

City of Littleton

Staff Use Only

FEE \$

CASE NUMBER:

CASE PLANNER:

Amended General Planned Development Plan OFFICIAL APPLICATION FORM

- Applicant's submitting applications for the initial review shall submit directly to the Planning and Zoning Division in Community Development.

Project Name: CAK BROOK ASSISTED LIVING

Pre-application Meeting Date: DECEMBER 4, 2013

Property Address or General Location NORTHWEST QUADRANT OF COUNTYLINE RD & BROADWAY

Parcel Number (if existing at this time) PIN: 032561173 AIN: 2077-34-4-15-005

Size of Parcel in Acres 3.32 ACRES

Applicant Information:

Name (print): GEORGE B. SWINTZ OF BONAVENTURE, LLC

Contact (if different):

Mailing Address: P.O. BOX 4471

City, State, Zip: BREKENRIDGE, COLORADO, 80424 Phone 719-337-3419

Cell: , Fax: E-mail: GEORGE@GEORGESWINTZ.COM

Signature:



Title MANAGER/APPLICANT

Date: JUNE 2, 2014 AMENDED NOVEMBER 14, 2014

Is the applicant (above) the owner of the property? Yes _____ No X (Check one)

If no, please provide a typed sheet listing the property owners names with addresses and phone numbers.

ATTACH a signed and notarized statement from the owner stating that there is no objection to the application and that the applicant is authorized to act on behalf of the owner with respect to the above application type as stated in the City code

Is there a mortgage on the property? Yes _____ No X (Check one)

If yes, the applicant shall mail notice to the mortgage holder (s), if any, which summarizes the proposed zoning matter and includes the name, phone number of the City employee in charge of reviewing the matter.

Said notice shall be sent by registered mail, return receipt requested. A copy of the notice and the original returned receipt shall be attached to the application.

Revised
October 2012

Data and Information Sheet

Proposed Zoning Comparison Chart

Site Information: (complete where applicable)

Zoning Requirements	Existing Zoning Dist.	Proposed Zoning Dist
Use (s)	SEE EXISTING PD PLAN	ASSISTED LIVING
Min. Unobstructed Open Space	23.8 %	NO CHANGE
Parking Ratios	1/300 SF - OFFICE 1/200 SF - RETAIL	PER CITY CODE
Min. Bldg Setbacks	30'	80'
Max. Bldg Height	30' COMMERCIAL 36' OFFICE	41' 1"
Max. F.A.R (Commercial Uses)	55,800 SF	98,650 SF
Max. Density (Residential Uses)	N/A	N/A

Adjacent Land Use	Adjacent Zoning
North: CAR DEALER	PD-C
South: HIGHWAY C 470	
East: RESIDENTIAL SHOPPING CENTER	R-3
West: CENTER	B-2

Proposed Development Details: Please provide on a separate sheet data showing the effects of development for both the existing zone district and the proposed zone district. Such data shall include projected population, school age population, traffic generation, additional park land required and availability of city services. Unless the application is accompanied by a PD Plan or PDO Plan, such data shall be based on the maximum potential development permitted under the applicable existing and proposed zone districts.

Note: This application may be subject to additional processing fees required by referral agencies such as Colorado Geological Survey and Denver Water. Please contact these agencies for information concerning their fees.

A complete application form must accompany the required materials on the attached check list. Submitting an incomplete application may cause a delay in processing. If you have any questions, please call the Community Development Department at 303-795-3748.

Owner Information: ALEXIS INVESTMENTS CORP

Name (print): MICHELE B. CASTLE Address: 11930 W. 44th AVE. WHEAT RIDGE, CO 80033
Phone: 303-420-1531 Fax: 303-424-8714
E-mail: TCASTLE@SULLIVANHAYES.COM

Engineering Consultant: PERCEPTION DESIGN GROUP, INC.

