



City of Littleton

Littleton Center
2255 West Berry Avenue
Littleton, CO 80120

Meeting Agenda Historical Preservation Board

Wednesday, February 22, 2017

6:30 PM

Council Chamber

Regular Meeting

1. Roll Call

2. Approval of Agenda

3. Minutes to be Approved

- a. [ID# 17-30](#) Certification of the January 18, 2017 regular meeting minutes

4. Public Comment

Public Comment for General Business or Non-Agenda Items

5. General Business

6. Public Hearing

- a. [HPB Reso 04-2017](#) Resolution to approve a COA for new development at 2679 W. Main Street

Attachments: [HPB Resolution 04-2017](#)
[Application for COA](#)
[COA Plan Set](#)
[Architectural Materials Spec Cut Sheets](#)
[Littleton Downtown Design Guidelines - Subarea 5](#)

7. Staff/Board Updates

8. Adjourn

MISSION STATEMENT: The Historical Preservation Board works to preserve the built environment that gives a unique sense of place and identity to our community. Further, the Historical Preservation Board encourages reinvestment and compatible growth which enhances Littleton's economic vitality.

The public is invited to attend all regular meetings or study sessions of the City Council or any City Board or Commission. Please call 303-795-3780 at least forty-eight (48) hours prior to the meeting if you believe you will need special assistance or any reasonable accommodation in order to be in attendance at or participate in any such meeting. For any additional information concerning City meetings, please call the above referenced number.



Staff Communication

File #: ID# 17-30, **Version:** 1

Agenda Date: February 22, 2017

Subject:

Certification of the January 18, 2017 regular meeting minutes

Presented By: Denise Ciernia, Recording Secretary

RECORDING SECRETARY'S CERTIFICATION:

I hereby certify that I have reviewed the video recording for the January 18, 2017 regular meeting of the Littleton Historical Preservation Board and that the video recording is a full, complete, and accurate record of the proceedings and there were no malfunctions in the video or audio functions of the recording.

PROPOSED MOTION:

I move to approve, based on the recording secretary's certification, the January 18, 2017 video as the minutes for the January 18, 2017 regular meeting of the Historical Preservation Board.



Staff Communication

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 boxes-only need screening as viewed from ROW. Tr approval of the COA and trash receptacle. 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.

1 **CITY OF LITTLETON, COLORADO**

2
3 **HPB Resolution No. 04-2017**

4
5 **Series, 2017**

6
7 **A RESOLUTION OF THE HISTORICAL PRESERVATION BOARD OF**
8 **THE CITY OF LITTLETON, COLORADO,**
9

10
11 **WHEREAS,** The historical preservation board of the city of Littleton, Colorado,
12 held a public hearing at its regular meeting of February 22, 2017 to consider a certificate of
13 historic appropriateness for property located at 2679 W. Main Street, and more specifically
14 described in Exhibit "A", which is attached hereto and made a part hereof by this reference; and
15

16 **WHEREAS,** the historical preservation board considered evidence and testimony
17 concerning the proposed certificate of historic appropriateness;
18

19 **NOW, THEREFORE, BE IT RESOLVED BY THE HISTORICAL**
20 **PRESERVATION BOARD OF THE CITY OF LITTLETON, COLORADO, THAT:**
21

22 **Section 1.** The historical preservation board finds that the proposed certificate
23 of historic appropriateness for property known as 2679 W. Main Street meets
24 the criteria set forth in Section 4-6-14 of the city code.
25

26 **INTRODUCED, READ AND ADOPTED** at a regularly scheduled meeting of the
27 Historical Preservation Board of the City of Littleton, Colorado, on the 22nd day of February,
28 2017, at 6:30 p.m. at the Littleton Center, 2255 West Berry Avenue, Littleton, Colorado.

29 **ATTEST:**
30

31 _____
32 Denise Ciernia
33 **RECORDING SECRETARY**
34

Pamela Grove
CHAIR

35 **APPROVED AS TO FORM:**
36

37 _____
38 Ken Fellman
39 **ACTING CITY ATTORNEY**
40
41
42
43

EXHIBIT "A"

Legal Description for 2679 W. Main Street

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 27, BLOCK 1, "MAP OF LITTLETON, COLORADO"; THENCE ALONG THE WEST LINE THEREOF, N00°34'38"W, 74.69 FEET; THENCE DEPARTING SAID WEST LINE, S89°36'02"W, 50.07 FEET; THENCE N00°13'04"W, 75.24 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 19, BLOCK 1 OF SAID MAP; THENCE ALONG SAID LINE, S89°57'49"E, 41.96 FEET; THENCE DEPARTING SAID LINE AND ALONG THE SOUTHWESTERLY EXTENSION OF THE WEST LINE OF LANDS CONVEYED TO B.A.B LLC IN DOCUMENT RECORDED AS RECEPTION NO. B1142375, N48°17'55"E, 34.50 FEET TO A POINT OF THE WESTERLY EXTENSION OF THE NORTH LINE OF LANDS CONVEYED TO VALLEY FEED AND LAWN CENTER CORP. IN DOCUMENT RECORDED AS RECEPTION NO. B1142374; THENCE ALONG SAID LINE, N89°45'05"E, 142.21 FEET TO THE NORTHEAST CORNER OF SAID LANDS THENCE ALONG THE EAST LINE OF SAID LANDS AND ALONG A LINE BEING THE EAST LINE OF THE WEST 10 FEET OF LOT 24, BLOCK 1 OF SAID MAP, S00°20'24"E, 172.62 FEET TO THE SOUTHEAST CORNER OF SAID WEST 10 FEET OF LOT 24; THENCE ALONG THE SOUTH LINE OF SAID WEST 10 FEET OF LOT 24 AND THE SOUTH LINE OF LOTS 25, 26 AND 27, BLOCK 1 OF SAID MAP, S89°49'22"W, 159.84 FEET TO THE POINT OF BEGINNING.;



COA Application – Historical Preservation Board Level

PLEASE SUBMIT A COMPLETED COPY OF THE ATTACHED CHECKLIST WITH THIS APPLICATION

LEVEL OF APPLICATION **Historical Preservation Board**

DATE OF SUBMITTAL 1/27/2017

PROPERTY INFORMATION

Historic name of property Valley Feed

Property address 2679 Main Street

Description of proposed alterations

New construction

APPLICANT INFORMATION

Name of applicant: 2679 Mainstreet Partners LLC

Applicant's address: 1660 17th Street, Suite 300 Denver

Phone number: 303 606 7841

Fax number: _____

E-mail address: jbenallo@SURRE.com

Applicant's signature: _____ Date: _____

Property owner's name: Jon Benallo

Property owner's signature: _____ Date: 1/27/17

RECEIVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT
(To be completed by Community Development Department staff)

Date: _____

Received by: _____

See reverse side for additional information required for a complete application

CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE
2679 WEST MAIN STREET
LITTLETON, COLORADO 80120

CASE # COA17-0001

OWNERSHIP CERTIFICATION

I, _____ OWNER, OR DESIGNATED AGENT THEREOF, DO HEREBY AGREE THAT THE ABOVE DESCRIBED PROPERTY WILL BE DEVELOPED IN ACCORDANCE WITH THE DESIGN, MATERIALS, RESTRICTIONS AND CONDITIONS CONTAINED WITHIN THIS COA. 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, EXTERIOR FACADE MODIFICATIONS AND NEW CONSTRUCTION RELATED TO THE EXTERIOR OF ANY STRUCTURE. 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 PENALTIES AS SPECIFIED IN SECTION 4-6-19 OF THE HISTORIC PRESERVATION CODE.

SIGNATURE OF OWNER)

SUBSCRIBED AND SWORN TO BEFORE ME BY _____

ON THIS _____ DAY OF _____, 20____

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC

APPROVED BY THE HISTORICAL PRESERVATION BOARD THIS _____ DAY OF _____, 20____

CHAIR, HISTORICAL PRESERVATION BOARD

COA STANDARD NOTE:

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.

DRAWING INDEX

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SHEET 6 ELEVATIONS
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SHEET 10 FLOOR PLAN - GROUND FLOOR
SHEET 11 FLOOR PLAN - SECOND FLOOR
SHEET 12 FLOOR PLAN - THIRD FLOOR
SHEET 13 ROOF PLAN
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SHEET 16 3D COLOR RENDERING
SHEET 17 3D COLOR RENDERING
SHEET 18 3D COLOR RENDERING-FUTURE
SHEET 19 MAIN STREET STOREFRONT AND SIGNAGE DETAILS
SHEET 20 FIRST FLOOR STOREFRONT AND SECOND FLOOR ARCHITECTURAL DETAILS
SHEET 21 THIRD (WEST AND MAIN STREET) ARCHITECTURAL DETAILS
SHEET 22 PARKING LOT SCREEN
MANUFACTURER CUT SHEET / DETAILS -> PLEASE SEE SUPPLEMENTAL PACKAGE

ZONING CHART

TYPE		UNDERLAYING B-2 ZONING DISTRICT	APPROVED LITTLETON MIXED USE PLANNED DEVELOPMENT OVERLAY / PROPOSED COA
PRIMARY USES ALLOWED		CITY OF LITTLETON, TITLE 10 ZONING ORDINANCE, 10-3-2, LAND USE TABLE FOR 'B2' (COMMUNITY BUSINESS DISTRICT) ZONE	RETAIL AND OFFICE (COMMERCIAL)
MINIMUM LOT AREA		NO MINIMUM	LOT SIZE - 31,255 S.F. / 0.728 ACRES
MINIMUM UN-OBSTRUCTED / USABLE OPEN SPACE		1. 20 PERCENT OF SITE AREA AS UN-OBSTRUCTED OPEN SPACE 2. 50 PERCENT OF UN-OBSTRUCTED OPEN SPACE SHALL BE EVENLY DISTRIBUTED ALONG ADJACENT PUBLIC RIGHT OF WAY	1. 12 PERCENT / 3,599 S.F. OF SITE AREA PROVIDED AS UN-OBSTRUCTED OPEN SPACE 2. 20 PERCENT / 765 S.F. OF THE 12 PERCENT PROVIDED OF OPEN SPACE IS LOCATED ALONG R.O.W.
MAXIMUM HEIGHT OF STRUCTURES		NO MAXIMUM	PROPOSED BUILDING HEIGHT: 43' - 6" NOT INCLUDING ELEVATOR OVER RUN / 44'-4" INCLUDING ELEVATOR RUN
MAXIMUM FLOOR AREA RATIO (FAR)		2:1 FAR MAXIMUM	1 : 1 FAR
BUILDING SETBACKS		NONE	NONE
PARKING REQUIREMENTS		RETAIL STORES: 1 SPACE PER 200 S.F. GFA OFFICE / BANK: 1 SPACE PER 300 S.F. GFA RESIDENTIAL (MULTI-FAMILY): 1.5 SPACE PER UNIT BICYCLE PARKING: PER CITY OF LITTLETON, 10-4-9, SECT. 9 ACCESSIBLE PARKING REQUIRED: 4% OF TOTAL REQ. SPACES COMPACT PARKING ALLOWED: 25% OF REQUIRED SPACES LOADING AREA: 1 SPACE PER 25,000 - 40,000 S.F. OF COMMERCIAL GROSS FLOOR AREA (GFA)	50% PARKING REDUCTION TO THE PARKING REQUIREMENT; RETAIL SPACE: 2,426 GSF = 6 SPACES REQUIRED OFFICE/BANK: 30,200 GSF = 50 SPACES REQUIRED BICYCLE PARKING: 4 SPACES = -1 REQUIRED VEHICULAR SPACE TOTAL PARKING: 55 SPACES REQUIRED / 58 SPACES PROVIDED ACCESSIBLE PARKING: 2 SPACES (REQUIRED/PROVIDED) COMPACT PARKING: 16 SPACES PROVIDED (16 SPACES ALLOWED) LOADING AREA: 1 SPACE PROVIDED (30,200 COMMERCIAL GFA)
BUILDING SIZE		ONE HUNDRED THOUSAND (100,000) AND THREE HUNDRED THOUSAND (300,000) SQUARE FEET OF GROSS FLOOR AREA	GROUND FLOOR = 4366 SF GFA 2ND FLOOR = 15,710 SF GFA THIRD FLOOR = 12,550 SF GFA TOTAL = 32,626 SF GFA
PARKING STALL AND LOT DIMENSIONAL REQUIREMENTS		1. PARKING STALL - 9 FEET WIDE BY 20 FEET DEEP 2. PARKING AISLE - 23 FEET WIDE	1. PARKING STALL: REGULAR 9 FT X 18 FT/ COMPACT 8 FT X 18 FT. 2. PARKING AISLE: 24 FEET WIDE
PARKING LOT LANDSCAPING		5 PERCENT MINIMUM	5 PERCENT MINIMUM
MAXIMUM RESIDENTIAL USE AREA		50 PERCENT MAXIMUM OF GROSS FLOOR AREA DEVELOPED AS RESIDENTIAL USES	1. COMMERCIAL USES: 100 PERCENT OF GROSS FLOOR AREA
BUILDING STEPPED HEIGHT ALLOWANCE		PER LITTLETON DOWNTOWN DESIGN GUIDELINES SECTION 5.3.1.s2; NO MORE THAN 25 PERCENT VISIBLE OF FLOORS ABOVE THE SECOND FLOOR FROM PEDESTRIAN VIEWING LEVEL ON THE SIDEWALK ACROSS THE STREET	NA
DESIGN GUIDELINES		PER LITTLETON DOWNTOWN DESIGN GUIDELINES SUBAREA 5.	PER LITTLETON DOWNTOWN DESIGN GUIDELINES SUBAREA 5.

*TUCK-IN PARKING AT GROUND LEVEL IS NOT CONSIDERED PART OF THE GROSS SQUARE FOOTAGE IN THE FAR RATIO.

ARCHITECT / PLANNER

LAI DESIGN GROUP
88 Inverness Circle East
Bldg J Suite 101
Englewood, Colorado 80112
T 303.734.1777 | F 303.734.1778

OWNER/CLIENT

2679 MAIN STREET
PARTNERS
ATTN: Jon Benallo
1660 17th Street, Ste 300
Denver, Colorado 80022
303-606-7841

CERTIFICATE OF APPROPRIATENESS FOR:
LITTLETON MIXED USE
2679 WEST MAIN STREET
LITTLETON, COLORADO 80120

PROJECT #: 15081
DRAWN BY: JC
CHECKED BY: JR

ISSUE RECORD

COA SUBMITTAL 02/13/2017

SHEET NUMBER

P:\2015\15081 Littleton MU\CAD\2 Planning Submittals\1 Sheets\15081_Certificate of Appropriateness.dwg

CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE
2679 WEST MAIN STREET
LITTLETON, COLORADO 80120
CASE # COA17-0001

ADJACENT PROPERTIES: EAST



ADJACENT PROPERTIES: WEST



CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE
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LITTLETON, COLORADO 80120
CASE # COA17-0001

*CONTEXT PHOTOGRAPHS:
DIPPING GRILL RESTAURANT / HISTORIC LIBRARY AND MAIN STREET (LOOKING EAST)*

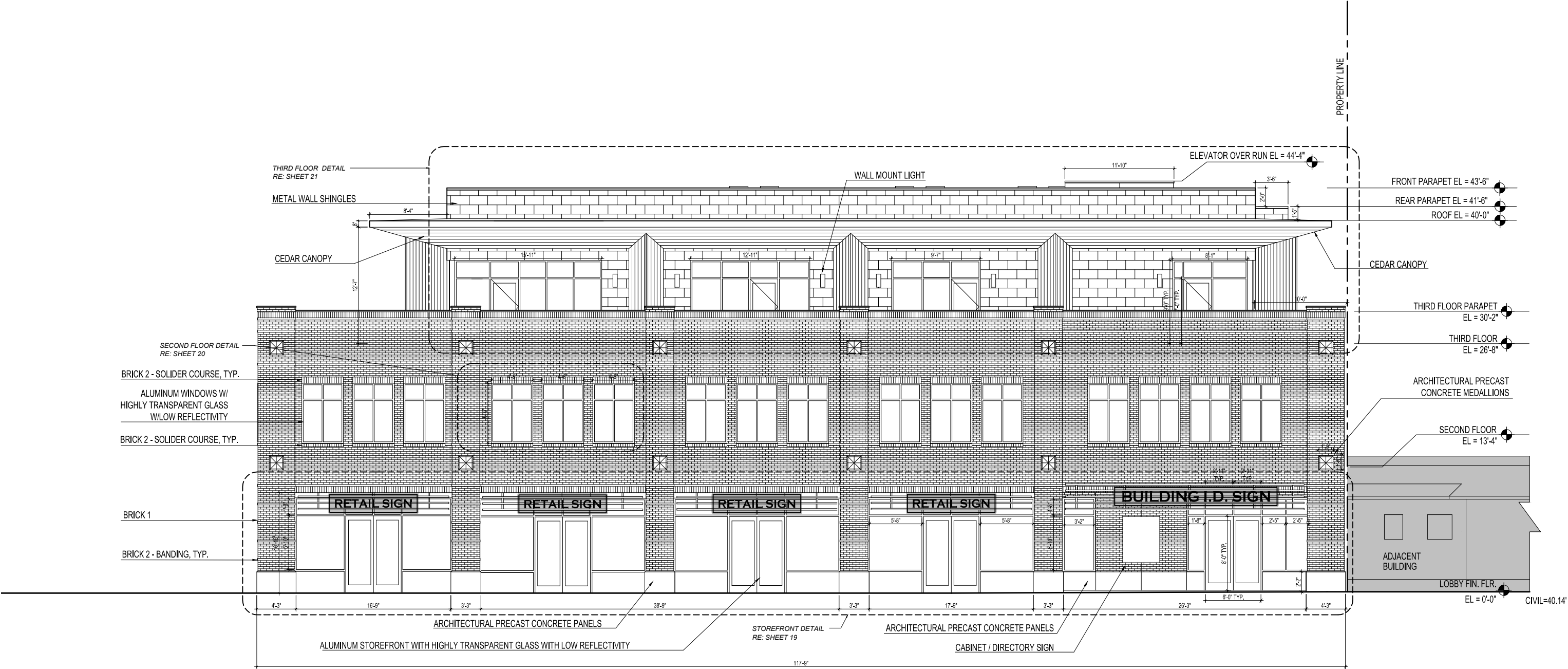


ADJACENT PROPERTIES: NORTH



CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE
2679 WEST MAIN STREET
LITTLETON, COLORADO 80120
CASE # COA17-0001

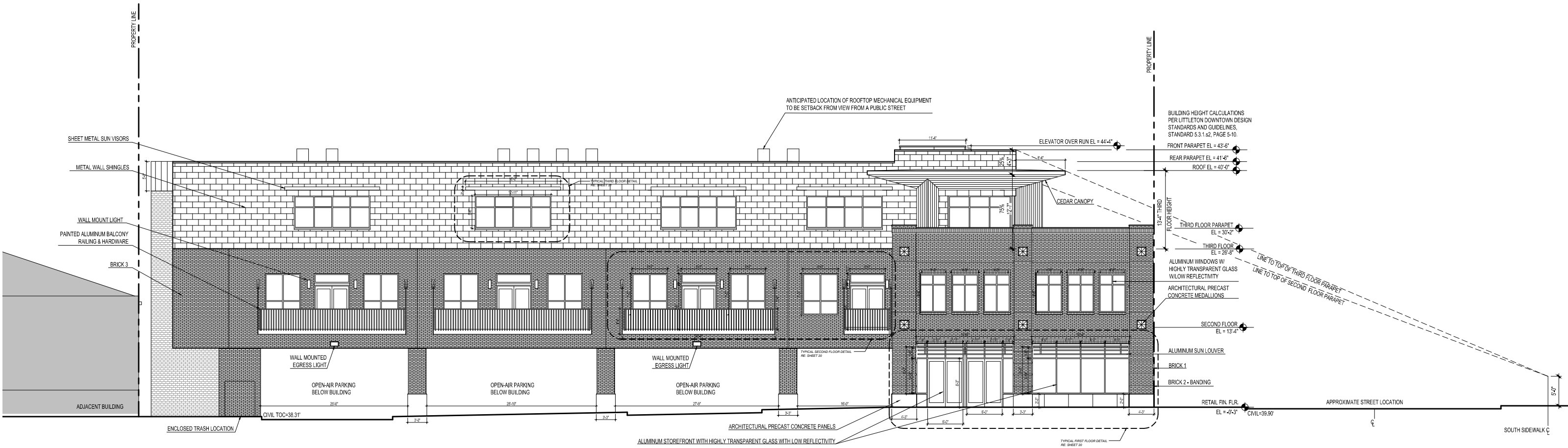
SOUTH ELEVATION (3/32" = 1'-0")



SHEET NUMBER

CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE
2679 WEST MAIN STREET
LITTLETON, COLORADO 80120
CASE # COA17-0001

WEST ELEVATION (1/16" = 1'-0")



SHEET NUMBER

CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE
2679 WEST MAIN STREET
LITTLETON, COLORADO 80120
CASE # COA17-0001

EAST ELEVATION (1/16" = 1'-0")

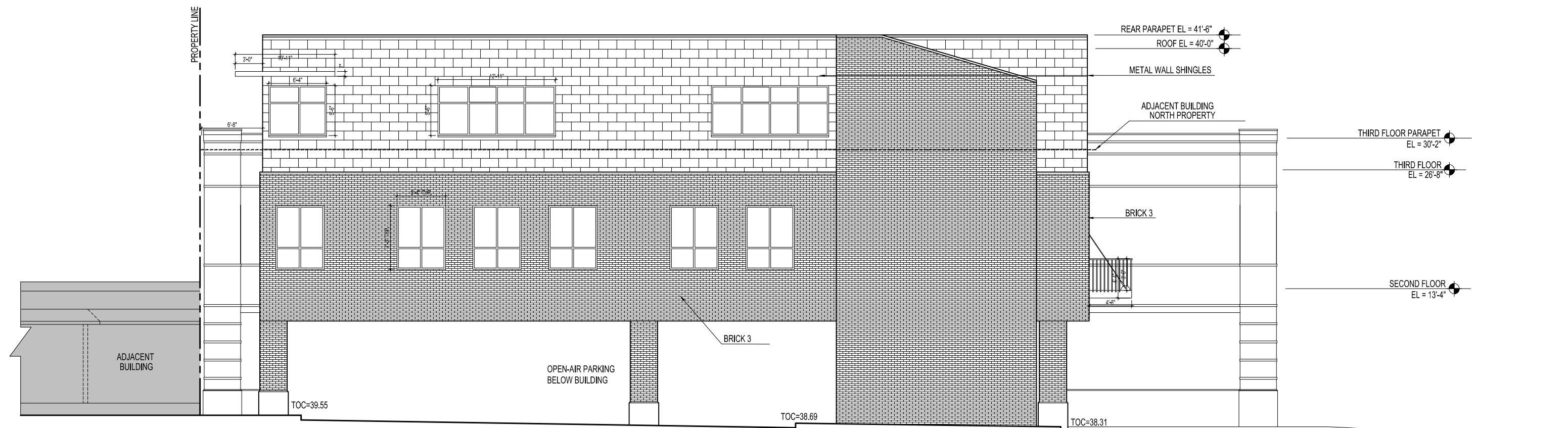


SHEET NUMBER

APPROPRIATENESS FOR: LITTLETON MIXED USE
2679 WEST MAIN STREET
LITTLETON, COLORADO 80120

CASE # COA17-0001

NORTH ELEVATION (3/32" = 1'-0")



SHEET NUMBER

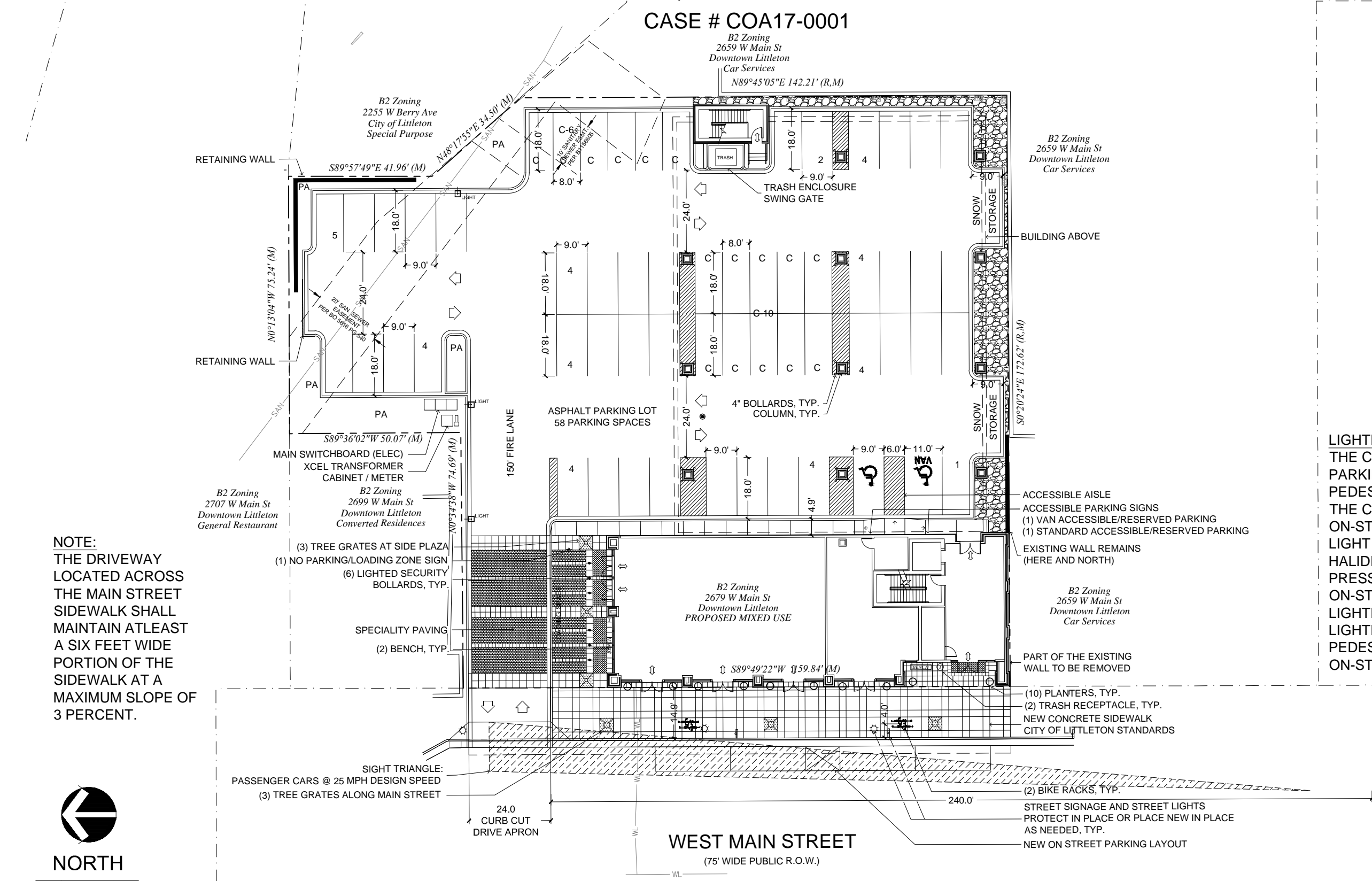
ELEVATIONS

7 OF 22

ASE # COA17-0001

CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE
2679 WEST MAIN STREET
LITTLETON, COLORADO 80120

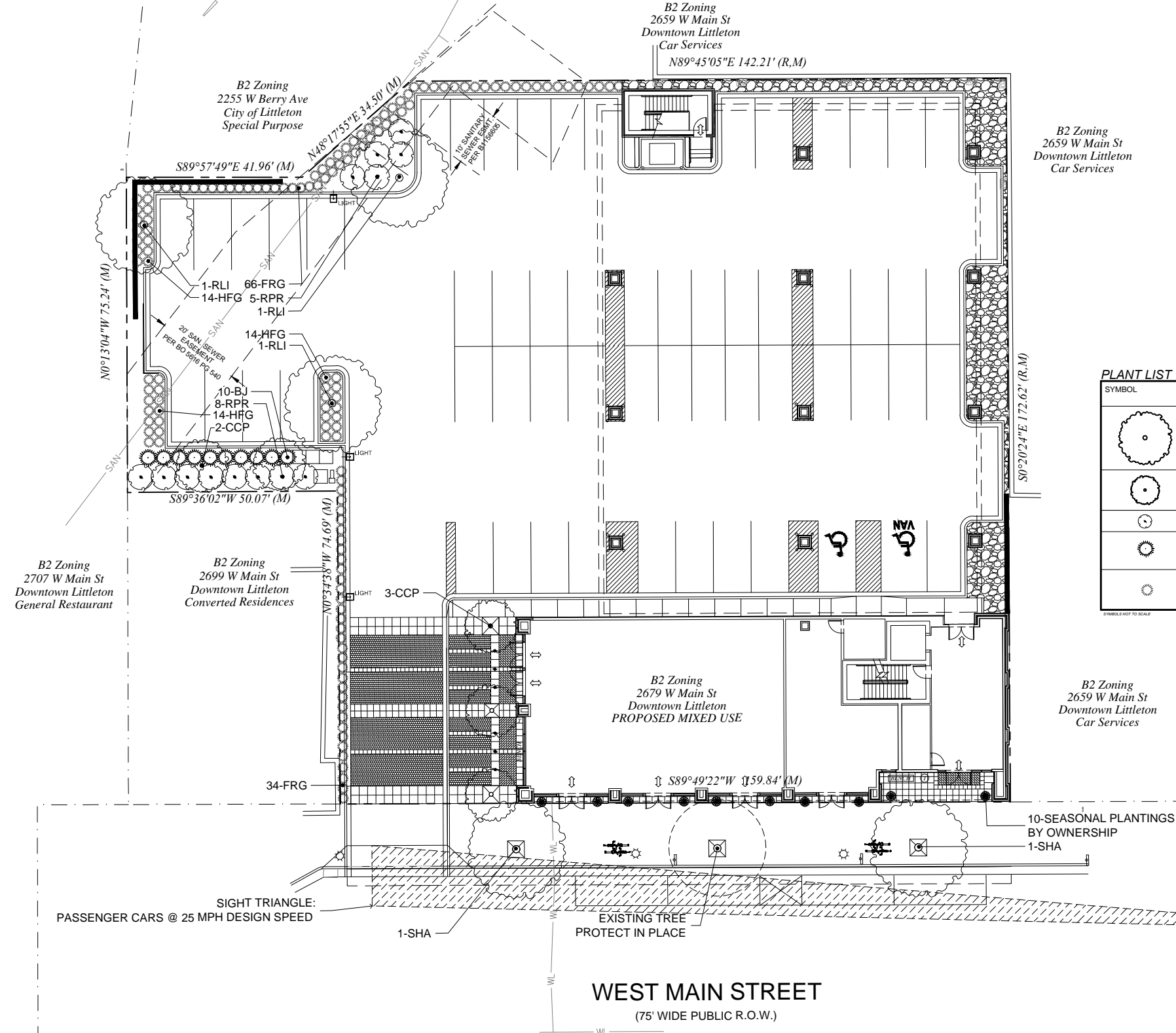
CASE # COA17-0001



SHEET NUMBER

CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE
2679 WEST MAIN STREET
LITTLETON, COLORADO 80120

CASE # COA17-0001



PLANT LIST

SYMBOL	LABEL	QTY.	COMMON NAME	BOTANICAL NAME	MIN. SIZE	MATURE SPREAD	MATURE HEIGHT
	SHA	2	SHADEMASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	2" CAL	35'	50'
	RLI	3	AMERICAN LINDEN	TILIA AMERICANA 'REDMOND'	2" CAL	25'	40'
	CCP	5	CHANTICLEER PEAR	PYRUS CALLERYANA	2" CAL	15'	35'
	RPR	13	REGAL PRIVET	LIGUSTRUM OBTUSIFOLIUM REGELIANUM	#5	5'	4'
	BJ	10	BUFFALO JUNIPER	JUNIPERUS SABINE 'BUFFALO'	#5	12"	6'
	SPA	5	SPARTAN JUNIPER	JUNIPERUS CHINENSIS 'SPARTAN'	#10	5'	15'
	FRG	100	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	#5	2'	4-5'
	HFG	42	HARDY FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	#5	2'	2-3'

SYMBOLS NOT TO SCALE



NORTH



0 30

SCALE: 1" = 30'-0"

SHEET NUMBER

LANDSCAPE PLAN

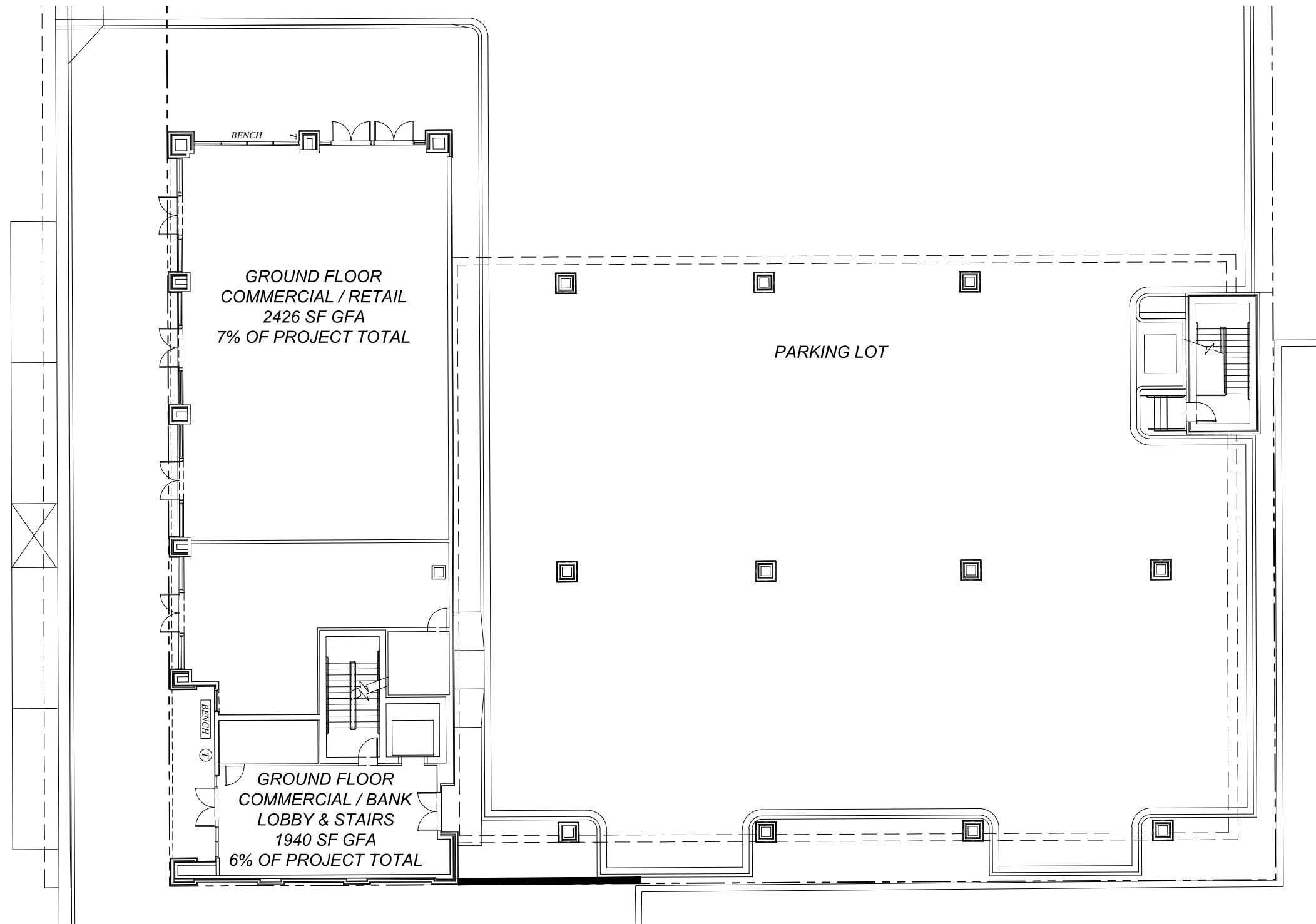
CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE

