



Date: Friday, March 18, 2016

To: Rapid City City Council Members

Below is some information regarding Westhills Village Retirement Community's request that comes before you Monday, March 21, 2016.

There is a letter I believe you have or will be receiving from an area neighbor with concerns and questions – which hopefully our letter will address.

The last construction project started and completed on our premises and closest to the homes that we have purchased from start to end lasted approximately 9 months. We added an additional apartment building with preliminary work beginning in mid-fall approximately October and the building was fully occupied by the end of June/first of July.

As we look at the project we are proposing, part of our discussion has already focused on minimizing the length and disturbance to the entire neighborhood which includes residents of Westhills Village as well. As you can imagine, any time we do any kind of work, improvement or project on our campus, in addition to addressing those around us, we also need to include those who live amongst us.

Over the years we have taken great pride and I feel we have very good relationships with our neighbors. Our neighbors have been very good to those who live at our facilities, as well as our organization and we certainly try to return the favor in numerous ways throughout the years that we have been here.

Originally, Westhills Village opened in 1984 and I have been involved with Westhills Village since 1983. Additionally, those who were involved in the original planning – 1980, some of whom now live on our campus, will also tell you that never were duplexes ever planned on this project. That the duplex was used only as a model and housed the marketing staff at that time and the model, which represented the Health Care Facility, all of the apartment buildings, Commons and parking lot areas. It was financed, designed and built under that same scenario.

As we have explained and how our design will proceed, is as follows.

1. We feel this will be a tremendous buffer/transition area between our apartment buildings, which will improve between the neighborhood (attached map).
2. Continued emphasis on our landscaping, which we, to this day, receive very positive comments from the neighborhood as well as people who come and visit. (Attached photos.)
3. Certainly, our intention is to continue to be a good neighbor – utmost importance to this process has been a focus on that and can assure that it will be a continued focus.
4. The type of facility/structure being proposed is extremely quiet with low activity.
5. Focus on residential style building design.
6. Being an owner/operator in this area of town, we are well aware of the sensitivity of drainage and soil condition. We have, over the years, addressed this on our property as well as any effect upon others as we have worked on projects. As I'm sure you're well aware, this is also a significant step with the City of Rapid City that we will be complying with and working together on in addressing in the most appropriate way.
7. We have created more green-space between our proposed building/campus and the neighborhood, which we feel is a very positive step.
8. The first floor level of current garages in this area are at 3338.55. The first floor of the house on 3715 Freedom Court is at 3336.31 – a difference of approximately 2 feet. This is the information directly provided to us from the surveyor.

Over the past few years, we have acquired homes around Westhills Village. Almost exclusively, the homeowner has contacted us, letting us know that they were going to sell and asking if we would be interested in purchasing. This has been the process we have used and we have also been very sensitive not to extend any further into the neighborhood as we feel would be appropriate and respectful of the neighborhood.

I have met with and have had several discussions with one current homeowner who has raised questions and concerns and feel that, to the degree that we are currently able, have adequately addressed those with the information we have at hand.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads "Daryl Reinicke". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Daryl Reinicke, CEO  
Westhills Village

A handwritten signature in blue ink that reads "Kim Schmidt". The signature is cursive and elegant, with a prominent loop at the end.

Kim Schmidt, Architect  
Upper Deck Architects



# Proposed Project on Existing & New Property

View from Texas will be single story with the basement exposed as the grade drops on the west side

