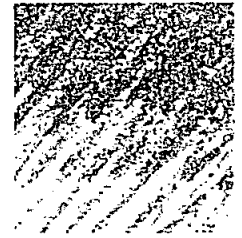


October 29, 2002



VF RIPLEY
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Mr. Ted Shepard
Chief Planner
City of Fort Collins Planning Department
281 North College Avenue
Fort Collins, CO 80524

Re: Wingshadow at 1225 Redwood Street

Dear Ted,

Wingshadow is a non-profit organization committed to helping endangered youths break the cycle of crime, poverty, violence, neglect and abuse. The group has been helping troubled youth in a variety of ways since 1993. With the purchase of a new facility located at 1225 Redwood Street in Ft. Collins, Wingshadow plans to expand their current program. The services and programs to be located at the Redwood Street facility include the following:

- **High School / Middle School (4,987 SF)**
Frontier High School expects to serve over 100 students this year. The new facility will provide enough classroom space to enroll up to 110 students at a time in high school and middle school. The school staff would include an administrator, nine teachers, two counselors and two paraprofessionals.
- **Large Group Care Facility (6,961 SF)**
Approximately 560 young people are homeless in Fort Collins. Many times, homeless youth find that they must exchange sex for food, clothing and shelter in order to survive. One wing of the new facility will be a large group care facility where young people can find refuge while working with the staff to develop long-term plans for meeting physical, emotional and mental health needs. The facility will house 12 boys and 6 girls between the ages of 10 and 17 for up to 90 days. Six staff members are anticipated.
- **Child Care / Pre-School (3,383 SF)**
The need for affordable, quality child care and pre-school is steadily increasing in Fort Collins due to teen pregnancies and the growing number of low-income families trying to improve the quality of life for themselves and their children. Teen moms who are in school are 6 times less likely to have a repeat pregnancy in 2 years, but most can't afford the cost of child care while they go to school. The new facility will provide reduced-cost child care for 40 children of teen parents who are attending school. The child care facility will also accept children from the community whose parents are in similar situations. Approximately 10 staff members will be required to operate the child care facility.

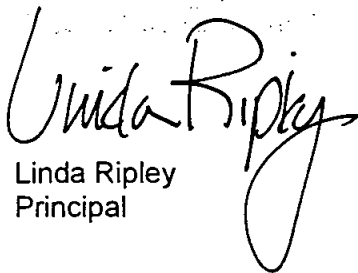
- Administrative Offices (5,164 SF)
The administrative staff includes ten people.

The site is 5.5 acres in size and located on the northwest corner of Conifer Street and Redwood Street.

Originally constructed as New Beginnings Drug Rehabilitation Center, the 20,495 square foot, one-story building was last occupied by Diamond Crest Assisted Living Center. Remodeling to accommodate the uses proposed by Wingshadow will be primarily interior renovations. Only minor changes to the exterior of the building are anticipated. A new sidewalk is proposed to connect the parking lot to the existing entrance on the south. As required by state and local requirements, the child care facility will provide secured outdoor play area. Exterior fencing would be associated with the northwest wing of the building where the child care facility is planned.

We understand that the project will be a Type II review because of the group care facility. We have included for your review a site plan and photos depicting the existing facility. Please let us know if you will require any further information for the submittal.

Sincerely,
VF RIPLEY ASSOCIATES



Linda Ripley
Principal