank space, and office lobby space. Building frontage is located on the street right of way. The building façade facing Main Street include large windows and entries, a high level of detailing, and high quality materials such as brick, precast stone panels, metal shingle siding, true-heart cedar canopy. This building is not on a corner. However, all sides of the building are treated with the same high quality materials.

Staff analysis: The north block-face of the 2600 block of West Main Street includes four existing properties. As shown in the location map (Figure 1), two properties, the adjacent Bradford Autobody and the Main Street Centre buildings, are setback from Main Street. However, neither of these properties are currently identified as “contributing” buildings to the Main Street Historic District. Under Standard 5.2.1.s2, buildings shall be located on the street right-of-way or aligned with the face of an existing historic building. Since the Bradford Autobody and Main Street Centre buildings are not considered historic, the building frontage for the proposed Littleton Mixed Use building shall be at the Main Street right-of-way line.

The ground floor of building frontage along Main Street is designed to provide the main entrance to the building and up to 4 retail or bank businesses, each with its own access from Main Street. As such, the proposed ground floor design should generate pedestrian activity along the 2600 block of West Main Street.

The storefront along Main Street is intended as the primary façade of the building and incorporates high quality materials, including architectural precast concrete panels at the base of the building, a bronze aluminum storefront system, decorative columns utilizing two colors of brick, aluminum sun louvers at the top of the storefront and architectural precast concrete decorative medallions.

Windows are appropriately sized for the mass and scale of the building and appear sufficient in size.

The above standards appear to be met with this application.

5.2.2 Pedestrian and Vehicular Access Standards

5.2.2.s1 In general, ground floor commercial uses with exterior exposure shall each have an individual public entry directly located on the public sidewalk along the street. A public entry not directly on the street or public open space shall not eliminate an entry that otherwise would be on the street.

Applicant response: All ground floor commercial uses have individual public entries located on the public sidewalk.

Staff analysis: This standard appears to be met.

5.2.2.s2 Sidewalks shall be uninterrupted by curb cuts and driveways as much as possible in order to improve and support Main Street as a walkable street.

Applicant response: The Main Street sidewalk is uninterrupted as much as possible. Only one driveway is proposed as access from Main Street is the only option for vehicular access to the property.

Staff analysis: Although the proposed project has a two-way driveway that crosses the sidewalk on the north side of Main Street and there is a curb cut associated with that driveway, the driveway and curb cut are necessities because the site is not serviced by an alley. The proposed project limits driveways and curb cuts to one and the applicant has worked with the Public Works Department to meet city engineering standards and to provide the width of driveway and curb cut that balances the needs and safety of vehicular and pedestrian traffic. This standard appears to be met.

5.2.2.s3 The number and width of driveways and curb cuts shall be minimized to reduce the overall impact of vehicular access across a sidewalk.

Applicant response: Only one driveway is proposed and is provided at the minimum width (24') allowed by the fire department for emergency access.

Staff analysis: Please refer to staff analysis under 5.2.2.s2, above. This standard appears to be met.

5.2.2.s4 Driveways and ramps to underground parking shall be perpendicular or generally perpendicular to the street.

Applicant response: The driveway provided is perpendicular to the street.

Staff analysis: This criterion appears to be met.

5.2.2.s5 Driveways located across sidewalks shall maintain at least a six feet wide portion of the sidewalk at a maximum slope of 3 percent.

Applicant response: The driveway allows for an 8' wide pathway along the sidewalk that has a 2% cross slope.

Staff analysis: An 8' wide portion of sidewalk is provided. Grades will be reviewed with the site development plan application to ensure compliance with this standard. A condition of approval has been added to the staff recommendation requiring that this standard be met at time of site development application.

5.2.2.s6 Recessed entries shall be allowed if they are relatively shallow in depth (A), but shall not be allowed if deep enough to form an arcade (C) or large entry vestibule (B). (See illustration 5.2.2.s6.)

Applicant response: The proposed recessed entries are relatively shallow; 18” at the retail storefronts and 7’ at the office lobby entry. Neither of these recessed entries are deep enough to allow for an arcade.

Staff analysis: The ground floor retail bays are proposed to be 18” deep, which should provide visual interest without diminishing the visibility of the storefront windows. The building has a clearly identifiable front door that faces Main Street. The main entry is wider and deeper than the entries for the ground floor retail and has been designed to accommodate a prominent sign. The applicant has worked with city staff on recessed entrances as a mechanism for delineating individual storefronts and strengthening the rhythm of the building façade. The street-level entrance to the upper floors opens to both the Main Street sidewalk and to the interior parking. This standard appears to be met.

5.2.3 Parking Lot and Garage Location Standards

5.2.3.s1 Surface parking shall not be located between the front, street-facing, facade of the building and the street.

Applicant response: Parking is not located between the building and the street.

Staff analysis: The parking field is located on the rear side of the lot with additional provided under the building. There is no parking between the front façade of the building and the street. This standard appears to be met.

5.2.3.s2 Where minor additions are proposed for buildings (less than, cumulatively, 25% of the existing building’s gross floor area) and which have an existing parking lot between the facade and the street, such parking lots may remain but shall not be expanded. If the proposed addition is, cumulatively, over 25% of the existing building gross floor area, the new addition must occur on or very close to the street right-of-way.

