



January 18, 2017
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 Site Development Plan, Preliminary Minor Plat, and Final Minor Plat 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 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 for a Site Development Plan and Plat to develop a Class-A, assisted living and memory care community for seniors consisting of approximately 85 units with common areas and amenities across approximately 72,000 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.

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,

Nick Craig
StoneCreek Real Estate Partners, LLC