Name (print): JERRY DAVIDSON Address: 6901 S. PIERCE STR. #350 LITTLETON, CO 80123
Phone: 303-232-8088 Fax: 303-232-5255
E-mail: JDAVIDSON@PERCEPTIONDESIGNGROUP.COM

Architect: LEE ARCHITECTS

Name (print): KEVIN KARIS Address: 2525 S. WADSWORTH BLVD. #21 DENVER, CO 80227
Phone: 303-350-4134 Fax: 303-989-4511
E-mail: KKARIS@LEEARCHITECTS.COM



ALEXIS INVESTMENTS CORPORATION

11930 West 44th Avenue, Suite 200
Wheat Ridge, Colorado 80033
PH/ (303) 420-1531 FAX (303) 424-8714

Janette Dickinson
City of Littleton
Principal Planning Director
Community Development Division
2255 West Berry Avenue
Littleton, CO 80123

RE: Lot5, Block @, Safeway Oakbrook Shopping Center, Littleton CO (Parcel# - 2077-34-4-15-005), the "Property".

Dear Ms. Dickinson:

This letter is to confirm the existence of a Contract to Buy and Sell Real Estate (Commercial) dated February 14th 2014 by and between Excell Fund, LLC the Buyer and Alexis Investments Corp., the Seller, here in after referred to as the "Contract". The Contract provides the Buyer access to the Property and the authority to pursue and secure from the City of Littleton the entitlements necessary to allow for the development of an assisted living facility on or before April 1st, 2015.

Mr. George B. Swintz (719)337-3419 of Bonaventure, LLC, PO Box 4471 Breckenridge, CO 80424 is hereby authorized as "Applicant", to provide any and all information pertaining to this application.

If you have any questions or need any additional clarification please contact Tom Castle, SullivanHayes Brokerage, 2000 South Colorado Blvd., Suite 8500, Denver CO 80222 303-534-0900.

Alexis Investments Corp.


Michele B Castle, President

ACKNOWLEDGMENT – Alexis Investments Corporation

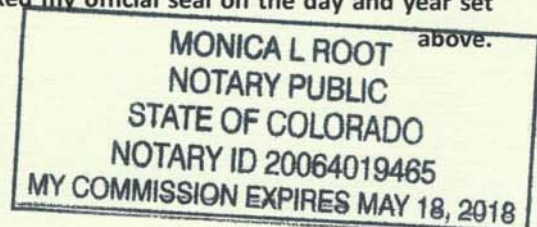
STATE OF Colorado SS: N/A COUNTY OF Jefferson

Before me, Monica Root ^{Monica Root}, a Notary Public in and for the above State and County, on this 14 day of November, 2014, personally appeared Michele B Castle, President, Alexis Investments Corporation, known to me to be the same persons who signed and acknowledged that they signed the foregoing instrument as such President of the Corporation for and on behalf of the Corporation, and that they executed the same as its free and voluntary act and deed and as the free and voluntary act and deed of the Corporation, for the uses and purposes set forth in the instrument.

IN TESTIMONY WHEREOF, I have subscribed my signature and affixed my official seal on the day and year set forth

Monica L Root, Notary Public

My commission expires: May 18, 2018



Oakbrook Assisted Living
Letter of Intent Describing the Proposal
September 29, 2014

Our request:

The Applicant is asking the City of Littleton to amend the General Planned Development Plan to allow an Assisted Living ("AL") and potential future Memory Care ("MC") facility in the PD-C Zone District of the Oakbrook Shopping Center and to permit the height of the building, to not exceed 51' feet. Secondly, we are asking for an increase in the allowable floor area from 40,800 square feet to 98,500 square feet. Note that the footprint of our building is about 28,000 square feet. Following the City's approval of these requests we will be making a second submission for the approval of our Site Development Plan.

Project description:

The site is 3.3221 acres situated north of County Line Road and west of East Phillips Avenue, in the Oakbrook Shopping Center. The site is east of South Broadway and has been vacant for 20 years. The construction of C-470 significantly impacted the shopping center which has lost its Safeway grocery store anchor. A new furniture store has joined the center on the west side in the old Safeway store.

