



December 1, 2005

Platt Park Resident

1114 S SHERMAN ST  
DENVER, CO 80203

Dear Neighbor:

We would like to start by introducing ourselves: We are McStain Neighborhoods; Colorado's pioneer green builder and supporters of smart growth. We have acquired 44 lots near the East Gates Campus in the Platt Park neighborhood that we will be redeveloping as new single family residences. It is our goal to be good neighbors and to breathe new life into these properties. This concept is called gentrification and is a perfect example of "smart growth". We wanted to let you know what you can expect over the course of this project, and what affect our presence might have on you.

The gentrification process consists of two phases: deconstruction and reconstruction. You may have already noticed that deconstruction has begun on South Logan and South Grant Streets. Deconstructing these homes is a three step process. Step one is the abatement of asbestos containing building materials. Step Two is salvaging all building materials and architectural elements such as windows, doors, flooring, and wood trim. Our salvage contractor will remove these materials to their yard where we anticipate these materials will be reused in either new home applications or renovations. Step Three is the actual demolition of the remaining structure. We have selected a demolition contractor specifically for their commitment to remove the exterior brick of these structures from site; clean the brick, palletize it, and resell for reuse. Our deconstruction process is more expensive, but it is part of our company mission and our desire to responsibly redevelop these lots so as to minimize the amount of materials put into land fills and the impacts on our natural environment. As of right now the deconstruction process for the first phase (West side of Logan and East side of Grant Streets) is expected to be completed in late December.

The reconstruction process will begin in mid-January when we will pour the first new foundations and start vertical construction. In accordance with City and County of Denver regulations, construction will take place Monday through Friday between the hours of 7:00am and 7:00pm daily.

McStain employees will be on site during all working hours supervising construction. We will be establishing a construction parking area at the Southwest corner of Mississippi and Grant Street. This area will be fenced off as well.

McStain would like you to feel comfortable with contacting us for any questions or concerns you might have regarding our presence in the neighborhood. Please feel free to contact Beth Medanich or Bob Clifford of the Customer Service Department at: (303) 494-5900, Monday through Friday, from 9:00am – 5:00pm. Should you have an emergency take place outside of business hours, McStain also provides a twenty-four hour emergency service: (303) 494-5900 ext. 296.

We look forward to meeting you, and being a part of your community. Thank you for your patience with us throughout this process.

Sincerely,



Beth Medanich  
McStain Neighborhoods



Bob Clifford  
McStain Neighborhoods