

10/13/02

Dear Neighbor,

You will soon receive a mailing from me regarding a "Planned Community Development" proceeding which is a form of use on review with the city planning department for the property at 1010 9th Street. I am a long-time resident of the West Boulevard area. I want to be sensitive to the area's historic and residential qualities.

The block the facility at 1010 9th Street occupies is zoned HDR. The present structure at this address is utilized as professional offices and as a day surgery center. It could also accommodate half a dozen multi-family units according to the planning department.

I propose locating a state licensed Day Care Center on the first or main floor of this structure. With approximately 5,000 square feet on the first floor, there is sufficient play space to accommodate the needs of several age groupings.

The facility is older but has been well maintained as a licensed day outpatient surgery center. The building has a sprinkler system throughout. It would be possible to utilize the existing rooms with little or no renovation apart from some floor covering issues. With the minor renovations, the addition or removal of 2 - 3 non load bearing walls, it would be even more useful. No renovations will take place until state regulators have the opportunity to review the license application and any plans for changes.

There is a great need for quality day care in Rapid City. I believe that with the right combination of care givers and equipment, this facility could help meet that need.

There are additional advantages to granting a conditional use permit for the purpose of establishing a day care center. The location is central to the city and it would be a nice fit for the neighborhood. No external changes, apart from maintenance, are anticipated. Landscaping would be maintained or improved.

Traffic issues should be minimal. There are two curb cuts on the north and south side of the property. There are sufficient spaces for parents to drop off and pick up children utilizing this facility.

One portion of the north parking lot would be fenced as a play yard. Access to the proposed yard is via a door on the northeast portion of the facility. The interior corridor to that door is a ramp. The lack of stairs would make this a safe path for children on their way to and from the play-yard.

The number of children utilizing the facility will be determined by any state license issued, but a review of the regulations and preliminary measurements would indicate some 40 - 60 children with appropriate caregiver ratios could be accommodated.

Staff and management of the facility would meet or exceed state requirements for personnel in a Day Care Center.

For safety and security, entrance and exit to the facility, apart from emergency situations, would be limited to the west door. Emergency exits exist on the south and the east. I anticipate installing video cameras to monitor the entrance/exit and the areas where children play and/or rest. Video recordings of the center's activities will enhance security for parents, children and staff.

Hours of operation will be determined by the needs of working parents and the availability of qualified staff. A 12 hour day from 6 AM until 6 PM would meet the needs of most parents.

I hope you will support my proposed use of this facility. If you have questions, you can reach me on my cell phone: 381-3823. Thank you for your time and interest.

Sincerely,

Joel Schwiesow