

Mr. Conley:

Vicki Fisher of the Rapid City Growth Management Department forwarded your email of August 10, 2004 to me for a response. We are the engineering representatives for the Good Samaritans.

You should have recently received a certified letter containing a project summary and hearing notices. Hopefully, some of your concerns and questions will have been answered with a little more information about the project.

I will try to respond to the concerns listed in your email, but I would also be happy to visit with you about the project or answer any other questions that you might have.

- 1) You expressed a concern about traffic: This type of development will have a minimal impact on traffic. According to the Good Samaritans, less than 50% of their Echo Ridge residents even own a vehicle. Part of the reason that seniors choose to make a move to this type of community is that they are no longer comfortable living, and driving, by themselves. The Good Samaritan community will provide a shuttle service which reduces the amount of daily traffic. These residents don't drive to and from work each day and they aren't running kids back and forth to school, soccer practice, etc. They don't have multiple drivers per household. The traffic generated will be a fraction of the amount that would occur with traditional residential development.
- 2) There is not "sitting" pond proposed. We are required to provide a detention area which will slow and store run-off during a major storm event. The area will be dry unless there has been a major storm and it will empty within a hours following the storm, depending upon the amount of rainfall. This protects downstream properties from receiving too much run-off at one time. There may be a fountain located somewhere on the property, but there will be no standing water.
- 3) We have evaluated the water pressure and tested the hydrants at this location and there is more than adequate pressure for our proposed facilities at this location. Your pressure is kept low due to the pressure reducing station located at the entrance to Enchanted Hills. There is so much water pressure (from the new water tower on Highway 16) that this type of facility is required to your prevent pipes and fittings from bursting. Your pressure concern is not a matter of supply, but how the City is controlling the water supply. They are protecting your mains, service lines and fittings from damage or destruction.

I hope that I have been able to answer some of your questions, but please do not hesitate to call if I can be of further assistance. I also hope that you have a better understanding of the Good Samaritan project.

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