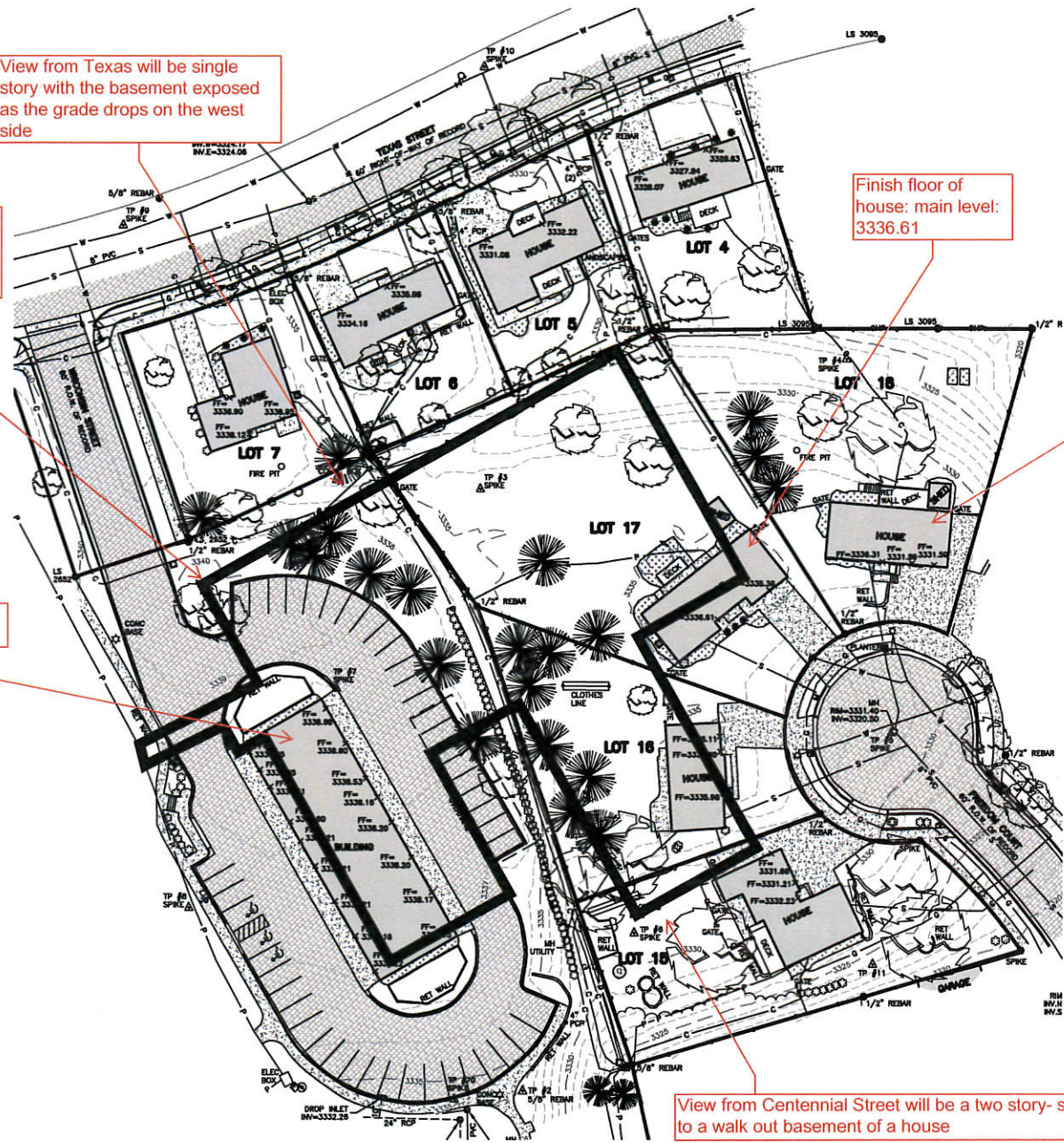
Assisted living finished floor would be approximately the same as the garages or a little higher

Finish floor of house: main level: 3336.61

Finish floor of house: main level: 3336.31

Finished floor of garages: 3338.55

View from Centennial Street will be a two story- similar to a walk out basement of a house





255 Texas Street



Westhills Village



255 Texas St.





255 Texas St.







255 Texas St.



255 Texas St



255 Texas St.





Westhills Village Campus

255 Texas St.



255 Texas St.