Applicant response: Not applicable.

Staff analysis: This standard is not applicable to the application.

5.2.3.s3 Parking lots serving Main Street buildings shall be located at the rear of buildings. Side parking lots shall be avoided along Main Street in order to maintain the continuity of the building frontages along the street.

Applicant response: The parking lot is located behind the ground level of the building.

Staff analysis: The site is unique in that there is no opportunity to take access from an alley or side street, forcing parking lot access to be directly from Main Street. When a standard cannot be met, adherence to one or more guidelines may replace the adherence to a standard. The following standard appears to be applicable to the constraints of the site:

5.2.3.g1 *Whenever possible, parking structures or lots should be sited internally to the block so that parking structure of parking lot street frontages are avoided.*

A portion of the parking lot is located on the west side of the building, sited internally to the site. Its impact is minimized by the fact that no parking is immediately adjacent to Main Street. Further, it is partially obstructed from view by the proposed building on site and the building on the adjacent site to the west.

This guideline appears to be met and may replace the adherence to a standard, as provided in the scope and purpose of the Littleton Downtown Design Standards and Guidelines, section 18.6.

5.2.3s4 Rear parking lots shall be connected to Main Street by pedestrian passages between the building and/or by side street sidewalks. Pedestrian passages may be enclosed if they are highly transparent and obvious to the street.

Applicant response: The rear parking area is connected to Main Street by a pedestrian passage along the west side of the building and through the office lobby space which is flanked on both sides by highly transparent doorways.

Staff analysis: This standard appears to be met, as described by the applicant in the above statement and as shown in the COA plan set.

5.2.3.s5 Any parking structure that adjoins Main Street or its intersecting streets shall provide ground floor pedestrian-active space wherever it adjoins Main Street and for the majority of its frontage along an intersecting street.

Applicant Response: Not applicable.

Staff analysis: This standard is not applicable to the proposed project as there is no parking structure that adjoins Main Street.

5.2.3.s6 Where no pedestrian active uses may occur at the ground level, (for example, a portion of the ground level along an intersecting street), the majority of the parking structure's ground floor façade shall conceal the structure's interior, other than at the vehicular access points.

Applicant response: Not applicable.

Staff analysis: This standard is not applicable to the proposed project as there is no parking structure that adjoins Main Street.

5.2.4 Service Areas, Trash Enclosures, Utility And Mechanical Equipment Location Standards

5.2.4.s1 Utility appurtenances shall be located behind the sidewalk and out of the sidewalk amenity zone (the zone between the curb and the clear walking area of the sidewalk where street trees, street and pedestrian lights and street furniture are located) wherever possible. Where they must be in the amenity zone, such equipment shall be centered on the tree line and aligned with but no closer than 42 inches from the face of curb. This includes switch boxes, telephone pedestals, transformers, meters, irrigation and similar equipment.

Applicant response: Utility appurtenances are not located in the sidewalk amenity zone.

Staff analysis: Locations for utility appurtenances will be finalized with the site development plan application and compliance with this standard will be required for approval of the site development plan. A condition of approval has been added to the staff recommendation requiring that this standard be met at time of site development application.

5.2.4.s2 Service areas and refuse storage areas shall not front onto Main Street. Such areas should be located in the alley.

Applicant response: The refuse storage area is located entirely behind the ground level of the building at the back of the property and is surrounded by a brick enclosure integral to the building massing.

Staff analysis: This standard appears to be met, as described by the applicant in the above statement and as shown in the COA plan set.

5.2.5 On-Site Open Space Provision and Location Standards

5.2.5.s1 Along Main Street front setbacks shall not be allowed unless determined necessary to align with adjacent historic buildings.

Applicant response: There is a zero foot setback proposed for the building along Main Street.

Staff analysis: The proposed building does not have a front setback; it extends to the sidewalk. There are two buildings on the block face that have significant front setbacks; however, they are not considered historic. If these properties are redeveloped, it is anticipated that any new structure may also be brought to the sidewalk.

The standard appears to be met.

5.3 Architecture

5.3.1 Building Scale, Form, Massing And Character Standards

5.3.1.s1 Buildings shall be designed to provide human scale, interest and variety while maintaining an overall sense of relationship with adjoining or nearby buildings.

Examples of techniques that meet this objective are:

- **Variation in the building form such as recessed or projecting bays;**

Applicant response: Recessed bays are provided.

Staff analysis: The applicant's above statement and as reflected in the COA plan set.

- **Expression of architectural or structural modules and detail;**

Applicant response: The buildings structural modules are expressed with brick columns along the front facade.

Staff analysis: The applicant's above statement is reflected in the COA plan set.

- **Diversity of window size, shape or patterns that relate to interior functions;**

Applicant response: A diversity of window sizes are provided between the first and second floors that relate to the functions within.

Staff analysis: The applicant's above statement is reflected in the COA plan set.

- **Emphasis of building entries through projecting or recessed forms, detail, color or materials;**

Applicant response: The building entries are emphasized with recessed sections of storefront windows and doors.