The site, which is now a vacant dirt lot and deteriorating parking lot and drives, is immediately North of the C-470 freeway and east of Broadway. The proposed Senior Living project will revitalize the eastern side of the 1980's vintage Oakbrook shopping center. The new development's employees, residents and their family members who visit, and medical / service providers who will care for our seniors will all add to the success of this area and its tenants. The surrounding uses are restaurants, a furniture store, car dealership, License Bureau, veterinarian clinic, shops and single family residences.

Nearly two full floors of the proposed building are pressed into the hillside in an attempt to mitigate any visual impact on the residential neighborhood to the east. This makes the building no higher than the nearby residents. The fact is that the building only impacts the view corridor of a small number of houses and to an extent screens their view of the rear of the shopping center. The Front Range of the Rocky Mountains cannot be fully blocked by one building. Even the impacted residences will still have a view of the mountains.

Due to the site configuration, code permits the measurement of the building to increase from the entitled 36 feet to 46 feet meaning that the Applicant is requesting a variance of 5 feet (building height is 51 feet less 46 feet equals a 5 foot variance request).

The Applicant has investigated the following steps to lower the height of the building. (1) Replacing a pitched roof in favor of a flat roof reduces the height of the building by 3 feet. All previous developments constructed by the Applicant have had pitched roofs. Pitch roofs are preferred because intrinsically the building would look more residential, and that water quickly flows off of them versus a flat roof where water run-off collects making the building susceptible to roof leaks. (2) The Applicant has chosen to put individual, thermostatically controlled heating and air-conditioning units in the exterior walls of the

structure to avoid placing large rooftop units on the roof. This also has the effect of reducing the building height and improves project aesthetics. (3) The applicant has studied the floor to floor heights to condense these dimensions to the minimal amount required to convey hot and cool air. By installing the wall heating air conditioning units we have been able to reduce the height of the building by 2 feet in the floor to floor elevation. (4) The Applicant even investigated closing the curb cut on Phillips Drive in order to eliminate a driveway circulation road into the shopping center which would have allowed depressing the building into the site. This option was not acceptable to the other shopping center tenants as they did not wish to eliminate one of the shopping center access points. (5) The Applicant has reduced the parapet heights on the roof to the very minimal height necessary to retain rain water on the roof.

The planned facility will have approximately 128 licensed units of Assisted Living house serving the seniors in the area surrounding Littleton. The building is four stories tall, with a large common “public” space on the first floor and residences on a portion of the first floor and most of the apartments on floors 2-4. The building will have staff offices, conference rooms, a commercial kitchen, dining rooms, salon, exercise/physical therapy room, living rooms, activity rooms, and a movie theatre.

The building is designed to incorporate nicely into the design of the shopping center of which it will become a part. Architectural detailing, materials and colors give the project a Colorado “feel”. The buildings front entry portico provides not only a covered entrance but also moves the arrival/departure vehicles from the shopping centers circulation driveway. Driveways around the building and the entire parking lot surfaces on the property will receive new asphalt overlays. The location of delivery vehicles will remain the same as the existing delivery drives for the shopping center. A large courtyard surrounded by the building on three sides and retaining walls on the east, provides open space for the residents and allows natural sunlight to reach all levels of the structure. Extensive landscaping will enhance this development. Existing vehicle circulation and storm water drainage is not altered by the proposed development.

Traffic generated by the Assisted Living center will be 81.5% less than the traffic generated by the 40,800 SF retail building that is approved for the site. The AL use will require 41 peak weekday and 50 to 65 peak-hour weekend parking spaces, which is only 50 to 55% of the parking generated by a 40,800 square foot retail use on the site. The staff load for the fully occupied AL facility will be approximately 6 persons on the night shift, 12 persons on the evening shift and 25 persons on the day shift, 7 days a week. The number of visitors during the day hours will average about 30 per day to include family, professionals, sales people and marketing tours.

