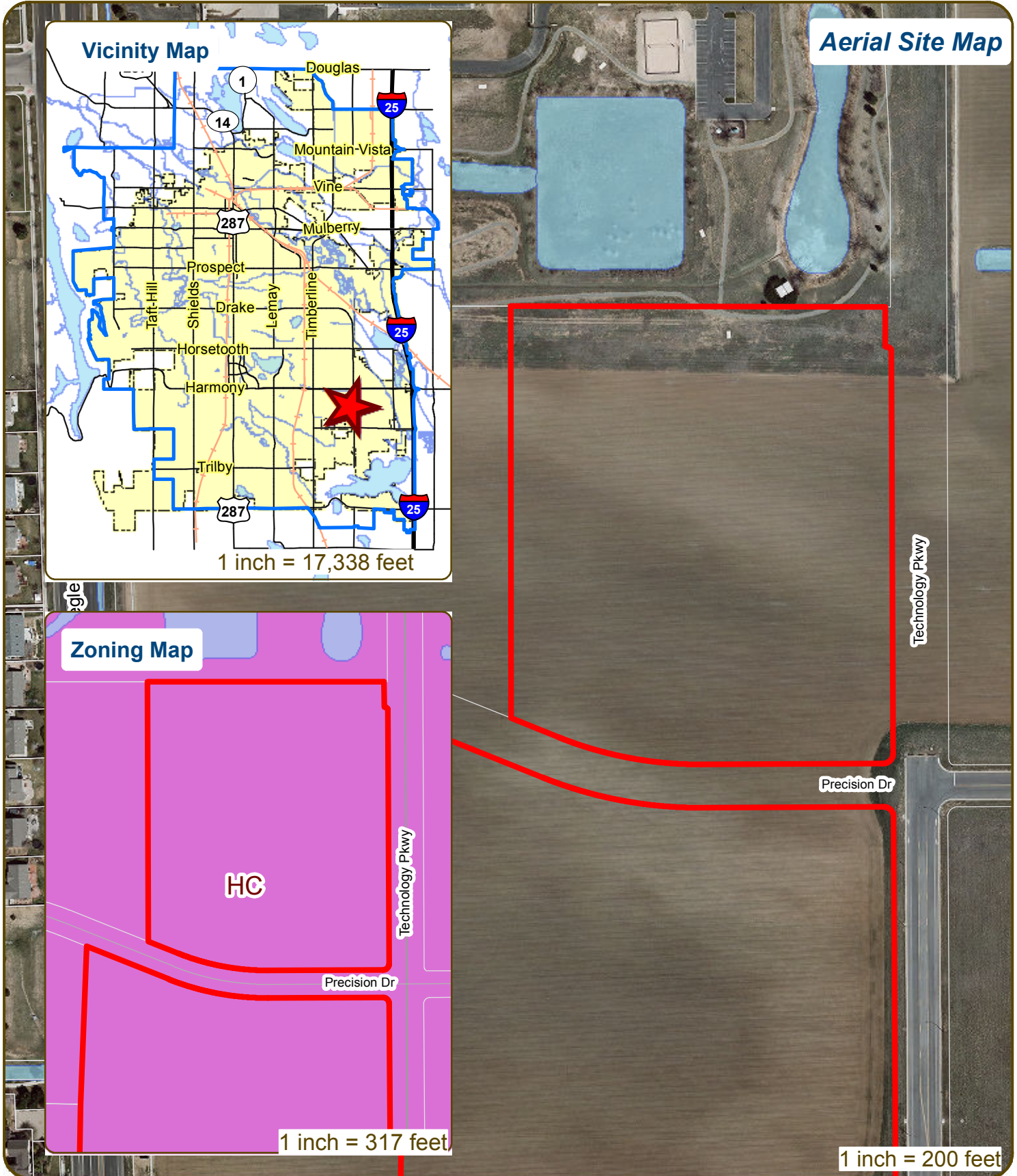


Avamere at Fort Collins Assisted Living Center and Memory Care Facility



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PRELIMINARY DESIGN REVIEW: APPLICATION

General Information

Preliminary design review is an opportunity for an applicant to discuss the requirements, standards, procedure, and potential modifications of standards or variances that may be necessary for a project and to generally consider the development proposal design which has been evaluated as a part of the conceptual review process. While the conceptual review process is a general consideration of the development proposal, a Preliminary Design Review considers the development proposal in greater detail. Problems of both a major and minor nature can be identified and solved during the preliminary design review before a formal application is made.

Preliminary design review applications must be submitted to City Staff no later than 5 pm, two weeks prior to the Wednesday meeting date. Application materials can be e-mailed to currentplanning@fcgov.com or sent to/dropped off at 281 North College Avenue.

