

Gateway Park Development Partners, LLC
133 Old Wards Ferry Rd., Suite G
Sonora, CA 95370
(209) 533-3333

December 7th, 2021

Mr. Scott McBride
Development Services Director
City of Merced – Planning Dept.
678 W. 18th Street
Merced, CA 95340

Dear Scott,

This letter will serve as formal request to the City of Merced to relinquish the present Fire Station site located at the NE corner of our Gateway Marketplace. This site was a planned dedication from the Pluim, Sutco and Vierra Development Agreement approved by the City of Merced in 1995.

This site is now located within the Planned Development (P-D zoned in 2017) Gateway Marketplace and we have discussed, since the zoning approval, to negotiate with the City the purchase this reserved site. The City has recently stated that the funding is non-sufficient at this time to construct a Fire Station and the site location is not desirable as originally planned from 1995 DA.

The Gateway Marketplace now has an opportunity to better serve the south Merced community with multi-family housing on this reserved site. With this year's approval for Gateway Commons apartment complex, this reserved Fire Station site would be an addition to that multi-family complex.

With the Fire Station site removal, the multi-Family complexes would be constructed the length of Gerard Ave from Coffee Ave to Pluim Drive. The complex would then serve residences in the existing Sandcastle development and Pioneer School as a buffer from the large retail center planned south of Gerard and the soon full opening of Campus Parkway.

Scott, we would appreciate the City's attention to this request and appreciate your continued support of this project.

Sincerely,

Eric R Pluim

GM and Owner Gateway Marketplace