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October 20, 2025

Mr. Michael Alvarez
Planner II, Community Development Dept.
316 N. Park Avenue
Room 403
Helena, Montana 59623

RE: Non-Subdivision Pre-Development Consultation
Trinity Parcel Proposed Lot 1
Geocode 05188817201100000
Helena, Montana

SENT VIA E-MAIL

Dear Mr. Alvarez,

Trident Development LLC would like to discuss the annexation and lot creation at the above-referenced parcel in Helena. Currently, proposed Lot 1 is 5.7-acres in size, located on the west side of North Sanders Street immediately west of the Home2 Suites Hotel and is included within a larger 45-acre property owned by Resurrection Cemetery Association, Inc (See Exhibit A). As part of the Home2 Suites approval, it is our understanding that North Sanders Street was improved with public utilities including 12" water and 8" sewer lines. In addition, curbs and concrete sidewalks were installed along North Sanders Street. An 8" sewer and 8" water line reportedly exists on the west side of Proposed Lot 1 between the Target Store and the Subject Property.

The property is currently zoned as B-2 General Commercial in which multi-family housing is an allowed use. The site is also located within an airport influence zone. The property is currently tax-exempt.

As part of this Pre-Development Consultation, Trident is proposing the development of a senior living community with approximately 40-units of independent living (IL), 60-units of assisted living (AL) and 21 units of memory care (MC) units. The IL portion of the building could be three-stories in height with pitched asphalt-shingle roof, the AL portion of the building being two-stories in height with the same roof line and the memory care being a one-story attached wing separated from IL and AL. The building will be designed as a slab-on-grade, wood framed structure. The entire building will be equipped with an automatic fire suppression system.

Vehicular access would be from North Sanders Street with a single access drive. Ample surface parking will be provided for residents, staff and guests.

The interior of the AL building would typically contain a commercial kitchen, spacious resident dining area, staff laundry room with industrial sized washers and dryers, restrooms, conference/private dining room, wellness center, generous lobby area, a mail/lounge area, a hair salon, employee breakroom, grand bath, and offices for staff. The interior of the IL building will generally contain the residential units with amenities and small common areas. Elevator service will be provided throughout the complex.

Each AL apartment unit may be equipped with a full, stainless steel, “energy star” kitchen appliance package, ample, solid wood kitchen cabinetry, granite countertops, designer bath fixtures, luxury vinyl plank flooring, generous closet space (walk-in closets in some), laundry centers complete with washers and dryers, balcony or patio in some, faux wood blinds and energy-efficient LED lighting. All AL and IL units will be heated with baseboard heating and wall air conditioners. The MC units will each be equipped with a kitchenette, solid wood cabinetry, granite countertops, designer bath fixtures, luxury vinyl plank flooring, closet space, faux wood blinds and energy efficient LED lighting. MC units will be heated and cooled with individual PTAC units. The common areas of the building will be heated and cooled by individual, high-efficiency gas-forced air furnaces and central air conditioning systems.

The property will be professionally managed by LifeSpark senior living headquartered in St. Louis Park, Minnesota. LifeSpark is a premier operator and manages 22 buildings and 1,760 units for Trident Development, LLC.

Thank you for considering this project and we look forward to constructive feedback.

Sincerely,

Andy Brummer
Andy Brummer
Trident Development, LLC

Exhibit A- Proposed Lot 1

EXHIBIT A- PROPOSED LOT 1