2679 WEST MAIN STREET

LITTLETON, COLORADO 80120

CASE # COA17-0001

GROUND FLOOR PLAN



NORTH

0 8' 16'

SCALE: 1/16" = 1'-0"

SHEET NUMBER

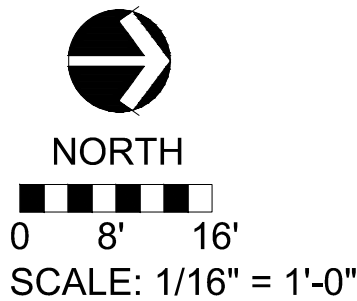
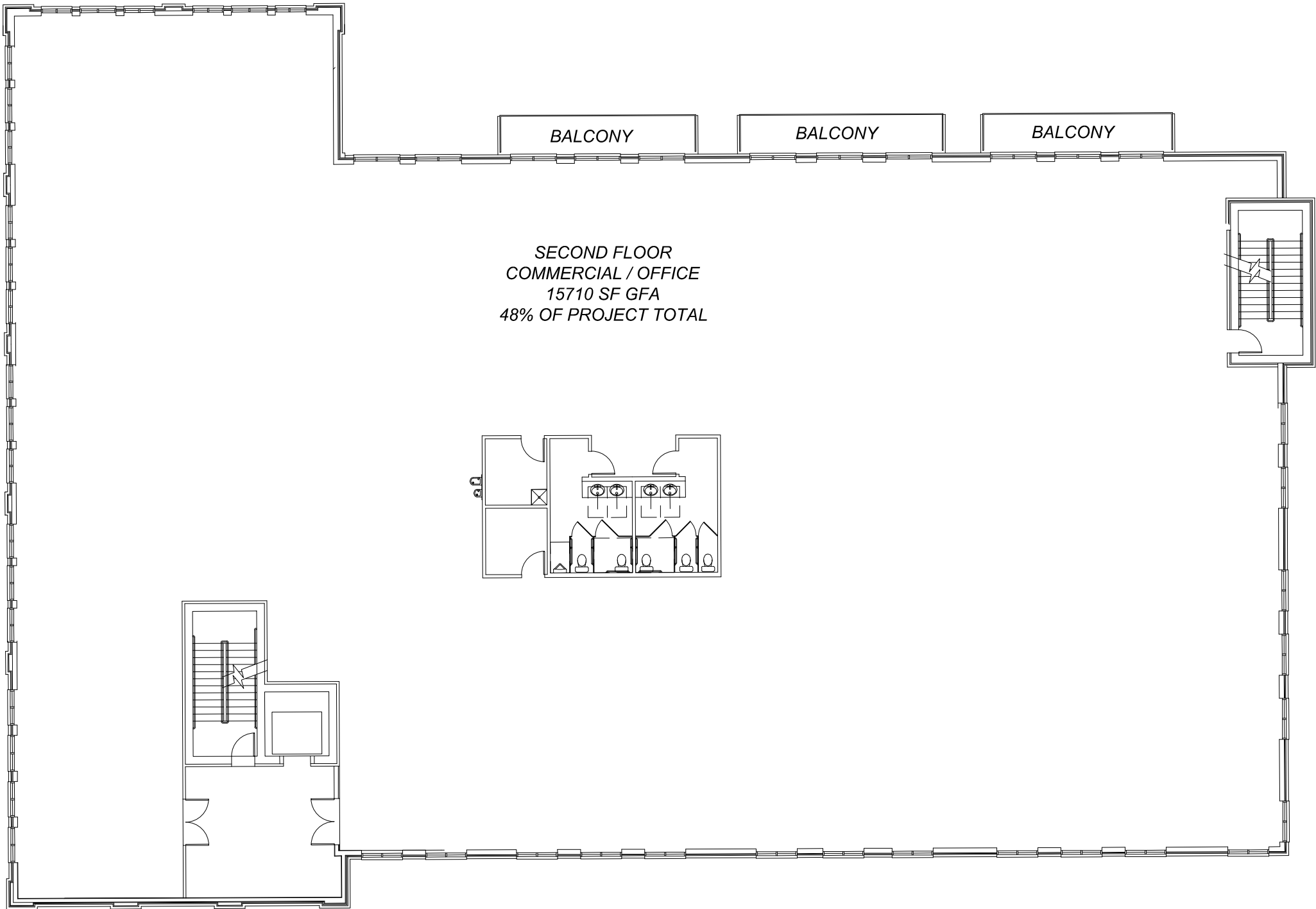
FLOOR PLAN

10 OF 22
CASE # COA17-0001

CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE
2679 WEST MAIN STREET
LITTLETON, COLORADO 80120

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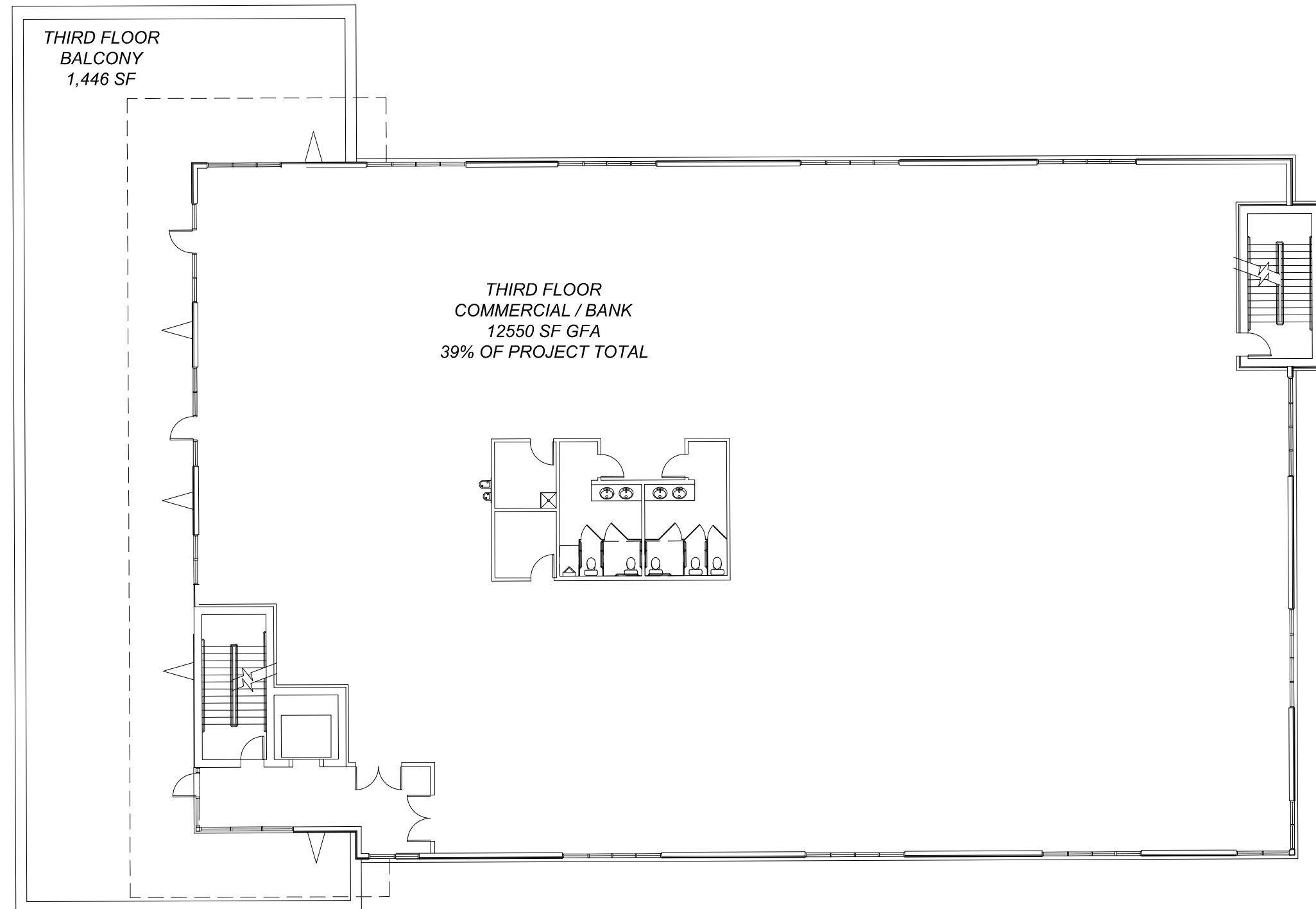
SECOND FLOOR PLAN



CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE 2679 WEST MAIN STREET LITTLETON, COLORADO 80120

CASE # COA17-0001

THIRD FLOOR PLAN



NORTH

0 8' 16'

SCALE: 1/16" = 1'-0"

SHEET NUMBER

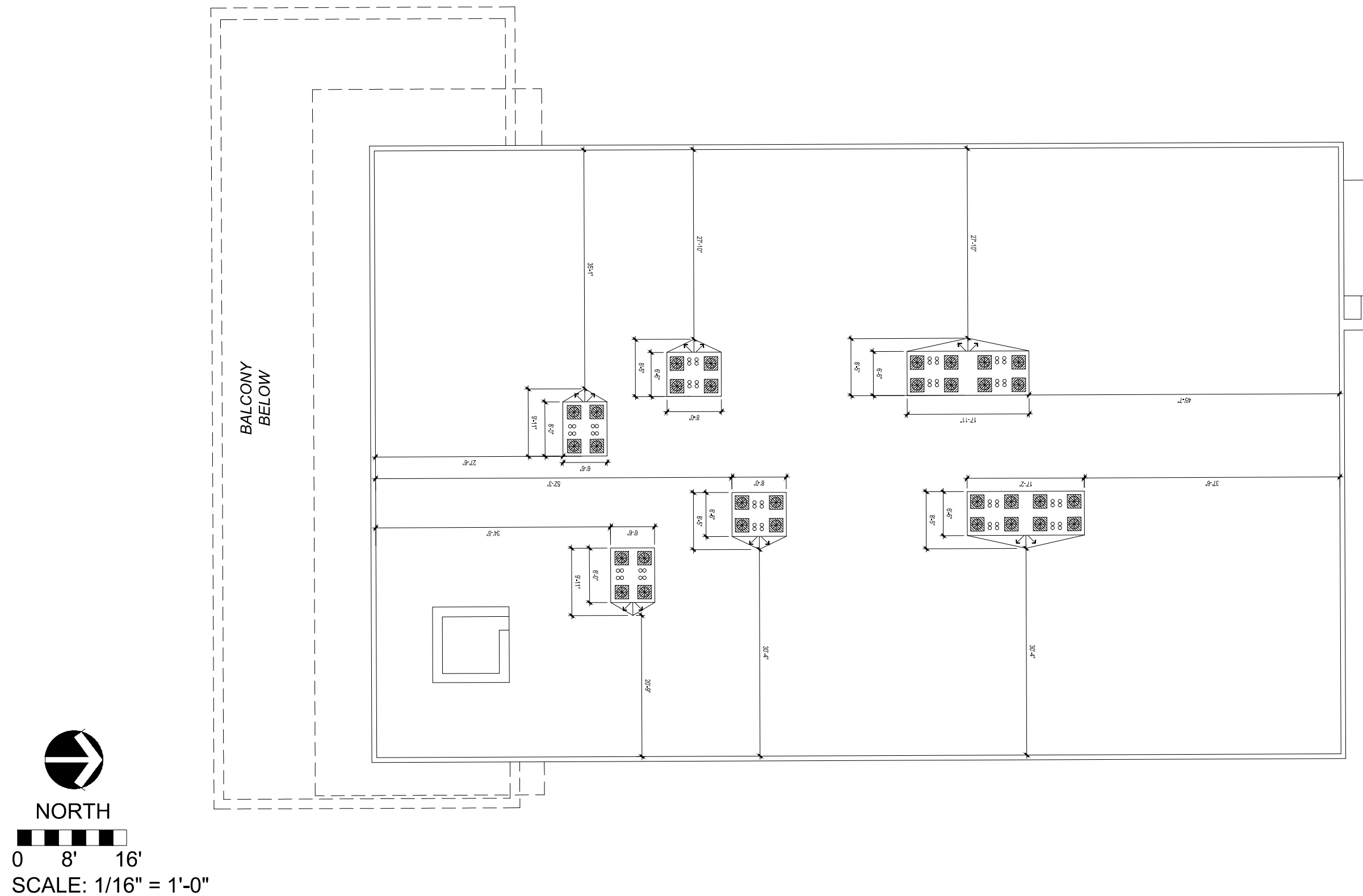
FLOOR PLAN

12 OF 22
CASE # COA17-0001

2679 WEST MAIN STREET
LITTLETON, COLORADO 80120

CASE # COA17-0001

ROOF PLAN



CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE
2679 WEST MAIN STREET
LITTLETON, COLORADO 80120

CASE # COA17-0001

SOUTH FACADE - WEST MAIN STREET



SHEET NUMBER

3D COLOR RENDERING

14 OF 22
CASE # COA17-0001

CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE 2679 WEST MAIN STREET LITTLETON, COLORADO 80120

CASE # COA17-0001

SOUTH AND WEST FACADES



SHEET NUMBER

3D COLOR RENDERING

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CASE # COA17-0001

CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE
2679 WEST MAIN STREET
LITTLETON, COLORADO 80120

CASE # COA17-0001

EAST FACADE LOOKING WEST DOWN MAIN STREET



SHEET NUMBER

3D COLOR RENDERING

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CASE # COA17-0001

CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE
2679 WEST MAIN STREET
LITTLETON, COLORADO 80120

CASE # COA17-0001

SOUTH AND EAST FACADES



SHEET NUMBER

3D COLOR RENDERING

17 OF 22
CASE # COA17-0001

CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE
2679 WEST MAIN STREET
LITTLETON, COLORADO 80120

CASE # COA17-0001

FUTURE DEVELOPMENT ALONG MAIN STREET



SHEET NUMBER

3D COLOR RENDERING

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CASE # COA17-0001

CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE
2679 WEST MAIN STREET
LITTLETON, COLORADO 80120

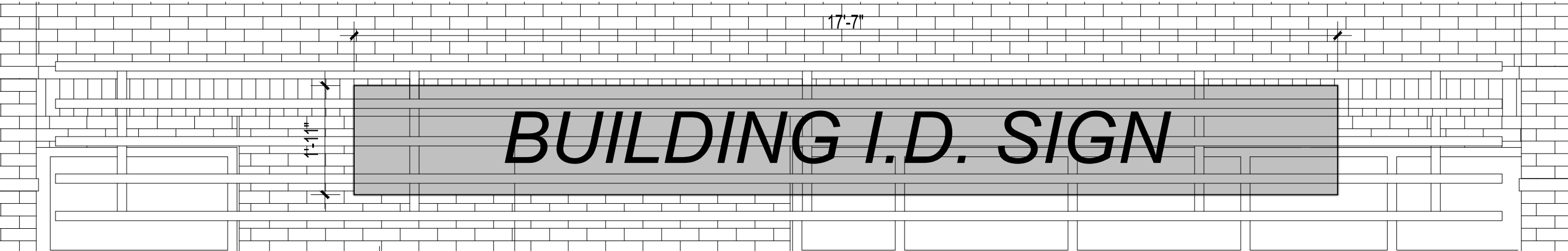
CASE # COA17-0001

NOTE: 5.3.2.02 TO USE
HIGHLY TRANSPARENT
GLASS WITH LOW
REFLECTIVITY FOR ALL
WINDOWS IN
BUILDINGS ALONG
MAIN STREET.

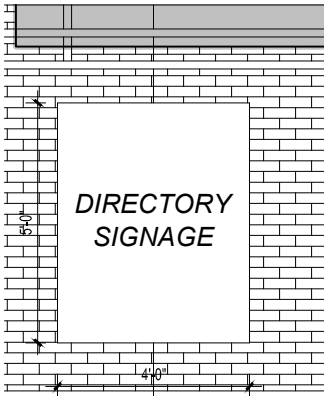
MAIN STREET STOREFRONT (1/8" = 1'-0")



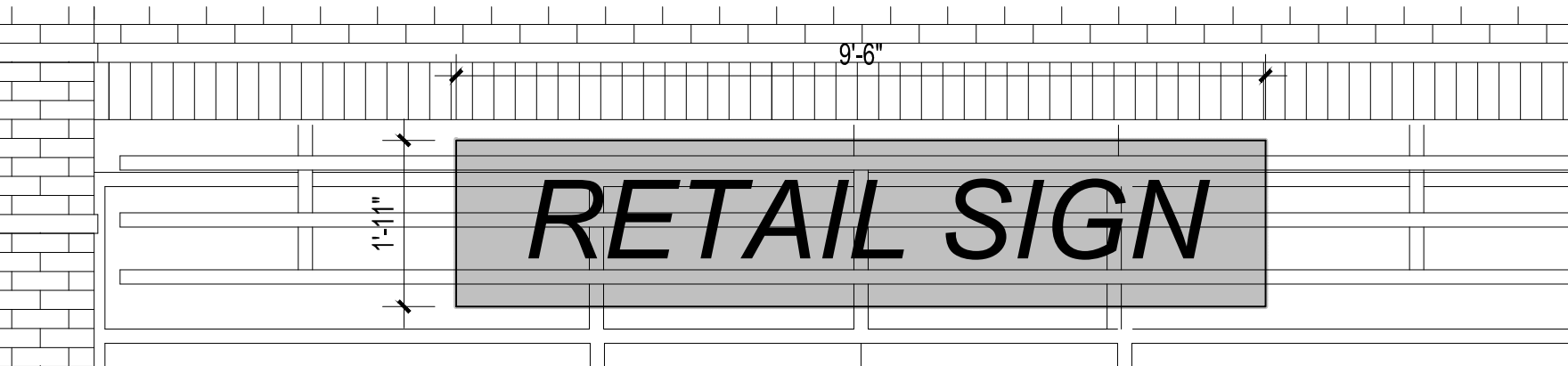
SIGNAGE ENLARGEMENT (1/4" = 1'-0")



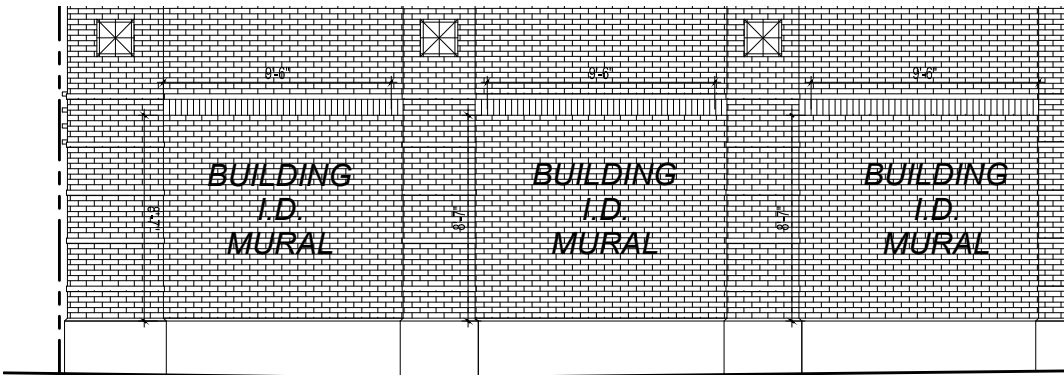
DIRECTORY SIGNAGE
(1/4" = 1'-0")



SIGNAGE ENLARGEMENT (1/4" = 1'-0")



BUILDING ID MURAL (1/8" = 1'-0")

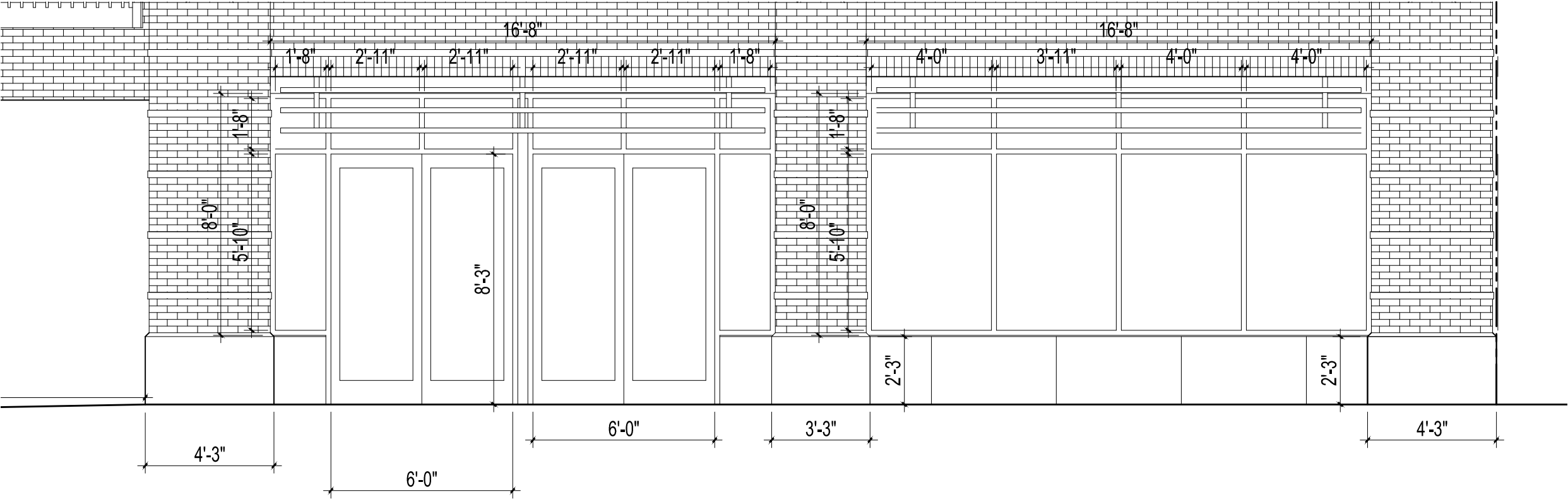


NOTE:
A SEPARATE STAFF-LEVEL COA MUST BE SOUGHT FOR SPECIFIC SIGNS

CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE
2679 WEST MAIN STREET
LITTLETON, COLORADO 80120

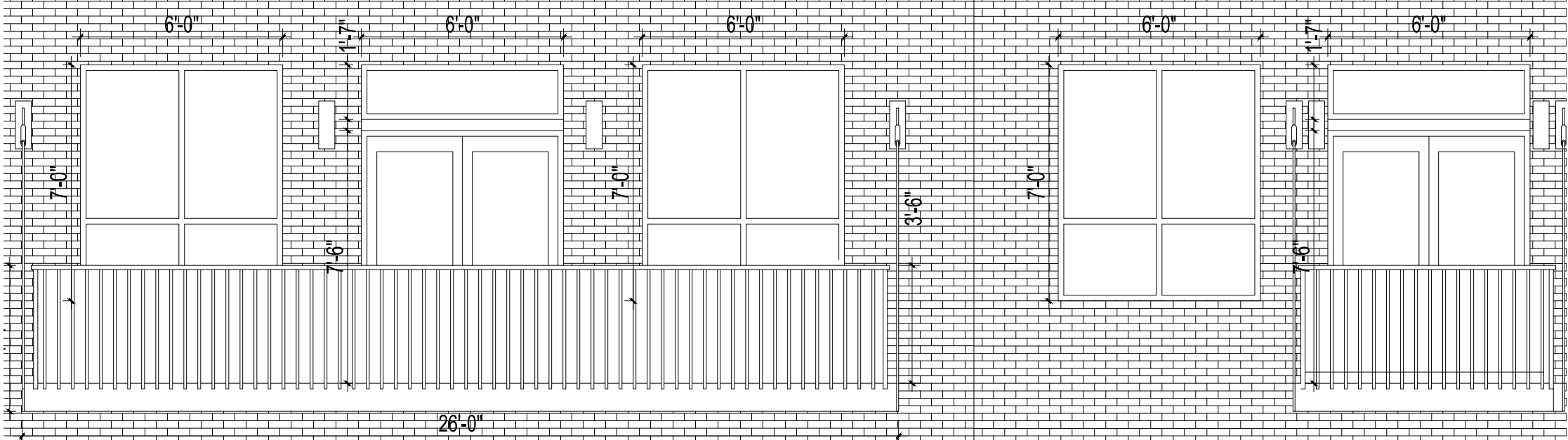
CASE # COA17-0001

FIRST FLOOR STOREFRONT
WEST ELEVATION (1/4" = 1'-0")

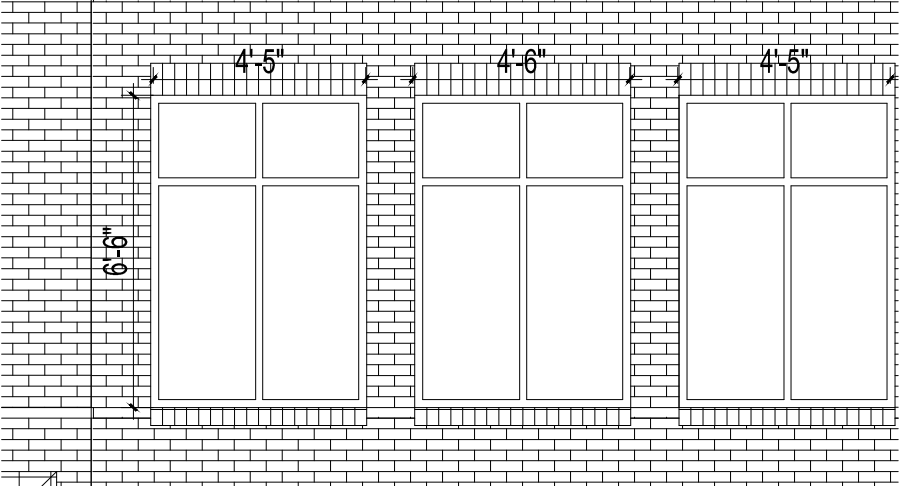


NOTE: 5.3.2.o2 TO USE
HIGHLY TRANSPARENT
GLASS WITH LOW
REFLECTIVITY FOR ALL
WINDOWS IN
BUILDINGS ALONG
MAIN STREET.

TYPICAL SECOND FLOOR DOORS, WINDOWS, RAILINGS
WEST ELEVATION (1/4" = 1'-0")



TYPICAL SECOND FLOOR WINDOWS
MAIN STREET (1/4" = 1'-0")

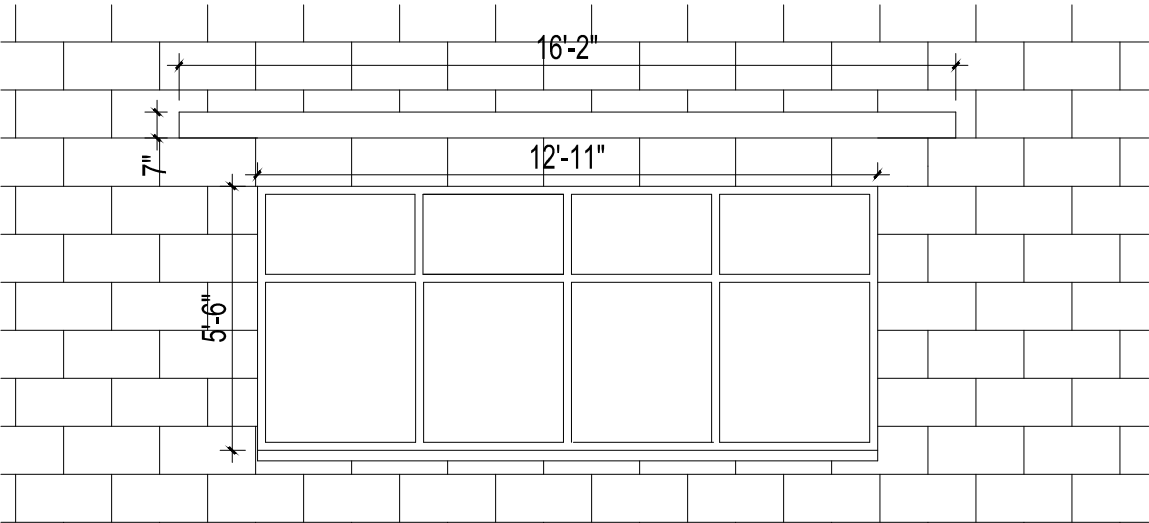


SHEET NUMBER

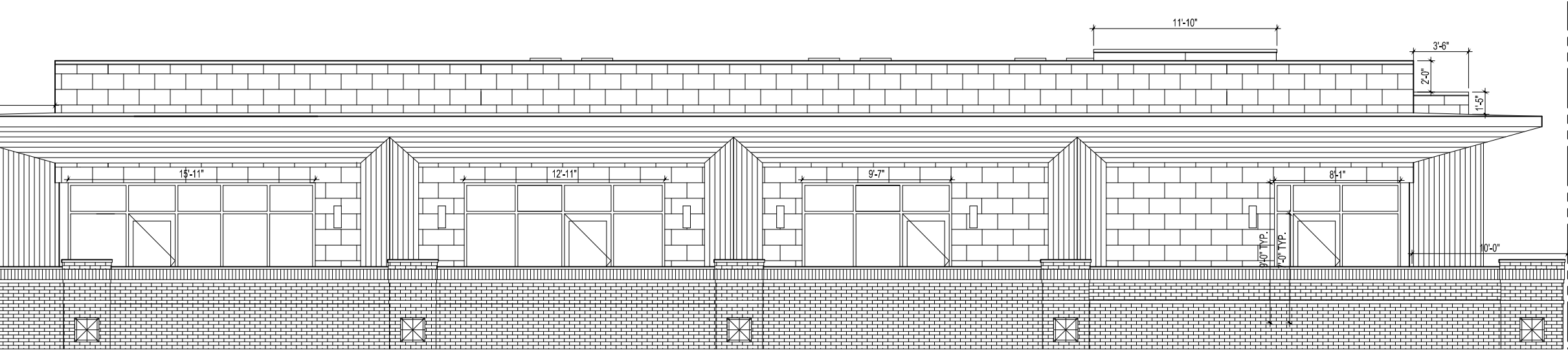
CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE
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LITTLETON, COLORADO 80120

CASE # COA17-0001

TYPICAL THIRD FLOOR WINDOWS / SUN VISORS
WEST ELEVATION (1/4" = 1'-0")



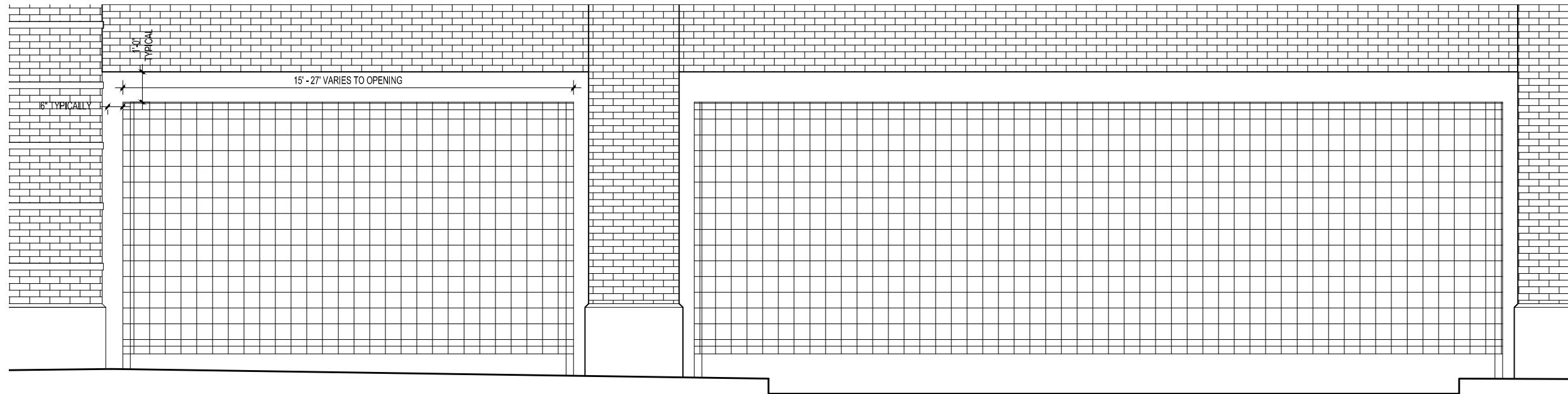
THIRD FLOOR DOORS, WINDOWS, BALCONY
AND VISORS ALONG MAIN STREET (1/8" = 1'-0")

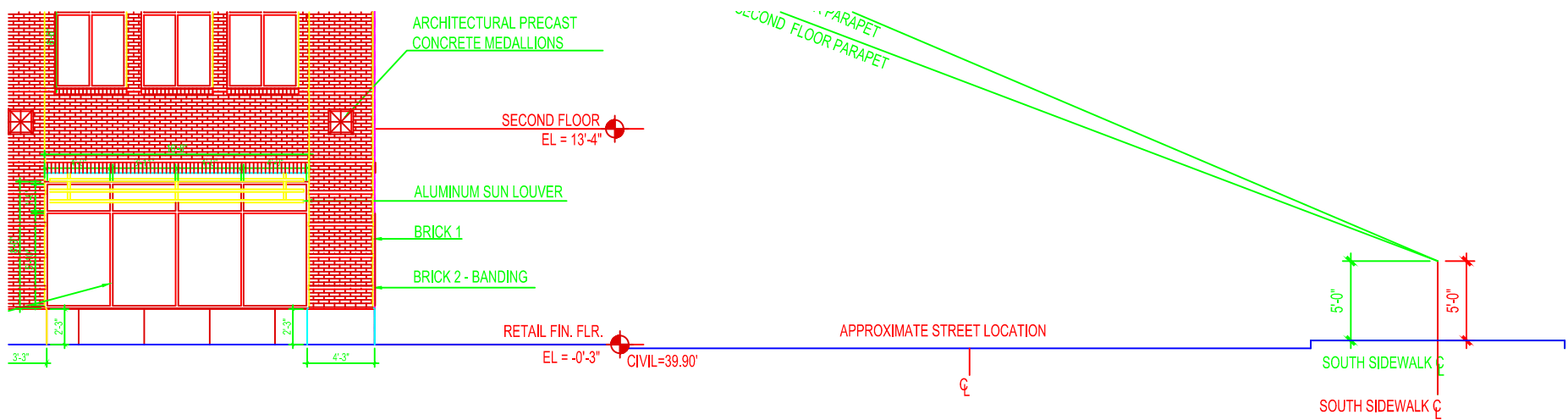


CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE
2679 WEST MAIN STREET
LITTLETON, COLORADO 80120

CASE # COA17-0001

PAINTED METAL SCREENING
(1/4" = 1'-0")





PRE-SUBMITTAL

LITTLETON MIXED USE - 2679 WEST MAIN STREET

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO

CASE #

SITE PLAN

SITE DATA

SITE AREA WITHIN PROPERTY LINE	31,255 SF	100%
TOTAL IMPERVIOUS	28547 SF	91%
TOTAL BUILDING FOOTPRINT (IMPERVIOUS)	4991 SF = 16%	
FLOOR AREA RATIO (FAR)	1:1 FAR	
PARKING LOT/LOADING AREA (IMPERVIOUS)	23556 SF = 75%	
PARKING LOT LANDSCAPE (PERVIOUS) <ul style="list-style-type: none">PLANT MATERIAL - x S.F.COBBLE/OTHER - x S.F.	2708 SF	9%
UN-OBSTRUCTED OPEN SPACE <ul style="list-style-type: none">PERVIOUS - 2708 S.F.IMPERVIOUS - 891 S.F.	3599 SF = 12% (GRAY HATCH ON PLAN)	

BUILDING DATA

GROSS FLOOR AREA <ul style="list-style-type: none">FIRST FLOOR (RETAIL & OFFICE) - 4366 SFSECOND FLOOR (OFFICE) - 15710 SFTHIRD FLOOR (OFFICE) - 12550 SF	32626 SF
---	----------

PARKING CALCULATIONS

USE	GFA	PARKING RATIO	PARKING REQ.
RETAIL (1ST FLOOR)	2426 SF	1 SPACE / 400 SF	6 SPACES
OFFICE	30200 SF	1 SPACE / 600 SF	50 SPACES
1940 SF (BANK / OFFICE LOBBY & STAIRS - 1ST FLOOR)			
15710 SF (OFFICE - 2ND FLOOR)			
12550 SF (OFFICE - 3RD FLOOR)			
BICYCLE PARKING: 4 SPACES = -1 REQUIRED VEHICULAR SPACE			-1 SPACE
TOTAL PARKING REQUIRED			55 SPACES
TOTAL PARKING PROVIDED			57 SPACES

- NOTES:
1. 4 PERCENT OF REQUIRED PARKING SHALL BE PROVIDED AS HANDICAP ACCESSIBLE SPACES.