Staff analysis: The applicant's above statement is reflected in the COA plan set.

- **Variations of material, material modules, expressed joints and details, surface relief, color and texture to scale;**

Applicant response: Varied building materials are provided (brick and cast stone) that incorporate surface relief, texture, color and scale in order to provide attractive detailing reminiscent of historic buildings in the area.

Staff analysis: The applicant's above statement is reflected in the COA plan set.

- **Tighter, more frequent rhythm of column/bay spacing, subdividing the building facade into smaller, more human scaled elements.**

Applicant response: A tight and uniform spacing of columns and bays is provided that subdivides the building façade into human scaled elements, reminiscent of historic buildings in the area.

Staff analysis: The applicant's above statement is reflected in the COA plan set.

5.3.1.s2 Proposed buildings adjoining Main Street that are higher than two stories shall step back their upper story or stories so that only 25 percent or less of the upper floor(s) is visible to pedestrian view from the center of the sidewalk directly across the street from the project. This setback may be waived for special corner forms, architectural emphasis at street intersections, or improvement in material qualities.

Applicant response: The third story of the building is stepped back from Main Street so that only 25 percent of the façade is visible from across the street, including the proposed cedar canopy.

Staff analysis: The third-story step back requirement is reflected on the COA plan set. This standard appears to be met.

5.3.1.s3 New buildings and additions shall possess an architectural character that respects the traditional design principles of historic buildings along Main Street. Such principles are:

- **The building facade should generally have three vertical divisions: 'bases', 'middles' and 'tops'. In buildings of two stories or less in height, the 'top' may be comprised of an architectural 'cap' or cornice rather than the articulation of an entire floor of habitable space. No 'middle' occurs in one-story buildings.**

Applicant response: As shown in the diagrams provided in the guidelines, the combined first and second floor elevation provides the three vertical divisions, the base being the ground storefront level, the middle being the second floor office level with a varied window pattern and the third being the pronounced parapet that serves as the guardrail to the third level. This configuration is consistent with historic buildings in the district. The third level is pushed far enough behind the front elevation along Main Street, as required in the guidelines, that it

cannot be viewed in conjunction with the main façade and thus is not used to constitute one of the three vertical divisions.

Staff analysis: This standard appears to be met, as described by the applicant in the above statement and as shown in the COA plan set.

- **Each ‘base’ should be composed of the first floor or possibly the first two floors of the building.**

Applicant response: The base is composed of the first floor of the building.

Staff analysis: This standard appears to be met, as described by the applicant in the above statement and as shown in the COA plan set.

- **Each ‘base’ in its entirety should be designed to give the appearance of greater height than any single floor of the middle.**

Applicant response: The base/first floor is the tallest element of the three vertical divisions which extends to the base of the second floor windows through the use of column accents and brick detailing.

Staff analysis: This standard appears to be met, as described by the applicant in the above statement and as shown in the COA plan set.

- **The architectural treatment of the ‘top’ should be designed to create a sense of distinctly completing or terminating the building facade. This architectural completion may be accomplished by such strategies as: providing a projecting cornice or cap, change in the window rhythm, change in apparent floor height, setback, use of other materials, or a combination of these elements.**

Applicant response: The top architectural treatment consists of a projecting cornice element and a change in height at the column tops.

Staff analysis: This standard appears to be met, as described by the applicant in the above statement and as shown in the COA plan set.

5.3.1.s4 Primary building facades shall include some elements that provide a change in plane that creates interest through the interplay of light and shadow. Examples of such elements are:

- **Recessed windows, at least 3 inches;**
- **Recessed entries and doors;**
- **Projecting sills;**
- **Projecting pilasters, columns, bays;**
- **Projecting cornices, roofs**

Applicant response: Changes in planes are provided, which create an interplay of light and shadow, and include; projecting column pilasters, recessed storefront window bays and a projecting cornice.

Staff analysis: This standard appears to be met, as described by the applicant in the above statement and as shown in the COA plan set.

5.3.2 Building Materials Standards

5.3.2.s1 The great majority if not all of the facade facing Main Street and, for corner buildings, the façade along an intersecting street (not including windows, doors and their framing systems), shall be composed of modular brick.

Applicant response: The majority of the street facing façade is composed of brick.

Staff analysis: This standard appears to be met, as described by the applicant in the above statement and as shown in the COA plan set.

5.3.2.s2 Highly transparent glass shall be provided in all windows and storefronts.

Applicant response: Highly transparent glass is proposed in all windows and storefronts.

Staff analysis: This standard appears to be met, as described by the applicant in the above statement and as shown in the COA plan set.

5.3.2.s3 EIFS (Exterior Insulating Finish System) shall not be used as a façade material on any building within the historic district and/or any building located along Main Street. However, a one or two coat ‘hard coat’ stucco system with a synthetic finish (typically 100 percent acrylic based coating) is acceptable.

Applicant response: EIFS or stucco are not proposed.

Staff analysis: This standard appears to be met, as described by the applicant in the above statement and as reflected in the COA plan set.

5.3.4 Building Lighting Standards

5.3.4.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.

Applicant response: Building entries are lit using recessed ceiling fixtures in the entry bays of the building in order to comply with the city requirement that does not allow any light distribution across the property line.

