

February 17, 2015

City of Littleton – Community Development
2255 W. Berry Avenue
Littleton, CO 80120

**RE: Letter of Intent – KB Home Colorado;
General Planned Development Application for Littleton Valley Villas**

To Whom It May Concern:

This letter is written on behalf of our client KB Home Colorado (“KB”). KB is currently pursuing the purchase and development of a single parcel of land located along West Bowles Avenue adjacent to South Platte Canyon Road. The parcel is located in the southwest quadrant of the intersection, west of the 100’ Denver Water easement/property; and is approximately 5.6 acres in size. KB and its development team are proposing to annex this parcel of land from Arapahoe County into the City of Littleton with the anticipated project objectives listed within this letter of intent.

Site Information:

The proposed site is a single parcel of land containing 5.6 acres (243,196 sq. ft.) of developable land. Currently, the site lies within areas of unincorporated Arapahoe County and is zoned ‘R-2’ per County standards which is an obsolete single-family zoning district. The site contains an unoccupied single-family residence, associated adjacent accessory structures, and out-buildings. Access to South Platte Canyon Road is achievable via an access easement over the Denver Water property and adjacent South Suburban recreational trail. The parcel is bounded on the north by open space and commercial uses, the east by a utility easement/property, commercial uses and single-family homes, the west by single-family homes and the south by single-family homes and open space. This project would annex this parcel of land into the City of Littleton and rezone from Arapahoe County R-2 zoning to a Littleton PD-R zoning to allow for the following improvements.

Project Description:

The proposed project intends to re-develop the current site from its single-family use into 58 single-family attached homes (29 buildings). All homes within the proposed project will include a 2-car, alley-loaded garage, directing all vehicular traffic to the rear of the lots and allowing for safe and abundant pedestrian access. This community will locate front facades of the proposed homes looking out into landscape greenspaces/corridors and/or adjacent properties and right-of-ways. Pedestrians will access the front doors of each home via sidewalks that connect the front porches to parking areas and adjacent public right-of-ways while passing through diverse and professionally-designed landscaped buffers and greenspaces. Utility and services are available from adjacent water, sanitation, fire and police districts and will pass through the site as required by the utility purveyor. The following is a brief list of project objectives.

1. Density – 10.4 dwelling units per acre. Equal to 58 Paired Units (29 Single-Family Attached buildings). 58 units is the minimum number of units required to make the project economically feasible, based on previously successful KB Home neighborhoods in the immediate surrounding area.
2. Estimated Population Generation –
 - a. Projected Population – 138.62 persons
 - b. Projected School Age Population – 21.1 students



3. Lot Size – 30'x63' fee simple lots (60' x 63' SFA lots with shared common wall to cover both halves of the building), the homes would be constructed as 'for sale' products.
4. Building Style – Alley loaded, two-story Single-Family Attached Units with optional basements. The architecture shall be completed in a 'Craftsman' style. Colors, finishes, and materials are specifically called out on the attached PD plans.
5. Landscape Design – The landscape theme will be one of native and adapted species that complement the surrounding established vegetation. Massing and screening of adjacent properties and right-of-way will be completed to allow the future residents seclusion and screening from adjacent uses while still remaining open and providing adequate safety for the residents.
6. Amenities – An abundance of common open space dispersed throughout the property but primarily concentrated adjacent to the South Suburban recreational trailhead and parking area. Safe and abundant pedestrian access from the units to and from the public right-of-way and open space amenities.
7. Additional Objectives – A community compatible with surrounding neighborhoods and that adheres to safety access requirements for pedestrian, vehicular, and emergency vehicle requirements.
8. Other Relevant Information:
 - a. Access: Vehicular site access to Plate Canyon Road via a full motion intersection and Bowles Ave. via a right-in / right-out intersection.
 - b. Parking: 2.0 parking spaces per unit, in attached garage (116 spaces); 24 additional off-street guest parking spaces shall be provided and are accessible from the private drive (alley).
 - c. Private Drives: Vehicle and emergency access – 24 foot private drive in most locations.
 - d. Easements: This project was designed to meet dry and wet utility standards.

Conformance to the City of Littleton – Citywide Plan:

The design team evaluated the City of Littleton – Citywide Plan and Comp Plan and feel the proposed site layout meets the City's goals and policies on many levels. This development will offer a much-needed and unique new home product to serve the residents of Littleton and redevelop a long vacant property with a vibrant infill development within walking distance to commercial and recreational opportunities. The alley loaded development will reinforce an inviting, walkable community with a strong sense of place and connection to the ample amount of common open space provided. With the consolidation of the detention facility and common open space to the center of the site, during the dry summer months residents will have a large greenspace to gather and recreate in. The site has direct access to a South Suburban Parks and Recreation district trail and trailhead. Once on this trail residents have direct access to ample parks and recreational activities throughout the surrounding community. These are just a few of the many reasons why we feel this project will be an asset and wonderful addition to the Littleton community.

Additional Relevant Information:

It is the intent of the applicant to complete development of this project as a single phase and to complete all home construction in approximately two to three years after administrative documents are approved by the City of Littleton. Initially, the overall site work will be completed including, but not limited to the private drives, detention facilities, and any public improvements. Once completed, the applicant's marketing strategy would take over. This allows future homeowners to choose the lot they want to live on and the model of the home. It is the small size of this site and the marketing strategy that will not allow for the construction to work in a numeric or typical progression. Homes will pop up on site as they are sold and ready for the homeowner to move in. This strategy has worked well in many other communities in the area and the applicant feels it will also translate to this site.



In conclusion, we hope Littleton Valley Villas will be an outstanding and welcome addition to the City of Littleton, complementing the adjacent neighborhoods and area by offering the City's residents an attractive, high quality community in which to live and visit. We thank you in advance for consideration of this proposal and welcome any questions or comments you may have.

Very Sincerely;



Paul McMahon
Valerian LLC.

cc: Morris Barbera, KB Home Colorado
Cory Hunsader, KB Home Colorado
Rick Holpp, Site Dynamics Inc.
Jim Fitzmorris, JR Engineering

