



October 12, 2016
VIA Hand Delivery and Email

Jocelyn Mills
Director
Department of Community Development
2255 W Berry Ave.
Littleton, Colorado 80120

Re: Letter of Intent – 1501 W. Mineral Avenue, Littleton, CO 80120

Dear Ms. Mills:

StoneCreek Real Estate Partners, LLC ("StoneCreek") is the applicant for a GPDP Amendment covering the vacant property consisting of approximately 4.29 acres generally located on the north side of 1501 W. Mineral Avenue (the "Site"). The Site is comprised of one parcel owned by the Conservative Baptist Foreign Mission Society. It is zoned PD-C and platted Southbridge Filing No. 12 Subdivision. The current GPDP permits "churches, church related activities, Christian pre-school, recreation in indoor gym & soccer-type field (daylight hours), community meetings, administrative & professional offices, and other office park uses allowed under the B-1 & B-2 zoning districts". The Site is vacant and bordered on the north by single family homes in the Southbridge neighborhood, on the east by Southbridge office buildings, on the South by WorldVentures headquarters office, and on the west by single family homes in the Southbridge neighborhood as well as a park.

StoneCreek is applying to amend the existing GPDP by simply adding uses for the development of a Class-A, assisted living and memory care community for seniors consisting of approximately 85 units with common areas and amenities across approximately 75,000 SF under one roof. Typical common areas and amenities in StoneCreek communities include dining, activities, wellness / fitness, salon, housekeeping, maintenance, medication management, and gathering spaces. While the amenities are intended primarily for resident use, StoneCreek welcomes and promotes residents' families and guests to enjoy them.

The proposed GPDP Amendment includes a change to the permitted uses to allow for the assisted living community, a less intense use than previously contemplated. Assisted living on this site is a transitional use that is highly compatible with both our commercial and single family residential neighbors because it generates significantly less traffic and impacts than other commercial uses currently allowed and found nearby. Aesthetically, the community is oriented to minimize visibility from the adjacent Southbridge neighborhood homes while maximizing visual appeal. Materials will resemble the surrounding neighbors to allow the StoneCreek community to seamlessly blend in with the area.

We look forward to working with you and welcome the opportunity to provide more information about our proposed development.

Sincerely,

A handwritten signature in black ink, appearing to read "Nick Craig".

Nick Craig
StoneCreek Real Estate Partners, LLC