Staff analysis: This standard appears to be met, as described by the applicant in the above statement and as shown in the COA plan set.

5.3.4.s2 Entry lighting shall complement the building’s architecture. Standard security lighting shall be allowed.

Applicant response: Entry lighting proposed is complimentary to the buildings architecture as it is recessed and does not draw any attention to itself.

Staff analysis: This standard appears to be met, as described by the applicant in the above statement and as shown in the COA plan set.

5.3.5 Roof-Top Design and Mechanical Equipment Screening Standards

5.3.5.s1 All roof mounted mechanical and electrical equipment, communication antennae or dishes shall be enclosed, screened, or set back from view from a public street.

Applicant response: All roof top equipment shall be setback so that it is not visible from Main Street.

Staff analysis: Roof top equipment will be finalized with the site development plan application and compliance with this standard will be required for approval of the site development plan. A condition of approval has been added to the staff recommendation requiring that this standard be met at time of site development application.

5.3.5.s2 Unscreened rooftop equipment shall be setback from a front façade so that it is not visible to pedestrian view from the center of the sidewalk directly across the street from the screened equipment.

Applicant response: All roof top equipment shall be setback so that it is not visible from directly across Main Street.

Staff analysis: Locations for utility appurtenances will be finalized with the site development plan application and compliance with this standard will be required for approval of the site development plan. A condition of approval has been added to the staff recommendation requiring that this standard be met at time of site development application.

5.3.5.s3 Mechanical equipment screening material shall be opaque, and be compatible in color, and texture with the building.

Applicant response: Mechanical screening will not be required as all equipment is set back so as not to be visible from directly across Main Street.

Staff analysis: Mechanical equipment will be finalized with the site development plan application and compliance with this standard will be required for approval of the site development. A condition of approval has been added to the staff recommendation requiring that this standard be met at time of site development application.

5.3.5.s4 Mechanical equipment screening shall be at least 6 inches higher than all portions of the equipment to be screened except an occasional flue or vent.

Applicant response: Mechanical screening will not be required as all equipment is set back so as not to be visible from directly across Main Street.

Staff analysis: Any necessary mechanical screening will be finalized with the site development plan application and compliance with this standard will be required for approval of the site development plan. A condition of approval has been added to the staff recommendation requiring that this standard be met at time of site development application.

5.4 Landscape Architecture

5.4.1 Open Space on Private Property Standards

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

Applicant response: Open space is attractively landscaped.

Staff analysis: This standard appears to be met, as described by the applicant in the above statement and as shown in the COA plan set.

5.4.1.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.

Applicant response: All pervious areas of the site not covered by the building are attractively landscaped.

Staff analysis: This standard appears to be met, as described by the applicant in the above statement and as shown in the COA plan set.

5.4.1.s3 Where a front setback area occurs between a building frontage and a street right-of-way, it shall be designed to extend the pedestrian amenities of the street, such as increased walkway widths, areas for outdoor café/restaurant seating, increased sidewalk widths to allow window shopping out of the stream of pedestrian traffic and space for the temporary display of a retailer's goods.

Applicant response: There is not a setback from the right of way to the building frontage, however the pedestrian passage way and driveway located on the west side of the building are accented with trees in grates, special pavers and attractive pedestrian bollards.

Staff analysis: This standard appears to be met, as described by the applicant in the above statement and as shown in the COA plan set.

5.4.1.s4 Where a side setback area occurs, it shall be designed as a passageway, or contribute to a paved driveway or alley.

Applicant response: The pedestrian passage way and driveway located on the west side of the building are accented with special pavers.

Staff analysis: This standard appears to be met, as described by the applicant in the above statement and as shown in the COA plan set.

5.4.2 Parking Areas Standards

5.4.2.s1 Coverage: At least 5 percent of the interior area of a parking lot, including the area for parking lot screening (see 5.4.2.s4) shall be landscaped if the lot contains fifteen (15) or more spaces. This requirement shall be counted toward the unobstructed open space requirements of each zone district. At least 75 percent of the required landscaped area shall include living plant material. (This 75 percent living plant material coverage requirement shall be met within three years of planting.)

Applicant response: Nine percent of the open parking area is provided as landscape area and 75 percent of that area includes living plant material.

Staff analysis: This standard appears to be met, as described by the applicant in the above statement and as reflected in the COA plan set.

5.4.2.s2 Larger parking lots containing 50 or more parking spaces shall be shaped and/or landscaped to reduce their scale and overall impact by at least one of the following approaches; 1)

increasing the interior parking lot landscaping requirement to a minimum of 10 percent of the parking lot area, excluding areas used for parking lot screening; 2) in addition to the requirement for at least 5 percent of the parking lot interior to be landscaped, dividing the parking lot into visual segments by either breaking the lot up into visually separate lots with at least a 20 foot wide landscaped zone between them (these lots can be interconnected) so long as they appear separate when viewed from the street, or by creating divisions internal to the parking lot that visually divide it into segments through the provision of at least a 10 foot wide landscape zone running the length of, at most, every third double-sided parking row. All landscaped areas that divide parking lots shall include shade trees at a maximum spacing of 30 feet on center. Additional shade trees shall also be provided in any increased landscaping percentage requirement.

