



CORNERSTONE
Senior Living™

July 15, 2013

Ms. Sharon Richardson, Director
City of Clemson
Planning and Codes Administration
1250 Tiger Blvd., Suite 4
Clemson, SC 29631

Dear Ms. Richardson,

Thank you for taking time to meet with me to discuss the planned expansion of Clemson Downs. Your friendly, personal and professional approach is all a welcomed departure from some of the jurisdictions we have recently engaged.

Our company has been working with the Board and Management of Clemson Downs to develop a long term strategic plan. My visit was to inquire as to the forms and procedures to gain permission to expand the current campus. This expansion is consistent with and represents a continuation of the services provided by Clemson Downs for the past 30+ years. You informed me that the City's Planning Board was updating its regulations and ask that I submit this letter asking for an expedited review and approval of the Clemson Downs property (500 Downs Loop). Furthermore, we also respectfully request that the Clemson City Council take-up and approve this measure once the Planning Board can approve it. Time is of the essence with regard to this project.

The project is rather simple and straight forward. Clemson Downs is a Continuing Care Retirement Community (CCRC). By definition, CCRCs provide Independent Living housing, services (like building maintenance and prepared meals) and health care services (skilled nursing and assisted living) all on the same campus. Clemson Downs has been providing such services at its current location since 1980. This project simply seeks to enhance the delivery of health care services by adding 16 private rooms to the existing 52 bed skilled nursing facility and by adding a level of care common to contemporary CCRCs , a 32 bed Memory Care facility (licensed in SC as residential care facility beds) and a very small addition to the existing Assisted Living area. The total area of these planned expansions is 30,230 square feet. I have attached Schematic Plans for your review. The hope is to begin construction this fall and to open these areas for occupancy next fall. Please let me know if you need any additional information at this stage and please alert me to the dates of the meetings where consideration of this request will occur. We will plan to attend along with representatives of Clemson Downs in order to answer any questions. Thank you again for your assistance.

Sincerely,
Mike C. Harris, CASPF, President