SITE LEGEND

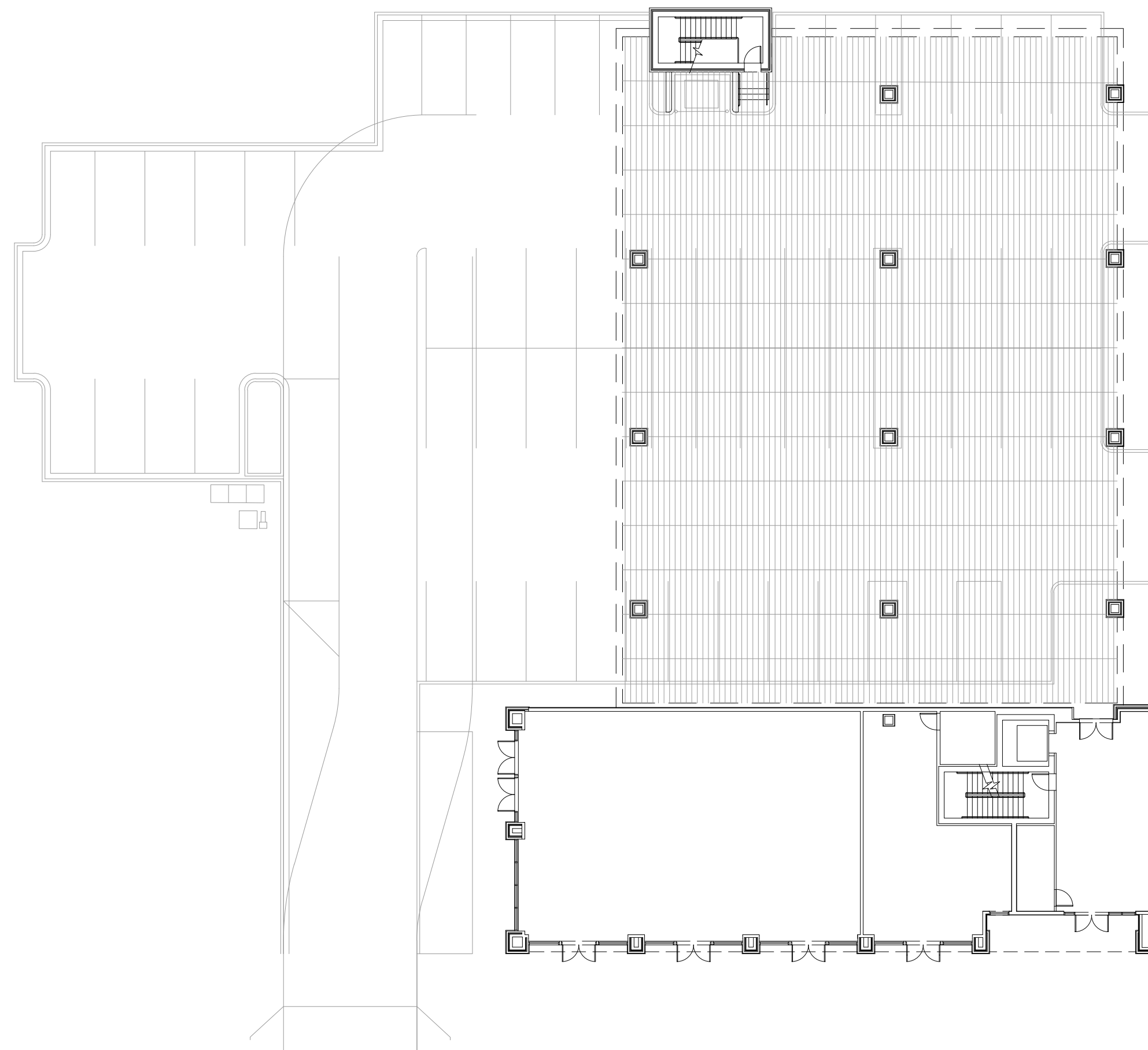
LOT LINE/RIGHT OF WAY	PROPOSED BENCH
EXISTING LIGHT POLE	PROPOSED BIKE RACK
EXISTING STREET SIGN	PROPOSED PLANTER
# PROPOSED PARKING COUNT PER ROW	PROPOSED TRASH RECEPTACLE
PROPOSED TRAFFIC FLOW	PROPOSED WHEEL STOP
PROPOSED BUILDING ACCESS	PROPOSED TREE GRATE
PROPOSED 6" VERTICAL CURB AND GUTTER (EXCEPT WHERE NOTED)	PROPOSED LIGHT FIXTURE
PROPOSED SIGN	
PROPOSED LIGHTED SECURITY BOLLARD	
UN-OBSTRUCTED OPEN SPACE AREAS	

SITE NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LITTLETON.
- VERIFY EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IF ANY CONFLICTS WITH THE DRAWINGS OCCUR.
- "NO PARKING FIRE LANE" SIGNS TO BE MOUNTED AT A HEIGHT OF AT LEAST 7' MOUNTED AT 30-40 DEGREE ANGLE.
- ALL PAVEMENT MARKINGS ARE SUBJECT TO MATERIAL CHANGES DUE TO SEASON AND/OR WEATHER. TEMPORARY MATERIALS MAY BE REQUIRED. SPECIFIED FINAL PAVEMENT MARKING MATERIALS SHALL BE INSTALLED WHEN SEASON/WEATHER ALLOW.

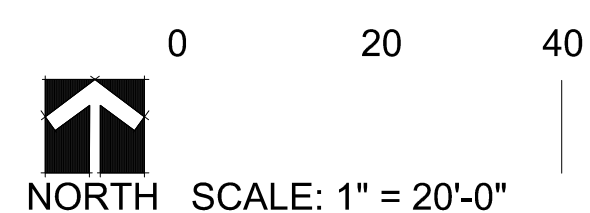
UTILITY EASEMENT NOTES

- A BLANKET EASEMENT ACROSS ALL PAVED SURFACES WILL BE GRANTED TO THE CITY UNDER A SEPARATE DOCUMENT FOR ACCESS TO SANITARY AND STORM SEWER FACILITIES LOCATED ON THE SITE.
- DRY UTILITIES TO BE RELOCATED BY OTHERS. BLANKET EASEMENTS WILL BE GRANTED TO THE DRY UTILITY PROVIDERS UNDER A SEPARATE DOCUMENT.



PDO PARKING LOT DIMENSIONAL REQUIREMENTS JUSTIFICATION

THIS PDO PROVIDES REQUIREMENTS FOR PARKING LOT DIMENSIONAL STANDARDS THAT DIFFER FROM THE CITY'S STANDARD REQUIREMENTS. THE JUSTIFICATION FOR DIFFERENT REQUIREMENTS AS A PART OF THIS PDO ARE TO PROVIDE FOR STANDARDS THAT ARE MORE TYPICAL IN DOWNTOWN DISTRICTS AND IN SURROUNDING JURISDICTIONS WHICH ALLOW FOR WIDER DRIVE ISLES, STANDARD 18 FOOT DEEP AND 9 FOOT WIDE PARKING STALLS AND FOR 8 FOOT WIDE COMPACT PARKING STALLS.THE PROPOSED STANDARDS ALSO REQUIRE LESS ASPHALT PARKING SURFACE AREA WHICH INCREASES LANDSCAPE AND OPEN SPACE AREA.



ARCHITECT / PLANNER

LAI DESIGN GROUP
88 Inverness Circle East
Bldg J Suite 101
Englewood, Colorado 80112
T 303.734.1777 | F 303.734.1778

OWNER/CLIENT

2679 MAIN STREET
PARTNERS
ATT. JON BENALLO
1660 17TH STREET, STE 300
DENVER, CO 80022
303-606-7841

PROFESSIONAL STAMP

PROJECT #: 15081
DRAWN BY: JC
CHECKED BY: JR

ISSUE RECORD

SDP SUBMITTAL	03/7/2016
SDP/PDO SUBMITTAL	05/11/2016
SDP/PDO SUBMITTAL #2	07/15/2016
PDO SUBMITTAL #3	08/11/2016
PRE-SUBMITTAL	01/26/2017

SHEET NUMBER

#

OF

PRE-SUBMITTAL

LITTLETON MIXED USE - 2679 WEST MAIN STREET

SITE PLAN

PRE-SUBMITTAL
LITTLETON MIXED USE - 2679 WEST MAIN STREET
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO
CASE #

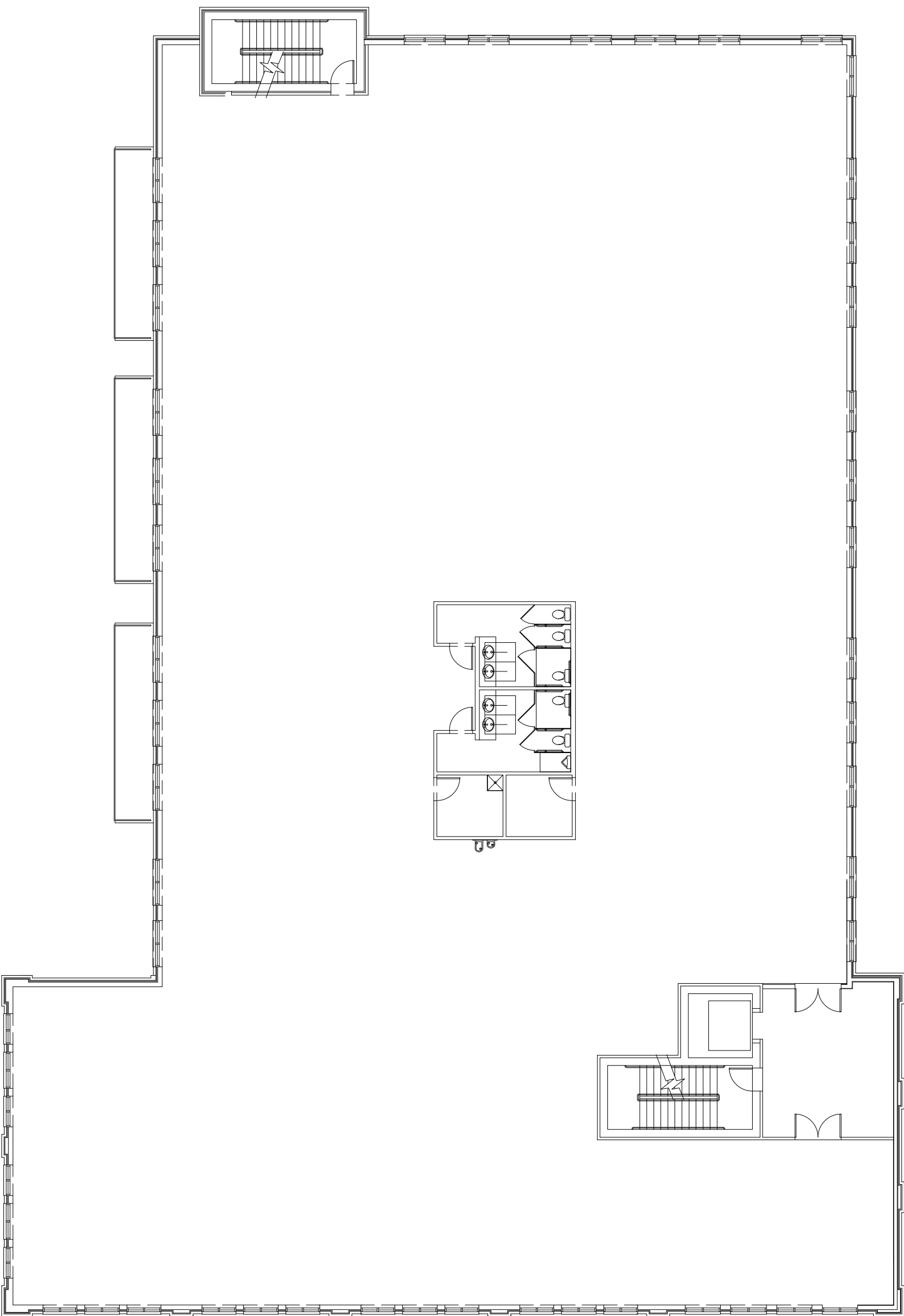
ARCHITECT / PLANNER

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T 303.734.1777 | F 303.734.1778

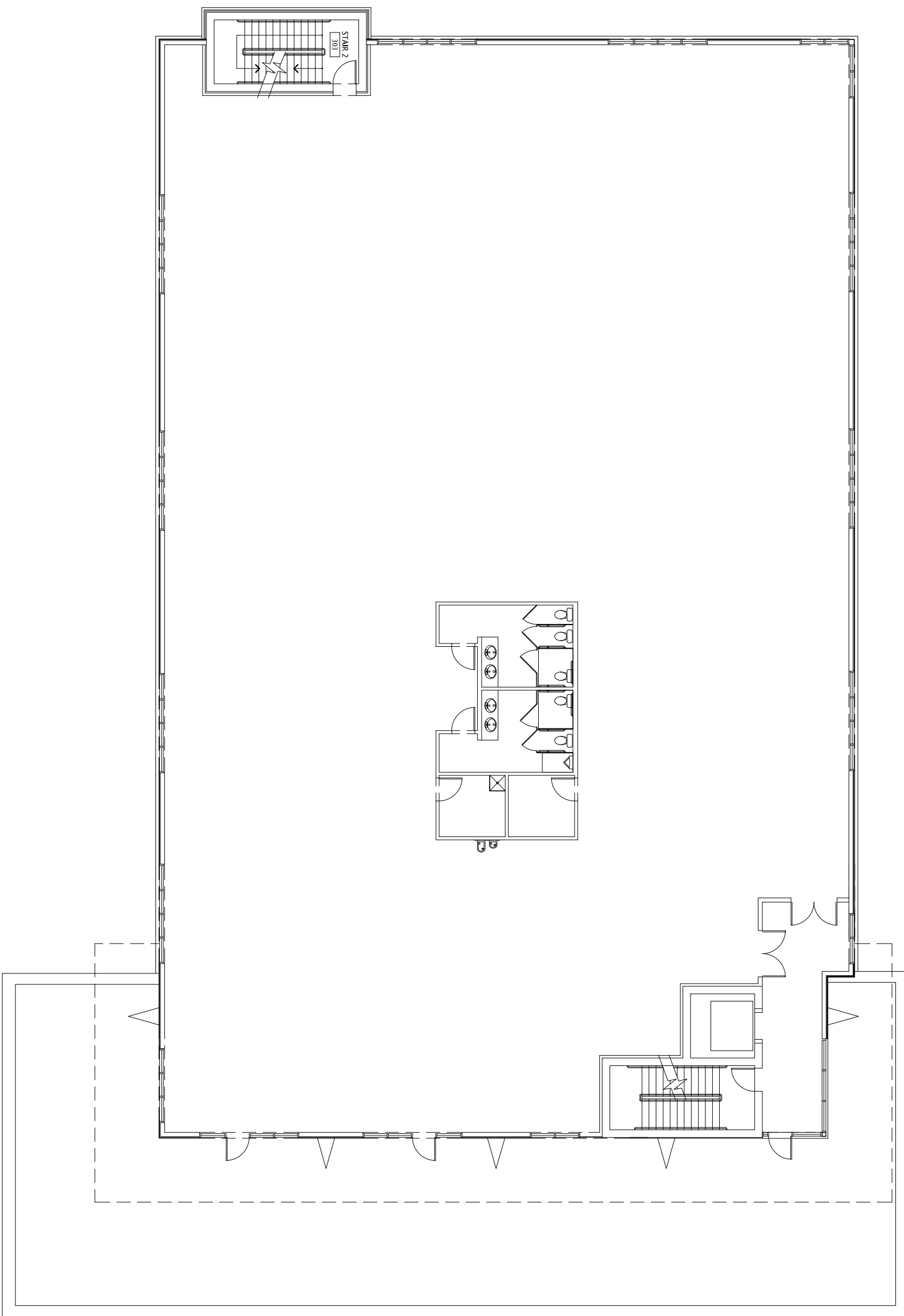
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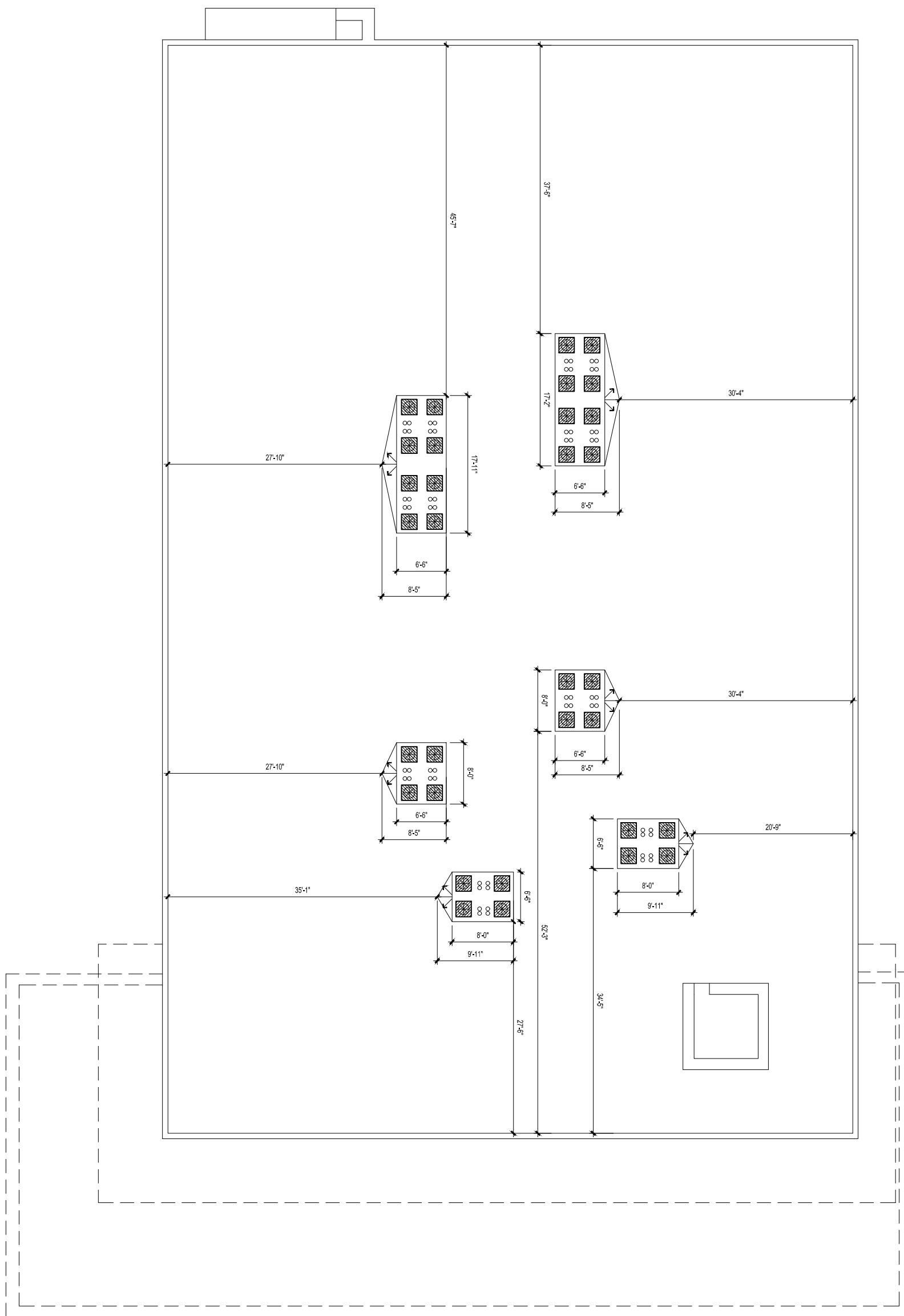
FLOOR PLANS - SECOND FLOOR



FLOOR PLANS - THIRD FLOOR



FLOOR PLANS - ROOF PLAN



NOTE: NOT TO SCALE



PRE-SUBMITTAL
LITTLETON MIXED USE - 2679 WEST MAIN STREET
FLOOR PLANS

PROFESSIONAL STAMP

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ISSUE RECORD

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PRE-SUBMITTAL 01/26/2017

SHEET NUMBER

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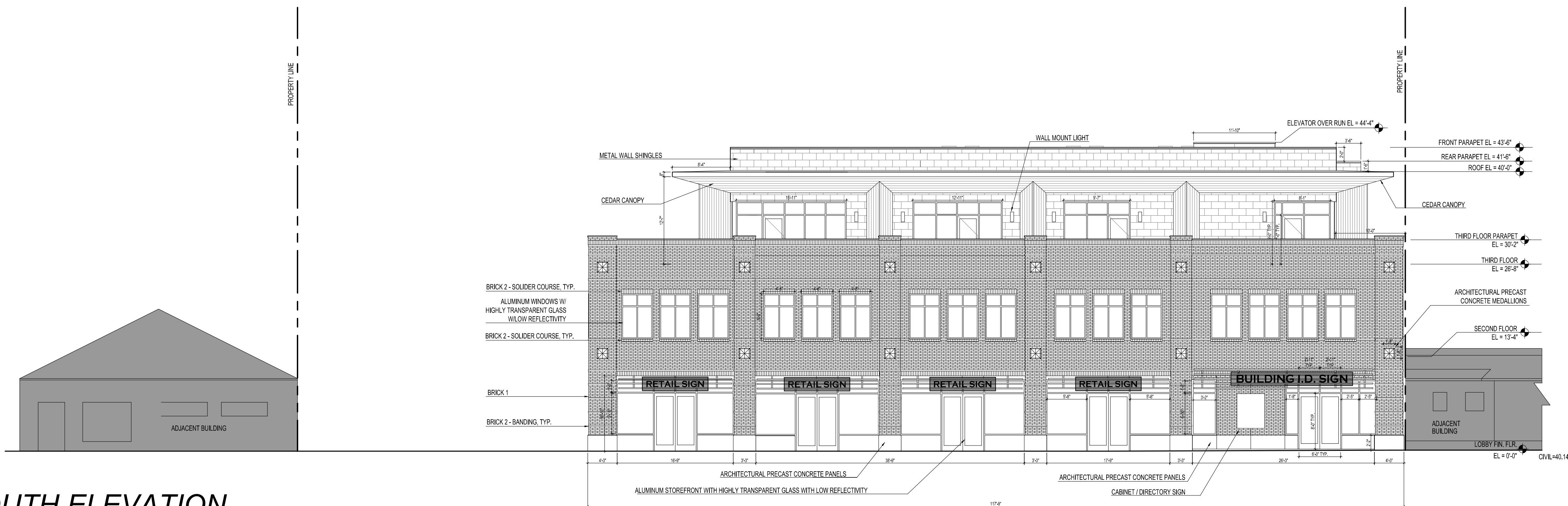
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LITTLETON MIXED USE - 2679 WEST MAIN STREET

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO

CASE #

BUILDING ELEVATIONS



SOUTH ELEVATION

NOT TO SCALE



EAST ELEVATION

NOT TO SCALE

ARCHITECT / PLANNER

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OWNER/CLIENT

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PARTNERS
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DENVER, CO 80022
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PRE-SUBMITTAL

LITTLETON MIXED USE - 2679 WEST MAIN STREET

ELEVATIONS

PROFESSIONAL STAMP

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PDO SUBMITTAL #3	08/11/2016
PRE-SUBMITTAL	01/26/2017

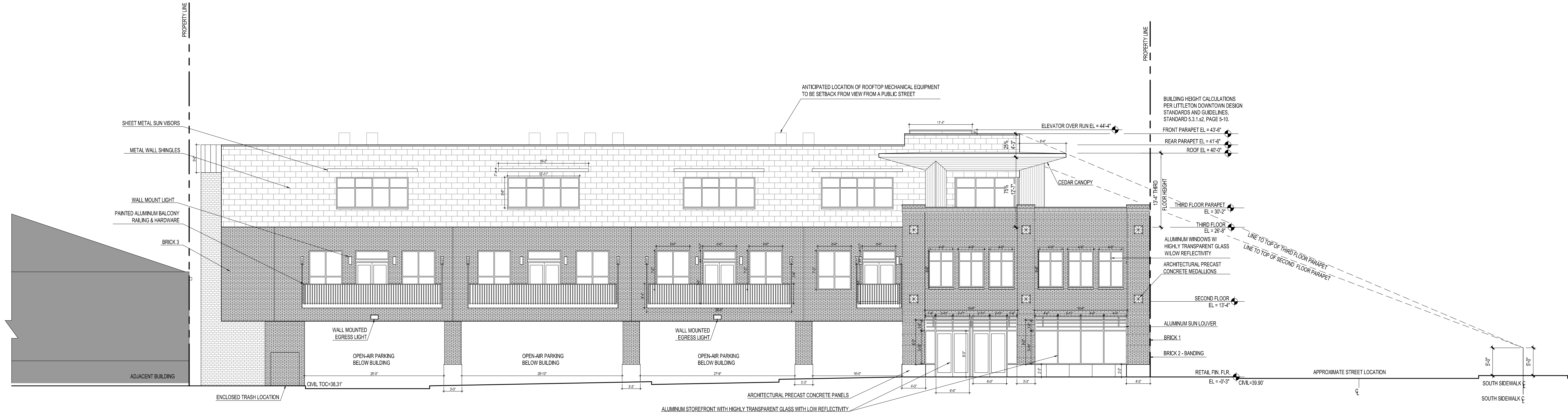
SHEET NUMBER

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OF

PRE-SUBMITTAL
LITTLETON MIXED USE - 2679 WEST MAIN STREET
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO
CASE #

BUILDING ELEVATIONS



WEST ELEVATION
NOT TO SCALE

NORTH ELEVATION
NOT TO SCALE

ARCHITECT / PLANNER

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PRE-SUBMITTAL
LITTLETON MIXED USE - 2679 WEST MAIN STREET
ELEVATIONS

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PDO SUBMITTAL #3 08/11/2016
PRE-SUBMITTAL 01/26/2017

SHEET NUMBER

#

OF

CUT SHEETS

ARCHITECTURAL MATERIALS

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- 2 – Brick 2 + Grout
- 3 – Brick 3 + Grout
- 4 – Architectural Precast Concrete Panels (Product + Color)
- 5 – Window Systems (Product + Color)
- 6 – Window Systems (Product + Color)
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- 24 – Light Fixture: Street Light

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BRICK 1

CHEROKEE ROMAN SMOOTH

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- Residential
- Paving Units

[Colors](#)

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- Bufs
- Browns
- Reds
- Pinks
- Ironspots
- Greys

[Textures](#)

Cherokee

brick 1

[TEST REPORT-CL BURG 2013>](#)
[MSDS Information>](#)
[Cleaning Recommendations>](#)

Textures:

- Antique
- Shadowtex
- Velour
- Vertex
- Wiretex
- Smooth

Sizes:

- Closure
- Kingsize
- Modular
- Norman
- Roman
- Utility

Phone:

785-243-1284

Fax:

785-243-1287

Mail:

Cloud Ceramics

PO Box 369

Concordia, KS 66901

Standard 3/8" Concave Mortar Joint

Click for larger image

Download

Projects that use this brick

How do I place an order?

Colors shown are intended as a guide only and may vary. To ensure color accuracy call for a sample.

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BRICK 2

CRIMSON IRONSPOT ROMAN SMOOTH

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Fax:

785-243-1287

Mail:

Cloud Ceramics

PO Box 369

Concordia, KS 66901

Crimson Ironspot

brick 2

TEST REPORT-CL TERRA 2013>

MSDS Information>

Cleaning Recommendations>

Textures:

Shadowtex

Smooth

Velour

Vertex

Wiretex

Sizes:

Closure

Kingsize

Modular

Norman

Roman

Utility

4" x 8" x 2 1/4 Paver

4" x 8" x 2 1/4 Chamfered Paver

Standard 3/8" Concave Mortar Joint

Projects that use this brick

How do I place an order?

[raw]

Grout Selection - Mushroom Grout

CAD-ready texture tile with White grout

Download

Click for larger image

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BRICK 3

SAHARA LIGHT BUFF CLOSURE VELOUR

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785-243-1287

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Cloud Ceramics
PO Box 369
Concordia, KS 66901

[TEST REPORT-CL BUFF 2013](#)

[TEST REPORT-CL BUFF 2013>](#)
[MSDS Information>](#)
[Cleaning Recommendations>](#)

Textures:
Rockface
Shadowtex
Velour
Vertex
Wiretex
Sizes: Closure
Kingsize
Modular
Norman
Roman
Utility

Handwritten: Sahara light buff brick 3

Grout Selection - Mushroom Grout

CAD-ready texture tile with White grout
Download

Click for larger image

Standard 3/8" Concave Mortar Joint

Projects that use this brick

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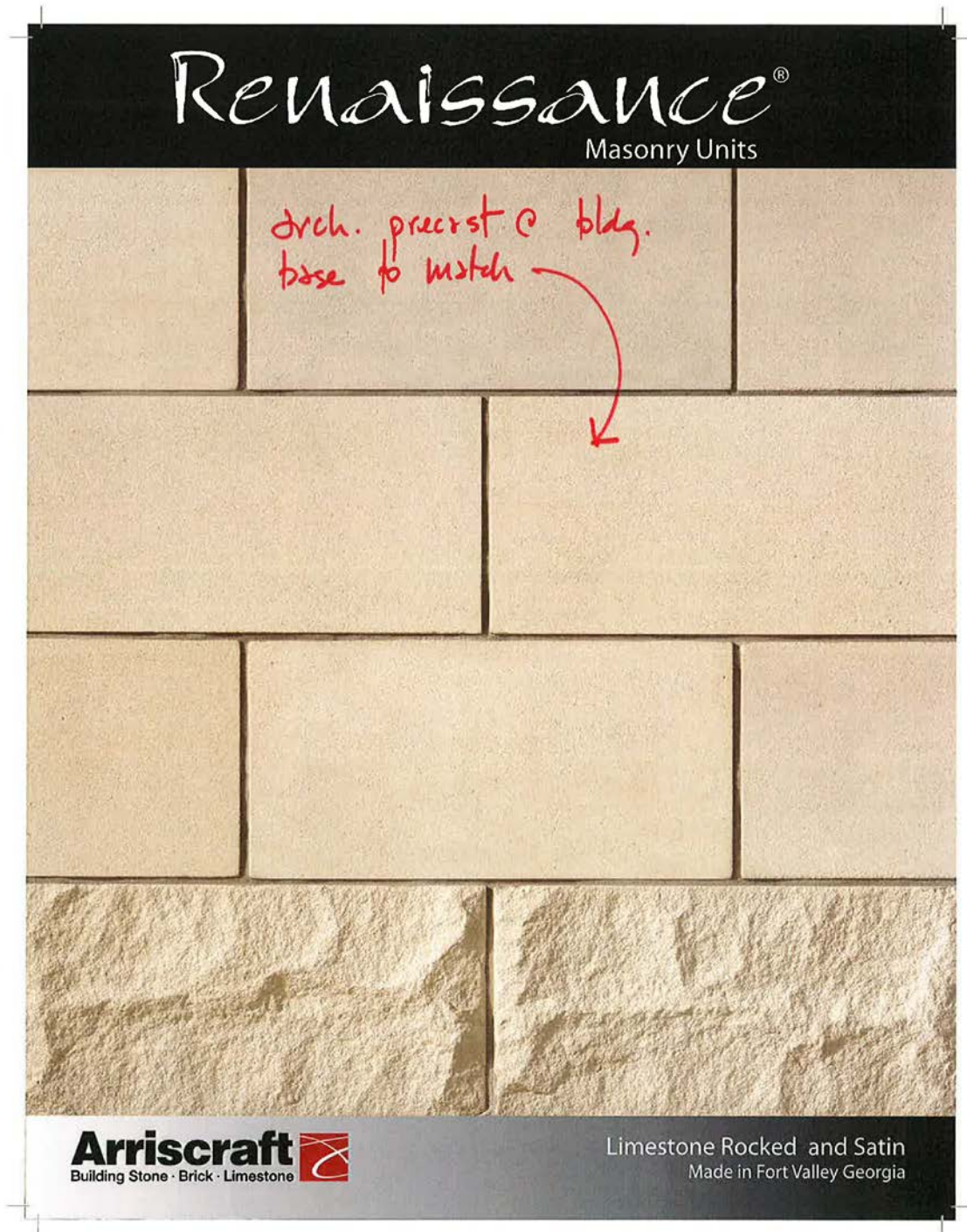
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ARCHITECTURAL PRECAST
CONCRETE PANELS
COLOR: OAK RIDGE
CHAMFER / SMOOTH FINISH



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Architecture ■

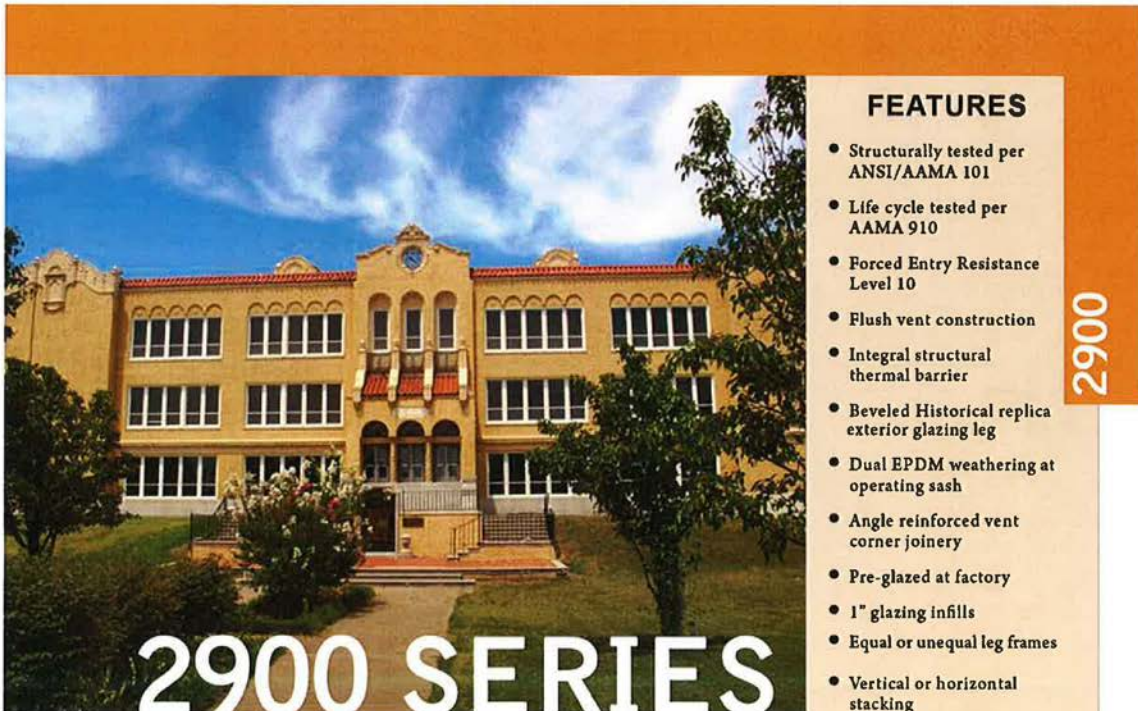
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COLOR:
MEDIUM BRONZE



2900 SERIES

2 1/2" ARCHITECTURAL GRADE

Fixed, Projected, and Casement Window System
(F-AW100, AP-AW80, C-AW80)

This heavy duty window system was designed for the "flush" appearance of the sash and frame with a beveled "historical replica" exterior glazing leg. The sightline of the fixed main frame is 1 1/2". The 2900 series carries AAMA Architectural Window Class (AW) Certification. The frame and operating sash depths are 2 1/2". Multiple snap trim sizes are available. Perimeter receptor systems and a full range of panning (standard and/or custom) are also available. The flush sash design minimizes air infiltration. Principal wall members are .125" thick at structural areas. Main frame sashes use mechanically joined, angle reinforced, mitered corner construction. Square interior removable glass stops accommodate 1" glazing infills. This product and its accessories employ an integral structural thermal barrier that maximizes thermal performance. Applied muntins complete the historical look of both wood and steel windows.