Applicant response: Not applicable as the open parking area, eligible to receive landscaping, has less than 50 parking spaces.

Staff analysis: This standard is not applicable as the portion of the parking area that is open includes only 26 parking spaces.

5.4.2.s3 Islands: Landscaped parking lot islands shall be delineated by a clear physical barrier, such as concrete or cut stone curbs to protect the plant material from vehicular damage. Landscape timbers are not acceptable in this subarea. All islands shall be irrigated in conformance with the Landscape Manual.

Applicant response: Landscape areas are surrounded by raised concrete curbs.

Staff analysis: This standard appears to be met, as described by the applicant in the above statement and as reflected in the COA plan set.

The islands shall be a minimum of eight feet in width and 120 square feet in area to allow adequate space for tree roots. The use of turf is discouraged on islands unless they are at least 20 feet in width. In general a parking island should contain a shade tree (or several if appropriately spaced), low evergreen shrubs or ground cover and a mulch installed over a weed barrier fabric. Ornamental shrubs, boulders and flower areas may be added as accents where appropriate. Islands should be spaced so as to maximize the amount of shade afforded by trees while minimizing large expanses of uninterrupted pavement.

Staff analysis: This portion of the standard will require further review. Compliance with this standard will be required for approval of the site development plan. A condition of approval has been added to the staff recommendation requiring that this standard be met at time of site development application.

Pocket islands with a minimum 2½ inch diameter shade tree may be substituted for traditional parking islands. Pocket islands shall be at least 6 feet in diameter, or at least 6 feet measured along any edge located at the intersection of the corners of the parking spaces and must have a raised vertical concrete curb at least 6 inches high. Pocket islands may count double their area for any landscaping percentage requirement.

Applicant response: Not applicable as the parking lot does not contain pocket islands.

Staff analysis: This portion of the standard is not applicable to the project.

5.4.2.s4 Parking Lot Screening: Where a parking lot adjoins a street, the screening of cars is required using such methods as:

- A landscape zone at least 8 feet wide and extending the distance that the lot adjoins the street, not including driveways and exclusive of car bumper overhangs, planted with at least two rows of shrubs (at least one row planted to create a consistent hedge) with a spacing of no greater than 3 feet on center. A row of trees at a maximum spacing of 30 feet on center may be substituted for one row of shrubs. Other groundcover lower than 3 feet high is needed when trees are substituted for shrubs. Shrub height shall be at least 2 ft. installed but maintained no higher than 3 ft. 6in. at maturity.
- A landscape zone from 4 feet to 8 feet wide and extending the distance that the lot adjoins the street (exclusive of driveways) with one row of shrubs planted with a spacing of no greater than 3 feet on center and a height of at least 2 ft. installed but maintained no higher than 3 ft. 6in. feet at maturity, and a railing or solid masonry wall at least 3 feet 6 inches high.

Applicant response: Not applicable as the parking lot does not adjoin a street.

Staff analysis: This standard is not applicable to the proposed project for the reason stated by the applicant.

5.4.3 Site Distance Triangles Standards

5.4.3.s1 To maintain appropriate sight lines for vehicles entering and exiting a site, as well as those approaching internal intersections.

Applicant response: Site distance triangles have been provided as required by city traffic staff.

Staff analysis: Site distance triangles appear to be met with this application and will be finalized with the site development plan application. Compliance with this standard will be required for approval of the site development plan. A condition of approval has been added to the staff recommendation requiring that this standard be met at time of site development application.

5.4.4 Existing Landscaping

5.4.4.s1 All projects shall be subject to the existing landscape provisions in the Landscape Manual.

Staff analysis: Compliance with this standard will be required for approval of the site development plan. A condition of approval has been added to the staff recommendation requiring that this standard be met at time of site development application.

5.4.5 Screening, Walls and Fencing Standards

5.4.5.s1 Outside trash receptacles, loading docks, open storage areas and utility boxes shall be screened from public sidewalks, streets and other public areas from which the property is visible. Screening for such areas shall be opaque and be provided for by means of walls or solid fences. Landscape screening is not acceptable.

Applicant response: The refuse storage area is located entirely behind the ground level of the building at the back of the property and is surrounded by a brick enclosure integral to the building massing.

Staff analysis: The refuse storage area standard appears to be met with this application and will be finalized with the site development plan application. Compliance with this standard will be required for approval of the site development plan. A condition of approval has been added to the staff recommendation requiring that this standard be met at time of site development application.

5.4.5.s2 All utility boxes, which include electric transformers, switch gearboxes, cable television boxes, telephone pedestals and boxes, shall be screened on the sides visible from the public rights of way that are not used for service access.

Applicant response: The utility boxes are located behind the ground level building floor and the transformer is located on our property behind the adjacent building to the west, both locations are not visible from the public right of way.

Staff analysis: The utility box standard appears to be met with this application and will be finalized with the site development plan application. Compliance with this standard will be required for approval of the site development plan. A condition of approval has been added to the staff recommendation requiring that this standard be met at time of site development application.