Levels of care offered at the facility include:

1. **Assisted Living** offering active seniors a combination of personal care services and health care for individuals that require additional assistance with normal daily activities. Assisted Living Communities offer a home-like atmosphere with wellness programs that are specifically designed to care for and support individuals as needs progress. Although Assisted Living properties are not required to have nursing staff on site, this facility will have one nurse on the premises during day time. The occupants are seen by (1) their current doctors who visit the

property or (2) are transported to their doctor's offices with vehicles owned by the facility. Assisted Living which is a "social model" differs from a nursing home facility in that it is not a "medically based model".

2. **Short Term Stay or Respite Stay** is an option for seniors that need additional assistance for a temporary period of time. Short Term Stays provide a break for families and/or caregivers from the physical demands of providing round-the-clock care for their loved one. They are a perfect option for caregivers that need to go away on a business trip or vacation, but want to provide their loved ones with a safe environment while they are away. Short Term Stays are a great alternative to skilled nursing by providing additional needed assistance for seniors recuperating from a recent hospital stay or illness.
3. **Hospice Care** is for seniors of any age with a life expectancy of six months or less, who need comfort and pain/symptom relief in order to complete life with purpose, dignity, and grace.

Detailed description of care at all of the above levels includes:

Assisted Living

Assisted Living offers active independent seniors a home-like atmosphere while providing individualized care and personal assistance with normal daily activities. The Assisted Living environment will foster as much autonomy as possible with each senior, while providing a strong safety net of support services and supervision. Assistance may include medication management or supervision, personal care services by trained staff, arrangement of medical, dental, or rehabilitation appointments or simple assistance with dressing and bathing.

The Facility will provide personal care services, enriching activities, and wellness programs designed to promote senior independence and quality of life. These services minimize the need for relocation by accommodating an individual's changing care needs and personal preferences. Upon admission, the Health Services Director meets with seniors and their families to develop an individualized care plan with each person to coordinate the delivery of services and care. The care plan, which includes an assessment of the person's physical and psychosocial needs, is reviewed and updated annually or as needs progress. If the senior should need occasional support or therapeutic services, our facility will partner with outside agencies to provide the care and support needed to keep their lifestyle as independent as possible.

Our focus is to offer an active lifestyle while promoting social, spiritual, and physical health for each person. We are committed to "Enriching Lives through Service." We serve as caregivers and advocates for seniors by providing a nurturing environment where seniors live and thrive.

The Assisted Living facilities offer a variety of amenities and services to provide more options for families and seniors to choose from.

Trained Staff Available 24-Hours/Day

Restaurant-Style Dining – Three meals provided

Housekeeping and Laundry Services

Salon Services
Transportation
Medication Management or Supervision
24-Hour Emergency Call System
Pharmacy Services
Assistance with Personal Needs
Exercise Programs
Enriching Activities
Cultural Outings
Licensed Nurse Supervision
Medication Management
Respite Stays

Short-Term or Respite Care

In the United States, there are approximately 50 million people who care for a senior loved one at home. The daily task of providing that care can be overwhelming for the caregiver and a break is sometimes needed to take care of their own needs. Short-term or respite stays provide temporary housing and care in a retirement community, bringing relief to those who are caring for family members that might otherwise require permanent placement outside the home. Short-term stays provide a much needed break from the physical demands, stress, and challenges faced by the family caregiver.

Studies have shown that time away from the care giving of a loved one can reset the relationship, giving both the caregiver and recipient a new appreciation for one another. Respite has been known to help sustain a family caregiver's health and mental well-being. Family members are also finding that repeated short-term stays at a chosen community are the ideal way to transition seniors into an eventual long-term living arrangement.

Short-Term stay residents experience all of the benefits that an Assisted Living facility has to offer.

Hospice Care

We believe that hospice care should be a time of healing. While it comes as an end-of-life experience, we see that this time should be viewed as potentially a time of great emotional and spiritual healing. By viewing this stage in life as we do all others - a time of growth and life - we will help seniors explore this final episode of his or her life with dignity and comfort. We also appreciate that the family needs information, support and healing during this time as well.

