

David Jones  
Chief City Planner  
City of Grand Prairie

David,

Our intent is to develop the site located at 2902 S Belt Line into a 154 unit, 55 and older active senior facility. This will be a full market complex with numerous amenities for the tenants. The complex will consist of 97 one bedrooms and 57 two bedrooms in 9 unique floor plans.

The entire site will be enclosed by an 8' masonry fence along the border with the residential houses and a wrought iron fence along Belt Line. Our intent is to keep as many trees as possible along the border with the residential houses and to use native, drought resistant landscaping throughout.

Each unit will have the following amenities:

- Walk in closets
- Full size washer and dryer
- Granite counter tops throughout
- “Smart” energy efficient thermostats
- High efficiency windows
- LED lighting
- Crown molding in the living areas
- Upgraded cabinetry
- Integrated USB ports
- Stainless steel appliance
- Walk in showers

The complex will offer a multitude of amenities for the tenants including:

- Luxurious enclosed courtyard
- Indoor heated pool
- Heavily landscaped garden area
- Koi pond with waterfall
- Walking/Jogging trail
- Putting green
- Parcel drop off area
- Kitchen and dining area
- Hair salon
- Exercise room
- Sundry shop
- Space for medical visits
- Chapel
- Game room
- Library/Computer room

- Media room
- Recycling program
- Trash pick up
- Community WiFi access

Thank you for your consideration,

Chase DeBaun