5.4.5.s3 Screening enclosures for refuse containers and service areas shall be incorporated into building architecture and utilize the same materials as the principle building to be greatest degree practicable. Trash receptacles and dumpsters shall be entirely screened from view and enclosed by a solid, gated wall or fence. Screen walls and fences shall be one foot higher than the object being screened. An opaque metal gate shall be included where required for complete screening. The trash enclosure shall be sited so the service vehicle can conveniently access the enclosure and maneuver without backing onto a public right of way.

Applicant response: The refuse storage area is located entirely behind the ground level of the building at the back of the property and is surrounded by a brick enclosure integral to the building massing.

Staff analysis: The refuse storage area standard appears to be met with this application and will be finalized with the site development plan application. Compliance with this standard will be required for approval of the site development plan. A condition of approval has been added to the staff recommendation requiring that this standard be met at time of site development application.

5.4.5.s4 Typical vertical board or palisade fences are not allowed if viewable from the street.

Applicant response: No board fences are proposed.

Staff analysis: There are no fences proposed with this application. This standard appears to be met.

5.4.5.s5 All trash containers must be covered.

Applicant response: Trash dumpsters with lids shall be provided.

Staff analysis: Trash dumpsters appear to meet the standard with this application and will be finalized with the site development plan application. Compliance with this standard will be required for approval of the site development plan. A condition of approval has been added to the staff recommendation requiring that this standard be met at time of site development application.

5.4.6 Private open space, detention areas and drainage channels.

5.4.6.s1 All projects shall be subject to the existing landscaping provisions in Section 7 of the Landscape Manual.

Staff analysis: Landscaping appears to meet the standard with this application and the design will be finalized with the site development plan application. Compliance with this standard is required for approval of the site development plan. A condition of approval has been added to the staff recommendation requiring

that this standard be met at time of site development application.

5.4.7 Site Lighting/Parking Lot Lighting Standards

5.4.7.s1 All lighting shall comply with Chapter 15, Lighting Requirements, Title 10 of the City of Littleton Municipal Code.

Applicant response: Lighting complies with the code.

Staff analysis: Lighting appears to meet the standard with this application and the design will be finalized with the site development plan application. Compliance with this standard will be required for approval of the site development plan. A condition of approval has been added to the staff recommendation requiring that this standard be met at time of site development application.

5.4.7.s2 Private and/or open spaces accessible to the public shall be lit to accommodate expected activities and events.

Applicant response: Pole and building mounted fixtures are provided to light the open space areas in the rear of the property.

Staff analysis: Lighting of public areas appears to meet the standard with this application and the design will be finalized with the site development plan application. Compliance with this standard is required for approval of the site development plan. A condition of approval has been added to the staff recommendation requiring that this standard be met at time of site development application.

5.4.7.s3 Where the light source is directly visible, the luminaires shall be designed to incorporate elements to reduce glare, such as translucent, obscure or refracting lenses, low wattage light sources or shielding devices.

Applicant response: Visible light sources are provided in shielded devices.

Staff analysis: Lighting appears to meet this standard and the design will be finalized with the site development plan application. Compliance with this standard will be required for approval of the site development plan. A condition of approval has been added to the staff recommendation requiring that this standard be met at time of site development application.

5.4.7.s4 Parking lot light type shall be fully shielded luminaires mounted on poles no higher than 20 feet and be consistent in color.

Applicant response: Parking lot light fixtures are provided in shielded devices no higher than 20 feet with consistent colored ballasts.

Staff analysis: Parking lot lighting appears to meet the standard with this application and will be finalized with the site development plan application. Compliance with this standard will be required for approval of the site development plan. A condition of approval has been added to the staff recommendation requiring that this standard be met at time of site development application.

5.4.7.s5 Lighting shall not provide objectionable glare onto adjoining properties.

Applicant response: Lighting does not impact adjoining properties.

Staff analysis: Lighting appears to meet this criterion and will be finalized with the site development plan

application. Compliance with this standard will be required for approval of the site development plan. A condition of approval has been added to the staff recommendation requiring that this standard be met at time of site development application.

5.4.7.s6 Pedestrian lights shall be provided in paths between buildings from parking areas to building entries or public streets.

Applicant response: Lighting is provided to illuminate the pedestrian areas.

Staff analysis: Lighting appears to be placed in the appropriate locations to illuminate the pedestrian areas. This standard appears to be met.

5.4.8 Paving Materials Standards

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

Applicant response: Paving materials and patterns are designed to complement and coordinate with the public sidewalks.

Staff analysis: Paving materials and patterns will be further evaluated for coordination with the design of public pedestrian facilities with the site development plan application. A condition of approval has been added to the staff recommendation requiring that this standard be met at time of site development application.

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

Applicant response: This criterion shall be followed.

Staff analysis: Compliance with this standard will be required for approval of the site development plan. A condition of approval has been added to the staff recommendation requiring that this standard be met at time of site development application.

5.4.9 Landscape Materials, Xeriscaping, Irrigation and Maintenance Standards

5.4.9.s1 Underground automatic irrigation systems shall be required for all landscaped projects. All projects with irrigation shall be subject to the provisions in Section 6 of the Landscape Manual.