We coordinate with professional service providers who will work hand-in-hand with our staff to provide the absolute best in family-centered hospice care while allowing seniors to remain with their friends in the facility.

Economic Impact

At Stabilized Occupancy the project has budgeted a \$1,791,229 annual payroll. There are 40-50 employees on site in any 24 hour period. Jobs include Physical Therapists, Beauty Shop employees, visiting medical staff, nurses, directors of assistants, elder care givers, activity staff, executive director, office personnel, human resource staff, marketing staff, dietary supervisors and staff, cooks, housekeeping staff, maintenance staff, drivers, plant operations staff and corporate oversight staff. Family members visiting seniors at our facility will stay in hotels and shop and eat at establishments in Littleton. Medical practitioners in neighboring buildings will gain additional patients. Our employees may live in Littleton already, may choose to buy homes or rent apartments in Littleton to be close to their place of employment. The AL operations will employ more highly trained people than a retail store, hotel or restaurant earning inherently more money.

Why is the Oakbrook location good for this use?

Similar projects are commonly completed in Commercially Zoned Districts. At least fifty percent of the occupancy of the AL facility is generated by drive-by inquiries from the adult children of senior citizens. With the average stay trending downward (current average stay is 18 months), the commercial aspect of the care giving business demands more high profile sites as compared to residentially zoned properties. Other communities throughout Denver, Colorado and the United States have found this use to be compatible in Commercially Zoned districts, and an excellent transition from residential areas to commercial areas. The aesthetics of the building will fit nicely with the surrounding uses. Our research indicates that there is a need for alternative housing options for seniors currently living in Littleton.

Neighborhood Outreach

The Applicant has conducted two neighborhood meetings in advance of making this submission. The first meeting was held on April 9, 2014 and the second on September 22, 2014. The meeting attendee lists indicate that 24 households or shopping center tenants were present at the first meeting and 9 households were represented at the second meeting. Concerns expressed by the attendees at the first neighborhood meeting were as follows (*the Applicants response is noted in italics*):

- (1) Height of the four story building because it blocks the view of the mountains *Response: Indeed the height of the building may partially block some of the views of the mountains for a small number residences. The elevation of the top of the proposed building is the same height of the top of the neighboring homes.*
- (2) The project: (a) increases traffic on Phillips Avenue, creating more accidents at Phillips and County Line Road, (b) increased hours traffic will be generated, (c) delivery and trash pick up traffic (and noise) would be increased due to the Assisted Living ("AL") use, and (d) construction traffic will be added to normal traffic loads. *The attached Traffic Study by LSC Transportation Consultants, Inc. addresses these issues. In fact the proposed use is less intrusive than the present allowed use.*

