

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
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