

Littleton Retirement Residence

Comprehensive Plan Analysis

CITYWIDE PLAN – CONFORMANCE AND COMPLEMENTING FEATURES

The proposed Littleton Retirement Residence provides a positive and attractive housing option for seniors in the greater Littleton community. This development conforms and complements many of the Goals of the Citywide Plan – 2014 City of Littleton Comprehensive Plan, specifically:

Goal #1: Dynamic Littleton

1.1 Generate more opportunities for residents to live, shop, and play where they work and to work, shop, and play where they live.

Including an elderly congregate housing facility as a part of the Littleton Village housing mix, broadens the options for senior residential development, expanding senior housing options and adding a stable customer base for nearby commercial and retail businesses

1.6 Encourage housing that responds to changing demands in the local housing market, allows every generation and income group to call Littleton home, and is otherwise consistent with this plan.

An elderly congregate housing facility provides an important housing component within the City of Littleton and Littleton Village as well as a crucial part of the local housing market allowing for seniors to remain in their “home community” on a longer-term basis.

Goal #2: An Outdoor Littleton

2.3 Encourage inviting outdoor activity and gathering places in new developments.

The proposed development’s site layout provides a variety of outdoor activities, including walking paths (available to the public), raised gardening beds for residents to use, an outdoor fire pit and other amenities as well as a connection to the nearby Littleton Village park.

2.4 Expand recreational opportunities and attractions in parks with new facilities for residents of all ages. Consider facilities such as a skate park, paddle boat rental, downtown amphitheater, community gardens, and water features.

The elderly congregate housing facility grounds are designed to be ADA accessible for our residents and available to the local community encouraging Littleton seniors to remain in and enjoy their community.

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Goal #3: A Connected Littleton

3.2 Increase the walkability of neighborhoods and develop an inviting citywide pedestrian network.

The onsite network of walking paths (available to the public) will be interconnected with abutting pedestrian sidewalks / paths to allow our residents and the local community increased walkability

3.4 Provide inviting connections between commercial development and adjacent residential neighborhoods.

This sites immediate proximity to current and near future commercial / retail development provides our residents with many shopping and service options while assuring the nearby business with a stable long-term customer base

Goal #4: A Distinctive Littleton

4.3. Encourage high quality design, architecture, landscape architecture, and public art throughout Littleton.

Hawthorn Retirement Group prides itself in providing an outstanding senior facility inside and out. Careful attention is giving to building and site design with an overriding goal of having an attractive visual appeal and parklike setting the complements the surrounding architecture and landscape. This approach along with the upscale standards set by the Littleton Village Architectural and Urban Design Standards set the correct “bar” for a high-quality development

4.6 Encourage and support a diversity of community events that are to neighborhood, city, and regional participation by residents of all ages and backgrounds

By encouraging the local senior population of Littleton to remain local assures that the diversity that comes with the senior facet of the Littleton community will remain pertinent and strong.