- (3) Narrowness of County Line Road -this is the only stretch of County Line Road that has not been widened. *The attached Traffic Study by LSC Transportation Consultants, Inc. addresses these issues. The proposed use does not significantly impact County Line Road.*
- (4) Concerns were expressed about the number of cars that would be parked on the property as a result of the AL use. It was felt that the AL residents would have a lot of cars parked in excess of the .5 cars per unit being proposed. The Department of Motor Vehicle office has a high demand for parking during the first and last weeks of the month. *The attached Traffic Study by LSC Transportation Consultants, Inc. addresses these issues. Again the proposed use has less impact than the presently approved use.*
- (5) It was stated that there is a noise ordinance restricting noise between 10:00 PM and 7:00 AM. *The proposed facility will comply with the noise ordinance. Assisted Living Center's make for very quiet neighbors.*
- (6) Concern was expressed that the building orients diagonally across the site, blocking more of the mountain views than if the building was situated so that the neighborhood looked at only one side of the building. *The physical limitations of the site dictate the orientation of the building and the existing property owner should be allowed the right to achieve the value of his property that is generated by fitting the building on the site in the fashion proposed by the applicant. If the current approved use were built, the one affected residence would have a view of a roof and utility units.*
- (7) Comments were made about the poor condition of the driveway asphalt around the site. *The drive ways immediately adjacent to the site will receive an asphalt overlay upon completion of construction of the facility. The new facility will strive to maintain all areas surrounding the building in excellent condition.*
- (8) Concern was expressed about the seniors wandering around the shopping center. *The occupants of the proposed building who are determined not to be safe while walking outside of the facility will have limited privileges to leave the building. Access to and from the building is monitored 24/7 by staff. Many of the seniors will be active and wish to shop.*
- (9) Residential neighbors do not want any more light shed into their neighborhood from the AL facility. *The Applicant agrees to comply with City codes pertaining to site lighting.*
- (10) The attendees asked two additional questions: Could the curb cut entering the Oakbrook Shopping Center from Phillips Avenue be closed? And could there be a traffic light installed at Phillips and County Line Road or the next curb cut west of Phillips? *City of Littleton Public Works Department will need to address these questions. The developer does not think these are constructive suggestions, as the traffic study shows these changes would actually increase traffic.*

Concerns expressed by the attendees at the second neighborhood meeting were as follows (the Applicants response is noted in italics):

- (a) Attendees wanted to know the height of the old Safeway façade. *We have determined the façade to be roughly 36 feet tall.*
- (b) Attendees wanted to know what other sites the Applicant considered and suggested the Applicant consider two other sites they felt would be better the site in question.

The Applicant has chosen this site because of favorable demographics for Applicants business and has invested substantial dollars pursuing this site. Therefore, Applicant does not want to redirect its efforts to another site.

- (c) Attendees wanted to make sure the color of the building is appropriate for the neighborhood. *The Applicant is submitting color and materials boards for the planning commission meeting that represents Applicant's best efforts of selecting appropriate colors and materials.*
- (d) An Attendee wanted to know the total number of parking spaces and wanted to be on record that he felt there was a shortage of parking spaces provided. *There are 131 parking spaces provide on the site when 64 are required.*
- (e) The same comment as comment #4 from the first neighborhood meeting was made again. *Applicant's response is the same.*
- (f) Attendees were concerned about the number of emergency vehicles that will be arriving at the property, during all hours of the night and day, with sirens blaring. *Skilled Nursing and Memory Care facilities require more emergency vehicle visits than the Assisted Living facility that is being proposed. The care given to Assisted Living occupants anticipates acute emergency needs, therefore reducing the number of emergency responses.*
- (g) One Attendee asked if she could be given stock options in the property to compensate for the loss of value caused by the impact the proposed building would have on the view from her home. *The Applicant is not able to comply with this request and the Applicant believes that if Applicant was offered stock options, this would set a dangerous precedent in the City of Littleton of determining how adjacent property owners could be compensated by developers to achieve neighborhood support.*

END OF LETTER OF INTENT DESCRIBING THE PROPOSAL

SullivanHayes

B R O K E R A G E

June 20, 2014

Janette Dickinson
Principal Planner
City of Littleton
2255 West Berry Avenue
Littleton, CO 80120
jdickinson@littletongov.org

RE: Oakbrook Lot 5

Dear Ms. Dickinson:

SullivanHayes is and has been responsible for marketing the above referenced property for the last 15 plus years. Our marketing effort has exhausted countless retail prospects. As the C-470 Highway was improved the focus of retail moved to the properties immediately adjacent to the interchanges and the frontage along the north & south corridors, Broadway, University, etc. In addition, the abundance of second generation Anchor spaces available along these arterials in this trade area have also prevented any retailers to consider our site as an option. Second generation rental rates are only a fraction of what the rental rate would need to be in a new construction building. The original Site Development Plan, 1984, anticipated a "junior Anchor" position on the above referenced parcel. These users typically prefer to cluster in the same area as other complimentary and competitive users. These uses have found opportunities to serve the neighborhood and regional retail market in more strategic locations.