FEATURES

- Structurally tested per ANSI/AAMA 101
- Life cycle tested per AAMA 910
- Forced Entry Resistance Level 10
- Flush vent construction
- Integral structural thermal barrier
- Beveled Historical replica exterior glazing leg
- Dual EPDM weathering at operating sash
- Angle reinforced vent corner joinery
- Pre-glazed at factory
- 1" glazing infills
- Equal or unequal leg frames
- Vertical or horizontal stacking
- Full range of anodized finishes
- Full range of architectural painted finishes
- Spandrel and composite glazing panels
- Extruded screen frames
- Aluminum screen wire
- Wide variety of locking, operating, and hinging hardware
- True, applied, and between glass muntins
- Hermetically sealed units integral blinds
- Custom configurations with standard details
- Standard/custom panning systems
- Interior snap trims

2900

800 Hayes Drive
Manhattan, KS 66502
Phone: (800) 642.1488
Fax: (800) 576.1656



11000 East 51st Ave., Suite B
Denver, CO 80239
Phone: (888) 642.1488
Fax: (303) 375.0669

Please visit:
www.mankowindows.com
for more information

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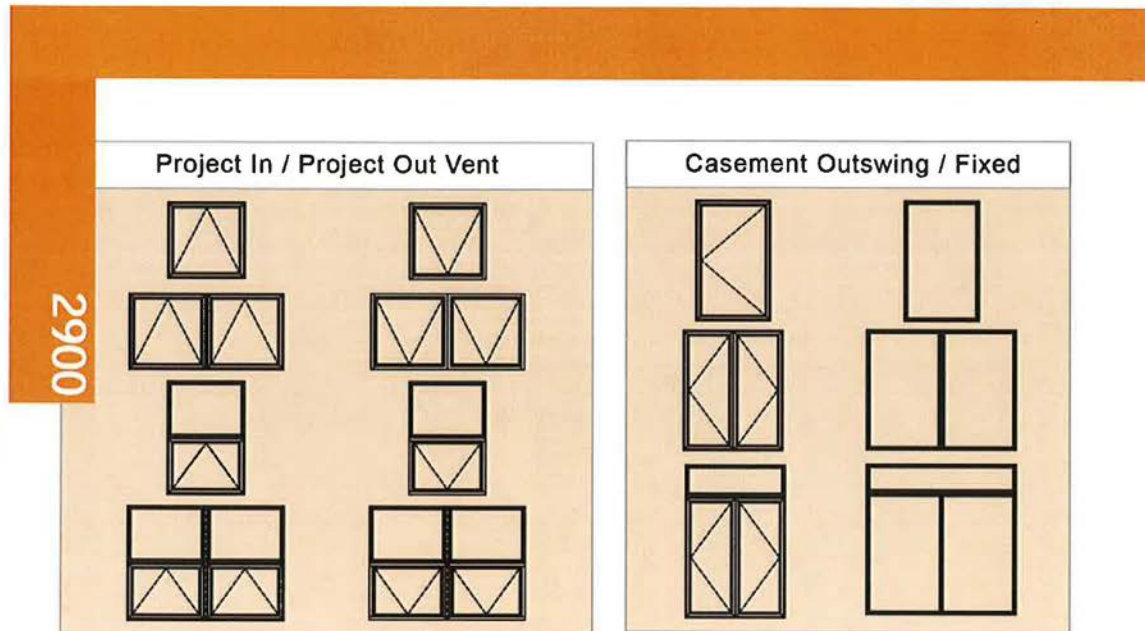
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COLOR:
MEDIUM BRONZE



Please visit: www.mankowindows.com for DWG and PDF detail cuts

AAMA PERFORMANCE RESULTS

	AAMA/ NWWDA 101/ I.S.2-97 Rating	Air Infiltration	Minimum Water Resistance	Uniform Structural Load	Forced Entry Resistance
Project In	AP-AW80	.1 CFM	12 PSF	120 PSF	Level 10
Project Out	AP-AW80	.1 CFM	12 PSF	120 PSF	Level 10
Casement	AP-AW80	.1 CFM	12 PSF	120 PSF	Level 10
Fixed	F-AW100	.1 CFM	12 PSF	150 PSF	N/A

▲ Minimum Gateway performance values listed. All testing met or exceeded listed values. Consult factory for actual test results obtained and certified test reports.

▲ Windows can be inside or outside glazed (inside glazing is strongly recommended unless absolutely necessary) with an extruded aluminum snap-in glazing bead.

2900 SERIES HARDWARE OPTIONS

	4 Bar Hinge	Butt Hinge	Friction Adjuster	Key Release Limit Arm	Single Arm Roto Operator	Dual Arm Roto Operator	Cam Handle	Pole Ring Cam	Access Controlled Lock	Lift Lock	Glazing Options
Project In	S		O	O			S	O	O		1"
Project Out	S		O	O		O*	S	O	O	O*	1"
Casement Outswing Butt Hinges		S	O	O	S*		O		O	S	1"
Casement Outswing 4-Bar Hinge	S		O	O			S		O		1"
Casement Inswing Butt Hinges		S	S	O			S		O		1"
Casement Inswing 4-Bar Hinges	S		O	O			S		O		1"

* = size limitations apply

S = Standard Hardware O = Optional Hardware

▲ Locking cam handles, access controlled locks, and keepers are of cast white bronze with US26D finish. Four-bar hinges are fabricated of stainless steel, meeting AAMA 904.1 requirements. Butt hinges are made of extruded aluminum 6063-T6 alloy with stainless steel pins.

Feb 2009

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2679 West Main Street – Littleton, Colorado 80120

January 27, 2017 Case # COA16 - 0003

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COLOR:
MEDIUM BRONZE



ALUMINUM FLUSH GLAZED STOREFRONT

450 series 13/4" x 4 1/2" Non Thermal | 1450 series 2" x 4 1/2" Non Thermal
2450 series 2" x 4 1/2" Center Glazed Thermal | 2450 FS series 2" x 4 1/2" Front Glazed Thermal
2650 series 2" x 6 1/2" Offset Glazed Thermal | 5450i series 2 1/4" x 4 1/2" Center Glazed Isobar

Manko's flush glazed storefront systems can accommodate a wide variety of design applications including entrance door framing, entrance sidelites, horizontal punched opening, and mullions for ribbon windows. Need ventilation? No problem. Insert an 800 or 1100 series projected vent. Flush glazed storefronts are part of a lineal program designed for installers to fabricate their own openings to reduce lead times and meet construction schedules. These systems are dry glazed and internally weeped. If you are designing a low cost framing system that requires a fast installation schedule, then storefront framing will answer the call.

FEATURES

- Structurally tested per ANSI/AAMA 101
- 1 3/4" to 2 1/4" sightlines
- 4 1/2" and 6 1/2" frame depths
- Screw spline construction
- EPDM gaskets provide dry glazing
- 6063-T5 or 6063-T6 aluminum alloy
- .078" wall thickness
- Integral framing accommodates storefront doors installed in system
- Optional 90 corner mullions
- Window vent options provide ventilation
- 1/4" to 1 1/8" glazing infills
- Sill starter and head receptor options
- Vertical expansion joint mullions
- "Azo-braided" thermal barrier
- Full range of anodized finishes
- Full range of architectural painted finishes
- Spandrel and composite glazing panels
- Dual glazing integral blinds
- Inside or outside glazing
- Multi-plane glazing
- Pivoting mullions

Storefront Framing

800 Hanco Drive
Manchester, NH 03102
Phone: (603) 642.1400
Fax: (603) 576.2650



1000 East 11th Ave., Suite A
Denver, CO 80219
Phone: (303) 642.1400
Fax: (303) 576.2650

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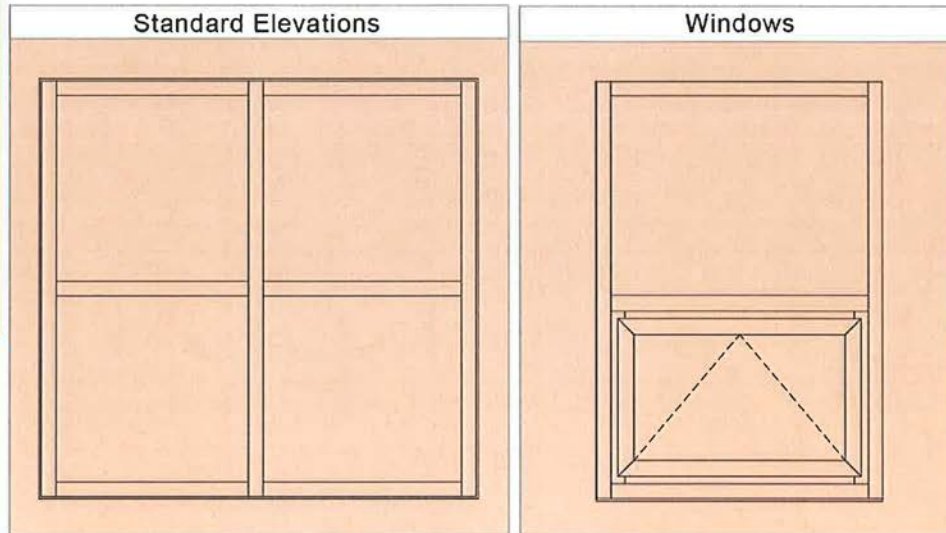
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COLOR:
MEDIUM BRONZE

Storefront Framing



Please visit: www.mankowindows.com for DWG and PDF detail cuts

AAMA PERFORMANCE RESULTS				
	Air Infiltration	Minimum Water Resistance	Uniform Structural Load	CRF
450 Series	N/T	N/T	N/T	N/T
1450 Series	.06 CFM	12 PSF*	60 PSF	N/T
2450 Series	.06 CFM	12 PSF*	60 PSF	61
2450FS Series	.06 CFM	12 PSF*	60 PSF	61
2650 Series	.06 CFM	12 PSF*	60 PSF	62
5450I Series	.06 CFM	12 PSF*	60 PSF	63
Window Vents				
800 Series	.1 CFM	12 PSF	120 PSF	57
1100 Series	.1 CFM	10 PSF	120 PSF	52

* = high performance sub sill N/T = Not Tested

Minimum Gateway performance values listed. All testing met or exceeded listed values. Consult factory for actual test results obtained and certified test reports.

GLAZING OPTIONS				
	1/4"	3/8"	1"	1 1/8"
450 Series	S	O		
1450 Series	O	O	S	O*
2450 Series	O	O	S	O*
2450FS Series	O	O	S	O*
2650 Series	O	O	S	O*
5450I Series	O	O	S	O*

S = Standard hardware

O = Optional hardware

* = Glazing options include hermetically sealed integral blinds, swing sash blinds and take out sash blinds

WINDOW HARDWARE									
	4 Bar Hinge	Butt Hinge	Friction Adjuster	Key Release Limit Arm	Single Arm Roto Operator	Cam Handle	Pole Ring Cam	Access Controlled Lock	Lift Lock
800 PO / PI Vent	S		O	O		S	O	O	
800 Casement		S	O	O	S	O		O	S
1100 PO Vent	S		O	O	S*	S	O	O	
1100 Casement		S	O	O	S*	O		O	S

* = size limitations apply

S = Standard hardware O = Optional hardware

Locking cam handles, access controlled locks, and keepers are of cast white bronze with US26D finish. Four-bar hinges are fabricated of stainless steel, meeting AAMA 904.1 requirements. Butt hinges are made of extruded aluminum 6063-T5 or 6063-T6 alloy with stainless steel pins.

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January 27, 2017 Case # COA16 - 0003

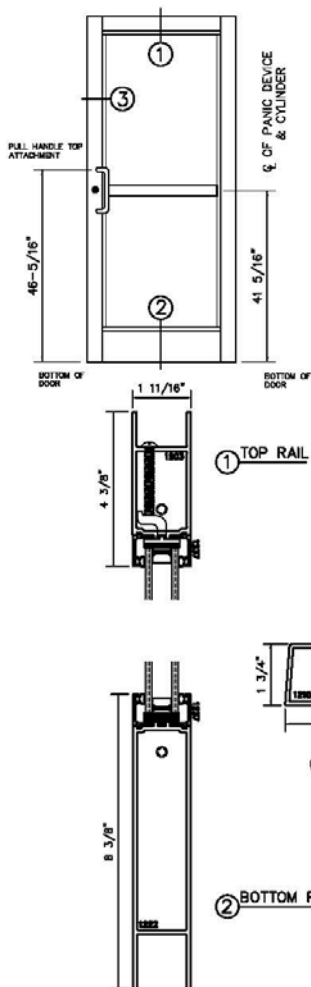
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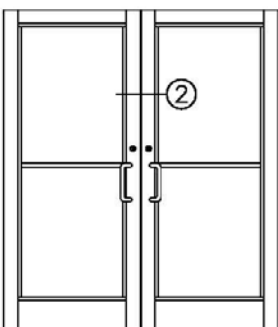
COLOR:
MEDIUM BRONZE

STANDARD ENTRANCES DOOR TYPE / SECTION DIMENSION

135 MEDIUM STILE
3690 CONCEALED EXIT (SHOWN)



STANDARD MEETING RAILS
135 MEDIUM STILE



ALUMINUM STOREFRONT SWING DOORS

100 series 2 1/4\" Medium Stile | 135 series 3 11/16\" Medium Stile | 150 series 5\" Wide Stile
135H series 3 11/16\" Medium Stile Heavy Wall | 150H series 5\" Wide Stile Heavy Wall
135i series 3 11/16\" Medium Stile Isobar | 150i series 5\" Wide Stile Isobar

Manko's aluminum storefront entrance doors are designed for offices, schools, retail shops, municipalities, churches or any other commercial buildings. These doors are offered in narrow stile, medium stile, and wide stile configurations. When combined with optional rails and intermediates (horizontal and/or vertical), these door systems are flexible enough to meet most design and hardware requirements. The availability of multiple glazing stops allow for the use of a broad range of glazing products. These storefront doors utilize a telescoping mortise and tenon joint coupled with a horizontal shear block. These joints are then further reinforced with a 3/8\" steel tie rod and sleeve. This tripled redundancy ensures structural integrity and long term durability. Welded corner construction is also available upon request. Anti Terrorist Force Protection (ATFP) certification can be obtained using these systems (consult factory for details).

FEATURES

- Structurally tested per ANSI/AAMA 101
- 3-way corner construction (welded upon request)
- Horizontal and vertical midrail options
- 3/16\" to 1\" glazing infills
- 6063-T5 or 6063-T6 aluminum alloy
- .125 or .187 wall thickness
- 1 3/4\" or 2\" face dimensions
- Adjustable glass setting blocks
- Double adjustable astragals with poly-pile weathering on pairs
- Standard 1\" round offset push-pulls
- Offset pivots, butt hinges, center pivots or continuous geared hinges options
- Maximum security dead bolts, concealed rod panic, or rim panic exit devices
- Doors will accommodate most hardware types
- Full range of anodized finishes
- Full range of architectural painted finishes
- Spandrel and composite glazing panels
- Integral structural thermal barrier on 135i and 150i series

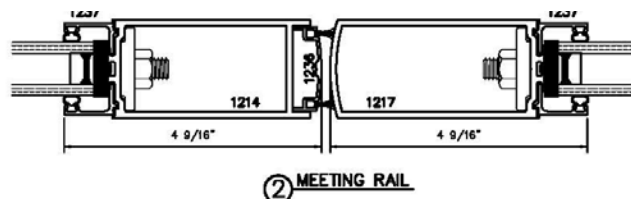
Storefront Doors

800 Hayes Drive
Manhattan, KS 66502
Phone: (800) 642.1488
Fax: (800) 576.2656



11000 East 51st Ave., Suite B
Denver, CO 80239
Phone: (888) 642.1488
Fax: (303) 375.0669

Please visit:
www.mankowindows.com
for more information



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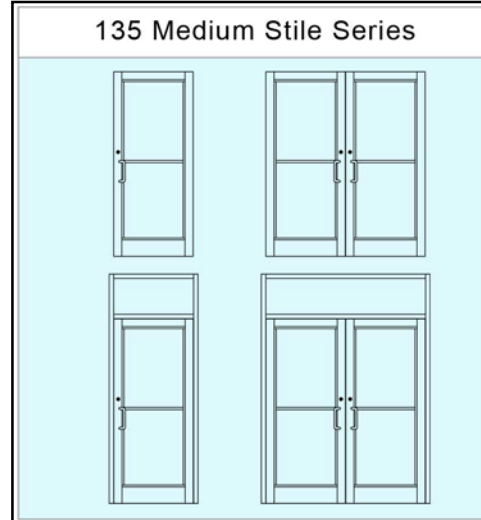
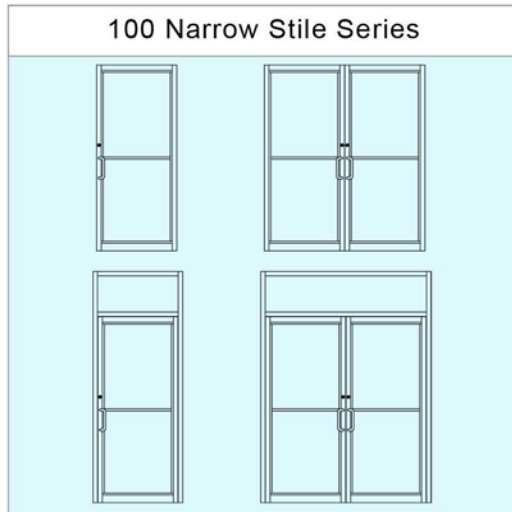
January 27, 2017 Case # COA16 - 0003

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COLOR:
MEDIUM BRONZE

Storefront Doors



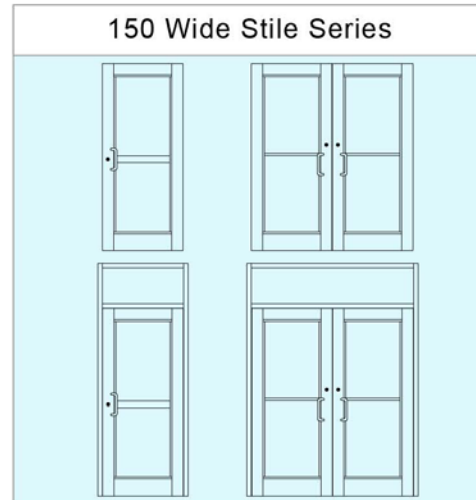
Please visit: www.mankowindows.com for DWG and PDF detail cuts

AAMA PERFORMANCE RESULTS				
	Air Infiltration	Minimum Water Resistance	Uniform Structural Load	CRF
100 series*	.50 CFM	N/A	45 PSF	N/A
135 series*	.50 CFM	N/A	60 PSF	N/A
150 series*	.50 CFM	N/A	60 PSF	N/A
135H series	.50 CFM	N/A	60 PSF	N/A
150H series	.50 CFM	N/A	60 PSF	N/A
135i series	.50 CFM	N/A	60 PSF	N/A
150i series	.50 CFM	N/A	60 PSF	N/A

N/A = Not applicable

▲ Minimum Gateway performance values listed. All testing met or exceeded listed values. Consult factory for actual test results obtained and certified test reports.

* Single door leaf



DOOR HARDWARE & GLAZING OPTIONS								
	Maximum Security Locking	Concealed Panic Exits	Rim Panic Exits	Vertical Mid Rails	Horizontal Mid Rails	Option 10" Bottom Rail	1/4" Glazing	1" Glazing
100 series	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
135 series	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
150 series	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

▲ Hinging can be offset pivots, butt hinges, continuous hinges or center pivots. Push / pulls are a 1" round offset pull handle and push bars.

Feb 2009

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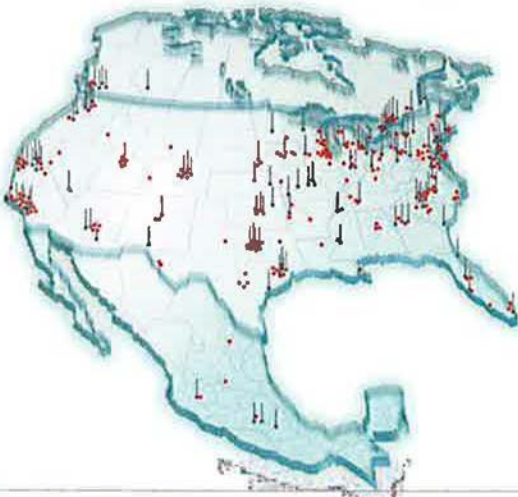
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Fabricators & Glaziers

GUARDIAN GLASS INNOVATION AND TECHNICAL SUPPORT



Guardian Select® Fabricators SunGuard Advanced Architectural Glass products are produced at multiple U.S. locations and are distributed through a network of independent Guardian Select Fabricators (shown above). These fabricators have completed a rigorous certification process administered by Guardian. Select Fabricators offer comprehensive glass fabrication for commercial projects and typically are able to cut, heat-treat, insulate, laminate, etch-screen and produce spandrel glass. In addition, some Select Fabricators can bend SunGuard coated glass for more complex designs. Select Fabricators provide glass samples for mock ups and typically offer fast-track delivery.

Glazier Connection™ Members Guardian's Glazier Connection quickly puts you in touch with glazing contractors that are experienced in installing Guardian high performance coated glass for commercial applications, including all types of facades, curtainwalls, windows, punched openings and commercial windows, spandrel glass, storefronts, and much more. Guardian Glazier Connection members work seamlessly with our Guardian Select Fabricator network of glass fabrication companies to provide you with quick turnaround and expertise, so your project can be completed on time.

To locate a Guardian Select Fabricator or Glazier Connection member near your project site, visit www.SunGuardGlass.com.

USGBC LEED Certification Using SunGuard SuperNeutral, SunGuard High Performance and SunGuard Solar Series glass products can be an important part of obtaining LEED certification in five credit categories: Energy and Atmosphere, Materials and Resources, Indoor Environmental Quality, Innovation and Design Process, and Regional Priority. For a copy of our LEED Brochure, call 1-866-GuardSG (482-7374) or visit www.SunGuardGlass.com.

Web Resources at www.SunGuardGlass.com Guardian provides several easy-to-use online tools and resources to help architects specify SunGuard products on our web site at www.SunGuardGlass.com, including Glass Analytics, a comprehensive suite of tools comprised of a Performance Calculator, BIM Generator, Building Energy Calculator and Glass Visualizer that offers architects and other project specifiers comprehensive tools to evaluate commercial glazing options and their impact on energy use and design; a smartphone app that allows interaction with hundreds of projects worldwide; a searchable commercial building project database; a SunGuard performance comparison tool; a Guardian Select Fabricator locator and a Glazier Connection member locator.

3-Part Specifications Guardian's SunGuard specifications in standard CSI 3-part format are available from your Guardian Architectural Design Manager (ADM) and at www.SunGuardGlass.com. ARCOG, the exclusive publisher of AIA (the American Institute of Architects) MASTERSPEC®, has authorized Guardian to offer a licensed version of PRODUCT MASTERSPEC on the SunGuard Web site and, for AIA members, on the AIA website. In addition, you can find SunGuard specifications online at BSO SpecLink and AIA/CES.

AIA/CES Presentations Guardian Glass participates in the American Institute of Architects Continuing Education System (AIA/CES) by providing seminar presentations, some of which qualify for Health, Safety and Welfare credits. Whether you are interested in basic commercial glass knowledge, glass from an energy conservation perspective or current applications for laminated glass, we can provide you with helpful information regarding design using glass. Call 1-866-GuardSG (482-7374) or your local SunGuard Architectural Design Manager to arrange a time and place for a seminar presentation. In addition, a number of these presentations can be accessed on the McGraw-Hill Construction Continuing Education Center online.

Technical Support Hotline: 1-866-GuardSG (482-7374)

Technical support is always available from your Architectural Design Manager (ADM) and/or Regional Technical Advisor (RTA). For technical or product information, please call our Technical Support Hotline to find the technical specialist in your area. Some areas where we can help are:

- solar, thermal or acoustical performance of coated glass
- computer-based wind load and thermal stress analysis program
- product availability and specification information
- architectural glass sample boxes and 12" x 12" samples

SUNGUARD® Advanced Architectural Glass

PERFORMANCE DATA – SUPERNEUTRAL

Product	Outboard, Inboard Substrate	Appearance	Visible Light Transmittance (%)	U-Value (BTU/hr·ft²·°F)	Shading Coefficient	Light to Skin Coefficient (LSC)	Light to Skin Coefficient (LSC)
SunGuard SuperNeutral							
Coating #2 Surface							
UltraClear - UltraClear	Clear - Clear	Clear	44	8	24	11	0.29
Green - Clear	Clear - Clear	Clear	52	3	18	9	0.29
TwilightGreen - Clear	Dark Green	Clear	46	2	16	8	0.29
CrystalGray - Clear	Light Gray	Clear	44	3	16	8	0.29
Gray - Clear	Gray	Clear	41	3	12	6	0.29
CrystalBlue - Clear	Blue	Clear	40	4	15	7	0.29
UltraClear - UltraClear	Light Blue	Clear	53	14	20	14	0.29
Green - Clear	Light Blue	Clear	51	11	19	14	0.29
Blue-Green	Blue-Green	Clear	45	3	15	11	0.29
TwilightGreen - Clear	Dark Green	Clear	38	3	13	10	0.29
CrystalGray - Clear	Light Gray	Clear	36	6	14	9	0.29
Gray - Clear	Gray	Clear	26	5	10	7	0.29
CrystalBlue - Clear	Blue	Clear	33	7	13	9	0.29
UltraClear - UltraClear	UltraClear	Clear	71	40	37	11	0.29
Green - Clear	Clear	Clear	68	30	33	11	0.29
TwilightGreen - Clear	Dark Green	Clear	57	13	23	9	0.29
CrystalGray - Clear	Light Gray	Clear	51	9	20	8	0.29
Gray - Clear	Gray	Clear	48	17	23	11	0.29
CrystalBlue - Clear	Blue	Clear	44	19	23	11	0.29
UltraClear - UltraClear	UltraClear	Clear	55	22	26	13	0.29
Green - Clear	Clear	Clear	54	16	24	13	0.29
TwilightGreen - Clear	Dark Green	Clear	45	7	17	11	0.29
CrystalGray - Clear	Light Gray	Clear	41	4	15	10	0.29
Gray - Clear	Gray	Clear	38	9	17	9	0.29
CrystalBlue - Clear	Blue	Clear	27	7	13	17	0.29
UltraClear - UltraClear	UltraClear	Clear	35	10	16	8	0.29
Green - Clear	Clear	Clear	43	24	21	28	0.29
TwilightGreen - Clear	Dark Green	Clear	38	8	14	21	0.29
CrystalGray - Clear	Light Gray	Clear	31	9	13	16	0.29
Gray - Clear	Gray	Clear	22	6	10	13	0.29
CrystalBlue - Clear	Blue	Clear	28	11	13	14	0.29

NOTES RELATED TO ALL SUNGUARD PERFORMANCE TABLES

- The performance values shown are nominal and subject to variations due to manufacturing tolerances.
- All coatings are on the #2 surface unless noted otherwise.
- Guardian performance data are calculated for center of glass only (no spacer or framing) in accordance with the LBN Window program.
- Relative Heat Gain, Shading Coefficient, Solar Heat Gain Coefficient and U-value may change slightly when using argon gas fill.
- Glass may require heat treatment or tempering to resist potential thermal stresses. SNR 43 must be heat treated.
- A light shift in visible light transmittance or shading coefficient may be noticed after heat treatment.
- Guardian recommends edge detection for all commercial low-E coatings.
- Guardian reserves the right to change product performance characteristics without notice or obligation.

SUNGUARD® Advanced Architectural Glass

PERFORMANCE DATA – HIGH PERFORMANCE & SOLAR

Product	Outboard, Inboard Substrate	Appearance	Visible Light Transmittance (%)	U-Value (BTU/hr·ft²·°F)	Shading Coefficient	Light to Skin Coefficient (LSC)	Light to Skin Coefficient (LSC)
SunGuard High Performance							
Coating #2 Surface							
UltraClear - UltraClear	Clear - Clear	Clear	81	54	66	13	0.31
Green - Clear	Clear - Clear	Clear	78	39	55	13	0.31
TwilightGreen - Clear	Dark Green	Clear	81	54	66	13	0.31
CrystalGray - Clear	Light Gray	Clear	78	39	55	13	0.31
Gray - Clear	Gray	Clear	60	31	37	21	0.30
CrystalBlue - Clear	Blue	Clear	50	13	23	16	0.30
UltraClear - UltraClear	UltraClear	Clear	50	31	37	21	0.30
Green - Clear	Clear	Clear	50	31	37	21	0.30
TwilightGreen - Clear	Dark Green	Clear	42	13	20	13	0.30
CrystalGray - Clear	Light Gray	Clear	40	27	25	21	0.30
Gray - Clear	Gray	Clear	34	11	16	16	0.30
CrystalBlue - Clear	Blue	Clear	32	17	20	14	0.30
UltraClear - UltraClear	UltraClear	Clear	52	43	33	28	0.30
Green - Clear	Clear	Clear	50	30	29	27	0.30
TwilightGreen - Clear	Dark Green	Clear	42	12	18	13	0.30
CrystalGray - Clear	Light Gray	Clear	42	13	20	13	0.30
Gray - Clear	Gray	Clear	25	12	16	10	0.30
CrystalBlue - Clear	Blue	Clear	32	17	20	14	0.30
UltraClear - UltraClear	UltraClear	Clear	45	38	30	30	0.30
Green - Clear	Clear	Clear	43	26	26	30	0.30
TwilightGreen - Clear	Dark Green	Clear	36	11	16	22	0.30
CrystalGray - Clear	Light Gray	Clear	30	14	18	17	0.30
Gray - Clear	Gray	Clear	21	11	15	11	0.30
CrystalBlue - Clear	Blue	Clear	28	15	18	15	0.30
SunGuard Solar							
Silver 20	Clear - Clear	Silver	18	16	14	30	0.37
Silver 40	Clear - Clear	Silver	15	7	8	23	0.37
Other Guardian Low-E Products							
Neutral 70	Clear - Clear	Clear	73	45	49	12	0.32
Neutral 70 (43)	Clear - Clear	Clear	72	45	49	12	0.32

PERFORMANCE DATA WITH SUNGUARD IS 20

Product	Outboard, Inboard Substrate	Appearance	Visible Light Transmittance (%)	U-Value (BTU/hr·ft²·°F)	Shading Coefficient	Light to Skin Coefficient (LSC)	Light to Skin Coefficient (LSC)
SunGuard SuperNeutral + IS 20							
Coating #2 IS 20 Surface							
UltraClear - UltraClear	Clear - Clear	Clear	42	8	24	12	0.23
Green - Clear	Clear - Clear	Clear	51	13	20	14	0.23
TwilightGreen - Clear	Dark Green	Clear	50	10	18	14	0.23
CrystalGray - Clear	Light Gray	Clear	49	37	36	12	0.23
Gray - Clear	Gray	Clear	66	29	32	12	0.23
CrystalBlue - Clear	Blue	Clear	54	20	25	14	0.23
UltraClear - UltraClear	UltraClear	Clear	52	15	23	14	0.23
Green - Clear	Clear	Clear	42	22	20	15	0.23
TwilightGreen - Clear	Dark Green	Clear	42	17	18	28	0.23
CrystalGray - Clear	Light Gray	Clear	42	17	18	28	0.23
Gray - Clear	Gray	Clear	42	17	18	28	0.23
CrystalBlue - Clear	Blue	Clear	42	17	18	28	0.23

NOTES SPECIFIC TO THE SUNGUARD SUPERNEUTRAL + IS 20 TABLE ABOVE:

- Coating #2 IS 20 surface only.

GUARDIAN SUNGUARD ADVANCED ARCHITECTURAL GLASS

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SHEET METAL SUN VISORS, EYE BROWS AND METAL WALL SHINGLES (PRODUCT) FLAT LOCK PANEL SYSTEM

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SHEET METAL SUN VISORS, EYE BROWS
AND METAL WALL SHINGLES (COLOR)
PURE + FREEFORM



COLOR: GILDED RUST

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COLOR:
MEDIUM BRONZE

ARCHITECTURAL SCREEN
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You Are Here: Home > Perforated > Decorative > Item Detail

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You have Selected: McNICHOLS Quality Decorative Perforated, 20 Gauge Plain Steel, Hanover Square, 48.0000" x 120.0000"

Perforated
[Decorative](#) [Remove]

Continue Narrowing By:

Class
Designer (44)

Major Material
Aluminum (16)
Plain Steel (29)

Minor Material
Cold Rolled (29)
Type 3003-H14 (14)
Type 5052-H32 (2)

Gauge (Thickness)
.032 (6)
.040 (7)
.063 (3)
11 (1)
16 (2)
20 (19)
22 (6)
24 (1)

Pattern Name
Classic (2)
Gothic (2)
Majestic 1" - 40% (5)
Airline (6)
Full Cloverleaf (5)
> See more...

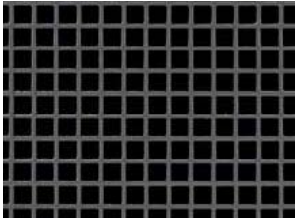
Surface Finish
Mill (45)

Percent Open Area
35 (6)
36 (4)
39 (2)
40 (7)
45 (6)
> See more...

Width
36.0000 (41)
48.0000 (4)

Length (Span for Grating)
24.0000 (17)
40.0000 (1)
48.0000 (3)
96.0000 (15)
120.0000 (9)

SKU Type
Each (21)
Sheet (24)




Item
1695142041 McNICHOLS® Quality Perforated Metal, Designer, Plain Steel Cold Rolled, 20 Gauge, Hanover Square Pattern, 64 % Open Area, Sheet , 48.0000" Width X 120.0000" Length


Description


Quantity	Price	SKU
1 - 7	\$263.20	Sheet
8 - 15	\$238.00	Sheet
16 - 22	\$192.40	Sheet
23 +	Request Quote	

Quantity :

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Item Specs | Drawings | Load Tables | Accessories | Options | Applications | Packaging

Characteristics for this product are listed below.