Representatives of Community Development and Neighborhood Services (Zoning, Environmental Planning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning), Historic Preservation and Poudre Fire Authority regularly attend preliminary design review meetings. Additionally, other public or quasi-public agencies which may be impacted by the development project are invited and encouraged to attend the preliminary design review. These agencies may include the gas utility, water and/or wastewater utility districts, ditch companies, railroads, cable television service providers and other similar agencies.

Upon receipt of a preliminary development proposal for review, and after review of such proposal with the applicant, the staff shall furnish the applicant with written comments and recommendations regarding such proposal in order to inform and assist the applicant prior to preparing components of the development application. The staff shall provide the applicant with a "critical issues" list, which will identify those critical issues that have surfaced in the preliminary design review as issues that must be resolved during the review process of the formal development application. To the extent that there is a misunderstanding or a misrepresentation of facts, the opinion of the staff may change during the course of development review.

Section to be filled out by City Staff
Date of Meeting _____ Project Planner _____
Submittal Date _____ Fee Paid (\$500) _____

BOLDED ITEMS ARE REQUIRED *The more info provided, the more detailed your comments from staff will be.*

Project Name Avamere at Fort Collins

Project Address (parcel # if no address) 80528-000 (9.3 acres)

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Jason Taber, Director of Construction Management

Business Name (if applicable) Avamere Health Services

Applicant Mailing Address 25117 SW Parkway Ave Suite B, Wilsonville, OR 97070

Phone Number (503) 607-0616 E-mail Address jtaber@avamere.com

Basic Description of Proposal (a detailed narrative is also required) Develop a CCRC (continuing care retirement community) campus comprised of independant living, assisted living, and memory care.

Zoning HC Proposed Use Assisted Living Facility Existing Use vacant

Total Building Square Footage ~310,000 S.F. Number of Stories 3-4 Lot Dimensions

Age of any Existing Structures N/A

Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm

*If any structures are 50+ years old, good quality, color photos of all sides of the structure are required.

Increase in Impervious Area 145,000 S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

SUBMITTAL INFORMATION:
PRELIMINARY DESIGN REVIEW (PDR)

- 1) Preliminary Design Review Application form and filing fee (\$500).
- 2) **Project Narrative** – Please include the following information:
 - (a) What are you proposing/use?
Two buildings, a 150 unit Independent living building and a 150 unit Assisted and Memory Care facility.
 - (b) What improvements and uses currently exist on the site?
Currently is vacant land.
 - (c) Describe the site circulation (auto and pedestrian), parking and how it coordinates with the existing neighborhood.
This will be professionally planned to integrate with the existing neighborhood.
 - (d) Describe site design and architecture.
Attractive buildings with stone veneer, timber and fiber cement panels.
 - (e) How is your proposal compatible with the surrounding area?
Our design will be complimentary to the surrounding area.
 - (f) Is water detention provided? If so, where? (show on site plan)
Yes, this will be provided and is shown on the site plan.
 - (g) How does the site drain now (on and off site)? Will it change? If so, what will change?
Currently the site is raw land and undeveloped. It will be professionally designed to meet the requirements.
 - (h) What is being proposed to treat run-off?
Detention and treatment if necessary.
 - (i) How does the proposal impact natural features?
The proposal does not negatively impact natural features.
 - (j) Do any existing structures have automatic fire sprinklers? Will the new structures have fire sprinklers?
Yes, the new structures will have fire sprinklers.
 - (k) Are there any unusual factors and/or characteristics are present that may restrict or affect your proposal?
Not to our knowledge.
 - (l) Have you previously submitted an application?
Not for this development.
 - (m) What specific questions, if any, do you want addressed?
We want to confirm that our site plans meet local code/design requirements.
- 3) **Site Plan** – Please consider including the following:
 - (a) Project site boundary and adjacent property uses
 - (b) Proposed circulation system, and how it ties into existing infrastructure (pedestrian and auto)
 - (c) Existing and proposed landscaping (Will trees be removed?)
 - (d) Existing and proposed buildings (Will they remain? If they will change, how?)
 - (e) Existing natural features (Will these be impacted by the proposal?)
 - (f) On and off site improvements
 - (g) Location of detention, drainage and water quality features
 - (h) Emergency vehicle access and fire hydrant locations



AVAMERE

March 9, 2017

City of Fort Collins
Ted Shepard
281 N College Avenue
Fort Collins, Colorado 80524

