



July 29, 2024

Town of Plainfield
Plainfield Plan Commission
206 W Main Street
Plainfield, IN 46168

Dear Plan Commission Members,

I am sending this letter on behalf of the ownership of CP Plainfield, LLC and respectfully request that you approve the rezoning of these parcels on behalf of the applicant.

Over the past 20 years, since we purchased this land, we have laid out and designed every project type ranging from office, retail, hospitality and industrial. Unfortunately, given site constraints, such as setbacks, screening, etc., along with market conditions, none of these options proved to be viable. All these ideas failed for a variety of reasons, including: the costs being too high, the market rents being too low, lack of demand for a certain product type, and the town of Plainfield not wanting the particular use.

In the case of this applicant, we are fortunate to have a user that has sought to purchase this site multiple times due to its location and because of the demand for its services in the marketplace. For the past several years we have had approximately half a dozen gas station / convenience users either inquire about the site or put it under contract. Each time they were rejected by the town, leaving us in the same spot with this retail land. In fact, this same applicant was under contract on this land in prior years only to be turned down by this very commission. We were excited to learn that after studying the needs of the market and with a willingness to work with the town of Plainfield, the applicant desired to place the land under contract for a second time. This applicant has spent a significant sum of money during its due diligence and design period, and has told us that it is working collaboratively with the town to accommodate its requests. We are hopeful that this is the case and that everyone's needs are being met.

In conclusion, our request is that the Plan Commission give serious consideration to the applicant's proposal, work with the applicant to find a solution that benefits both the town and the applicant and approve the rezone of the property so that the applicant can move forward with its acquisition of the site. As previously stated, we have spent nearly two decades attempting to come up with a project that met everyone's requirements, met the needs of the marketplace and that made economic sense. We can all agree that a Class A office project is not viable at this location. The market is telling

us, as demonstrated by the numerous users looking to purchase this property, that a gas/convenience is what is needed and what the market is demanding. We respectfully request that the town approve the rezone of this property so that the town, its residents and its businesses can benefit from a project that will benefit all interested parties.

Thank you for your time and consideration.

A handwritten signature in blue ink, appearing to read 'BBA', with a stylized, overlapping design.

Brett Baumgarten, CEO of Coastal Partners, LLC
Manager of CP Plainfield, LLC