

Littleton Retirement Residence

Littleton Zoning Regulation Use Analysis

Hawthorn's unique senior housing model can often be difficult to define in an existing Zoning code. Across the country Hawthorn projects have been called a variety of things. At its core, a Hawthorn residence is an opportunity for the elderly citizens of a community to transition into a supervised environment where their need for three meals a day, housekeeping and linen service, and most importantly social interaction is provided. The congregate model is uniquely designed to help seniors avoid isolation and to encourage them to interact with their peers in the many common areas provided both within and outdoor to the facility.

The Littleton Zoning Regulations has the following definitions in their code that relate to senior housing.

CONGREGATE CARE: *See definition of Nursing Home/Congregate Housing.*

LIVING FACILITY, ASSISTED: *State licensed rental properties that provide the same services as an independent living facility, as defined in this section, but also provide, in a majority of the units, supportive care from trained employees to residents who are unable to live independently and require assistance with activities of daily living including, but not limited to, management of medications, bathing, dressing, toileting, ambulating and eating.*

LIVING FACILITY, INDEPENDENT: *Multi-family residential rental properties restricted to adults at least fifty five (55) years of age or older. This facility will have central dining facilities that provide residents as part of their monthly fee with access to meals and other services such as housekeeping, linen service, transportation, and social and recreational activities. Such properties do not provide, in a majority of the units, assistance with activities of daily living such as supervision of medication, bathing, dressing, toileting, etc. There are no licensed skilled nursing beds in the property.*

NURSING HOME/CONGREGATE HOUSING: *A residential facility for more than eight (8) elderly and/or handicapped persons within which are provided living and sleeping facilities, shared food preparation service and major dining areas and common recreation, social and service facilities for the exclusive use of all residents. Such facilities may include full or part time domestic or medical assistance for the residents.*

An assisted living facility specifically requires state licensing and assistance with daily living which. Hawthorn developments are not licensed by the state to provide services to seniors beyond the standard business licenses required to operate a business. They also do not provide any type of medical assistance or assistance with activities of daily living as defined above. Therefore, the assisted living definition does not apply to the proposed project.

The definitions for an Independent Living Facility and Congregate Housing are very similar. They both provide centralized/shared food preparation and dining areas, they both provide recreation and social activities for residents and they both offer common services for all residents. All of which are provided in the proposed project.

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The major difference is that Independent Living Facilities are defined as multi-family housing developments that are age restricted. This is essentially an age-restricted apartment which is not the housing model that Hawthorn is proposing. The private living suites provided in our development are not stand alone dwelling units as required in a multi-family project. They do not provide full kitchens; cooking facilities are not provided, and each suite is dependent on the rest of the facility. While our project may be able to meet this definition, it is not the most appropriate use definition to apply to our project. It is further complicated by the parking standard that applies to this use. The multi-family parking standard of 1.5 spaces per unit does not apply to the Hawthorn model.

Multi-Family housing projects expect that 2-4 residents will be living in each unit likely with 2 adult drivers. In those cases 1.5 spaces per unit as a parking standard is consistent with the expected use. The Hawthorn model is uniquely designed for the senior population. Most of the units will have a single resident in their 70's or 80's, the majority of which will not drive and will instead utilize the available van transportation provided. Please see the included Parking Analysis for more information.

The Congregate Care/Housing definition is more appropriate. Residents are provided with living and sleeping areas we call suites. While they contain a kitchenette, they do not provide a stove, oven, or dishwasher. They are not intended to be full dwelling units. The goal is to encourage residents to leave their private spaces, to meet up with other residents in the dining room, to engage them with the numerous activities planned throughout the day and to create opportunities for socialization and eliminate the isolation that can occur in the elderly. This is not an apartment building, this is a unique communal living opportunity.

The other item in the Congregate Housing definition is the opportunity (not requirement) for domestic or medical assistance for the residents. While Hawthorn does not provide medical assistance, they do offer domestic assistance. The facility provides a supervised environment for all residents. There are two manager couples who reside on the site. One of these managers is available 24-hours a day. Each resident suite and bathroom is provided with a pull cord in case of emergencies that directly reaches the manager on duty. The managers talk with each resident every day. They check in on them, get to know them and ensure that they're okay.

While the definitions of Independent Living and Congregate Housing are similar, the Hawthorn senior living model is unique. We could arguably fit into either definition; however, the most appropriate definition is Congregate Housing.