

Concept Meeting Request

Letter of Intent to Modify Zoning for 1151 W Mineral Ave from PD-C to PD-R.

Lying Elkco Properties is pleased to present this request to modify the zoning of 1151 W Mineral Ave to allow a 99 unit age restricted apartment and 22 single story cottage style homes. For over 25 years, Elkco Properties has developed and operated senior living communities including: age restricted (over 55), independent, assisted, and memory care communities. Elkco has the capacity and expertise to deliver a high quality product that will complement the existing adjacent and proposed uses along the Mineral Ave corridor and become a valuable asset for neighborhood and the City of Littleton well into the future.

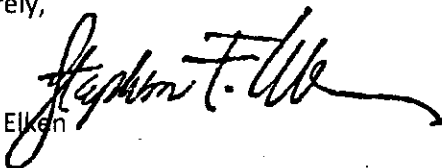
Together with our architect, Lantz-Boggio Architects, a nationally recognized designer specializing in senior living and age restricted communities, we propose to develop a beautiful senior campus with a central apartment building for seniors 55 and older consisting of three stories with complementary single story cottages with attached garages. The layout of the buildings will take advantage of the existing grade to create a welcoming entry off of W. Mineral where the central building will have the most height, three stories. The central apartment building will have an internal courtyard open to the west to take advantage of views of the Rocky Mountains while keeping activity of the campus internal to the courtyard. The central building design and placement of the cottages along the perimeter will provide an additional buffer and is designed to have the least impact to the existing adjacent neighbors. All required setbacks have been maintained.

We believe the proposed change in use from Business to Residential will be more beneficial to the neighbors than current zoning by offering less impact in the form of rush hour traffic, noise, and building type that the existing zoning will create. The design will focus activity internally to a U shaped courtyard further buffered by single story cottages along the perimeter having the least impact to the surrounding neighbors. The design is consistent with the City's Comprehensive Plan in that section 1.6 encourages housing that responds to changing demands in local housing market, allows every generation and income group to call Littleton home. The South Neighborhood is home to a high concentration of medical service providers and it is prudent to allow close access to these services to the aging community. The proposed change in zoning from Business to Residential is an appropriate transitional use in massing and scale than currently allowed. The design includes dedication and maintenance of an open space trail along the north of the property satisfying Goal 2 supporting Outdoor Littleton. Goal 3 is addressed by providing inviting connections between neighboring uses and providing gathering outdoor area. Goal 4, the Littleton Senior design will be distinctive with high quality design.

With our expertise and long track record of owning and operating senior communities, we are confident that our vision for the property is a sustainable, low impact, and provides housing options for the neighborhood for now and well into the future.

Sincerely,

Steve Elken



Resume of Elkco Senior Living Communities:

Springwood Retirement Campus, Arvada CO.

Springwood Retirement Community – 126 unit full service independent seniors; developer/managing partner/ owner/ property management

Nightingale Suites – 66 unit assisted living facility; developer/managing general partner/ owner/ property management

Cottages at Springwood – 28 senior cottages; developer/managing general partner/ owner/ property management

Nightingale Lanes – 28 unit dementia and Alzheimer care; developer/managing general partner/ owner/ property management

The Fountains – 41 unit apartment community for active seniors 55 and older; developer/managing general partner/ property management

Panorama Pointe Campus, Westminster CO

Cottages at Panorama Pointe ~ 50 senior cottages (patio home) community; developer/managing general partner/ property management

Residences at Panorama Pointe – 72 unit apartment community 55 and older; co-developer/ owner/ property management, LIHTC

Vistas at Panorama Pointe - 62 unit apartment community 55 and older; co-developer/ owner/ property management (under construction to open early 2018), LIHTC

Springbrooke Retirement, Denver CO, 151 unit senior living community with Independent, Assisted Living, Alzheimer care; managing general partner/ owner/ property management

Greenbriar, Council Bluffs IA, 141 unit apartment community 55 and older; managing partner/ owner/ property management

Westhaven, Lakewood CO, 100 unit apartment community 55 and older; property management

The Preserve at Clearwater, Clearwater FL, 80 unit senior living community with Assisted Living and Alzheimer care; managing general partner/ owner/ property management