HS Item Number	1695142041
Product Line :	Perforated
Product Type :	Decorative
Weight :	0.54 #/SF
Class :	Designer
Trade Name :	McNICHOLS®
Major Material :	Plain Steel
Minor Material :	Cold Rolled
Gauge (Thickness) :	20
Pattern Name :	Hanover Square
Surface Finish :	Mill
Percent Open Area :	64
Width :	48.0000
Length (Span for Grating) :	120.0000
SKU Type :	Sheet
Margins Parallel to Length :	Min Safe Both Sides
End Pattern :	None
Margins Parallel to Width :	Sheared Through

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SW 7504
Keystone Gray
Interior / Exterior
Locator Number: 243-C4

CEMENT BOARD SIDING WITH REVEALS SHERWIN WILLIAMS: KEYSTONE GRAY SW7504

Hardie® Reveal® Panel System

Embody a modern aesthetic

Get the look you are after with the solution that offers design flexibility. The Hardie® Reveal® Panel system can be utilized to create an effective modern, durable, panelized look.

A system of components specifically developed for multi-family and light commercial construction. If your project calls for a panelized look — the Hardie Reveal Panel system offers the design flexibility you need.

Beginning with a commercial grade panel developed for multi-family and light commercial applications, the Hardie Reveal Panel system is a complete solution for creating a panelized look. Eliminate the guesswork in creating this look with the Hardie Reveal Panel system, with all parts including panels and trims supplied by James Hardie. Check for availability and call us to request a James Hardie Preferred Installer when specifying the Hardie Reveal Panel system.

For details about technical
information and specs, visit
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SW 7504
Keystone Gray
Interior / Exterior
Locator Number: 243-C4

CEMENT BOARD SIDING WITH REVEALS SHERWIN WILLIAMS: KEYSTONE GRAY SW7504



JamesHardieCommercial.com

Hardie® Reveal® Panel System

Design Freedom

- Horizontal or vertical application
- 7/16" thick, commercial grade panels
- Cleaner look with fewer fasteners (approximately 14-21 per 4' x 8' panel)
- Standard panel size is nominal 4' x 8' and can be cut on-site to desired size
- Panels available with ColorPlus® Technology
- Panels can be cut on-site to desired size

Unique Aesthetic

- Sharp express joint look with deep shadow lines
- Smooth panel look with exposed fasteners
- Trims and fasteners can be field painted or left with a metal finish
- Off-stud jointing solution provides design flexibility

Proven James Hardie Durability

- Engineered for Climate® to stand up to the demands of your project's specific climate
- Commercial panel developed specifically for use in multi-family, mixed use, senior living and light commercial facilities
- Ventilated rain screen assembly incorporates best practices for moisture management
- Proven performance with James Hardie fiber cement panels coupled with durable aluminum trims

Embody a modern aesthetic

Get the look you are after with the solution that offers design flexibility. The Hardie® Reveal® Panel system can be utilized to create an effective modern, durable, panelized look.

A system of components specifically developed for multi-family and light commercial construction. If your project calls for a panelized look — the Hardie Reveal Panel system offers the design flexibility you need.

Beginning with a commercial grade panel developed for multi-family and light commercial applications, the Hardie Reveal Panel system is a complete solution for creating a panelized look. Eliminate the guesswork in creating this look with the Hardie Reveal Panel system, with all parts including panels and trims supplied by James Hardie. Check for availability and call us to request a James Hardie Preferred Installer when specifying the Hardie Reveal Panel system.

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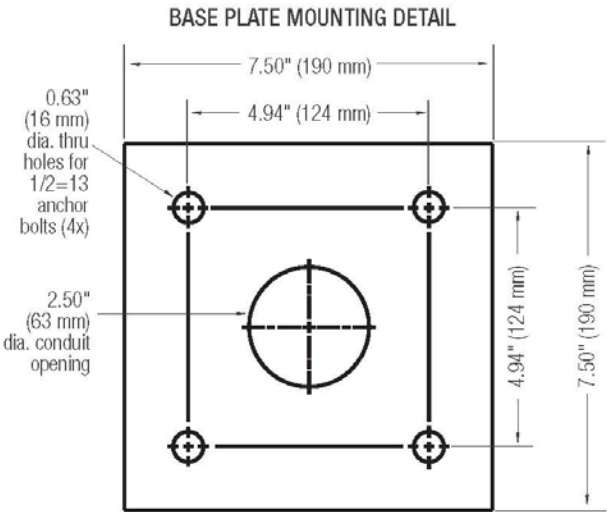
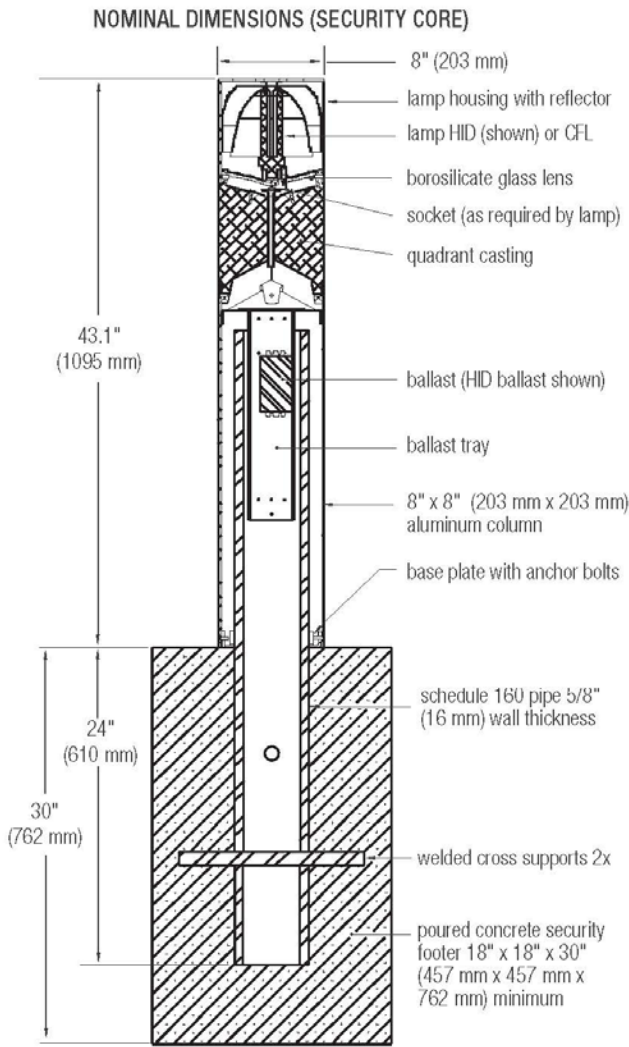
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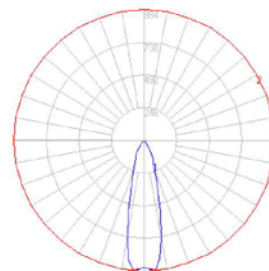
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BEGA

Photometric Filename: 55921.IES

TEST: N/A
 TEST LAB: BEGA
 DATE: 07/28/2014
 LUMINAIRE: 55 921
 LAMP: 4.2W LED

All results in accordance with IESNA LM-63-1995

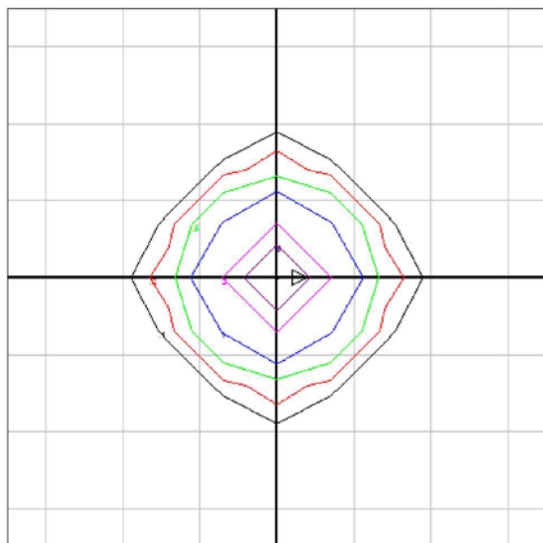


Characteristics

Lumens Per Lamp	N.A. (absolute)
Total Lamp Lumens	N.A. (absolute)
Luminaire Lumens	314
Total Luminaire Efficiency	N.A.
Luminaire Efficacy Rating (LER)	52
Total Luminaire Watts	6
Ballast Factor	1.00
CIE Type	Direct
Spacing Criterion (0-180)	0.48
Spacing Criterion (90-270)	0.48
Spacing Criterion (Diagonal)	0.48
Basic Luminous Shape	Circular
Luminous Length (0-180)	0.00 m
Luminous Width (90-270)	0.05 m (Diameter)
Luminous Height	0.00 m

Zonal Lumen Summary

Zone	Lumens
0-10	86.00
10-20	115.64
20-30	71.71
30-40	34.31
40-50	3.82
50-60	2.33
60-70	0.47
70-80	0.05
80-90	0.00
90-100	0.00
100-110	0.00
110-120	0.00
120-130	0.00
130-140	0.00
140-150	0.00
150-160	0.00
160-170	0.00



Mounting Height = 10 ft. Grid Spacing = 5 ft.

In the interest of product improvement, BEGA reserves the right to make technical changes without notice.

BEGA 1000 Bega Way, Carpinteria, CA 93013 (805)684-0533 Fax (805)566-9474 www.bega-us.com © Copyright BEGA-US 2015

11/3/2015


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CIMARRON LED CL1S	Cat.#		
	Job	Type	
	Approvals		

SPECIFICATIONS

Construction:

- Stylish vertically finned die-cast solid top housing for maximum heat dissipation; Stops collection of unsightly debris
- Rugged lower die-cast aluminum heat sink optimizes thermal management and optical performance
- One piece die-cut silicone gasket with mechanically compressed stainless steel bezel ensures weather proof seal around each individual LED for IP65 rating
- Backlight Control (BC) option available for 85% spill light reduction, doesn't change fixture appearance or EPA, recommended for Type III and Type IV distributions
- Complements the Cimarron LED CL1 i
- Weight - 19 pounds, EPA - .45 ft²

Optics:

- Choice of 126 high brightness LED configurations with individual acrylic lenses specially designed for IES Type II, III, IV and V distributions
- 3000K, 80 CRI; 4000K, 70 CRI; 5000K, 67 CRI, Turtle friendly Amber

Electrical:

- Universal input voltage 120-277 VAC, 50/60 Hz
- Ambient operating temperature - 40° C to 40° C
- Drivers have greater than 90% power factor and less than 10% THD
- 700mA drive current standard, 350mA and 525mA options available with 32L and 48L LED models
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Surge protection - 20KA; Turns fixture off at end of life; Includes LED for end of life indication (see surge suppressor page 3)
- Optional 0-10VDC continuous dimming to 10%
- Automatic thermal self-protection
- LED electrical assembly, including PR devices, consumes no power in the "off" state

Controls:

- Drivers are 0-10V dimming standard. Photo cell and occupancy sensors available for complete on/off and dimming control

Installation:

- Quick-mount plate included for easy installation
- The decorative integral arm houses two stage hinge mechanism
- Safety latch holds luminaire door to prevent "free swing"
- Quick-connect wiring for simplified, hassle-free installation
- Suitable for applications requiring 3G testing prescribed by ANSI @136.31

Finish:

- TGIC thermoset polyester powder paint finish applied at nominal 2.5 mil thickness

Warranty:

Five year limited warranty, for more information visit: <http://www.hubbelloutdoor.com/resources/warranty/>

Listings:

- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations
- 700mA models meet DesignLights Consortium (DLC) qualifications, consult DLC website for more details: <http://www.designlights.org/DLC>
- IDA approved
- IP66
- IES Progress Award Winner - 2013

PRODUCT IMAGE(S)



48 LED 3/4 VIEW



16 LED

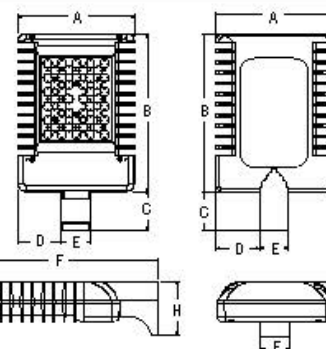


32 LED



48 LED

DIMENSIONS



Weight
19 lbs.
8.62 kgs.

A	B	C	D	E	F	G	H
12"	16.312"	4"	4.5"	3"	20.312"	4.13"	5.625"
305mm	414mm	102mm	114mm	76mm	515mm	105mm	143mm

CERTIFICATIONS/LISTINGS



Spaulding Lighting • 701 Millennium Boulevard • Greenville, SC 29607 • Phone: 864-678-1000
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LAREDO SERIES LMC - 30LEDs	Cat.#		
	Job	Type	
			Approvals

SPECIFICATIONS

Intended Use:
Full cut-off IDA compliant perimeter or entry lighting for 12-18ft mounting heights that require high light output and maximum energy efficiency. Laredo LMC-30 LED wallpack provides low installation costs with little or no maintenance and 60%+ energy savings. Ideal for schools, factories, hospitals, warehouses and retail applications.

Construction:
Decorative die-cast aluminum housing and door. Rugged design protects internal components and provides excellent thermal management for over 70% lumen maintenance at 50,000 hours minimum LED life. Lektrocote® series powder paint finishes provide lasting appearance in outdoor environments. Five standard finishes include: Bronze, Black, Gray, White and Platinum.

Optics/Electrical LED:
30 High power LEDs delivers up to 6070 lumens at 700mA and up to 3489 lumens at 350mA. Variety of distributions - Types II, III and IV (Forward throw). High CRI LEDs provide excellent color rendition with up to 100 lumens per watt efficiency.

- CCT: 5000K/ 67 CRI, 4000K/ 70 CRI, 3000K/ 80 CRI
- Electronic driver 71w system (2 drivers, 2 circuits), 0.4 AMPS max, or 35w (1 driver, 2 circuits), 0.3 amps max, 120-277V and 347V and 480V, 50/60Hz
- Surge protection - 20KA; Turns fixture off at end of life; Includes LED for end of life indication (see surge suppressor page 2)

Lenses:
Full cut-off distribution - individual acrylic LED optics provide IES Type II, III and IV distributions.

Installation:
Quick mount system provides rigid mounting over recessed junction boxes - fixture does not require opening for mounting. Foam gasket for sealing to smooth surfaces provided. Superior performance with 5 to 1 spacing to mounting height ratio. Minimum operating temperature is -40°C/ -40°F.

Controls:
Drivers are 0-10V dimming standard. Photocell and occupancy sensor options available for complete on/off and dimming control.


Listings:

- Listed to UL1598 for wet locations
- 40° C ambient environments
- U.S. Patent No. D563,587
- DesignLights Consortium (DLC) qualified, Consult DLC website for more details: <http://www.designlights.org/QPL>


LMC-30LU Egress Wallpack:
Designed to meet strict 1fc minimum requirements. At 12ft mounting height 1fc covers 16x16ft area, well beyond the 10x10ft standard; No uplight, external test button; 120V or 277V only; Rated -20° C to 35° C

Warranty:
Five year limited warranty (for more information visit: <http://www.hubbelloutdoor.com/resources/warranty/>)

PRODUCT IMAGE(S)



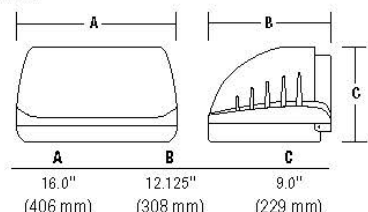
LMC-30LU




LMC-30LU Motion Sensor

LMC-30LU BBU

DIMENSIONS





ORDERING INFORMATION

ORDERING EXAMPLE: LMC-30LU-5K-3-1-PC(4)

LMC	-		-		-		-		-	
SERIES	NUMBER OF LEDS/SOURCE/VOLTAGE		CCT	IES DISTRIBUTION	DRIVE CURRENT	FINISH	OPTIONS			
LMC Laredo Medium Cut-off	30LU	30 LEDs, Universal voltage 120-277V	3K 3000K nominal	2 Type II	BLANK STD 700MA	1 Bronze	BBU ¹ Integral battery for 120 or 277V rated for -20° C ambient; Available in 350mA (035) drive current only			
	30L1	30 LEDs, 120V	4K 4000K nominal	3 Type III	035 350MA	2 Black				
	30L2	30 LEDs, 208V	5K 5000K nominal	4 Type IV (Forward throw)		3 Gray	PC ¹ Button photocell, replace X with voltage, specify 1-120V, 2-208V, 3-240V, 4-277V			
	30L3	30 LEDs, 240V				4 White				
	30L4	30 LEDs, 277V				5 Platinum				
	30LF	30 LEDs, 347V					F ¹ Fusing (specify voltage per footnote)			
	30L5	30 LEDs, 480V					SCP ^{1,2} Programmable motion control, factory default is 10% light output			
Controls Guide										

¹ PC(0) and F Replace X with 1-120V, 2-208V, 3-240V, 4-277V

² Must order minimum of one SCP-FBMO-IE to program dimming settings, 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings, 120V-277V only



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LED 3000K Outdoor Up & Down Lantern - AZT 11251AZT30 (Textured Architectural Bronze)

Product Description:

This LED outdoor wall up and downlight features smooth lines, a modern look and a Textured Architectural Bronze finish.

Available Finishes

Textured Black
Textured Architectural Bronze

Technical Information

Safety Rated:	Wet
HCWO:	6.25
Title 24:	Yes
Color Rendering Index:	90
Color Temperature Range:	2950-3130
Expected Life Span:	40000 Hours
Operating Voltage Range:	120-277
Width:	5.00"
Height:	12.00"
Lamp Included:	Integrated
Extension:	6.50"
Voltage:	120-277V
Energy Efficient:	Yes
Light Source:	LED
Kelvin Temperature:	3000K
Max Watt:	15W
Finish:	Textured Architectural Bronze

Project	
Type	
Ordering #	
Comments	

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3000 K LED Outdoor Lantern - AZT AZT 11250AZT30 (Textured Architectural Bronze)

Project Name: _____
Location: _____
Type: _____
Qty: _____
Comments: _____



Ordering Information

Product ID	11250AZT30
Finish	Textured Architectural Bronze
Available Finishes	AZT, BKT

Dimensions

Extension	6.50"
Height from center of Wall opening	3.25"
Base Backplate	5.00 X 5.00
Weight	2.60 LBS

Photometrics

Kelvin Temperature	3000K
Color Rendering Index	90

Specifications

Material	Aluminum
----------	----------

Electrical

Voltage	120-277V
Input Voltage	Dual (120/140)

Qualifications

Safety Rated	Wet
Title 24	Yes
Class 2	Yes
Dark Sky	Yes
Expected Life Span	40000 Hours
Warranty	www.kichler.com/warranty

Primary Lamping

Light Source	LED
Lamp Included	Integrated
Number of Lights/LEDs	1
Delivered Lumens	350
Delivered Efficacy	33
Max or Nominal Watt	11W

Dimensions

Height	7.00"
Width	5.00"

Kichler
7711 East Pleasant Valley Road
Cleveland, Ohio 44131-8010
Toll free: 866.558.5706 or kichler.com

Notes:
1) Information provided is subject to change without notice.
All values are design or typical values when measured under laboratory conditions.
2) Incandescent Equivalent: The incandescent equivalent as presented is an approximate number and is for reference only.

KICHLER

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A850 OLD TOWN SERIES

HID

EPA
1.21 (FE)
WEIGHT
15 LBS

5 YEAR
WARRANTY

MAXIMUM
WATTAGE
250W

UL
LISTED

JOB NAME

FIXTURE TYPE

MEMO

BUILD A PART NUMBER

ORDERING EXAMPLE: **2A-A850-5P-100HPS120-MED-RE5-A-PEC-FHS/50PM/4212FP4/BKT**

Mounting Config.	Fixture	Fitter	Ballast	Volts	Socket	Optic	Lens	Option Ring	Option Photocontrol	Option GR	Option Term. Block	Option Fuse	Option Lamp	Arm	Pole	Finish

Mounting Configuration

(Click here to view mounting configuration sheet)

•TW	•2A	•3A90	•1AM
•PT	•2A90	•3APT	•2AM
•1A	•2APT	•4A	•450PB
•1APT	•3A	•4APT	

W=Wall Mount, PT=Post Top, APT=Post Top Arm Mount, A=Arm Mount, AM=Arm Mount, PB=Post Base

Fixture

•A850	•A850SR
-------	---------

Fitter

•5P	•991	•995	•OLF3
•73	•992	•BD4	•OLF4
•74	•993	•BD5	•588
•990	•994	•BD7	•Q2097

Add "T" after "L" and "S" after "P" and "T" after "C" for "T" and "S" for "T".

Ballast

•35HPS	•70MHP	•42CFL
•50HPS	•100MHP	•57CFL
•70HPS	•150MHP	•70CFL
•100HPS	•200MHP	•55QL
•150HPS	•250MHP	•INCAND
•250HPS	•26CFL	
•50MHP	•32CFL	

*Medium base accessories standard in 100 watt and 150 watt. Medium base accessories standard in 100 watt and 150 watt and over 4 "H" for "C". Medium base accessories standard in 100 watt and 150 watt and over 4 "H" for "C".

Volts

•120	•208	•240	•277	•347	•480
------	------	------	------	------	------

Socket

•MED	•MOG	•QL	•4P/4-PIN
------	------	-----	-----------

Optic

•NONE	•RE3	•RE5	•LO3	•LO5	•ALZAK	•H55
-------	------	------	------	------	--------	------

Lens

•A (Acrylic)	•P (Polycarbonate)
•WA (White Acrylic)	•WP (White Polycarbonate)

Options

- CDR Cast Decorative Ring
- CDR-CLP Cast Decor Ring with Custom Logo
- PBDR Perforated Brass Decorative Ring
- PEC Electronic Photocontrol 120-277 Volt
- R* Receptacle Only for Twist-Lock Photocontrol
- R* Twist-Lock Photocontrol 5 Receptacle 120-277V
- G* 15A Duplex GFI for Utility Fitter
- TB* Terminal Block
- FHS* Single Fuse 5 Holder - 120, 277 Volt
- FHD* Dual Fuse 5 Holder - 208, 240, 480 Volt
- LAMPS See Lamp Spec Sheet

*Consult factory for special orders and data.
*Standard is polished. For standard specify "POL".
*For 900 series utility fitter only.
*As specified on the order form.

Arm (Click here to view arm website page)

See Arms & Wall Brackets specification sheets

•50	•70	•480	•6236	•TA	•BA
•478	•80	•55	•579	•TASCR	

Pole (Click here to view pole website page)

See Pole specification sheets.

Finish (Click here to view paint finish sheet)

Standard Finishes*

- BKT Black Textured
- WHT White Textured
- PGT Park Green Textured
- ABZT Architectural Medium Bronze Textured
- DBT Dark Bronze Textured

*Standard finishes are available upon request.

Custom Finishes*

- CM Custom March
- OI Old Iron
- RT Rust
- WBR Weathered Brown
- CD Cedar
- WBK Weathered Black
- TT Two Tone

*Custom finishes require a minimum order.

Sternberg Select Finishes

- VC Verde Green
- SI Swedish Iron
- OWGT Old World Gray Textured

Specifications

Fixture

The fixture shall be 16" in diameter and 39-1/2" tall. It will be made of vandal resistant clear textured polycarbonate or dent resistant (DR) clear textured acrylic. White textured is also available. The fixture is available in a solid roof (A850SR) for added distinction and reduced up-light. The solid roof will be made of spun aluminum and securely affixed to the top of the acorn. The optional perforated brass decorative ring (PBDR) is available in polished brass or painted finish. The 2-1/4" wide brass hickey allowing light transfer through decorative openings. The optional CDR is a heavy cast aluminum ring with four cast medallions finished in accent gold. Also available are custom medallions that can be specified with a name, initial or logo.

Fitter - Standard

The fitter shall be heavy wall cast aluminum, 356 alloy for high tensile strength. It shall have an 9-1/2" inside diameter opening to attach to the 9" neck of the acorn globe. When ordered with a Sternberg aluminum pole, the fitter shall be welded to the pole top or renon for safety and to ensure the fixture will be plumb, secure and level over the life of the installation. The fitter shall have a one-piece ring bug gasket to resist insect penetration into lamp assembly.

900 Series Utility Fitter Option

The fitter shall be heavy wall cast aluminum, 360 die cast alloy for high tensile strength. It shall have a 9-1/4" inside diameter opening to attach to the 9" neck of the acorn globe. It shall have a hinged, tool-less entry door that provides open access to all of the components. The 900 series shall have an optional terminal block for ease of wiring, an optional Twist-Lock Photocontrol receptacle, an optional single GFCI outlet for auxiliary power needs. The top mounted ballast mounting plate shall be cast aluminum and provide tool-less removal from the housing using 2 hanger latches. When ordered with a Sternberg aluminum pole, the fitter shall be set screwed to the pole top or renon. The fitter shall have a one-piece ring bug gasket to resist insect penetration into lamp assembly.

See arm, pole



SternbergLighting

ESTABLISHED 1923 / EMPLOYEE OWNED

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info@sternberglighting.com
www.sternberglighting.com

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MATCH EXISTING STREETScape – LED OPTIONAL

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Subarea 5 - Main Street

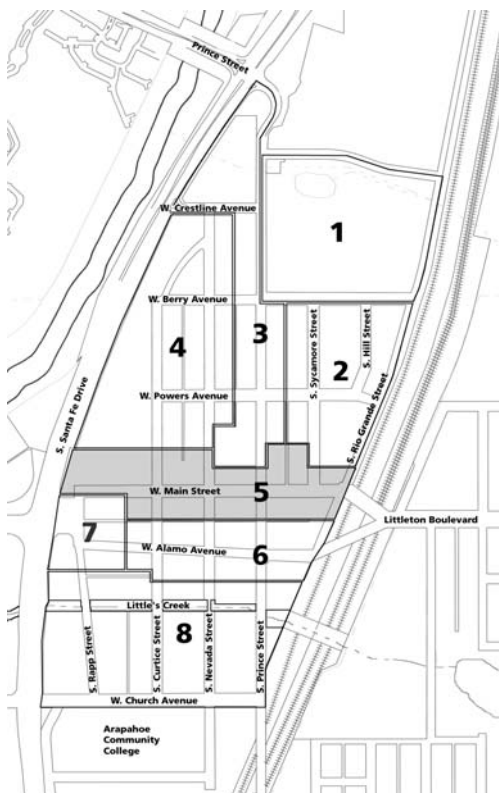
Note: Italic text indicates statements unique to this subarea.

II 5.1 General Subarea Character Statements: Existing and Desired

5.1.1 Existing character

Main Street establishes the small scale town center character of the downtown area. This character is composed of the following attributes:

- *One to two story high buildings;*
- *Buildings defined by smaller lots (approximately 50 to 100 feet wide);*
- *Building frontages defined by smaller structural modules;*
- *Generally storefront buildings with large display windows;*
- *Smaller scaled materials such as brick, storefront windows with base panels, block and stone;*
- *Variety in building size, character, material and color, consistent with individual choices;*
- *Except for public buildings, the use of simple, straight-forward and unassuming building architecture and materials;*
- *Limited and defined commercial center.*



Location of Subarea 5
Illustration II 5.1



View west on Main Street
Illustration 5.1.1

Main Street is the location of the Main Street Historic District. It has a simple but powerful urban design form: a straight street lined by one to two story commercial store front buildings framing a view to the west of the old Carnegie library (now the Melting Pot restaurant) with the mountains beyond and a view to the east of the old landmarked Arapahoe County Courthouse (City of Littleton Municipal Courthouse.) The Main Street Historic District draws its integrity from these important design elements.

A 'natural' gateway occurs at the east end of Main Street because of the physical gap caused by the railroad depression and the open space provided by Bega Park. An old renovated gas station at this gateway on northwest corner of Main Street and Rio Grand Street helps set the small scale tone for downtown Littleton.



Illustration 5.1.2



Illustration 5.1.2

5.1.2 Desired character

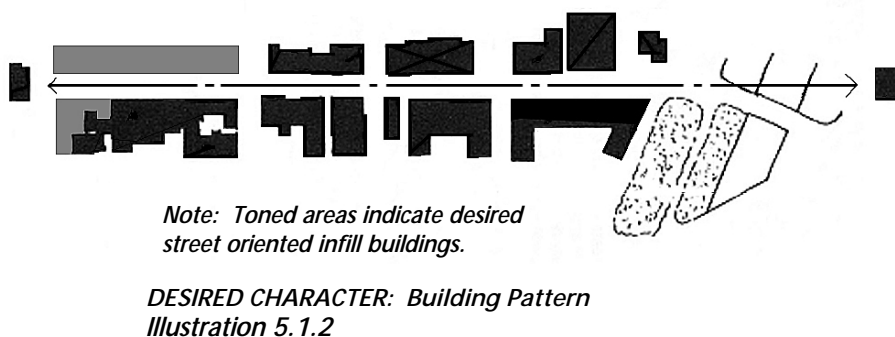
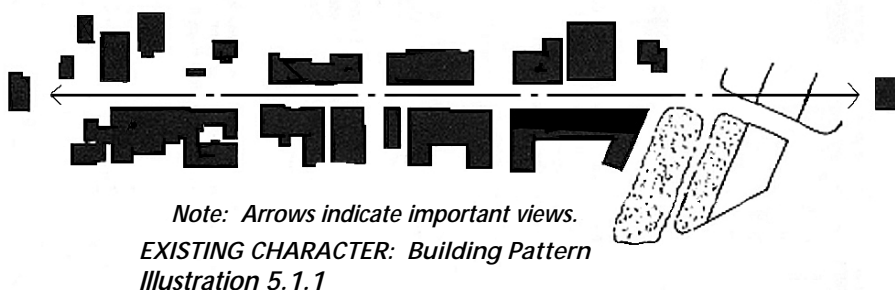
Redevelopment on Main Street should simply infill gaps in the street frontage and align with the faces of the existing buildings.

New buildings higher than two stories should set their upper floors back from the face of the building sufficiently to maintain the smaller scale of the street.

The character of the new architecture should compliment the existing early twentieth century buildings without trying to recreate that era.

If redevelopment occurs at the corner of Main Street and Rio Grand Street, special design attention must be given to this parcel's role in maintaining a Main Street character by being an important focal point, and gateway to downtown.

Other gateway elements within the right-of-way at this intersection such as banner poles or other features may be appropriate, but must not spoil the views of the Courthouse, the mountains, and the Carnegie Library.



II 5.2 Urban Design/Site Plan

5.2.1 Building and use orientation

Objectives

- 5.2.1.o1 To orient front facades and main entries toward streets and/or public open spaces.
- 5.2.1.o2 To provide informal observation of streets and open spaces from adjoining buildings by orienting windows and doors toward the street.
- 5.2.1.o3 To create a generally continuous or consistent building edge to the street, which helps to define a sense of place and focuses pedestrian activity within the public realm of the street.
- 5.2.1.o4 *To coordinate the forms and orientation of buildings to frame views of the old Carnegie Library and the mountains beyond to the west and the old Arapahoe County Courthouse to the east.*
- 5.2.1.o5 To orient and design buildings in ways that help define the passage from one subarea to another.
- 5.2.1.o6 To insure that the facades which face the public realm (such as streets and parks) receive the building's highest level of design and the building's best quality materials.
- 5.2.1.o7 To design the building's rear or side facades with sufficient design attention and quality of materials to maintain the value of adjoining properties and, in renovations, the value of the existing building itself.
- 5.2.1.o8 *To locate the front facade of the building on or very close to the street right-of-way.*
- 5.2.1.o9 To align the front facade of the building with adjoining buildings, or generally parallel with the street right-of-way.



Illustration 5.1.2b

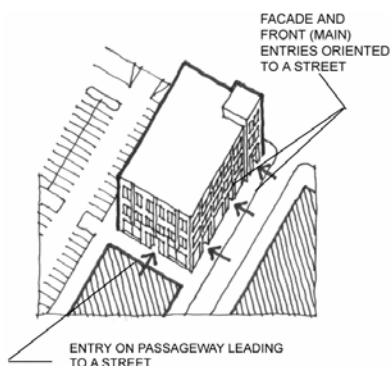


Illustration 5.2.1.o1



Illustration 5.2.1.o3

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:*

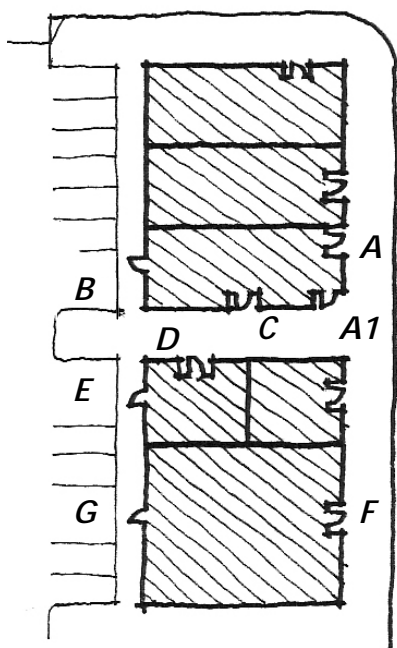
- *High quality materials;*
- *Large windows and entries;*
- *Highest level of design and details.*

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.

Guidelines

5.2.1.g1 The majority of the building facade should be oriented parallel to the street on which it fronts.

5.2.1.g2 Tenant entries should generally be oriented toward streets. An occasional side or rear tenant entrance may be allowed at the discretion of the HPB or the DRC.



Example: Commercial entry locations B or C shall not be substituted for A. A1 is acceptable if clearly adjacent to and visible from the street. Entry location D is acceptable if a street entry is not available. Entry location E is not generally acceptable. Entry location G is not acceptable if entry location F is possible.

Illustration 5.2.2.s1

5.2.2 Pedestrian and vehicular access

Objectives

5.2.2.o1 To promote security on a street or public open space by providing frequent points of building pedestrian access from the street or public open space.

5.2.2.o2 To minimize conflicts between automobiles, trucks and pedestrians.

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. (See illustration 5.2.2.s1.)

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.*

5.2.2.s3 The number and width of driveways and curb cuts shall be minimized to reduce the

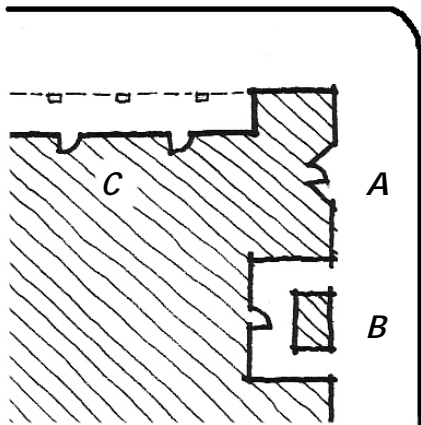


Illustration 5.2.2.s6

overall impact of vehicular access across a sidewalk.

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

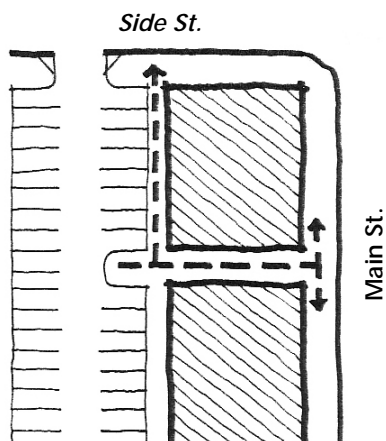
Guidelines

- 5.2.2.g1 ***For mixed-use buildings with residential units, residential entrances that face the street or are directly connected to the street are encouraged.***
- 5.2.2.g2 Each multi-story building should have one clearly identifiable "front door" that faces the street.
- 5.2.2.g3 Each block face should have multiple building entries.
- 5.2.2.g4 Sharing of vehicle entries between two adjacent parking lots is strongly encouraged.