Identifying and contacting alternative neighborhood and community uses has been the focus of our marketing effort for the last several years.

Best Regards,



Bryan D. Slaughter
SullivanHayes Brokerage



LSC TRANSPORTATION CONSULTANTS, INC.

1889 York Street
Denver, CO 80206
(303) 333-1105
FAX (303) 333-1107
E-mail: lsc@lscdenver.com



May 29, 2014

Mr. Michael Zeitlin
3300 E. 1st Avenue
Denver, CO 80206

Re: Oakbrook Assisted Living
Trip Generation
Littleton, CO
(LSC #140420)

Dear Mr. Zeitlin:

Per your request, we have completed this letter for the proposed Oakbrook Assisted Living development in Littleton, Colorado. The purpose of this letter is to estimate the trip generation potential for the site and address questions raised at the neighborhood meeting.

TRIP GENERATION

Table 1 shows the estimated trip generation potential for the allowable land use per the existing zoning as well as for the currently proposed land use based on the trip generation rates from the 9th edition of the *ITE Trip Generation Manual*, 2012. Table 1 shows the allowable commercial land use would be expected to generate about 1,742 weekday vehicle-trips with about half entering and half exiting the site. During the morning peak-hour, which generally occurs for one hour between 6:30 and 8:30 a.m., about 24 vehicles would enter and about 15 vehicles would exit the site. During the afternoon peak-hour, which generally occurs for one hour between 4:00 and 6:00 p.m., about 73 vehicles would enter and about 79 vehicles would exit the site.

Table 1 shows the currently proposed land use is expected to generate about 322 weekday vehicle-trips with about half entering and half exiting the site. During the morning peak-hour, which generally occurs for one hour between 6:30 and 8:30 a.m., about eleven vehicles would enter and about six vehicles would exit the site. During the afternoon peak-hour, which generally occurs for one hour between 4:00 and 6:00 p.m., about 12 vehicles would enter and about 15 vehicles would exit the site.

The currently proposed land use would generate about 1,420 fewer daily vehicle-trips than the allowable commercial land use; about 22 less vehicle-trips during the morning peak-hour, and about 125 less vehicle-trips during the afternoon peak-hour.

PARKING GENERATION

Table 2 shows a comparison of the expected parking demand for the allowable commercial land use as well as for the currently proposed land use. Table 2 shows the currently proposed land use would require 49 to 64 fewer parking spaces on a typical weekday.

QUESTIONS RAISED AT THE NEIGHBORHOOD MEETING

The following addresses questions raised during a recent neighborhood meeting.

Comment: *The project increases traffic.*

Response: The daily trip generation potential will be significantly lower than what would be allowed per the existing zoning. Table 1 shows the weekday trip generation potential will be about 18.5 percent of what could occur with typical retail development.

Comment: *There will be more accidents at the intersection of County Line Road and E. Phillips Avenue.*

Response: The scope of this analysis did not include a review of existing accident data. The minimal amount of additional traffic generated by the site will have only a marginal impact on existing conditions.

Comment: *Traffic will be generated for a larger number of hours.*

Response: There is expected to be very little site traffic generated outside of the hours during which the adjacent retail commercial uses are generating traffic.

Comment: *Delivery and trash pick-up traffic and noise will be increased.*

Response: This would be the case for any new development on the lot.

Comment: *Construction traffic will be added to normal traffic loads.*

Response: Construction traffic has a short-term impact. The roadways used for construction access and the hours of construction traffic can be identified and adjusted over time if appropriate.

Comment: *This is the only stretch of County Line Road that has not been widened.*

Response: County Line Road has existing left-turn and right-turn lanes approaching E. Phillips Avenue so no additional auxiliary lanes are recommended. Through lane capacity improvements are not typically made by developments generating only a few hundred trips per day with no direct frontage to the subject roadway.

