

7/29/2016

Jon M. Froke, M.Ed., AICP
Planning Director
City of Glendale Planning Department
5850 West Glendale Avenue
Suite 212
Glendale, AZ
85301

Jon:

As you know, I have owned the approximately 8 acres at the SEC of 83rd. Ave. and Glendale avenue since 2003. My intention is and always has been to develop the land and build out a useful project that will be profitable, an asset to the neighborhood, and generate tax for the City of Glendale.

The current zoning on the property is Neighborhood Shopping Center ("NSC"). Along with the zoning designation there is a stipulation stating that the back of the property needs to be built out at the same time or prior to the front. While there is solid demand from retail users for the front 4 acres of the property, I have not been able to achieve any interest from users that would be included in the NSC designation for the back 4 acres, so the result is I currently own a property that cannot be developed, and as you know it is not for a lack of effort spanning many years.

I have recently been having conversations with developers who are experts in the assisted living business. As the population ages demand for these facilities is only going to increase. It turns out that the back 3-4 acres of this property would potentially work very well for an assisted living / memory care facility. If it were possible to have this category included under the NSC designation, this might very well give me the ability to finally develop this high visibility hard corner with a project we can all be proud of and finally start producing tax dollars for the City.

Thank you in advance for your support!

Sincerely,



Steven Treger
Rightstart Subsidiary LLC.

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RIGHTSTART SUBSIDIARY LLC.

May 12, 2017

Mr. Jon Froke
Director of Planning
City of Glendale

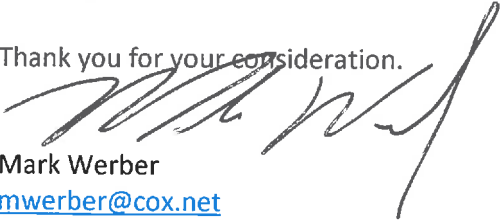
Dear Jon,

This is follow up to our recent telephone conversation. I am interested in developing an inpatient hospice unit on the vacant lot I own just east of my Tots Unlimited Preschool & Childcare Center. Hospice (end of life services) services are typically offered at one of three different places. They can be found as a separate unit within a hospital, skilled nursing facility or rehab unit (or on its campus), or services can be delivered in the home or finally as a free standing inpatient unit.

The Hospice unit is a covered service/benefit under Medicare. Hospice's are licensed by the State Health Department. In addition, they are licensed and approved by Medicare as well as the State's AHCCCS system. There really is a growing need throughout the country for these services and it is often hard to find available spaces. As you may recall my background was in hospital administration for over 20 years and I had a good share of experience with Hospice services.

As far as the physical building, we would envision a single story structure and build the square footage to the allowable capacity based on the size of the lot taking into account City standards (setbacks, parking, etc). The building would consist of private patient rooms, a nice, large comfortable family living room with dining room capabilities, a nurses station, kitchen and a nice landscaped patio for the residents.

Thank you for your consideration.


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