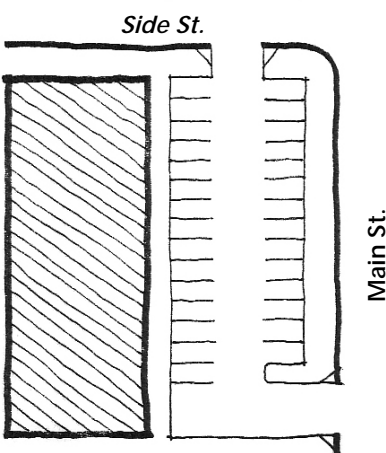
5.2.3 Parking lots and garage locations

Objectives

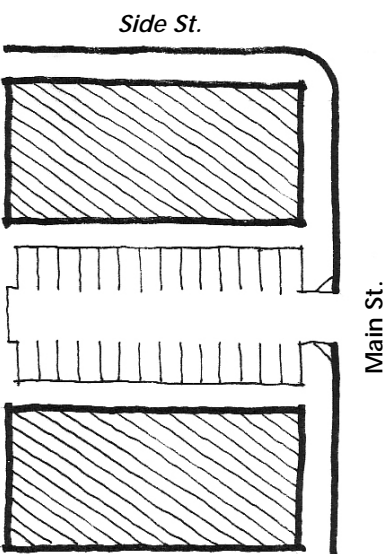
- 5.2.3.o1 To place parking lots and garages at the rear of buildings, rather than in the front of buildings.
- 5.2.3.o2 Where visible from the street or public open space, to minimize the visibility of vehicles within parking lots or garages.
- 5.2.3.o3 To minimize the impact of parking lots or garages on the continuity of active uses such as residential, mixed use, retail or office.
- 5.2.3.o4 To minimize the impact of vehicle noise and headlights from within parking lots and garages onto adjacent residential uses, particularly front and side facades.



Desirable example



Unacceptable example



Unacceptable example on Main Street

Illustration 5.2.3.s1

Standards

- 5.2.3.s1 Surface parking shall not be located between the front, street-facing facade of the building and the street.
- 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.*
- 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.*
- 5.2.3.s4 *Rear parking lots shall be connected to Main Street by pedestrian passages between buildings and/or by side street sidewalks. Pedestrian passages may be enclosed if they are highly transparent and obvious to the street.*
- 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.*
- 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.

Guidelines

- 5.2.3.g1 Whenever possible, parking structures or lots should be sited internally to the block so that parking structure or parking lot street frontages are avoided.
- 5.2.3.g2 *Parking lots serving Main Street buildings may adjoin to the street along*



Illustration 5.2.3.s5

*the side streets leading to Main Street.
(See illustration 5.2.3.s1.)*

5.2.4 Service areas, trash enclosures, utility and mechanical equipment locations

Objectives

- 5.2.4.o1 Through careful location, to minimize the visibility of service areas, trash storage and mechanical/electrical equipment from streets, parks and adjoining properties.

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.

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

Guidelines

- 5.2.4.g1 Refuse storage and pick-up areas in the alley should be combined with other service and loading areas to the extent practicable.
- 5.2.4.g2 The use of alleys is encouraged to locate all mechanical, electrical and utility equipment to the extent possible.
- 5.2.4.g3 ***Satellite dishes and antennae should be located so as to not be visible from Main Street.***

5.2.5 On-site open space provision and location

Objectives

- 5.2.5.o1 To create usable open spaces suitable for the uses on the property.
- 5.2.5.o2 To create areas and spaces on the property, where appropriate, for the purpose of maintaining privacy between adjoining uses and exposure to sunlight and/or daylight.

5.2.5.03 *To maintain the continuity of building frontages along Main Street.*

5.2.5.04 *To generally maintain reinforce and extend the existing predominant spatial character of Main Street. (See illustration 5.2.1.)*

Standards

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

Guidelines

5.2.5.g1 *Side setbacks should be avoided entirely, or developed into pedestrian passages to the street from parking lots or structures located behind Main Street buildings.*

5.2.5.g2 Usable open spaces serving residential and non-residential uses should be located close to the uses served and may be provided by balconies or roof gardens.

II 5.3 Architecture

5.3.1 Building scale, form, massing and character Objectives

5.3.1.01 To create buildings that provide human scale, interest and variation.

5.3.1.02 *To maintain the prevailing commercial storefront character along Main Street through the use of simple flat roofed forms, wall planes parallel to the street and continuous attached buildings.*

5.3.1.03 *To maintain the existing scale of predominantly one to two story-building frontages found along Main Street.*

5.3.1.04 To create occasional special building forms that terminate views, emphasize intersections, help define the passage between subareas and provide varied skylines.

5.3.1.05 To emphasize the entry or entries to a building.

5.3.1.06 To promote sun and sky exposure to public streets and open spaces.



Illustration 5.3.1.05



Illustration 5.3.1.o7

- 5.3.1.o7 To moderate scale changes between adjacent buildings.
- 5.3.1.o8 ***To maintain the architectural dominance of the two landmarks at either end of the street (the old Carnegie Library and the old Arapahoe County Courthouse)***
- 5.3.1.o9 To avoid large areas of undifferentiated or blank facades.
- 5.3.1.o10 Where near designated historic buildings or contributing buildings, or within an historic district, to respect the form, detail, materials and colors of historic buildings through either careful emulation, or appropriate contrast in the design of new buildings.
- 5.3.1.o11 ***To maintain Main Street's older, town center commercial character through the use of smaller scale details, architectural elements, materials, transparent storefronts and a traditional facade proportion and architectural organization.***
- 5.3.1.o12 To provide transparency for the street facing facades (particularly at the ground floor level) consistent with the nature of the use: greater transparency for commercial uses, less transparency for residential uses.
- 5.3.1.o13 To create visual interest through the interplay of sunlight and shadow.

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;
 - Expression of architectural or structural modules and detail;
 - Diversity of window size, shape or patterns that relate to interior functions;



Illustration 5.3.1.s1

- Emphasis of building entries through projecting or recessed forms, detail, color or materials;
- Variations of material, material modules, expressed joints and details, surface relief, color and texture to scale;
- Tighter, more frequent rhythm of column/bay spacing, subdividing the building facade into smaller, more human scaled elements.

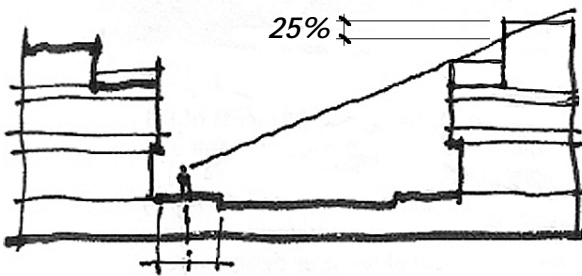


Illustration 5.3.1.s2

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.

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:



Illustration 5.3.1.s3

- ***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.***
- ***Each 'base' should be composed of the first floor or possibly the first two floors of the building.***
- ***Each 'base' in its entirety should be designed to give the appearance of greater height than any single floor of the middle.***

- *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.*

5.3.1.s4 Primary building facades shall include some elements that provide a change in plane that create 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;



Illustration 5.3.1.s4

Guidelines

5.3.1.g1 For long building facades, the building design should create varied roof parapet and cornice lines in order to create interesting and human scaled skylines.

5.3.1.g2 Distinctive corner, entry treatments and other architectural features designed to interact with contextual features may be designed differently than the 'base', 'middle' and 'top'. This difference would allow the addition of vertical emphasis at significant architectural points along the building facade.

5.3.1.g3 *The existing historic building width modules found along Main Street should be maintained in any restoration, or used to scale and modulate the Main Street façade of any new construction.*

5.3.1.g4 *New buildings should maintain the continuity of ground floor storefront windows and entries found on Main*

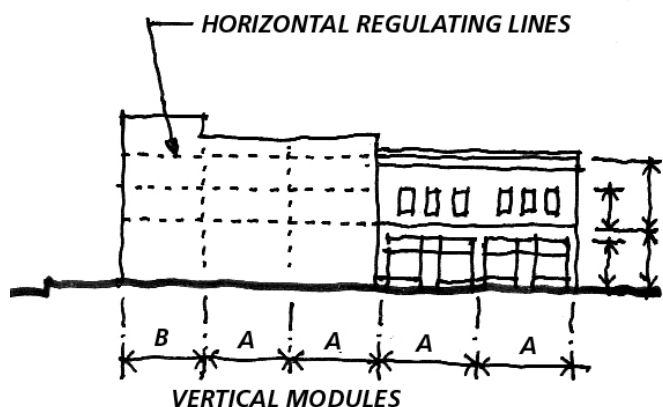
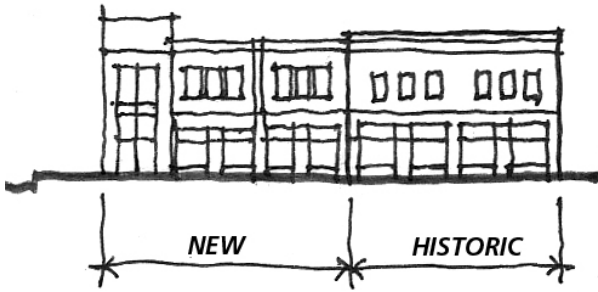
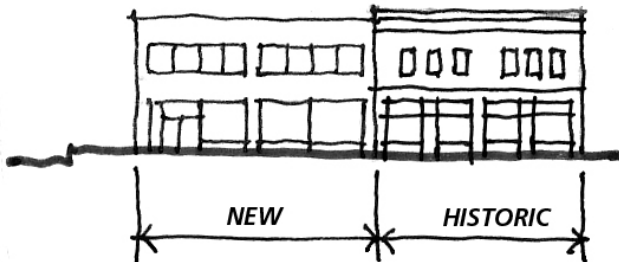


Illustration 5.3.1.g3



Desirable example

Illustration 5.3.1.g5



Undesirable example

Illustration 5.3.1.g5



Illustration 5.3.2.o8

Street and generally repeat their height, width and proportion.

5.3.1.g5

New buildings should emulate the upper floor historic window proportions, patterns and types in the design of multistory facades.

5.3.2 Building materials Objectives

5.3.2.o1

To reinforce the predominant use of brick as expressed in the existing historic buildings along Main Street.

5.3.2.o2

To use highly transparent glass with low reflectivity for all windows in buildings along Main Street.

5.3.2.o3

To use materials with intrinsically muted but rich colors.

5.3.2.o4

To use paints and coatings that are generally muted but 'rich' rather than tinted in tone. Careful use of brighter accent colors may be appropriate.

5.3.2.o5

To encourage color and material variety between buildings, but not to the extent of fostering many, strongly contrasting buildings.

5.3.2.o6

To use lasting materials that weather well and gracefully age.

5.3.2.o7

To use materials that need less maintenance and that resist vandalism.

5.3.2.o8

To use materials that incorporate human scale in their modules and have the ability to receive and/or provide detail and textural relief.

Standards

5.3.2.s1

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

5.3.2.s2

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

- 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.

Guidelines

- 5.3.2.g1 Infill materials should have a non-structural appearance.
- 5.3.2.g2 Other wall or wall component materials, including but not limited to glass fiber reinforced concrete, fiber reinforced plastic, metal panels, architectural precast concrete, architecturally cast concrete, cast stone, specially treated concrete masonry units, terra cotta, cement stucco, wood and hardboard siding may be used as secondary rather than primary exterior wall materials.
- 5.3.2.g3 Simulated stone, standard concrete masonry units and standard cast in place or precast panels should not be used as visible wall materials.
- 5.3.2.g4 Window, door and storefront framing systems should be composed of either wood, metal clad wood, or metal. Vinyl window frames are strongly discouraged. Replacement windows and storefronts in designated buildings in the Main Street Historic District should match as closely as possible the original framing and materials.
- 5.3.2.g5 ***Materials used for rear facades of buildings along Main Street should reflect the scale, character and quality of the front façade materials.***



Illustration 5.3.3.o2

5.3.3 Parking structures

Objectives

- 5.3.3.o1 To minimize the visual impact of parked cars on the pedestrian experience and the street environment.
- 5.3.3.o2 To increase pedestrian activity and interest along the street by the way the ground floor of parking garages are treated, either functionally and/or architecturally.
- 5.3.3.o3 ***To design parking garages visible from streets or public open spaces so that***

they are consistent with Main Street's quality and character.

5.3.3.04 To create visual interest in all facades that face public streets and open spaces.

5.3.3.05 To avoid large areas of undifferentiated or blank facades.

5.3.3.06 *Where near designated historic buildings , or within the Main Street Historic District, to respect the form, detail, materials and colors of historic buildings through either careful emulation, or appropriate contrast in the design of parking garages.*

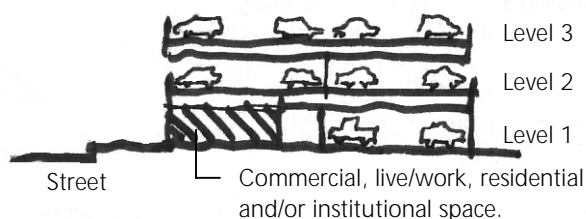


Illustration 5.3.3.s1

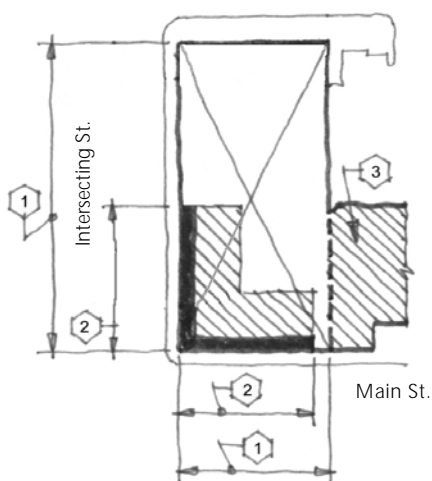
Standards

5.3.3.s1 *A parking structure with a facade facing Main Street shall provide commercial, live-work, residential and/or institutional space for the entire garage's ground level Main Street facing frontage and at least 100 feet of any garage frontage along an intersecting street, excepting vehicular and/or pedestrian access points to the garage.*

5.3.3.s2 Parking garage openings shall be vertically and horizontally aligned when viewed from a public street

5.3.3.s3 Each building facade oriented to the street or public space shall include architectural variety and scale through the use of such elements as: expressions of building structure; patterns of window, door or other openings that provide surface variation through change of plane; change in color; change in texture; change in material module or pattern; art, signs or ornament integral with the building.

5.3.3.s4 Street oriented facades shall conceal the view of parked cars and light sources from the exterior view for the full height of the structure.



1 Street oriented garage frontage.

2 Ground floor uses meeting 5.3.3.s1 standard.

3 Adjacent commercial uses.

Illustration 5.3.3.s1a

Guidelines

5.3.3.g1 Sloping ramps should not be visible within the street facade of any parking structure.

5.3.3.g2 Openings in parking structure facades that face a street should be proportioned more

like separate windows in a wall than long horizontal gaps between the structural frame.

5.3.4 Building lighting

Objectives (see also: Chapter 15, Lighting Requirements, City of Littleton Title 10 of the Municipal Code)

- 5.3.4.o1 To accentuate important architectural components of the building, (such as entries, towers or roof elements), or repetitive columns or bays.
- 5.3.4.o2 To add to the general image of a safe, well-lit street environment.
- 5.3.4.o3 To provide lighting for safety and ease of access at building entries.
- 5.3.4.o4 To avoid significant night sky light pollution.
- 5.3.4.o5 ***To add interest and variety to Main Street's nighttime environment.***
- 5.3.4.o6 To avoid glare into residential uses.

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.
- 5.3.4.s2 Entry lighting shall complement the building's architecture. Standard security lighting shall not be allowed.

Guidelines

- 5.3.4.g1 While internal storefront display lighting and lighted signs should receive the most emphasis, additional lighting that highlights important architectural elements is very desirable.
- 5.3.4.g2 Garage entries and service areas off alleys should be adequately lit by lighting fixtures that do not create glare or night sky light pollution. Mount fixtures on the building whenever possible.

5.3.5 Roof-top design and mechanical equipment screening

Objectives

- 5.3.5.o1 To maintain the integrity of architecturally designed building tops.

5.3.5.o2 To significantly reduce or eliminate the visual clutter of rooftop equipment as seen from the street or public open space.

5.3.5.o3 To reduce equipment noise impacts on adjacent residential uses.

Standards

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

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.***

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

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.

Guidelines

5.3.5.g1 For buildings with flat roofs, the design of 'roofscape' elements of such as mechanical screening, or penthouses, should relate directly to the building wall design below or provide a careful contrast to emphasize the wall below.

5.3.5.g2 In mixed-use development, if residential uses are located near mechanical equipment, care should be taken to mitigate the impacts of noise and odors.

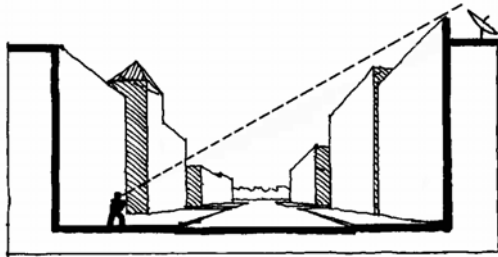


Illustration 5.3.5.s1

II 5.4 Landscape Architecture

The landscape architecture section of this document references the City of Littleton Landscape Design Criteria Manual (here in referred to as the Landscape Manual) and Chapter 15, Lighting Requirements, City of Littleton, Title 10 of the Municipal Code. Quantity, quality, size, and type of plant materials required are identified in the Landscape Manual. Where the quantity, size, or type of plant material is given in these guidelines, the guidelines supercede the Landscape manual.

5.4.1 Open space on private property

Objectives

- 5.4.1.o1 To insure that no part of the final development is left without deliberate and well-designed hardscape and/or landscape treatment.
- 5.4.1.o2 To reinforce the pedestrian environment established in the adjoining street right-of-way.
- 5.4.1.o3 To create private hardscape and landscape that enhances the quality of the public realm.
- 5.4.1.o4 To create private hardscape and landscape that maintains and enhances the value of adjoining property.
- 5.4.1.o5 To provide private hardscape and landscape that adds value to the uses on the property.
- 5.4.1.o6 To create usable open spaces for the occupants of the uses on the property.
- 5.4.1.o7 To ensure adequate buffering between adjacent land uses.

Standards

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

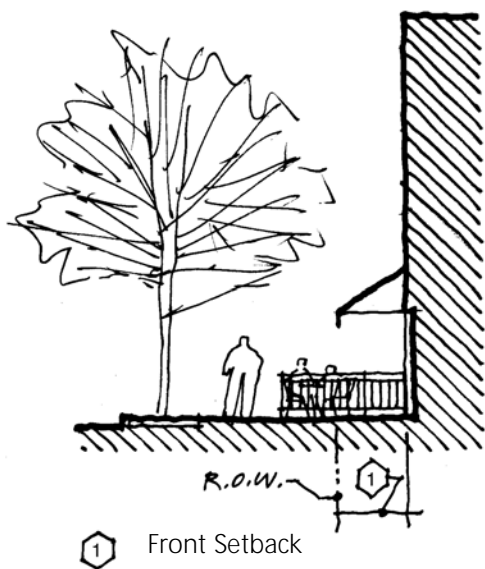
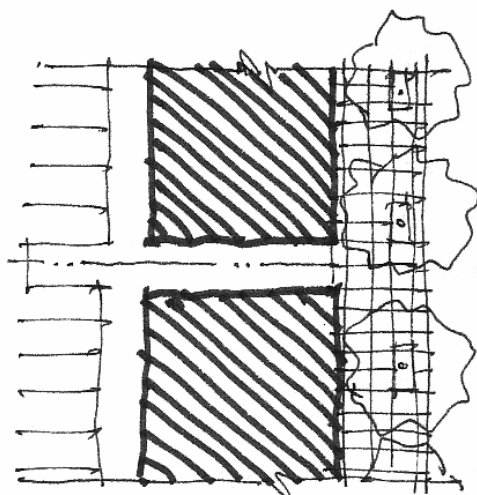


Illustration 5.4.1.s3



Side yard as a passageway
Illustration 5.4.1.s4

Guidelines

- 5.4.1.g1 Where space permits, planting in containers, raised planters, or cutouts in the paving, is encouraged.

5.4.2 Parking areas

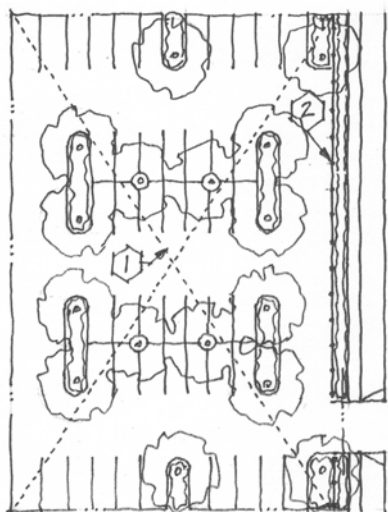
Objectives

- 5.4.2.o1 To reduce the scale of surface parking lots.
- 5.4.2.o2 To soften the appearance of parking lots with the addition of landscaping.
- 5.4.2.o3 To reduce the overall amount of heat re-radiated from parking areas.
- 5.4.2.o4 To provide some shade for parked vehicles.
- 5.4.2.o5 To screen the view of surface parking lots and the cars in them from adjoining streets, public open spaces, pedestrian paths and bikeways.

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.)

- 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



- 1) 10% of the lot's interior is landscaped exclusive of parking lot screening (see 5.4.2.s4).
- 2) 4 feet wide parking lot screening (see 5.4.2.s4).

Example of large parking lot interior landscaping at 10 percent.
Illustration 5.4.2.s2a

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.

- 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.

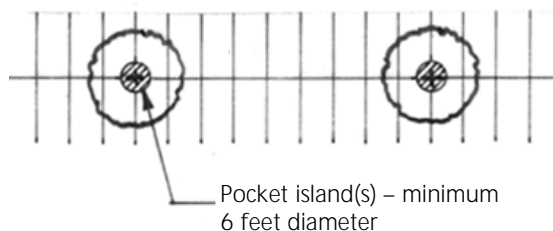


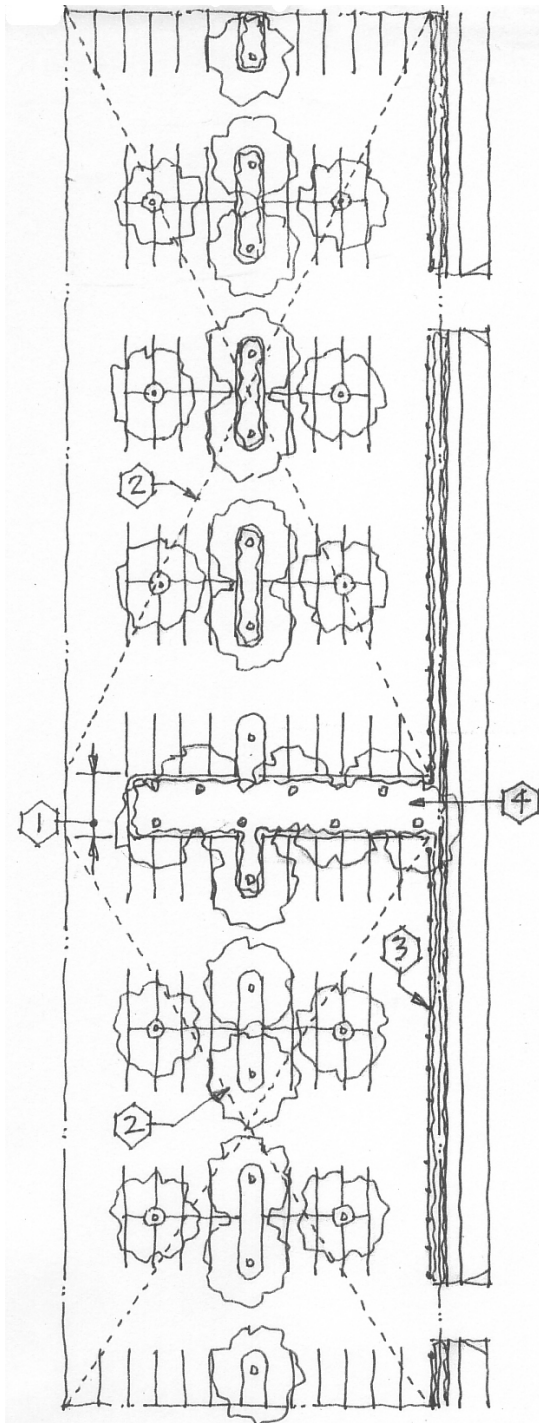
Illustration 5.4.2.s3



Example of pocket islands
Illustration 5.4.2.s3a

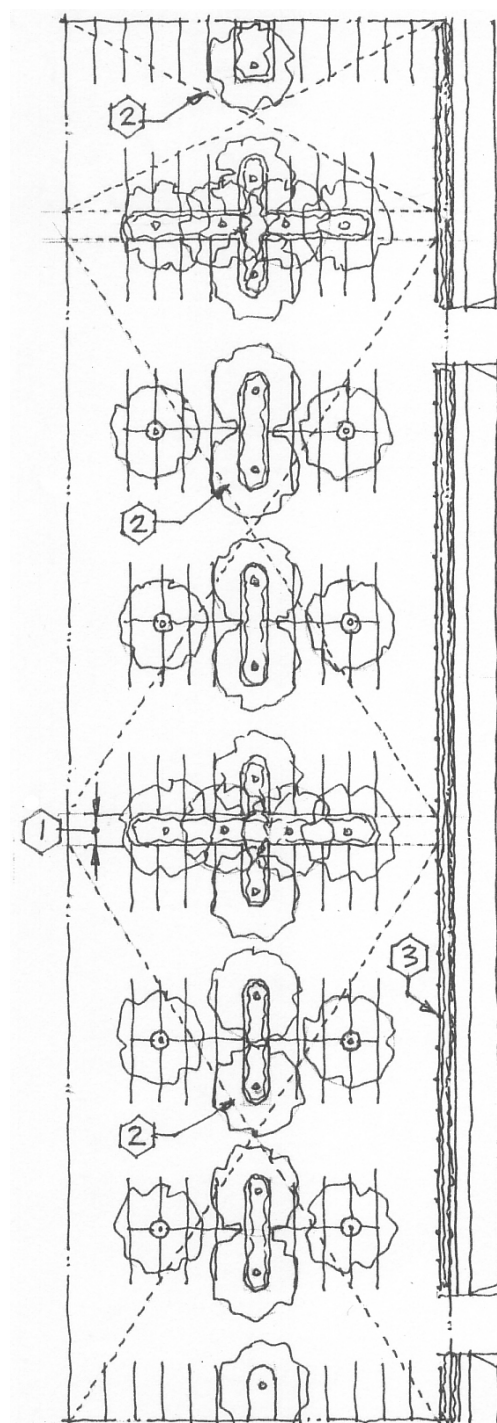
The islands shall be a minimum of eight feet in width and 120 square feet in area to allow adequate space for tree roots. The use of turf is discouraged on islands unless they are at least 20 feet in width. In general a parking island should contain a shade tree (or several if appropriately spaced), 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.

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.



- 1 20 foot wide landscaped parking lot separation area.
- 2 Interior landscaping at 5 percent of the lot, exclusive of the separation area and parking lot screening.
- 3 4 foot wide parking lot screening.
- 4 Parking lot separation area must be visually break the lot at a street, or public open space.

Example of large parking lot interior landscaping with visually separate lot segments.
Illustration 5.4.2.s2b



- 1 10 foot wide landscaped divider.
- 2 Interior landscaping at 5 percent of the lot, exclusive of the planting dividers and parking lot screening.
- 3 4 foot wide parking lot screening.

Example of large parking lot interior landscaping with landscape dividers.
Illustration 5.4.2.s2c

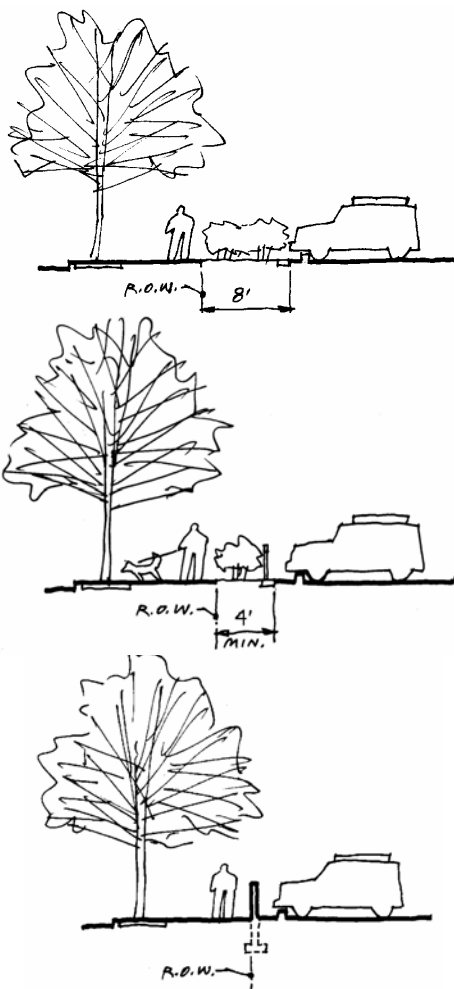


Illustration 5.4.2.s4

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.

5.4.2.s5

Where parking lots are used primarily for truck parking, the screening of trucks from the street side and rear property lines is required using such methods as:

- A row of trees, deciduous or evergreen, no further apart than 30 feet on center within a landscaped zone 8 feet wide.
- 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. at maturity, and a quality metal railing fence (not chain link) at least 8 feet high. The spacing between fence pickets shall be no greater than 4 inches in any direction.



*Example of a low railing and hedge
Illustration 5.4.2.s4a*



*Example of a tall railing and hedge
Illustration 5.4.2.s4b*



*Example of a wall and hedge
Illustration 5.4.2.s4c*

- 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, , and a solid masonry wall at least 8 feet high.

Guidelines

- 5.4.2.g1 The number and initial size of shade trees should be maximized in the landscaping of parking lots. Landscaped area requirements may be reduced if a greater number or size of trees is provided other than required or expected.

5.4.3 Site distance triangles

Objectives

- 5.4.3.o1 To maintain appropriate sight lines for vehicles entering and exiting a site, as well as those approaching internal intersections.

Standards

- 5.4.3.s1 All motor vehicle access points to a site shall be designed with traffic, bicycle and pedestrian safety in mind. All projects shall be subject to the Sight Distance Triangles provisions in Section 7 of the Landscape Manual.

Guidelines

None.

5.4.4 Existing landscaping

Objectives

- 5.4.4.o1 To save and reuse existing healthy trees and shrubs to the extent possible.
- 5.4.4.o2 To insure that all existing trees and plants that are incorporated into the landscape design are adequately protected and maintained during construction.

Standards

- 5.4.4.s1 All projects shall be subject to the Existing Landscaping provisions in Section 7 of the Landscape Manual.

Guidelines

None.

5.4.5 Screening, walls and fencing

Objectives

- 5.4.5.o1 To screen or block from view outside trash receptacles, loading docks, open storage areas and utility boxes/equipment from public sidewalks, streets, bikeways and other public areas from which the property is visible.
- 5.4.5.o2 To provide security and privacy for private and common open spaces not open to the general public.
- 5.4.5.o3 To relate the design and materials of fences and walls to the architecture and/or landscape architecture of the project.

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.
- 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.
- 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.
- 5.4.5.s4 Typical vertical board or palisade fences are not allowed if viewable from the street.
- 5.4.5.s5 All trash containers must be covered.

Guidelines

None.

5.4.6 Private open space, detention areas and drainage channels

Objectives

- 5.4.6.o1 To insure that private open space, detention areas and drainage channels, not designated as natural areas be designed and landscaped in such a manner to blend properly with the property and adjacent uses.

Standards

- 5.4.6.s1 All projects shall be subject to the Existing Landscaping provisions in Section 7 of the Landscape Manual.

Guidelines

None.

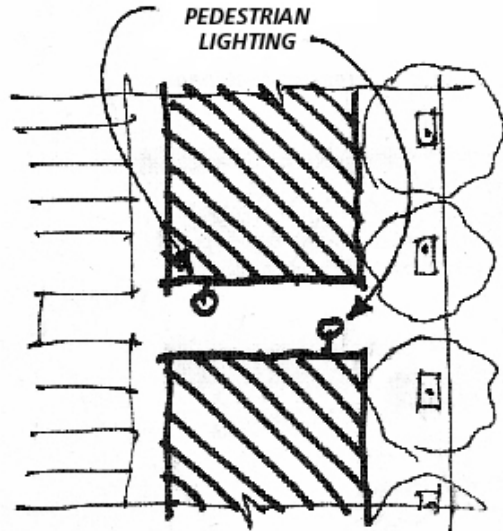
5.4.7 Site lighting/parking lot lighting

Objectives

- 5.4.7.o1 To define practical and effective measures by which the obtrusive aspects of excessive and/or careless outdoor light usage can be minimized.
- 5.4.7.o2 To preserve safety, security and the nighttime use and enjoyment of property.
- 5.4.7.o3 To curtail the degradation of the nighttime visual environment.
- 5.4.7.o4 To encourage lighting practices that direct appropriate amounts of light where and when it is needed.
- 5.4.7.o5 To increase the use of energy-efficient sources.
- 5.4.7.o6 To decrease the wastage of light and glare resulting from over lighting and poorly fixtures.
- 5.4.7.o7 To provide interest and identity through architectural and landscape lighting.

Standards

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



Illustrations 5.4.7.s6

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

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.

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.

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

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

Guidelines

5.4.7.g1 Lighting systems should be interrelated, organized, simple and avoid a variety of different lighting types.

5.4.7.g2 On-site pedestrian lights should be mounted on buildings whenever possible.

5.4.7.g3 If free standing, on-site pedestrian pole lights are used, they should be a minimum of ten feet high and a maximum of fourteen feet high.

5.4.7.g4 The color of the light emitted by parking lot and off-street pedestrian lighting should match the color of light emitted by on-street lighting. If both white light (fluorescent or metal halide) and warm yellow (high pressure sodium) are used in on-street lighting, parking lot lighting shall match on-street lighting; and off-street pedestrian lighting shall match on-street pedestrian lighting.

5.4.7.g5 Steps and/or ramps at or leading to a primary building entry should be illuminated sufficiently for safe access.

5.4.8 Paving materials

Objectives

- 5.4.8.o1 To provide safe paving conditions for all persons.
- 5.4.8.o2 To provide quality of paving materials and patterns consistent with the quality of the surrounding architecture and open spaces.
- 5.4.8.o3 To create interest and variation within the paved surface.
- 5.4.8.o4 To differentiate between functional areas in plazas, drop-offs and sidewalks.
- 5.4.8.o5 To coordinate with the paving used in the public right-of-way where on-site paving intersects with right-of-way paving.

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

Guidelines

- 5.4.8.g1 Special paving should be carefully chosen for structural capability and durability in the local climate.
- 5.4.8.g2 Special paving patterns and materials may be used to emphasize entries, provide interest and variation and differentiate functional areas.
- 5.4.8.g3 Concrete, asphalt, granite, local sandstone or hydraulically pressed base with thickness no less than 80 mm should be used for vehicular use in drives and drop-off areas.

5.4.9 Landscape materials, xeriscaping, irrigation and maintenance

Objectives

- 5.4.9.o1 To conserve energy and water resources by encouraging the use of xeriscaping and water conserving irrigation techniques.
- 5.4.9.o2 To use plant materials that survive with reasonable care in our high plains climate.