Ted,

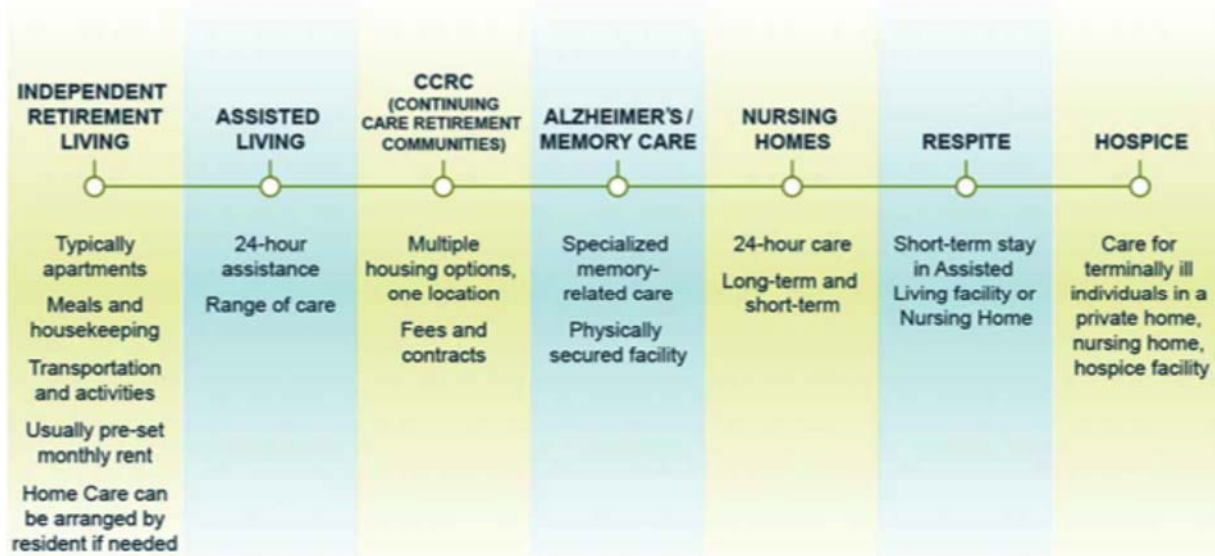
Avamere Health Services is seeking an opportunity to develop in your community, but is seeking clarification on the allowable uses under the "Harmony Corridor" HC zone. We recently terminated a letter of intent to acquire land at the LMN zone, and prior to moving forward in Fort Collins we are looking for certain assurances that our site selection efforts and appropriately guided.

In an effort to ascertain that information, we've enlisted the services of our representation in Fort Collins (Josh Guernsey). In an email from Jason Holland to Josh on March 9, 2017, there were several questions as to our program and business model. I hope to answer those questions below.

What is Avamere intending to develop in Fort Collins?

Avamere is seeking to develop a CCRC (continuing care retirement community) that comprises symbiotic structures that would comprise independent living, assisted living, and memory care. The campus' business model is anchored in healthcare and senior living components. The main mission of a CCRC-driven model is to allow our seniors to age in place.

What is a CCRC? How does it fit in the continuum of care?



As noted in the table above, a CCRC is different than a standalone independent living, assisted living, or memory care community. CCRCs intentionally take components from each of the product types and places it on a single campus to ensure the proper healthcare is available to our residents, without having to move as their (or their

spouses') acuity changes over time. In contrast, standalone independent living communities that are not part of a CCRC have a very different business model imbedded in the environment found in most senior apartment or multi-family complexes.

Amenities often found in a CCRC

- Three meals a day served either via a common dining area or restaurants
- Bistro and/or coffee shop
- Housekeeping services
- Transportation
- 24-hour security
- Exercise and wellness programs
- Personal laundry services
- Social and recreational activities
- Staff available to respond to both scheduled and unscheduled needs
- Assistance with eating, bathing, dressing, toileting, and walking
- Access to health and medical services, such as physical therapy and hospice
- Emergency call systems for each resident's apartment
- Medication management
- Care for residents with cognitive impairments

How many buildings would be on campus? What is the difference between the two structures?

Avamere would be developing two codependent structures with one building designated for independent living residents with low acuity requiring little/no assistance in their daily lives, and a second building for residents with higher acuity that necessitates additional care and in some cases, Alzheimer's support. Residents of both facilities are part of a larger community that are able to utilize the amenities of both buildings. Home Health and respite care are commonly used in the independent living community, giving residents a choice to age in place without migrating to the alternate building on campus.

About Avamere Health Services

Avamere Family of Companies is committed to simplifying senior health care by offering a range of services intended to keep seniors healthy, independent, and in the comfort of their own homes as long as possible. Offering this comprehensive spectrum of choices makes transitions from different levels of care easier and personalized to the real needs of the individual. Founded in 1995 and based in Wilsonville, Oregon, the Avamere Family of Companies began as a single nursing facility in Hillsboro, Oregon. Today, the Avamere Family operates nearly 50 Independent Living, Assisted Living, Transitional Care and Skilled Nursing facilities, and includes multiple ancillary healthcare companies that provide services including inpatient and outpatient rehabilitation, home care, home health, hospice, palliative care, and primary care.

