



## LETTER

June 6, 2018

City of Littleton  
Community Development

Re: Chatfeild Green – Senior Living Center Pre-Application Meeting.

Chatfeild Green – Senior Living Center is a proposed 182 unit Senior Living Complex on a roughly 8 acre parcel of land that is located in Trailmark Subdivision in Littleton. The site is situated at the corner of Colorado 121 (Wadsworth Blvd) and Trailmark Parkway.

The parcel is zoned PD-C and has Planned Development Standards that would need to be amended to be allow for the specific use of a Commercial Senior Living Center.

The Proposed Senior Living Center is  $\pm 207,000$  square feet in two buildings. The smaller building is a 30 unit Assisted Living facility on two stories. The larger building is 4 stories of 152 Units of Intendant Living. The proposed development would not only have age restricted housing but furnish services to the residence that live in the complex.

This sketch plans shows roughly 156 spaces of parking both for residence and visitors. The main parking area is setback from the single family resentence housing by 50 feet. The parking could be a combination of covered and uncovered parking. The FAR for this project is 22.75 units per acre. All the current setbacks have been met in the proposed sketch plan. There is plenty of green space for landscaping and a view corridor that looks toward Chatfeild State Park. All the drainage on the site appears to flow down toward Colorado 121 (Wadsworth Blvd)

The intent of the design is to have smaller structures front the residential areas, like the two story Assisted Living Building and the Possible Covered Parking Structures. This allows a transition to the taller four story building. Currently the PD-C standards only allow for a 50 foot height limit, but we would like to encourage a 60 foot height limit for this lot to allow for more appropriate roofing styes that would more conducive to the existing neighborhood. The general design idea also supports an internal courtyard to allow the residence a safe place for outdoor activity.

We welcome your comments and feedback and look forward to meeting with you

A handwritten signature in black ink, appearing to read 'Kevin L. Koernig', written over a horizontal line.

Kevin L. Koernig, AIA