- 5.4.9.o3 To ensure the long-term health of functional and attractive landscaping by encouraging the proper maintenance thereof.
- 5.4.9.o4 To promptly replace dead plant materials.
- 5.4.9.o5 To maintain irrigation systems in proper operational conditions.
- 5.4.9.o6 To minimize the area of exposed mulch or bare earth in planted areas.

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

Guidelines

- 5.4.9.g1 The practice of xeriscaping, which is landscaping to conserve water without the loss of aesthetic appeal, is strongly encouraged. Refer to Section 5 of the Landscape Manual for the seven-step approach to xeriscaping.
- 5.4.9.g2 The size, quantity and spacing of plants should be appropriate for the location in the initial and projected appearance at maturity.

- 5.4.9.g3 Shrubs and groundcovers should be selected and planted so that they grow together forming a simple, continuous masses, with little or no mulch visible.
- 5.4.9.g4 Plant materials should be organized into zones of similar water need and solar aspect in order to apply a consistent and efficient water flow.
- 5.4.9.g5 Water should be applied to follow the natural seasonal curve and daytime evapo-transportation curve: more in summer heat, less in spring and fall. For example, changing controller settings once a month can reduce water use and run-off by 30 percent.

II 5.5 Signs

5.5.1 General criteria

a. Type

Objectives

- 5.5.1.oa1 To allow a limited variety of sign types consistent with types found during the formative periods of development for the subarea.
- 5.5.1.oa2 ***To reinforce the small scale town center character of Main Street, which is described in Section 5.1.1.***
- 5.5.1.oa3 ***To reinforce the historic character of the town center.***
- 5.5.1.oa4 To locate, size, and design multiple signs for a single or several uses in one building so as to eliminate conflicts, mitigate the impact and effects of the signs on adjoining properties, avoid clutter and achieve the desired character of their application.

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.

Guidelines

- 5.5.1.ga1 While not superceding the limitations on the number of signs permitted in Chapter 3, Sign Code, but in an effort to limit the variety of sign types used on a single building in this subarea, the following combinations should be considered:

- One (1) wall sign per use; window signs limited to 10 percent of any window area; one (1) monument sign per building frontage, but awning signs, pole signs, or projecting signs are discouraged in this combination.
- Window signs limited to 20 percent of the window area, awning signs, and one (1) projecting sign per use, but wall signs, pole signs, or monument signs are discouraged in this combination.
- One (1) wall sign per use, one (1) projecting sign per use if located or designed so as not to visually conflict, window signs limited to 10 percent of any window area, but awning signs, pole signs, or monument signs are discouraged in this combination.
- One (1) monument sign per building; one (1) wall sign per use; window signs limited to 10 percent of the window area; but projecting signs, pole signs, or awning signs are discouraged in this combination.

b. General number and location

Objectives

- 5.5.1.ob1 To allow a limited number of signs, commensurate with the needs of the uses in the building.
- 5.5.1.od2 ***To reinforce the small scale town center character of Main Street, which is described in Section 5.1.1.***
- 5.5.1.ob3 To respect the architectural character and design of the building in the determination of the number and location of signs.
- 5.5.1.ob4 ***To relate the location of signs to locations originally found on the older commercial buildings of the subarea, such as in specifically designed architectural wall panels or zones above storefronts, on exposed side walls, or on ground floor shop windows. Traditional multifamily residential signs are usually related to building identity, not goods or services, and are generally located above the***

main entry or on a low free-standing sign near the main entry.

- 5.5.1.ob5 To avoid sign clutter where the number and size of signs dominate the storefront or façade of the building.

Standards

- 5.5.1.sb1 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.

Guidelines

- 5.5.1.gb1 Signs should not be located within the residential portion of the facade of any mixed use building.
- 5.5.1.gb2 A maximum combination of three sign types should be used for any building frontage. Such sign types are: wall, projecting, ground, window, awning, marquee and arcade. (See 5.5.1.ga1 for suggested combinations.)

c. General size and height

Objectives

- 5.5.1.oc1 To relate the size of signs to the location and speed of movement of the viewer.

5.5.1.oc2 *To reinforce the small scale town center character of Main Street, which is described in Section 5.1.1.*

5.5.1.oc3 To respect the architectural character and design of the building in the determination of the size of signs.

5.5.1.oc4 To relate the height of signs to the heights predominantly found during the formative periods of development for the subarea.

5.5.1.oc5 *To relate the size of signs to the urban design characteristics of Main Street, i.e., the views of the mountains and the historic Carnegie Library to the west, and the view of the historic Arapahoe County Courthouse to the east.*

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.

Guidelines

No additional guidelines.

d. General design and illumination

Objectives

5.5.1.od1 *To reinforce the small scale town center character of Main Street, which is described in Section 5.1.1.*

5.5.1.od2 To relate the design and illumination of signs to the sign design character originally found during the earlier periods of the subarea's development.

5.5.1.od3 *To relate the design and illumination of signs to the urban design characteristics of Main Street, i.e., the views of the mountains and the historic Carnegie Library to the west, and the view of the historic Arapahoe County Courthouse to the east.*

5.5.1.od4 To respect the architectural character and design of the building in the determination of the design of signs.

5.5.1.od5 *To relate the design and illumination of signs to a lively pedestrian environment that supports an active downtown Littleton.*

- 5.5.1.od6 To relate the design and illumination of signs to Littleton's Lighting Requirements of Chapter 15, Title 10 of the Municipal Code.
- 5.5.1.od7 To provide high quality signs.
- 5.5.1.od8 To create signs that are expressive of the activity or product of the use for which they are displayed.

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.

Guidelines

- 5.5.1.gd1 Sign illumination should be integrated into the design of the sign. Signs may be externally lit so long as the external lighting has been conceived and controlled as part of the sign design.

5.5.1.gd2 Exposed neon may be used as a light source in this subarea so long as it meets one of the following sign criteria:

- Confined to the lighting of channel letters / numbers / symbols or reverse channel letters / numbers / symbols (halo signs).
- ***Has precedent in the historical signs that existed in this area.***
- Does not become an architectural element or part of the lighting of the building.

5.5.1.gd3 Internally illuminated sign cabinets, either for wall or projecting signs, should not have white or light colored back-lit translucent face panels.



Illustration 5.5.2.s1

5.5.2 Wall signs Objectives

5.5.2.o1 To integrate wall signs with the architecture of the building.

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.

Guidelines

5.5.2.g1 Wall and projecting signs may be used together, with the wall sign generally higher than the projecting sign. See III. 5.5.2.s4

5.5.2.g2 No more than one wall sign should be allowed for each use by right or for each use by right's street frontage.

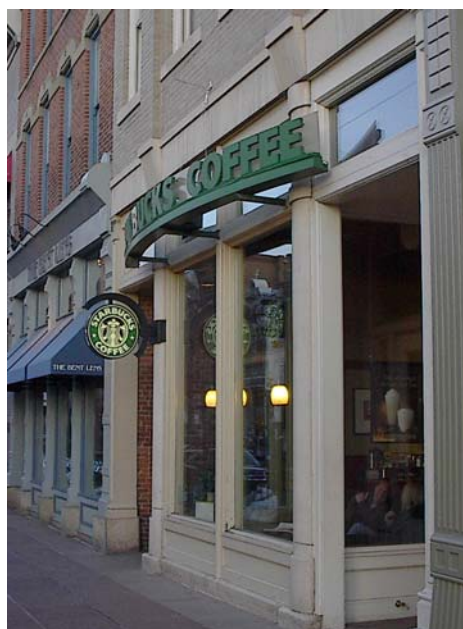


Illustration 5.5.2.s4

5.5.2.g3 Wall signs should not overlap, or generally conflict with important architectural features such as windows, cornices, belt courses, or other details.

5.5.2.g4 Wall signs located on the side wall of a building that faces a side property line (including a side property line along a street), should not be lighted above the ground floor.

5.5.2.g5 In general, wall mounted sign cabinets should be discouraged.

5.5.2.g6 Wall signs should be composed of individually mounted letters, logos or icons without sign backing panels, or letters/logos mounted on a backing panel. Fabricated or flat cut-out letters and shapes at least 1 inch thick or pinned off 1 inch from the wall or sign backing are strongly encouraged with or without a backing panel.

5.5.2.g7 *Wall signs may be painted directly onto a wall in the manner found in the formative years of the town. Such painted signs may be externally lit.*

5.5.2.g8 *Preferably, wall signs if lighted should be externally lit from a shielded light source in keeping with the historic nature of the subarea. However, internally illuminated channel letters or reverse channel halo-lit letters and graphic shapes are acceptable.*

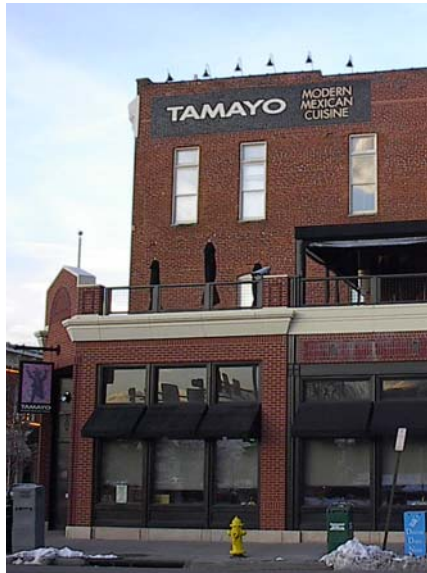


Illustration 5.5.2.g7



*Examples of desirable wall signs
Illustration 5.5.2*



Example of undesirable conflict

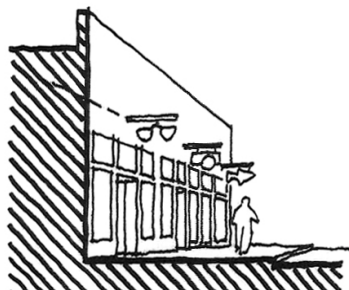


Illustration 5.5.3.g3

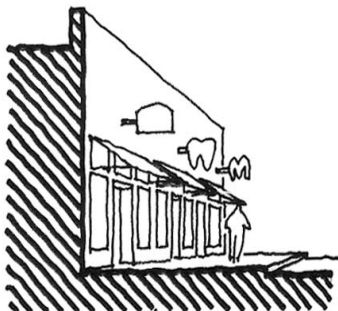


Illustration 5.5.3.g4



Illustration 5.5.3.g6

5.5.3 *Projecting signs*

Objectives

No additional objectives.

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.

Guidelines

- 5.5.3.g1 No more than one projecting sign should be allowed for each use by right or for each use by right's street frontage.
- 5.5.3.g2 Projecting signs should be encouraged, but carefully used so as not to conflict with wall signs or awnings. In general, they should not be closer than 50 feet apart, and no more than 3 for 200 feet of street frontage. Projecting signs eight (8) square feet per sign face or less may be closer and/or more frequent.
- 5.5.3.g3 All projecting sign structures on a building should be located at the same height as the other sign structures.
- 5.5.3.g4 Projecting signs should be located above or below awnings, but not in line with the awnings.
- 5.5.3.g5 Projecting signs should not be greater in size than 12 square feet per face or 24 square feet per sign.
- 5.5.3.g6 Projecting signs should be unique and interesting in shape or profile. Typical square or rectangular sign cabinets or panels should be discouraged. Three dimensional shapes or symbols are encouraged.
- 5.5.3.g7 ***Projecting signs, if lighted, are encouraged to be externally lit. Internally lit sign cabinets are discouraged, particularly those with white or light colored translucent sign faces. Internally lit channel letters, logos, or iconic forms, with or without exposed neon, are also acceptable, if in keeping with the historic nature of the subarea.***



Examples of desirable projecting signs
Illustration 5.5.3

5.5.4 Ground signs

Objectives

No additional objectives.

Standards

- 5.5.4.s1 Ground signs shall have no more than two separate sign cabinets, sign backings, or sign forms.
- 5.5.4.s2 Ground signs shall be limited in height to 8 feet in this subarea.

Guidelines

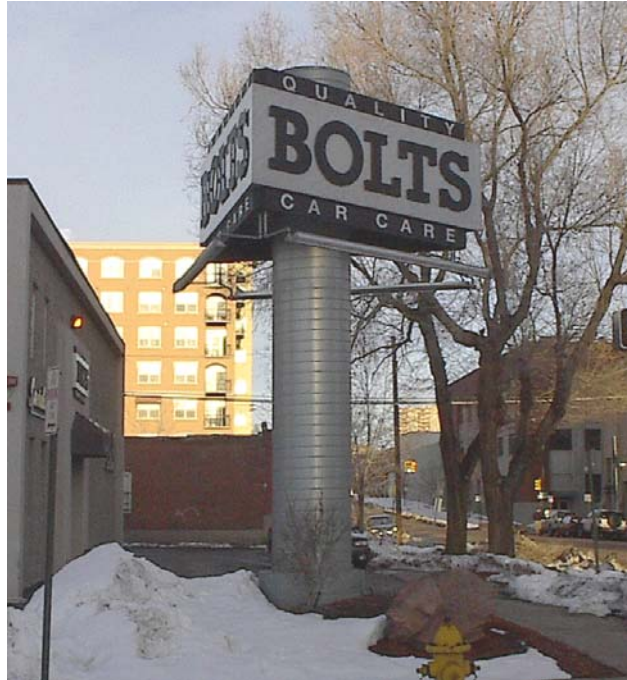
- 5.5.4.g1 Typical pole signs are discouraged. 'Designed' pole or post signs are encouraged when the vertical supports are integrated into the design of the sign.
- 5.5.4.g2 Where a ground sign is appropriate, a 'designed pole' or 'monument' sign type should be used.
- 5.5.4.g3 Monument signs are preferred rather than pole signs except where prohibited in sight triangles at intersections.
- 5.5.4.g4 The base of a monument sign should be composed of a material used in the architecture of the building that encloses the use for which the sign is intended.
- 5.5.4.g5 Sign cabinets may be used for monument signs so long as the sign face is not translucent or light colored except for letters or logos.
- 5.5.4.g6 The design of joint identification signs should be uncluttered, easily readable, and of high quality. Ways to avoid a cluttered appearance are:
- The sign text for most components is composed of the same type face and size.
 - The sign structure or frame is dominant enough or simple enough to visually organize varied components.
 - The sign has a clear hierarchy or importance in its components.



*Example of a standard pole sign
Illustration 5.5.4.g1*



*Example of desirable joint identification
sign
Illustration 5.5.4.g6*



*Examples of ground signs with 'designed' poles
Illustration 5.5.4*

5.5.5 *Marquee Signs*

Objectives

No additional objectives.

Standards

No additional standards.

Guidelines

- 5.5.5.g1 Marquee signs should be used for only a few important buildings, uses, or entries.
- 5.5.5.g2 Marquee signs should be located only over important building entries or the entry of a major tenant.

5.5.6 *Window signs*

Objectives

No additional objectives.

Standards

No additional standards.

Guidelines

- 5.5.6.g1 Window signs are encouraged so long as the overall sense of the window's transparency and openness to the interior or the display is maintained.
- 5.5.6.g2 Window signs should generally be located in the lower or upper 25 percent of the window area. Window signs may be located in the middle portion of the window, but should not substantially obscure the activities or displays beyond the window.
- 5.5.6.g3 Window signs should not be larger than 10 percent of each window or door area except that window signs may be as large as 20 percent of each window area if no wall sign is provided.
- 5.5.6.g4 Storefront window signs should be limited to either the tenant's name or logo. Operating hours are also permitted to be applied onto the glass, but should be kept small, preferably on the windows next to the front door.
- 5.5.6.g5 Window signs on glazing should be either silk screened, back painted, metal leafed, or sand blasted onto the glass. Vinyl letters should be discouraged.



Illustration 5.5.6.g2



*Examples of desirable window signs
Illustration 5.5.6*

5.5.7 Awnings and awning signs

Objectives

No additional objectives.

Standards

5.5.7.s1 Backlit awnings with or without signs shall not be allowed. ***Shielded down lights within an awning that light only the paving under the awning may be acceptable.***

5.5.7.s2 Awning signs shall not be allowed above the ground floor. Awnings without signs may be allowed above the ground floor if they are compatible with the architecture.

5.5.7.s3 Awnings shall be consistent in color and visually balanced over the façade of the building.

5.5.7.s4 Standard residential type aluminum awnings shall not be used.

Guidelines

5.5.7.g1 Each awning for a use by right may have a sign printed on its valence.

5.5.7.g2 Awning signs are encouraged, but should be carefully controlled so as not to become substitute wall or projecting signs.

5.5.7.g3 Entry canopies should not be allowed if they extend more than 4 feet from the building face.

5.5.7.g4 Awning signs should be located primarily on the awning valence that faces the street, not on a valence that is generally perpendicular to the street.

5.5.7.g5 If side panels are provided, such panels should not carry signs greater in area than 20 percent of the area of the awning sign panel.

5.5.7.g6 A logo or symbol but not primarily text should be located on the sloped portion of the awning. The logo, symbol, and associated text should be no greater than 15 percent of the sloped area of the awning.

5.5.7.g7 Text on awning valences should not be greater than 8 inches high. A valence drop length should be no greater than 12 inches.



*Example of extensive undesirable text on sloped portion of awnings
Illustration 5.5.7.g6*



*Example of an undesirable typical residential metal awning
Illustration 5.5.7.g7*



*Example of acceptable metal awnings
Illustration 5.5.7.g7a*

- 5.5.7.g8 Awnings should be composed of non-combustible acrylic fabric.
- 5.5.7.g9 Awnings should fit within a building's or storefront's individual bays or columns, not extend over them.
- 5.5.7.g10 Awning should be composed of traditional forms, and complement the window or bay within which it occurs. Straight, more steeply sloped awnings are preferred. Rounded awnings are discouraged. Rounded awnings designed to fit arched windows or bays are acceptable.

5.5.8 Arcade Objectives

No additional objectives.

Standards

No additional standards.

Guidelines

No additional guidelines.



*Examples of desirable awning signs
Illustration 5.5.7*

**Received Opposition
Letters for
HPB Reso 04-2017**

February 22, 2017

**COA for Littleton Mixed Use
at 2679 West Main Street**



Dennis Swain <dswain@littletongov.org>

For Hist Pres Board: Strong objection to Mixed Use plan for 2679 W. Main Street

2 messages

Peter TenEyck <PeterT@blueonionmedia.com>

Tue, Feb 21, 2017 at 10:31 AM

To: "cdjm@littletongov.org" <cdjm@littletongov.org>, "cddjc@littletongov.org" <cddjc@littletongov.org>, "amimnaugh@littletongov.org" <amimnaugh@littletongov.org>, "cdds@littletongov.org" <cdds@littletongov.org>
Cc: "teen10eyck@aol.com" <teen10eyck@aol.com>, "pbutterfield@hmbrown.com" <pbutterfield@hmbrown.com>

To Jocelyn Mills, Denise Ciernia, Andrea Mimnaugh and Dennis Swain,

Hello and thank you for taking time to review this email.

I appreciate the job you have been tasked with and on an even greater scale, appreciate your proven willingness to listen to the publics' concerns as they relate to this ill-advised project but mostly for your actions taken to this point.

I would also like to thank and acknowledge the property owners and the developer for what is clearly a very serious investment in time and money to come up with both the initial concept and the latest modifications as well. This latest rendition while falling way short of what is appropriate for downtown Littleton, none the less shows a significant response to the concerns brought forward by the Historical Preservation Board and that is appreciated.

This project is still **massively inappropriate for Historic downtown Littleton.**

This project does not conform with Code 4-6-14(C):

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

...

- For the purposes of this section, **the term "compatible" shall mean consistent with, harmonious with, and/or enhances the mixture of complementary architectural styles either of the architecture of an individual structure or the character of the surrounding structures.**
- The historic Carnegie Library and the Masonic Hall determine the character and architecture of this visually-defining corner and gateway.
- It is glaringly obvious that the size, mass, unbroken and uncharacteristic length, depth and height of **Littleton Mixed Use, is not compatible, consistent or harmonious with, and does not enhance the architecture or the character of the surrounding historic and defining structures.**
- In my view, this project **does not adhere with the goals and objectives in the Downtown Design Standards and Guidelines.**
- **It does not enhance the "small scale town center character of the downtown area" (5.1.1) "**
- The third story facade, the 5-bay unbroken street frontage, and the atypically long and 3-story-high sides are definitely **not architecturally interrelated to the other corner buildings** at this intersection, specifically the Carnegie Library and Masonic Hall; not even Blue Ribbon Stables. **(II 5.2.1.s4).**
- **52 parking spaces equate to a traffic impact for 112 spaces** - based on the proposed use for the building uses
- Furthermore, access to the street via a driveway over the sidewalk, **detracts from the walkability of Main Street, and introduces hazards for pedestrians (5.2.2.s2) (5.4.3.s1).**
- The length and height and depth of **the building is not "human-scale"**, especially when compared to the other buildings on Main Street **(5.3.1.o1) (5.3.1.s1).**
- The height, the excessive size, the lack of setbacks, the 3rd story and the modern treatment of the atypically long sides visible from all directions, all these elements attack and **degrades the "architectural dominance" of the Carnegie Library building (5.3.1.o8).**
- The Littleton Mixed Use building does not moderate scale differences between adjacent buildings and itself. **This project is simply too massive**, 3 times the size of surrounding buildings, monolithic, and the depth is unusually long and unbroken 3-story contemporary. **It does not gracefully modulate its scale to fit with the surrounding and truly historic nearby buildings** on either side or across the street (i.e. Carnegie Library, Masonic Hall), **especially considering the view from Santa Fe and points west going up the river valley. (5.3.1.o3) (5.3.1.o7).**
- **This project does not keep the scale of the existing historic building "width modules found along Main Street".** This is another design guideline intended to

vertically break up long facades into smaller-scale human-scale frontages that better match the historic 1870-1940 time period of Main Street. **(5.3.1.g3).**

- **Even in this latest modification, the project provides only 50% of the parking that would be required for the proposed uses**, due to their inclusion in the Main St Historic District by the Community Development Director in December.
- Open Space is reduced from 20% to 12%, and Open Space along the street frontage is reduced from 10% to less than 3%.

At the end of the day, Littleton deserves development that is both Code-compliant and of high quality. Please vote no on the COA.

Sincerely,

Peter TenEyck

5771 S. Spotswood Street

Littleton, CO 80120



Dennis Swain <dswain@littletongov.org>

Historic Pres Board - Deny COA for "Littleton Mixed Use"

1 message

CLOE <cloeee@msn.com>

Wed, Feb 22, 2017 at 11:24 AM

To: "cdjm@littletongov.org" <cdjm@littletongov.org>, "cddjc@littletongov.org" <cddjc@littletongov.org>, "amimnaugh@littletongov.org" <amimnaugh@littletongov.org>, "cdds@littletongov.org" <cdds@littletongov.org>

The historic Carnegie Library and the Masonic Hall determine the character and architecture of this visual corner and gateway to downtown Littleton. The size, the mass, the unbroken and length and depth and height of this Littleton "Mixed Use" are not compatible with, not consistent with, not harmonious with and do not enhance the architecture of the character of the surrounding historic structures.

I think this project does not conform with a number of the standards, goals and objectives in the Downtown Design Standards and Guidelines:

- It violates, instead of enhances, the "small scale town center character of the downtown area" (5.1.1)
- The three story façade, the five-bay street frontage, and the long and three-story-high sides are definitely not architecturally interrelated to the other corner building at this intersection, specifically the Carnegie Library and Masonic Hall (II 5.2.1.s4)
- The 52 parking spaces (only 50% of the parking required) access the street with a driveway over the sidewalk which detracts from walkability of Main Street and introduces hazards for pedestrians (5.2.2.s2) (5.4.3.s1)
- The length and height and depth of the building is not "human-scale", when compared to the other building on Main Street (5.3.1.o1) (5.3.1.s1)
- The height, the excessive size, the lack of setbacks, the third story and the modern treatment of the long side visible from all directions attack and degrade the "architectural dominance" of the Carnegie Library building (5.3.1.o8)

- The Littleton Mixed Use building does not moderate scale differences between adjacent buildings and itself. The project is massive - three times the size of surrounding buildings and the depth is unusually long and unbroken. It does not modulate its scale to fit with the surrounding historic buildings on either side or across the street. (5.3.1.o3) (5.3.1.o7)
- The project does not keep the scale of the existing historic building "width modules found along Main Street". This is a design guideline intended to vertically break up long facades into smaller-scale human-scale frontages that better match the historic 1870-1940 time period of Main Street (5.3.1.g3)
- Open space is reduced from 20% to 12%, and open space along the street frontage is reduced from 10% to less than 3%.

I believe Littleton deserves development that is code compliant – that is why we have codes/guidelines right????

Cloe Wright

7743 South Nevada Drive



Jocelyn Mills <jmills@littletongov.org>

Monthly thoughts from a historian to the Historic Preservation Board about Downtown Littleton

1 message

Loretta Lohman <lorettalohman@gmail.com>

Tue, Feb 21, 2017 at 3:24 PM

To: Dennis Swain <cdds@littletongov.org>, Jocelyn Mills <cdjm@littletongov.org>, Denise Ciernia <cddjc@littletongov.org>

Cc: Peggy Cole <pcole@littletongov.org>

My previous emails are included below. I'd actually hoped to attend the meeting this time but am, unfortunately, ill.

I see nothing in the latest version of the plans for this development that makes it fit into the Downtown Littleton Historic District. Further, whilst shopping downtown last week I did not encounter any one who supported the relatively massive development. In fact the under construction roof garden across the street from the proposed building is already of very serious concern. I do wonder how that escaped your purview.

To summarize: nothing has changed vis-à-vis the lack of historic suitability of the proposal; nothing has changed to address the mundane but very real matters of air and water pollution; and nothing has changed to protect the view.

I urge you to deny the certificate one more time.

Loretta Lohman, PhD

On 1/18/2017 11:50 AM, Loretta Lohman wrote:

I am sending, again, my email of December 19, 2016, to refresh your memories. That is below.

As far as I can discern from the various drawings of the proposed development on the west end of Main Street, NONE of my concerns have been addressed. Adding trees to an architect's drawing does not obscure the reality that this proposal remains out of scale for downtown Littleton. If you can visualizing driving WEST on Littleton Boulevard from Woodlawn, try to imagine the right side of your view of the mountains obstructed by a tall building.

If that doesn't help I hope you drove west on Main Street even yesterday late morning. It was not exactly clear driving even a day following the end of snow. And we simply will not mention walking in the area. And that is the fallout from two-story building. Imagine a four-story buildings effect on streets and sidewalks.

Now, there is yet another issue beyond that of road and sidewalk safety, appropriateness for the area, and whether Littleton wants a historic main street or not. That is the issue of yet more significant impervious surfaces and the west end of main street. Adding even more building and fully paved area will increase stormwater runoff in the streets and polluted inflow to the river. In fact, there is probably a case to be made to stop this on water quality grounds UNLESS known successful methods of remediation are incorporated into the plans. I am sure the Public Works folks can direct you to the stormwater permit that may affect this.

To sum up, I see nothing that makes this project eligible for a certificate of approval within the Historic Downtown district. Please reject it.

Loretta Lohman, PhD



Loretta Lohman, PhD
Lohman and Associates
3375 W Aqueduct Ave
Littleton, CO 80123-2903
303-549-3063
lorettalohman@gmail.com

On 12/19/2016 12:23 PM, Loretta Lohman wrote:

Unfortunately I will NOT be able to attend your meeting this evening but I wish to share a few thoughts as a historian and as a 60-year Littleton resident.

First, Littleton is promoting itself as a rich small town with a unique historic downtown area. That particular promotion is shaky at best as there are no shops in downtown that support local interests—no grocer, no drugstore, no place to get a spool of thread or other types of small necessities. It appears that the "tourist" type shops are succeeding but without very much support from the city. The two local shops that do provide necessary items, Savory Spice and Evoo are increasingly difficult for someone like me, who cannot walk long distances, to reach. It turns out that even 11 a.m. on a Sunday morning is not good as there is some sort of large church meeting directly across the street and NEXT to the proposed four-story development.

Your job is to decide if a tall building, with little addition to the sales tax base, is appropriate to an entirely two-story down town area. Is it appropriate in overshadowing the truly historic Carnegie Library building? Is it appropriate to allow only half of the required parking spaces when there is already sufficient parking and too few merchants are providing assistance with parking.

Additionally, you might check with Littleton road maintenance. Four stories at the bottom of main street will, in winter, shade all of the street leading into an already hazardous curve.

If you want to preserve a "historic" downtown this proposal is out of scale and adds unneeded office space to a congested area that is increasingly designed for pleasure seekers and visitors. If you want to preserve a historic district, four stories is not appropriate. If you want to preserve citizen safety while driving and walking, four stories will have a negative effect.

Personally I understand and accept change. But it is always easier to support change that is appropriate to the neighborhood and the needs of that neighborhood. Downtown needs to keep it historic perspective if it is to remain a historic district. And what it really needs is parking and useful retail, not high-end apartments and more bars. It also needs greater consideration to issues like stormwater and other types of pollution, something I would be happy to discuss at another time.

Sincerely,

Loretta Lohman, PhD



Loretta Lohman, PhD
Lohman and Associates
3375 W/ Aqueduct Ave
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303-549-3063
lorettalohman@gmail.com



Dennis Swain <dswain@littletongov.org>

Littleton Mixed Use Project (The Old Valley Feed Store)

1 message

dxolive@netscape.net <dxolive@netscape.net>

Tue, Feb 21, 2017 at 8:20 PM

To: hpbmc@littletongov.org, hpbkf@littletongov.org, hpbpg@littletongov.org, hpbcl@littletongov.org, hpbpk@littletongov.org, hpbdm@littletongov.org, hpbmp@littletongov.org, hpbds@littletongov.org, cdds@littletongov.org, amimnaugh@littletongov.org, cdjm@littletongov.org

Dear Historic Preservation Board,

I am writing to ask you to deny the Certificate of Appropriateness for the "Littleton Mixed Use Project" in our BEAUTIFUL HISTORIC- SMALL TOWN CHARACTER Littleton. This building is still too massive for our Historic Downtown and it does not match the surrounding buildings. Approving something this massive will be setting a precedence for the future of our precious downtown. I do not believe this is what the majority of the citizens of Littleton want for our Historic Downtown. I do not want it to look like downtown Denver. What we allow to be built in downtown does make a difference to those of us who live and enjoy visiting Historic Downtown. The reason it is in front of HPB is because the Planning Commission approved the plan only if HPB would approve the parking exemption. I also do not think that a parking exemption should be considered because Downtown Littleton already has a parking problem and giving a new project an exemption does not make any sense whatsoever.

Please do not approve this building that is much too massive and does not match the existing buildings or feel of our Historic Downtown Littleton.

Thank you for your service to the citizens of Littleton. Thank you for the time that you donate to our fair City. It is much appreciated and I know that you don't hear this enough.

Sincerely,

Jeanie Erickson
District 1



Dennis Swain <dswain@littletongov.org>

Littleton Mixed Use: still not compliant

1 message

Pam Chadbourne <ChadboLittCO@aol.com>

Wed, Feb 22, 2017 at 2:01 AM

To: Pamela Grove <hpbpg@littletongov.org>, Dan Miller <hpbdm@littletongov.org>, Margi Clute <hpbmc@littletongov.org>, Edward Leighty <hpbel@littletongov.org>, Paul Kastner <hpbpk@littletongov.org>, Michael Price <hpbmp@littletongov.org>, David Spratlen <hpbds@littletongov.org>, Kimberly Field <hpbkf@littletongov.org>
 Cc: Pam Chadbourne <ChadboLittCO@aol.com>, Andrea Mimnaugh <amimnaugh@littletongov.org>, Jocelyn Mills <cdjm@littletongov.org>, Denise Ciernia <cddjc@littletongov.org>, Dennis Swain <cdds@littletongov.org>

Hello, members of the Littleton Historical Preservation Board (LHPB),

I was pleased to see the significant changes the Applicant made to the "Littleton Mixed Use" project plan, in response to the Board's findings of fact on January 18. This Applicant has treated the Board and the City with respect. They seem to be sincere investors in Littleton with professional competence who could be great partners in City redevelopment. This project, original or revised, would be great on Littleton Blvd or on Broadway.

However, in spite of the improvements, to me, the revised "Littleton Mixed Use" **still does not conform** to the *Downtown Design Standards and Guidelines* and City Code. If I were on Historical Preservation Board, from what I see now, I would feel **obliged per City Code to vote against the Certificate of Appropriateness (COA)**.

It seems to me that "Littleton Mixed Use" is still too massive and monolithic to fit Main Street's "small-scale town-center character"; and the Main Street facade, and its long high sides and upper floor are too big and too modern, considering the project would share this western gateway corner with the iconic Carnegie Library and the historic Masonic Hall.

It is vital for Littleton's Historical Preservation Board to establish and maintain both the **precedent** of fair, consistent and complete **enforcement** of our City Codes and regulations; and the **physical integrity** of Main Street. If HPB does not enforce our Title 4 Code this time (and it is the Board's, and only the Board's, authority per Code to do so), then the character of Main Street will be changed by this project, and this precedent, forever.

View from east, still high and massive, filling lot without vertical breaks. Still essentially urban, not small-scale town-center character.



I think this project unfortunately still **does not conform with Code 4-6-14(C)**:

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

For the purposes of this section, **the term "compatible" shall mean consistent** with, **harmonious** with, and/or **enhances** the mixture of **complementary** architectural styles

either of **the architecture of an individual structure or the character of the surrounding structures**.

The historic Carnegie Library and the Masonic Hall determine the character and architecture of this visually-defining corner and gateway to the Historic District. The size, the mass, the sheer unbroken and uncharacteristic length and depth and height of Littleton Mixed Use, are **not compatible** with, **not consistent** with, **not harmonious** with, and **do not enhance** the architecture or the character of the surrounding historic and defining structures - especially the essential Carnegie Library and Masonic Hall.

According to the *Historic Downtown Design Standards and Guidelines* (approved July 6, 2011):

Down the street, the **historic Carnegie Library stands apart**, as many civic and institutional buildings have done traditionally. It relates to the district, in terms of masonry materials and overall scale and use of details, but it is **meant to be perceived "in the round,"** with all sides conveying a level of detail that is less frequently seen on the sides or rear elevations of traditional commercial storefronts.

Littleton Mixed Use is so big and uninterrupted, that the tall and long sides are visible from east and west, and also north and south. The 3rd floor facade and the sides are contemporary. The design and mass and style are not harmonious or compatible with viewing the Carnegie Library as it was meant to be viewed, "in the round".



To approve a Certificate of Appropriateness, the Historical Preservation Board has to find that the project, as a "non-conforming" member of the Main Street Historic District, complies with the ***Downtown Design Standards and Guidelines***.

The staff analysis uses only Standards from the Design Standards, and they show compliance with only some of them. I find the interpretation of some of the compliance references unconvincing.

I'm not lawyer, but it's my claim that the Historical Preservation Board must assure that the project complies with the Downtown Design Standards and Guidelines **in their entirety**.

If the project only complies partially, and other portions do not conform, then the Historical Preservation Board may/shall find that the project **does not qualify** for a Certificate of Appropriateness.

For your consideration, here are some **citations** that reflect **non-conformances** with the **Downtown Design Standards and Guidelines**. (the references are provided for many, or at the bottom of this e-mail.)