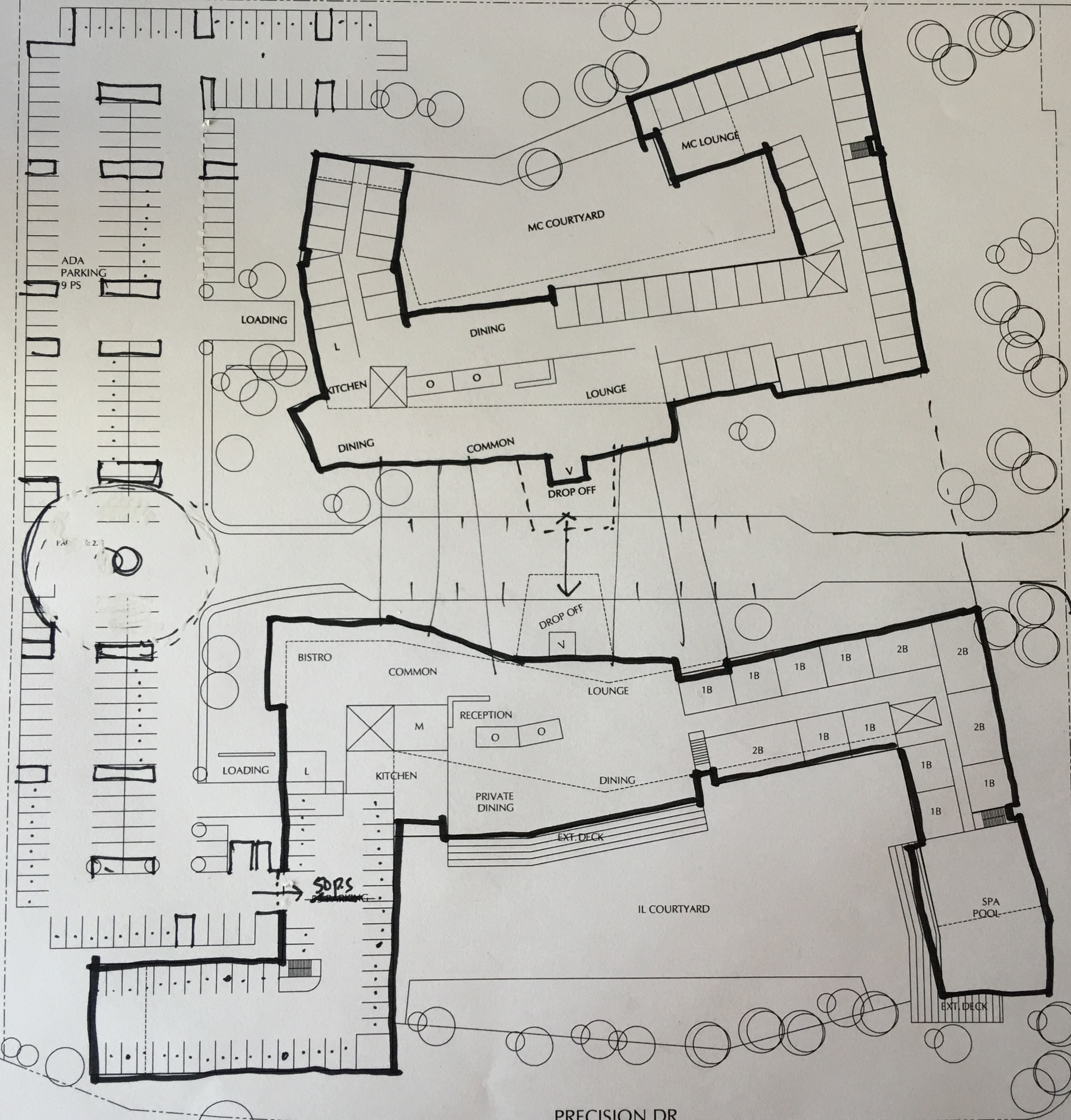
I am hopeful the above sufficiently expounds on the divergence between the concept of standalone independent living, assisted living, and memory care communities versus a CCRC. Should your office have any further questions, we are available to you at any time.

We are seeking clarification early on in this process to ensure we do not expend time or resources of our organization or the City of Fort Collins, and to that end, we appreciate any definitive ruling you may be able to yield in the coming days.

Regards,



Ryan Haller
Vice President, Growth & Development



ADA PARKING
9 PS

ADA PARKING
9 PS

TECHNOLOGY PARKWAY

PRECISION DR.

SCALE: 1:70

SITE PLAN / GROUND FLOOR PLAN

MAY 24 2017

FT. COLLINS

