

December 4, 2023

Exceptional Client Care Services, Llc
835 Margaret Pl
Shreveport La 71101-4508

GEO Number: 171401074006700

Subject: Neighborhood Participation Meeting; rezoning from C-UC to IC for facility expansion.

Dear Exceptional Client Care Services, Llc -

Why are you receiving this letter?

An application has been submitted to the Metropolitan Planning Commission (MPC) Office to rezone from the C-UC district to an IC district for the purposes of a facility expansion. The MPC Office requires the applicant to hold a neighborhood meeting. This meeting will allow neighborhood residents and businesses the opportunity to learn more about the proposed project as well as ask questions regarding any perceived concerns. **No official decisions will be made at the Neighborhood Meeting; there will be a Board meeting to officially rule on this case at a later date.**

The MPC Office has sent this letter to all property owners within 500' of the project. However, all neighborhood residents may not have received this letter. I encourage you to send this information to your neighbors to make sure that all neighborhood residents are aware of this proposed project.

Where and when is the NPP meeting?

The NPP meeting will take place: Wednesday, December 20, 2023 at 6:00pm
Venue: Specialist Hospital Shreveport (Main Conference Room) at 1500 Line Avenue in Shreveport. The Conference Room is located on the 2nd floor, so enter through Suite 204 and follow the signs to the Great Room.

On the reverse side of this letter, you'll find a copy of the Applicant's NPP Invitation Letter.

Should you have any questions, please don't hesitate to contact me, or a member of my staff at (318) 673-6480. Simply ask to speak with someone about this proposed project. Don't hesitate to forward this information to your neighbors to make sure that all area residents are aware of what is going on in your neighborhood. Let's get everyone involved!

Sincerely,



Alan Clarke
Executive Director

Hammes

December 4, 2023

Dear Neighbor:

My company, HPIV Shreveport Sub I, LLC, an affiliate of Hammes Realty, owns 1500 Line Avenue, Shreveport, Louisiana, where Specialists Hospital Shreveport operates. Hammes Realty is an experienced nationwide manager of healthcare facilities with the highest standards for healthcare real estate development and management. As part of our arrangement with Specialists Hospital Shreveport, we are planning an expansion of the current hospital premises to allow for the hospital to see more cases each year. We'd like to rezone our property so that the zoning matches the existing use of the property to allow for future expansion.

The site is located in the C-UC Urban Corridor Commercial Zoning District of the City of Shreveport. Due to changes in the Shreveport Unified Development Code (the "Shreveport Code") after the construction of the hospital campus, a Healthcare Institution (as defined in the Shreveport Code) is no longer allowed in the C-UC District, according to Article 5, Section 5.2 (Table 5-1) of the Shreveport Code. Because of these changes, the proposed expansion will require changes to the zoning of the property. Therefore, we are applying for a zoning change to a IC Institutional Campus in order to allow for the expansion of the hospital campus. The site is a 3-story commercial structure with a combined square footage of 116,828 square feet. On-site parking will be provided, and no variances or waivers are required. The zoning change would only affect the hospital property and not any other properties.

Because you are a nearby neighbor or otherwise interested in the neighborhood, I am inviting you to a meeting where you can learn more about what we propose, and present questions or concerns.

The meeting will take place:

Wednesday, December 20th, 2023 at 6:00 pm
Specialist Hospital Shreveport, Main Conference Room
1500 Line Ave.
Shreveport, LA 71101

* Please note that the conference room is located on the 2nd floor. Enter through suite 204 and follow the signs to the Great Room.

At the meeting, I'll provide a sign-in sheet to obtain email addresses so that I can keep you updated if there are any changes to the project. If you are unable to attend and would like to receive info from the meeting, please feel free to contact me. If you have any additional questions or comments, please reach out to me at the email below.. I hope to see you at the meeting on December 20th.

Sincerely,

David Ransom, AIA
Vice President, National Development Services
Dransom@hammes.com

December 4, 2023

Mil Properties, L.L.C.
1500 Line Ave Ste 206
Shreveport La 71101

GEO Number: 171401001001100

Subject: Neighborhood Participation Meeting; rezoning from C-UC to IC for facility expansion.

Dear Mil Properties, L.L.C. -

Why are you receiving this letter?

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