Applicant response: An underground irrigation system shall be provided.

Staff analysis: Irrigation systems for landscaping will be reviewed during the site development plan for compliance with this standard. A condition of approval has been added to the staff recommendation requiring that this standard be met at time of site development application.

5.4.9.s2 Irrigation systems are to be monitored and adjusted periodically to insure that the water demands of all plant materials are being met and that water is not being wasted.

Applicant response: The irrigation system shall be properly maintained.

Staff response: Compliance with this standard will be required for approval of the site development plan. A condition of approval has been added to the staff recommendation requiring that this standard be met at

time of site development application.

5.4.9.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.

Applicant response: Landscaping shall comply with the code.

Staff analysis: Landscaping appears to meet the standard with this application and will be finalized with the site development plan application. Compliance with this standard is required for approval of the site development plan. A condition of approval has been added to the staff recommendation requiring that this standard be met at time of site development application.

5.4.9.s4 Only those plant species that are healthy and compatible with the local climate and the site soil characteristics, drainage and water supply shall be planted.

Applicant response: Landscaping shall comply with this requirement.

Staff analysis: Landscaping appears to meet the standard with this application and will be finalized with the site development plan application. Compliance with this standard is required for approval of the site development plan. A condition of approval has been added to the staff recommendation requiring that this standard be met at time of site development application.

5.4.9.s5 All project maintenance shall comply with the requirements of Section 10 in the Landscape Manual.

Applicant response: Landscaping shall comply with the code.

Staff analysis: Compliance with this standard will be required for approval of the site development plan. A condition of approval has been added to the staff recommendation requiring that this standard be met at time of site development application.

5.5 Signs

5.5.1 General Criteria

a. Type Standards

5.5.1.sa1 New or rehabilitated buildings shall provide a sign plan showing locations, sizes, heights, and probable design and illumination of all sign types to be used on the building or its site.

Applicant response: The plan set shows the general locations, sizes, heights, and probable design and illumination of all sign types used on the building. As noted in the plan set, a separate staff level COA must be sought for specific signs and will be reviewed for compliance with the sign code and applicable design standards.

Staff analysis: Proposed signage is shown on the plan, as noted in the applicant's response, above. Signs will be reviewed for compliance with all applicable requirements at time of sign permit. A condition of approval has been added to the staff recommendation requiring that this standard be met at time of sign permit applications.

b. General Number and Location Standards

5.5.1.s1 Wall, window, awning and projecting signs shall not be allowed above the ground floor except that the HPB or DRC, at its discretion, may allow above the ground floor:

- Painted, externally-lit wall signs;
- Internally-lighted channel letter signs and/or logos;
- Painted wall murals with a minor component for the identification of a business;
- One unlit window sign per business;
- The extension of a ground floor projecting sign;
- The name of the building integrated into the material and/or design of the facade;
- In no case shall an internally lighted, cabinet type wall sign be allowed above the ground floor.

Applicant response: Wall, window, awning or projecting signs are not proposed above the ground floor.

Staff analysis: Proposed signage is not proposed above the ground floor and appears to meet this standard.

c. General Size and Height Standards

5.5.1.sc1 Maximum sign size or total sign area shall not be increased by the amount of setback provided by the building.

Applicant response: The ground floor signs are provided on the south wall, will have no setback from the south property line, and will be adjacent to the sidewalk.

Staff analysis: Location and general size of signage has been submitted with the COA application and it appears this information is in conformance with the above standards. As noted on the plan set, separate staff-level COA must be sought for specific signs and details will be reviewed to determine compliance with the sign code and applicable design guidelines. A condition of approval has been added to the staff recommendation requiring that this standard be met at time of future COA's and sign permit applications.

d. General Design and Illumination Standards

5.5.1.sd1 Materials for signs shall complement the color, material and overall character of the architecture.

5.5.1.sd2 Signs shall be constructed of high quality, durable materials. All materials must be finished to withstand corrosion. All mechanical fasteners shall be of hot-dipped galvanized steel, stainless steel, aluminum, brass or bronze.

5.5.1.sd3 All conduits, transformers, and other equipment shall be concealed, and shall have UL ratings.

5.5.1.sd4 Exterior lighting of signs shall be oriented down onto the face of the sign, not up from below to minimize night sky light pollution.

5.5.1.sd5 Sign illumination shall not create objectionable glare to pedestrians, motorists, and adjoining residents.

5.5.1.sd6 A business's corporate logo or typical sign design may be allowed by the HPB or the DRC. However, the HPB or the DRC shall retain complete control over the design, dimensions, location, number and type of the sign.

5.5.1.sd7 Hand-painted signs shall not be allowed, unless painted by a sign contractor specializing in hand painted or hand crafted signs.

Applicant response: The standards will be addressed at time of sign permit.

Staff analysis: As noted on the plan set, a separate staff level COA must be sought for specific signs. The sign COA will review the design, size, and lighting of individual signs for conformance with the sign code and the above applicable design standards. A condition of approval has been added to the staff recommendation requiring that this standard be met at time of future COA's and sign permit applications.

5.5.2 Wall Signs Standards

5.5.2.s1 Wall signs shall be located within any sign areas clearly designed for signs on existing or proposed building facades.