* Littleton Mixed Use disrupts and mars, instead of enhances, the "small scale town center character of the downtown area" (5.1.1)

*Main Street establishes the **small scale town center character of the downtown area**. This character is composed of the following attributes:*

- * **One to two story high buildings;***
- * Buildings defined by smaller lots
(approximately 50 to 100 feet wide);*
- * Building frontages defined by **smaller structural modules;***

* This project exceeds **2-stories**; it does not **maintain the existing scale** of predominantly 1-2 story frontages along Main Street. In fact it obviously violates that 2-story scale from pretty much **any view point** in the entire area, including approaching from across the river valley a half-mile or more to the west; and from either direction on Santa Fe; and approaching from the hill to the east by the Courthouse; and from both the north and south sides with residential and business users and visitors. (5.1.1) (5.3.1.o3)

II 5.3 Architecture

5.3.1 Building scale, form, massing and character

5.3.1.o3 To maintain the existing scale of predominantly one to two story building frontages found along Main Street.

* to maintain small-scale character, the Main Street frontage should be defined by **smaller structural** modules (5.1.1);

* these non-conformances undermine and destroy the **integrity** of the Main Street Historic District (5.1.1)

*Main Street is the location of the Main Street Historic District. It has a simple but powerful urban design form: a straight street **lined by one to two story commercial store front buildings framing a view to the west of the old Carnegie library (now the Melting Pot restaurant) with the mountains beyond** and a view to the east of the old*

*landmarked Arapahoe County Courthouse (City of Littleton Municipal Courthouse.) **The Main Street Historic District** draws its *integrity* from these *important design elements*.*

* the **form** of the project **obstructs the view** of the Carnegie library and of the mountains from significant portions of the sidewalks and venues on Main Street. (II 5.2.1)

II 5.2 Urban Design/Site Plan

5.2.1 Building and use orientation

Objectives

...

5.2.1.o4 *To coordinate the forms and orientation of buildings to frame views of the old Carnegie Library and the mountains beyond to the west and the old Arapahoe County Courthouse to the east.*

Note: Italic text indicates statements unique to this subarea.

* The third story itself, the third story contemporary facade, and the 5-bay continuous street frontage (as well as the atypically long and 3-story-high modern sides) are definitely not **architecturally interrelated** to the other corner buildings at this intersection, specifically the Carnegie Library and Masonic Hall; not even Blue Ribbon Stables. (II 5.2.1.s4).

II 5.2 Urban Design/Site Plan

5.2.1 Building and use orientation

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**.

* the east side proximity to the property line precludes opportunities for privacy or **access to sunlight/daylight** (5.2.5.o2)

* the 58 parking spaces (which actually might experience traffic for 120 spaces based on the building uses), access the street with a driveway over the sidewalk, which unquestionably **detracts from the walkability** of Main Street, and introduces hazards for pedestrians. The 20-feet added to the 2-story street frontage adds a 5th 'bay' on what was previously open parking area, further reducing pedestrian visibility from the sidewalk. (5.2.2.s2) (5.4.3.s1)

Standards

5.4.3.s1 All motor vehicle access points to a site shall be designed with **traffic, bicycle and pedestrian safety** in mind.

* the length and height and depth of the building is **not "human-scale"**, especially when compared to the other buildings on Main Street (5.3.1.o1) (5.3.1.s1);

I 5.3 Architecture**5.3.1 Building scale, form, massing and character**

5.3.1.o1 To create buildings that provide **human scale**, interest and variation.

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**.

* both the height and the unbroken mass **obstruct the sun and sky exposure** to the public street and the open spaces (5.3.1.o6)

II 5.3 Architecture**5.3.1 Building scale, form, massing and character**

5.3.1.o6 To promote sun and sky exposure to public streets and open spaces.

* The height, the excessive size, the lack of setbacks, the 3rd story and the modern treatment of the atypically long sides visible from all directions, all these elements **attack and degrade the "architectural dominance" of the Carnegie Library building** (5.3.1.o8)

5.3.1.o8 **To maintain the architectural dominance of the two landmarks at either end of the street (the old Carnegie Library and the old Arapahoe County Courthouse)**

* The Littleton Mixed Use building does **not moderate scale differences** between adjacent buildings and itself. This project is still massive, 3 times the size of surrounding buildings, monolithic, and the depth is unusually long and unbroken 3-story contemporary. It does not gracefully modulate its scale to fit with the surrounding and truly historic nearby buildings on either side or across the street (i.e. Carnegie Library, Masonic Hall), especially considering the view from Santa Fe and points west going up the river valley. (5.3.1.o3) (5.3.1.o7)

II 5.3 Architecture

5.3.1 Building scale, form, massing and character

5.3.1.o3 *To maintain the existing scale of*

predominantly one to two story building

frontages found along Main

Street.

5.3.1.o7 *To moderate scale changes between*

adjacent buildings.

* This building has a **long facade** for Main Street: it should create "human-scaled skylines". This project might be urban-scaled; it is not **human-scaled** based on the human-scale of the rest of Main Street (5.3.1.g1)

5.3.1.g1 For **long building facades**, the building

design should create varied roof parapet

and cornice lines in order to create

interesting and human scaled skylines.

* This project does not **keep the scale of the existing historic building "width modules found along Main Street"**. This is another design guideline intended to vertically break up long facades into **smaller-scale human-scale frontages** that better match the **historic 1870-1940 time period** of Main Street. (5.3.1.g3)

II 5.3 Architecture

5.3.1 Building scale, form, massing and character

5.3.1.g3 *The existing historic building width*

modules found along Main Street

should be maintained in any

restoration, or used to scale and

modulate the Main Street façade of any

new construction.

* This project is actually to some extent a wrapped or disguised parking structure. This structure does not **respect the form or details** of the nearby historic Carnegie Library or the Masonic Lodge; neither **careful emulation** nor **appropriate contrast** are expressed in form, because the huge bulk and height of the structure certainly does not emulate either historic building, and it's certainly a contrast but not an appropriate one. (5.3.3.o6)

5.3.3 Parking structures

Objectives

5.3.3.o6 *Where near designated historic buildings , or within the Main Street Historic District, to respect the form, detail, materials and colors of historic buildings through either careful emulation, or appropriate contrast in the design of parking garages.*

* Traffic, bicycle and pedestrian **safety is compromised** by the way this anomalously large, 58-space parking lot accesses Main Street over the sidewalk; and now, by the added 5th bay on former open parking area, which blocks pedestrian views of vehicles driving behind the new structure. (5.4.3.s1)

5.4.3 Site distance triangles [sic]

Standards

5.4.3.s1 All motor vehicle access points to a site shall be designed with **traffic, bicycle and pedestrian safety** in mind. All projects shall be subject to the Sight Distance Triangles provisions in Section 7 of the Landscape Manual.



May 2016 version



Jan 2017 version



Feb 2017: viewpt moved
higher; looks bigger
because it's 20' longer

I think it's unfortunate that Historical Preservation Board, and the Applicant, are in this position. But I think LHPB has an obligation to apply the Code and the *Downtown Design Standards and Guidelines* straightforwardly, for the sake of fairness to all applicants, and to preserve the character of our historic and unique Main Street.

Thanks for your consideration of these thoughts. And thank you for your service on the Historical Preservation Board. Best wishes for your deliberations and decision on this matter.

Pam Chadbourne
downtown Littleton resident and homeowner

At 5:56 PM 1/18/17, Pam Chadbourne wrote:

Dear members of the Littleton Historical Preservation Board (LHPB),

Tonight you hold the future of Littleton's Main Street Historic District, in your heads, your hands, and your hearts.

I believe the current design of the Littleton Mixed Use project, if built, would destroy the historic authenticity of Littleton's downtown Main Street District. I believe that construction of the current "Littleton Mixed Use" project would lead to the erasure of the efforts of generations to preserve the economic and cultural and community value of our historic downtown area.

And, I maintain that the current Littleton Mixed Use project design:

- **does not comply** with the Downtown Design Standards and Guidelines, and;
- that the project is required to comply with that document **in its entirety** in order to receive a Certificate of Appropriateness.

For these reasons, I ask you to **deny the Certificate of Appropriateness COA for the "Littleton Mixed Use" application.**

I believe you have
the **authority**,
and the **legal right**,
and the **duty/obligation**
to **deny this COA**, under Littleton's regulations.

If I sat on the the Historical Preservation Board, I **would vote against the COA** for "Littleton Mixed Use". I have satisfied myself that denial is the legal and appropriate action for the Historical Preservation Board to take. I'll share the basis for that conclusion, below.

I don't have a reckless disregard for the **legal implications** of this decision. But I don't think the future possibilities should affect your taking the appropriate vote to deny, tonight.

- The applicant has the **right to appeal** your decision to the City Council. Their interests are protected by our process.

- From the LHPB discussion on December 18, I think you have some concerns about whether a **City Council vote on Appeal** would **agree** with yours. But I would not let that influence my vote, and I hope it does not influence yours. To me, the LHPB's **responsibility to deny the COA is clear**, and the process will continue in its own way, after your duty is discharged. Please do not let the external potential concept of a City Council Appeal, and whether they agree or not, influence your vote tonight; I don't believe there is a serious problem whether their vote agrees with yours or not, should it even happen.

Here are specific references that show that denial of the COA is your legal right, your responsibility, and the right choice for Littleton. I hope you agree with my assessment, and vote to deny the COA for "littleton mixed use".

I. LHPB authority

http://www.sterlingcodifiers.com/codebook/index.php?book_id=504

Title 2 BOARDS AND COMMISSIONS; Chapter 11: HISTORICAL PRESERVATION BOARD

2-11-1: POWERS AND DUTIES: The historical preservation board, hereinafter in this chapter referred to as the "board", shall have such powers and duties as conferred to them pursuant to title 4, chapter 6 of this code and any regulations adopted pursuant thereto. (Ord. 15, Series of 1997)

Title 4 Building Regulations; Chapter 6 Historic Preservation Code

4-6-6 4-6-6: POWERS AND DUTIES OF THE HISTORICAL PRESERVATION BOARD:

(C) Review and issue a **certificate of historic appropriateness**, a certificate of economic hardship, and/or a certificate of demolition, when appropriate, on any **application for alterations**, moving or demolishing a designated historic landmark or contributing property or **noncontributing property in a historic district**.

4-6-14: CERTIFICATE OF HISTORIC APPROPRIATENESS:

(A) When Required: A certificate of historic appropriateness shall be obtained **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 historic district.**

(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 proposed work would not detrimentally alter, destroy or adversely affect any architectural or landscape feature which contributes to its original historic designation **and is otherwise in conformance with any applicable adopted design guidelines.** The board must find the proposed work visually compatible with designated historic structures located on the property in terms of design, finish, material, scale, mass and height.

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

In the case of partial demolitions, the board must also find that the partial demolition is required for the renovation, restoration or rehabilitation of the structure and impacts on the historic importance and architectural integrity of the structure(s) located on the property have been mitigated to the greatest extent possible.

For the purposes of this section, the term "**compatible**" shall mean **consistent with, harmonious with, and/or enhances the mixture of complementary architectural styles** either of the architecture of an individual structure or the character of the surrounding structures.

4-6-18: APPEALS:

The applicant or property owner may appeal any decision of, or designation by, the director to the board within thirty (30) days of notice of such decision or designation. **The applicant or property owner may appeal any decision of, or designation by, the board to the city council** within thirty (30) days of such decision or designation. After notice as provided in section 4-6-22 of this chapter, the city council shall hold a public hearing to consider the appeal, and council review shall be limited to whether the board has abused its discretion. The decision of city council shall be a final order subject to appeal in accordance with section 2-2-5, "Appeals From Boards And Commissions", of this code. (Ord. 18, Series of 2012)

II. Applicability of regulations

As in 4-6-14 (C), above, the Board shall issue a COA

- for any proposed work on any property in a historic district
- when the proposed work would not detrimentally alter, destroy or adversely affect any architectural or landscape feature which contributes to its original historic designation

[this work isn't designated historic, so not applicable]

- AND **is otherwise in conformance with any applicable adopted design guidelines.**

The Downtown Design Standards and Guidelines were **adopted by the Planning Commission and the Historical Preservation Board on March 13, 2006.**

Also note that the City is required to assure that a development is "compatible" with design guidelines adopted by the Planning Board, before approving a Site Development Plan. So City Code intends and specifies that **both Historical Preservation Board and the City Staff apply the Downtown Design Standards and Guidelines**, in this case.

Title 7 Zoning Regulations; Chapter 7 Site Development Plan

10-7-3: APPROVAL CRITERIA:

(H) Design Guidelines Compatibility: The development **shall be compatible with any design guidelines adopted by the planning board** which affect the property to be developed under the proposed plan.
(Ord. 20, Series of 2012)

Downtown Design Standards and Guidelines apply, because this is a non-contributing property to the Downtown Main Street Historic District.

reference

[sorry, ran out of time to fill this in. Believe this is not a matter of disagreement or dispute.]

III. Violations leading to Denial of COA

The Littleton Mixed Use application, as it appears in the meeting documentation for the Historical Preservation Board meeting on January 18, 2017, does not meet the requirements in the Downtown Design Standards and Guidelines, either specifically, or **in its entirety.**

The project must comply with Goals, Objectives and Standards. If the applicant claims it doesn't have to comply with Goals and Objectives, I believe that the City has a legal right to demand that they do. Please see above.

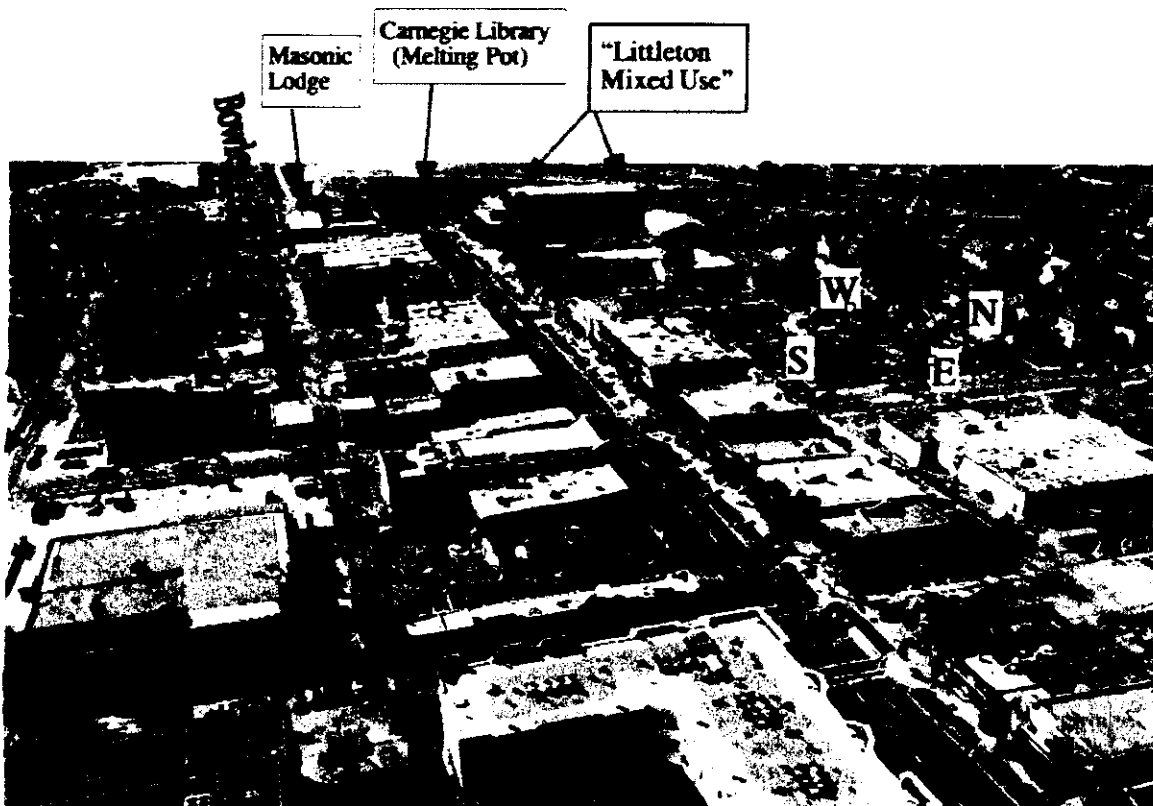
Therefore, the Littleton Historical Preservation Board must deny the Certificate of Appropriateness for this specific application.

Here are some specific citations of violations.

The project violates the Downtown Standards and Guidelines because:

* it violates, instead of enhances, the **"small scale town center character of the downtown area"** (5.1.1)

* it is not **1- to 2-stories high**; it does not **maintain the existing scale** of predominantly 1-2 story frontages along Main Street. In fact it obviously violates that 2-story scale from pretty much **any view point** in the entire area, including approaching from across the river valley a half-mile or more to the west; and from either direction on Santa Fe; and approaching from the hill to the east by the Courthouse; and from both the north and south sides with residential and business users and visitors. (5.1.1) (5.3.1.o3)



* all of these violations listed undermine and destroy the **integrity** of the Main Street Historic District (5.1.1)

* the form of the project **obstructs the view** of the Carnegie library and of the mountains from significant portions of the sidewalks and venues on Main Street. (II 5.2.1)

* the third and fourth story facades are definitely not **architecturally interrelated** to the other corner buildings at this intersection (II 5.2.1.s4)

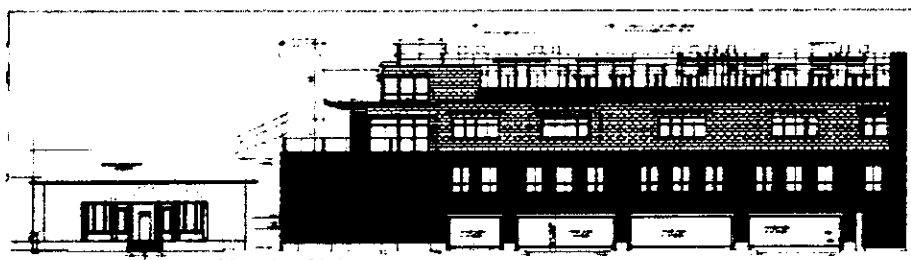
* the east side proximity to the property line precludes opportunities for privacy or **access to sunlight/daylight** (5.2.5.o2)

* the 64 parking spaces (which actually might experience traffic for 120 spaces based on the building uses), access the street with a driveway over the sidewalk, which unquestionably **diminishes** the **walkability** of Main Street, and introduces hazards for pedestrians (5.2.2.s2) (5.4.3.s1)

* the length and height and depth of the building is **not "human-scale"**, especially when compared to the other buildings on Main Street (5.3.1.o1) (5.3.1.s1);

* both the height and the unbroken mass **obstruct the sun and sky exposure** to the public street and the open spaces (5.3.1.o6)

* the height, the excessive size, the lack of setbacks, the 3rd and 4th stories and the elevator shaft, all these elements **attack and degrade the "architectural dominance" of the Carnegie Library building** (5.3.1.o8)



Littleton Mixed Use dwarfs the Carnegie Library, which is required to be respected and architecturally dominant. (Littleton Mixed Use is many times the depth of the Library/Melting Pot, too.) Which one looks "architecturally dominant" to you?

* The Littleton Mixed Use building does **not moderate scale differences** between adjacent buildings and itself. This project is huge, monolithic, 4 stories with an elevator. It does not gracefully modulate its scale to fit with the adjacent or truly historic nearby buildings on either side or across the street. (5.3.1.o3) (5.3.1.o7)

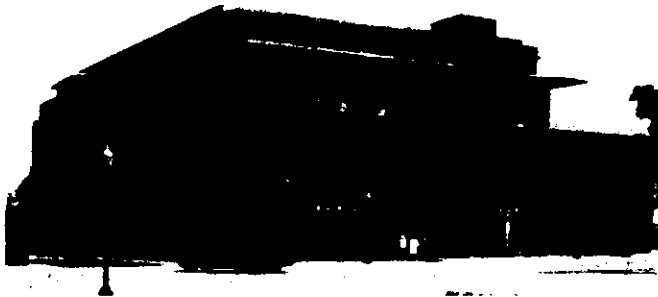
* This building has a **long facade** for Main Street: it should create "human-scaled skylines". This project might be urban-scaled; it is not **human-scaled** based on the human-scale of the rest of Main Street (5.3.1.g1)

* This design does not provide **vertical emphasis at significant architectural points** along the facade, which is intended to break up the "base", "middle" and "top" articulations in a long facade. (5.3.1.g2)

* This project does not **keep the scale of the existing historic building "width modules** found along Main Street". This is another design guideline intended to vertically break up long facades into **smaller-scale human-scale frontages** that better match the **historic 1870-1940 time period** of Main Street. (5.3.1.g3)

* This project is actually to some extent a wrapped or disguised parking structure. This structure does not **respect the form or details** of the nearby historic Carnegie Library or the Masonic Lodge; neither **careful emulation** nor **appropriate contrast** are expressed in form, because the huge size and height of the structure certainly does not emulate either historic building, and it's certainly a contrast but not an appropriate one. (5.3.3.o6)

* Traffic, bicycle and pedestrian **safety is compromised** by the way this anomalously large, 64-space parking lot accesses Main Street over the sidewalk. (5.4.3.s1)



IV. Legal speculation

(I'm not a lawyer, but here's my opinion...)

- I appreciate that the applicant has expended time, money and effort on this application.

- When the applicant approached the City, possibly around latter 2015 or early 2016, Michael Penny had been City Manager since late 2011. In 2014 and 2015, under Penny's management, some (IMO) questionable and objectionable City actions occurred, including rushed passage of 4 excessively-large Urban Renewal Plans (3 of which have been repealed), and illegal administrative approval of the 5-story apartment complex across from the historic Courthouse above Main Street, when it should have gone through a public rezoning process (as the similar Broadstone application was required to do in 2013).

- When the former City Manager Michael Penny was dismissed by City Council on June 14, 2016, this applicant could have modified their "Littleton Mixed Use" design to comply more closely with City requirements. To proceed with this 4-story massive urban half-modern design in the Historic District after Michael Penny was dismissed on June 14 2016, seems to me **a risk that the applicant chose to take**.

- I'm not a lawyer, but I believe that Historical Preservation Board has **the legal authority to deny** this Certificate of Appropriateness, per City Charter, and based on the **entire and complete** Downtown Design Standards and Guidelines. The applicant is subject to the City Charter and Code.

V. Other Comments

I do not see much of the desired big economic return to Littleton, from this office/parking project on this particular site. But I do see the future destruction of Historic Main Street and the character of downtown Littleton.

Valley Feed has already been demolished. If the Certificate of Appropriateness is denied, it is uncertain what might happen; the owners could appeal to City Council; if the denial was upheld, they could design a project that fits better, or sell the property. These seem **reasonable**, and the **owners are not harmed**.

And, if the Certificate of Appropriateness is denied, we send the **vital message** that Littleton will enforce the historic character of Main Street, by not allowing projects of excessive scale and mass and height, compared to the existing 1870-1940 form and small-scale town character; and that we will respect the historic design principles and views of the historic buildings on Main Street, and preserve them for the future; specifically that we respect the Carnegie Library, which deserves and is required to receive protection and status.

https://en.wikipedia.org/wiki/Carnegie_library

VI. Conclusion

Considering the above, I request that Historical Preservation **deny the requested Certificate of Appropriateness** for the current (Jan 5 2017) "Littleton Mixed Use" proposal.

I request this, because I'm satisfied that it is legal, appropriate, and required for the Historical Preservation Board to deny a COA for this non-compliant project application. Denial is how I would vote, if I were on the Board.

Thank you for your consideration of this request.

Pam Chadbourne

Downtown Littleton homeowner and resident.

--

some References, against the requested Certificate of Appropriateness:

I. Littleton Downtown Design Standards and Guidelines (ADOPTED 3-13-06)

<http://www.littletongov.org/building-development/historic-preservation>

Subarea 5 - Main Street

*Note: Italic text indicates statements **unique** to this subarea.*

II 5.1 General Subarea Character Statements: Existing and Desired

5.1.1 Existing character

*Main Street establishes the **small scale town center***

***character of the downtown area.** This character is composed of the following attributes:*

** **One to two story high buildings;***

** Buildings defined by smaller lots (approximately 50 to 100 feet wide);*

** Building frontages defined by **smaller***

structural modules;

** Generally storefront buildings with large display windows;*

** Smaller scaled materials such as brick, storefront windows with base panels, block and stone;*

** Variety in building size, character, material and color, consistent with individual choices;*

** Except for public buildings, the use of simple, straight-forward and unassuming building architecture and materials;*

** Limited and defined commercial center. (p 5-1)*

Main Street is the location of the Main Street Historic District. It has a simple but powerful urban

*design form: a straight street **lined by one to two story commercial store front buildings framing a view to the west of the old Carnegie library (now the Melting Pot restaurant) with the mountains***

***beyond** and a view to the east of the old*

landmarked Arapahoe County Courthouse (City of

*Littleton Municipal Courthouse.) **The Main Street***

Historic District** draws its **integrity** from these **important design elements.

II 5.2 Urban Design/Site Plan

5.2.1 Building and use orientation

Objectives

...

5.2.1.04 To coordinate the forms and orientation of buildings to frame views

of the old Carnegie Library and the mountains beyond to the west and the

old Arapahoe County Courthouse to

the east.

Note: Italic text indicates statements unique to this subarea.

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.

Note: Italic text indicates statements unique to this subarea.

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.**

5.2.2 Pedestrian and vehicular access

Objectives

5.2.2.o2 **To minimize conflicts between automobiles, trucks and pedestrians.**

Standards

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.

Note: Italic text indicates statements unique to this subarea.

Guidelines

5.2.2.g1 **For mixed-use buildings with residential units, residential entrances that face the street or are directly connected to the street are encouraged.**

5.2.2.g2 Each multi-story building should have one clearly identifiable "front door" that faces the street.

5.2.2.g3 Each block face should have multiple building entries.

5.2.5 On-site open space provision and location**Objectives**

5.2.5.01 To create usable open spaces suitable for the uses on the property.

5.2.5.02 To create areas and spaces on the property, where appropriate, for the purpose of

maintaining privacy between adjoining uses and exposure to sunlight and/or daylight.

II 5.3 Architecture**5.3.1 Building scale, form, massing and character****Objectives**

5.3.1.01 To create buildings that provide **human scale**, interest and variation.

5.3.1.03 ***To maintain the existing scale of predominantly one to two story building frontages found along Main Street.***

5.3.1.06 To promote sun and sky exposure to public streets and open spaces.

5.3.1.07 **To moderate scale changes between adjacent buildings.**

5.3.1.08 **To maintain the architectural dominance of the two landmarks at either end of the street (the old Carnegie Library and the old Arapahoe County Courthouse)**

5.3.1.o10 Where **near designated historic buildings** or contributing buildings, or within an historic district, to **respect the form**, detail, materials and colors **of historic buildings** through either **careful emulation**, or **appropriate** contrast in the design of new buildings.

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**.

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.

Guidelines

5.3.1.g1 For **long building facades**, the building design should create varied roof parapet and cornice lines in order to create interesting and human scaled skylines.

5.3.1.g2 Distinctive corner, entry treatments and other architectural features designed to interact with contextual features may be designed differently than the 'base', 'middle' and 'top'. This difference would

allow the addition of **vertical emphasis** at significant architectural points along the building facade.

5.3.1.g3 *The existing historic building width modules found along Main Street*

should be maintained in any

restoration, or used to scale and modulate the Main Street façade of any new construction.

5.3.3 Parking structures

Objectives

5.3.3.o6 *Where near designated historic buildings , or within the Main Street*

Historic District, to respect the form, detail, materials and colors of historic

buildings through either careful

emulation, or appropriate contrast in the design of parking garages.

5.4.2 Parking areas

Standards

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

5.4.3 Site distance triangles [sic]

Standards

5.4.3.s1 All motor vehicle access points to a site shall

be designed with **traffic, bicycle and**

pedestrian safety in mind. All projects shall be subject to the Sight Distance Triangles provisions in Section 7 of the Landscape

Manual.

To Protect the Carnegie Library :

Historic Downtown Design Standards and Guidelines, July 6, 2011:

<http://www.littleton.gov/building-development/historic-preservation>

Why Have Design Guidelines ?

The primary purpose of the guidelines, and the **review process** through which they are administered, is to promote preservation of the historic, cultural and architectural heritage of Downtown Littleton. The design guidelines provide

a basis for making **consistent decisions** about the treatment

of historic resources. An **essential idea is to protect historic**

resources in the downtown from alteration or demolition that might damage the unique fabric of the core of the city. (pg iii)

This combination of one and two story facades creates a relatively low scale street edge, but with variations in height;

this is a **key feature** of the area. (pg 2)

The Historic Character of Downtown Littleton

...

Down the street, the **historic Carnegie Library**

stands apart, as many civic and institutional buildings have done traditionally. It relates to the district, in terms of masonry materials and overall scale and use of details, but it is

meant to be perceived "in the round," with all sides conveying a level of detail that is less frequently seen on the sides or rear elevations of traditional commercial storefronts. (pg 2)

What Does Preservation Mean?

Preservation means keeping properties and places of historic and cultural value in active use. This includes accommodating appropriate improvements to sustain their viability while maintaining the key, character-defining features which contribute to their significance as historic resources. Preservation also means keeping historic resources for the benefit of future generations. That is, while maintaining properties in active use is the immediate objective, this is in part a means of assuring that these resources will be available

for others to enjoy in the future. Historic preservation is

also an integral component of initiatives in neighborhood livability, sustainability, economic development and culture. (pg 16)

In contrast to this, a Period of Focus is a more limited time frame, typically lying within a more limited portion of the period of significance, representing the time during which the majority of development which reflects the character of the area took place. Downtown Littleton's period of focus is from 1870 to 1945. This covers the earliest days of settlement up to the end of World War II, and includes most of the buildings that define the historic character of downtown.

The preservation of structures from the period of focus is a high priority. For buildings within this period that have been altered, restoration is usually the preferred treatment

strategy. **Buildings from the period of focus also establish**

the context for the design of new, compatible infill projects. (pg 17)

Historic landscapes, sites, structures, buildings and features are essential components of the city's identity. Preserving historic places, including landmarks and neighborhoods, helps maintain a connection to the community's heritage. This has been a fundamental part of the preservation movement in Littleton since its beginning.

When historic buildings occur on a block, they create a street scene that is "pedestrian friendly," which encourages walking and neighborly interaction. Decorative architectural

features also contribute to a sense of identity. This sense of place reinforces desirable community social patterns

and contributes to a sense of security, which enhances the quality of life for all. Historic properties also provide direct links to the past. They convey information about earlier

ways of life that helps current residents anchor their sense of identity with the community, which is a key ingredient in cultural sustainability. (p20}

Economic Component of Sustainability

Historic buildings represent substantial investment by previous generations. Using these existing assets yields economic benefit and adds value. Other economic benefits occur with actual rehabilitation projects and the income brought in from heritage tourism.

The economic benefits of protecting local historic districts are well documented across the nation. These include higher property values, increased heritage tourism and job creation in rehabilitation industries which often include more

local jobs than new construction industries. (p 23)



Dennis Swain <dswain@littletongov.org>

For Hist Pres Board: DenyCOA for Littleton Mixed Use

2 messages

Pamela Cook <pamela.cook.rd@gmail.com>

Wed, Feb 22, 2017 at 10:14 AM

To: Jocelyn Mills <cdjm@littletongov.org>, Denise Ciernia <cddjc@littletongov.org>, Andrea Mimnaugh <amimnaugh@littletongov.org>, Dennis Swain <cdds@littletongov.org>

Dear Board Members,

As a concerned resident of Littleton, I am asking again that you deny the COA for this project. I am unable to attend in person this evening due to my work schedule, so I hope you'll accept my comments and concerns.

While I do appreciate the applicant for the substantial and serious efforts to respond to the January findings of the Board, there remains concern for several code violations.

It is vital for Historical Preservation Board to establish and maintain both the the **precedent** of faithful, consistent and complete **enforcement** of our City Codes and regulations and the **physical integrity** of Main Street. If you do not enforce our Code this time, then the character of Main Street will be changed by this project forever. Below are some violations of our City Codes:

* It violates, instead of enhances, the "**small scale town center character of the downtown area**" (5.1.1)

* The third story facade, the 5-bay unbroken street frontage, and the atypically long and 3-story-high sides are definitely not **architecturally interrelated** to the other corner buildings at this intersection, specifically the Carnegie Library and Masonic Hall; not even Blue Ribbon Stables. (II 5.2.1.s4).

* The 52 parking spaces (which actually might experience traffic for 112 spaces based on the building uses), access the street with a driveway over the sidewalk, which **detracts from the walkability** of Main Street, and introduces hazards for pedestrians (5.2.2.s2) (5.4.3.s1)

* The length and height and depth of the building is **not "human-scale"**, especially when compared to the other buildings on Main Street (5.3.1.o1) (5.3.1.s1).

* The height, the excessive size, the lack of setbacks, the 3rd story and the modern treatment of the atypically long sides visible from all directions, all these elements **attack and degrade the "architectural dominance" of the Carnegie Library building** (5.3.1.o8)

* The Littleton Mixed Use building does **not moderate scale differences** between adjacent buildings and itself. This project is still massive, 3 times the size of surrounding buildings, monolithic, and the depth is unusually long and unbroken 3-story contemporary. It does not gracefully modulate its scale to fit with the surrounding and truly historic nearby buildings on either side or across the street (i.e. Carnegie Library, Masonic Hall), especially considering the view from Santa Fe and points west going up the river valley. (5.3.1.o3) (5.3.1.o7)

* This project does not **keep the scale of the existing historic building "width modules** found along Main Street". This is another design guideline intended to vertically break up long facades into **smaller-scale human-scale frontages** that better match the **historic 1870-1940 time period** of Main Street. (5.3.1.g3)

Pamela Cook, RDN, RYT-200
Registered Dietitian Nutritionist
Registered Yoga Teacher
pamela.cook.rd@gmail.com
303.653.8106

Steve Nelli-DA <denverarea@hotmail.com>

Wed, Feb 22, 2017 at 12:14
PM

To: Dennis Swain <cdds@littletongov.org>, Andrea Mimnaugh
<amimnaugh@littletongov.org>, Jocelyn Mills <cdjm@littletongov.org>, Denise Ciernia
<cddjc@littletongov.org>
Cc: Steve Nelli-DA <denverarea@hotmail.com>

Dear Board Members,

As a concerned resident of Littleton, I am asking again that you deny the COA for this project. I am unable to attend in person this evening due to my work schedule, so I hope you'll accept my comments and concerns.

there should be 2 parking spaces per unit to avoid residents from taking up the limited parking that now exists along Main Street.

While I do appreciate the applicant for the substantial and serious efforts to respond to the January findings of the Board, there remains concern for several code violations.

It is vital for Historical Preservation Board to establish and maintain both the

the **precedent** of faithful, consistent and complete **enforcement** of our City Codes and regulations and the **physical integrity** of Main Street. If you do not enforce our Code this time, then the character of Main Street will be changed by this project forever. Below are some violations of our City Codes:

* It violates, instead of enhances, the "**small scale town center character of the downtown area**" (5.1.1)

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* The height, the excessive size, the lack of setbacks, the 3rd story and the modern treatment of the atypically long sides visible from all directions, all these elements **attack and degrade the "architectural dominance" of the Carnegie Library building** (5.3.1.o8)

* The Littleton Mixed Use building does **not moderate scale differences** between adjacent buildings and itself. This project is still massive, 3 times the size of surrounding buildings, monolithic, and the depth is unusually long and unbroken 3-story contemporary. It does not gracefully modulate its scale to fit with the surrounding and truly historic nearby buildings on either side or across the street (i.e. Carnegie Library, Masonic Hall), especially considering the view from Santa Fe and points west going up the river valley. (5.3.1.o3) (5.3.1.o7)

* This project does not **keep the scale of the existing historic building "width modules** found along Main Street". This is another design guideline intended to vertically break up long facades into **smaller-scale human-scale frontages** that better match the **historic 1870-1940 time period** of Main Street. (5.3.1.g3)

Sincerely,

Steve Nelligan
Resident since 1977