Comment: *What is the number of AL residents who drive in and out every day?*

Response: The project is an assisted living facility and not an independent living facility so the number of residents who drive in and out every day is expected to be limited. Most of the new vehicle-trips generated will be from employees, visitors, and deliveries.

Comment: *Could the curb cut entering the Oakbrook Shopping Center from E. Phillips Avenue be closed?*

Response: We would not recommend this action. The closure would remove a convenient connection between the residential land use east of E. Phillips Avenue and the commercial land use west of E. Phillips Avenue. A closure would likely result in additional trips through the County Line Road/E. Phillips Avenue intersection. Additionally the new trips generated by the proposed land use are expected to be significantly lower than what could be generated by the site so the impact to E. Phillips Avenue is expected to be limited.

Comment: *Could there be a traffic light installed at E. Phillips Avenue or the next curb cut west of E. Phillips Avenue?*

Response: It is unlikely the combination of east-west through traffic and the southbound left-turn traffic from E. Phillips Avenue is high enough to warrant a four-hour or eight-hour traffic signal warrant. The assisted living site is only expected to add about six exiting trips in the morning peak-hour and about 15 exiting trips during the afternoon peak-hour. A large percentage of these additional trips will likely be oriented to/from the west and South Broadway and not make a left-turn from E. Phillips Avenue onto County Line Road. It also is unlikely that site traffic would use the full movement access on County Line Road west of E. Phillips Avenue.

* * *

We trust this information will assist you in planning for the Oakbrook Assisted Living development.

Respectfully submitted,

LSC Transportation Consultants, Inc.

By:

Christopher S. McGranahan, P.E., PTOE

CSM/wc

5-29-14



Enclosures: Tables 1 and 2

Table 1
ESTIMATED TRAFFIC GENERATION
Oakbrook Assisted Living
Littleton, CO
(LSC #140420; May, 2014)

Trip Generating Category	Quantity	Trip Generation Rates ⁽¹⁾						Vehicle - Trips Generated					
		Average			AM Peak Hour			PM Peak Hour			Average		
		Weekday	In	Out	In	Out	In	Out	In	Out	Weekday	In	Out
Allowable Land Use Per Existing Zoning													
Shopping Center ⁽³⁾	40.8 KSF ⁽⁴⁾	42.70	0.595	0.365	1.781	1.929					1,742	24	15
												73	79
Currently Proposed Land Use													
Assisted Living ⁽²⁾	121 Beds	2.66	0.091	0.049	0.097	0.123					322	11	6
												12	15
											Difference	-1,420	-9
												-61	-64

Notes:

- (1) Source: *Trip Generation*, Institute of Transportation Engineers, 9th Edition, 2012.
(2) Land Use No. 254, Assisted Living - average rates
(3) ITE Land Use No. 820, Shopping Center - average rates assumed because the proposed lot would be part of a much larger retail area.
(4) KSF = 1,000 square feet

Table 2
ESTIMATED PARKING GENERATION
Oakbrook Assisted Living
Littleton, CO
(LSC #140420; May, 2014)

Trip Generating Category	Quantity	Parking Generation Rates ⁽¹⁾				Parked Vehicles		
		Weekday Peak-Hour	Saturday Peak-Hour	Sunday Peak-Hour	85th Percentile Rate	Weekday Peak-Hour	Saturday Peak-Hour	Sunday Peak-Hour
Allowable Land Use Per Existing Zoning								
Shopping Center ⁽³⁾	40.8 KSF ⁽⁴⁾	2.200	2.550	3.160		90	104	129
Proposed Land Use								
Assisted Living ⁽²⁾	121 Beds	0.340	0.410	0.540		41	50	65
				Difference		-49	-54	-64

Notes:

- (1) Source: Parking Generation, Institute of Transportation Engineers, 4th Edition, 2010.
- (2) Land Use No. 254, Assisted Living
- (3) ITE Land Use No. 820, Shopping Center. The rates are for non-Friday, non-December weekdays.
- (4) KSF = 1,000 square feet