5.5.2.s2 Lighted wall signs shall not be located at the top of a building's facade if the facade is higher than two stories and faces a residential neighborhood.

5.5.2.s3 Maximum wall sign size shall not be increased by an increase in sign height.

5.5.2.s4 Wall signs may project into the right-of-way up to 12 inches. Where a wall sign is on private property, it may have a depth of up to 18 inches before it is considered as a projecting sign.

Applicant response: As noted on the drawings, a separate staff level COA will be sought for specific signs.

Staff analysis: While the drawings show the general location and size of signs, the sign COA will review the detailed design, size, and lighting of individual signs for conformance with the sign code and the above applicable design standards. A condition of approval has been added to the staff recommendation requiring that this standard be met with future COA's at time of sign permit applications.

5.5.3 Projecting Signs Standards

5.5.3.s1 Each use by right shall be limited to one projecting sign for each of that use's street frontage.

5.5.3.s2 Projecting signs shall not be located above the ground floor.

Applicant response: No projecting signs are proposed.

Staff analysis: The drawings are not showing any projecting signs. As noted on the drawings, a separate staff level COA must be sought for specific signs. While the drawings show the general location and size of signs, the sign COA will review the detailed design, size, and lighting of individual signs and will be reviewed for compliance with the sign code and applicable design standards. A condition of approval has been added to the staff recommendation requiring that this standard be met with future COAs and at time of sign permit applications.

STAFF RECOMMENDATION:

Staff finds that, the proposed certificate of historic appropriateness for the Littleton Mixed Use project located at 2679 W. Main Street is in compliance with section 4-6-14(C) of the Littleton Municipal Code with a condition of approval that additional information, as needed, shall be incorporated into the Littleton Mixed Use site development plan application, and future COA's for signage must demonstrate conformance with the following standards of the Littleton Downtown Design Standards and Guidelines:

- 5.2.2 Driveway Standards
- 5.2.3 Utility Appurtenance Standards
- 5.3.4 Building Lighting Standards
- 5.3.5 Roof-top Design and mechanical equipment screening
- 5.4.2 Parking Areas
- 5.4.3 Site Distance Triangles
- 5.4.4 Existing Landscaping
- 5.4.5 Screening, Walls and Fencing Standards
- 5.4.6 Private Open Space
- 5.4.7 Site Lighting/Parking Lot Lighting
- 5.4.8 Paving Materials
- 5.4.9 Landscape materials, Xeriscaping, Irrigation and Maintenance

Staff, therefore, recommends conditional approval of HPB Resolution 04-2017.

PROPOSED MOTION:

MOTION TO APPROVE AND/IF NECESSARY, WITH CONDITIONS

I move to approve HPB Resolution 04-2017, approving the certificate of historic appropriateness for the Littleton Mixed-Use project at 2679 West Main Street with the following condition(s):

1. Additional information, as needed, shall be incorporated into the Littleton Mixed Use Site Development Plan application and future COA's for signage to demonstrate conformance with the following standards of the Littleton Downtown Design Standards and Guidelines:
 - 5.2.2 Driveway Standards
 - 5.2.3 Utility Appurtenance Standards
 - 5.3.4 Building Lighting Standards
 - 5.3.5 Roof-top Design and mechanical equipment screening
 - 5.4.2 Parking Areas

- 5.4.3 Site Distance Triangles
- 5.4.4 Existing Landscaping
- 5.4.5 Screening, Walls and Fencing Standards
- 5.4.6 Private Open Space
- 5.4.7 Site Lighting/Parking Lot Lighting
- 5.4.8 Paving Materials
- 5.4.9 Landscape materials, Xeriscaping, Irrigation and Maintenance

Note: If additional conditions are necessary, include them here:

- 2.
- 3.

The foregoing approval is based on the findings that, with the above conditions, the proposed work:

- (1) does not detrimentally alter, destroy or adversely affect any architectural or landscape feature which contributes to the original historic designation;
- (2) is in conformance with the Littleton Downtown Design Standards and Guidelines;
- (3) is visually compatible with designated historic structures located on the property in terms of design, finish, material, scale, mass and height; and
- (4) is visually compatible with the development on adjacent properties.

MOTION TO CONTINUE TO A DATE CERTAIN

I move to continue the public hearing on HPB Resolution 04-2017, concerning the certificate of historic appropriateness for the Littleton Mixed Use project at 2679 West Main Street, to _____ (insert date) in order to _____.

MOTION TO DENY

I move to deny HPB Resolution 04-2017, concerning the certificate of historic appropriateness for the Littleton Mixed-Use project at 2679 West Main Street. The foregoing denial is based on the findings that the proposed work:

Note: Identify criterion or criteria not met and adjust motion accordingly:

- (1) does not [does] detrimentally alter, destroy or adversely affect any architectural or landscape feature which contributes to the original historic designation;
- (2) is [is not] in conformance with the Littleton Downtown Design Standards and Guidelines;
- (3) is [is not] visually compatible with designated historic structures located on the property in terms of design, finish, material, scale, mass and height; and
- (4) is [is not] visually compatible with the development on adjacent properties.