

## **Platte 56 & Littleton's City Wide Plan**

### **Applicant's Statement**

Riverside Townhomes is located at 5000 South Prince Street. The location provides tremendous opportunities to live the Colorado Lifestyle. With the Platte River out the front door, Mountain views to the West, and access to the adjacent trail system, Platte 56 Townhomes checks the amenity boxes for the Colorado Lifestyle.

No vehicles are required, because local amenities within walking distance abound. Shopping and dining are located within a 5 minute walk from the site. King Soopers recently rebuilt a new store down the street, Riverside Downs, a newer retail development, provides access to over 18 retail amenities including Starbucks, Jimmy Johns, Anthony's Pizza, and 24 Hour fitness just to name a few. Home Depot, TCF Bank, Key Bank, and Wells Fargo round out the highlights of the conveniences within walking distance.

The following outlines an explanation of how the proposed Platte 56 community is consistent with and supported by the goals and policies of the City Wide Plan:

#### **Goal 1 – A Dynamic City:**

Platte 56 will allow for new residents to have direct access to the Platte River trail system and custom of the many retail commercial areas, such as Riverside Downs, that are within walking distance. Downtown Littleton's main street is a mere .75 mile jaunt from the doorstep of the Platte 56 community, bringing a dynamic user that desires a walkable, downtown-oriented community.

The residential product is designed for an upwardly mobile demographic that caters to quality of life including recreation, community focus, and local investment. The demographic best suited for this lifestyle is the millennial generation. Platte 56 is a for-sale, townhome product that is geared toward the older portion of the millennial generation that has matured in their respective jobs and are looking to start a family.

#### **Goal 2 – An Outdoor Littleton:**

One of the primary reasons the Platte 56 community will be successful is because of its relationship to the South Platte River open space and trail system. One of the leading lifestyle traits of the target residents is their focus on recreation. Platte 56 proposes a respectful connection both visually and physically to the Mary Carter Greenway Trail via a path and landscape transition. The homeowners are connected to Littleton's numerous trail systems, parks and the greater regional, front range systems for hiking, biking, and walking. Additionally, kayaking, rafting, tubing and fishing opportunities are available with access opportunities along the Platte.

#### **Goal 3 – A Connected Littleton:**

Platte 56 is centrally located to numerous modes of transportation and uses. Adjacent to the Mary Carter Greenway, South Platte River, Prince Street, Santa Fe Drive and is approximately .75 miles from Littleton's Main Street and 1 mile to the downtown Littleton Light Rail Station. Numerous restaurants, retail stores and a grocer are within a few blocks of Platte 56.

#### **Goal 4 – A Distinctive Littleton:**

The Platte 56 community will be comprised of homeowners that take pride in their asset and the community they're a part of. The high-quality of architecture and site features that have been incorporated into the design, provide a timeless character that will be a positive catalyst for smart growth and development for this neighborhood. Platte 56 will draw a distinct homeowner that will bolster the existing businesses in the area through localized commerce and entice the creation of new companies to locate in the neighborhood.