

Littleton Retirement Residence Preliminary Project Plan Process (P4) Letter of Intent & Justification

It is the intent of the developer to utilize the P4 (Project Development Plan Process) to facilitate the Major Amendment of the Littleton Village GPDP in the development of this site for an Elderly Congregate Housing Facility.

The current land use for this site is Littleton Village – General Plan Development Plan. Parcel H is located within Tract-1 which is designated as PD-C. It is our intent to amend the GPDP to:

A) Increase the maximum dwelling units per acre for Parcel “H” from 46 to 47.

Explanation: In order to allow for the proposed 142-suite elderly congregate housing facility units we need to increase the allowed units per acre count. With 3.062 acres, 141 units are allowed under the current 46 units per acre allowance.

Total Units at 46 per acre x 3.062 acres = 141

Total Units at 47 per acre x 3.062 acres = 144

Justification: The current Littleton Village GPDP shows parcel H at 4.04 acres with an allowed number of units of 186. Our survey shows the site is only 3.062 acres. While we are increasing the units per acre for calculation purposes, we are **not increasing the total number of units allowed on Parcel H.** Our 142 suites is significantly less than the 186 units allowed on the parcel.

The proposed elderly congregate housing facility will be significantly less of an impact than any other type of use that would utilize the existing 186 allowed dwelling units. We have a smaller population of residents, less parking demand, minimum traffic impacts and reduced impacts on existing infrastructure than an apartment building of the same size.

B) Increase the allowable dwelling units for all of Tract 1 from 600 units to 624 units.

Explanation: According to our pre-app, the remaining number of unfulfilled dwelling units for all of Tract 1 is 118 units. Indicating that 482 units of the 600 have already been constructed or approved. In the original PD, the calculations for the total allowed dwelling units was not consistent with the total of the allowed units allowed on each parcel. That has resulted in a deficiency in the remaining total units available on tract one compared to the 186 units allowed on tract H. In order to allow the development of the proposed 142-suite elderly congregate housing facility, the total for tract 1 needs to increase to 624.

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Justification: While this appears to be an increase in dwelling units, the congregate housing project proposed is a less intense use than any other type of use that would utilize the remaining dwelling units. Due to the nature and age of residents of the congregate housing project, the proposed project will have a smaller population of residents, less parking demand, minimal traffic impacts and other impacts on existing infrastructure.

Below is a comparison of a standard apartment building that would utilize the remaining 118 dwelling units and the proposed 142-suite elderly congregate housing facility. Even with the increase in units requested for this use, the ultimate impact is significantly less than what is currently allowed.

Population Comparison between Uses			
Use	Units	Residents	Total Population
Apartments	118 units allowed	average of 2 persons/unit	236 total residents
Elderly Congregate Housing	Proposed 142 resident suites	20% couples	170 total residents

C) Revise the Allowed Use table to remove the cap on Congregate Housing units.

Explanation: The Allowed Use table limits Congregate Housing projects to no more than 50 units. In order to allow for the proposed 142-suite elderly congregate housing facility, we propose to remove the unit limitation from the use table to allow the proposed project.

Justification: The proposed development is a tested model and 30 years of Hawthorn’s experience has shown that the proposed development is a dynamic and much needed living opportunity for seniors in the community. Thirty percent of the buildings square footage is devoted to shared common areas for the use and recreation of the residents. Those areas are supported by the resident suites and this unique senior living model would not be feasible if limited to 50 units.

As shown in the table above, removing the cap of 50 units does not increase the number of residents from the currently allowed 118 multi-family apartment units. The proposed project actually results in a smaller population of residents, less parking demand, and reduces other impacts on existing infrastructure than the currently allowed multi-family residential project. Eliminating the cap on units for this use does not create additional impacts on the surrounding land uses or the community as a whole.