

LETTER OF INTENT

With regards to the PRD submittal for the Ronneberg Apartments I am providing the following supporting information and requests:

1. Intent / Purpose: The purpose of this project is to provide multi family housing in an existing residential neighborhood with adjacent amenities of the golf course and bike paths for the tenants use. There will be two separate four plex units developed as per the site plan. The east building has typically 2 bedroom units with a single car garage. The west building has efficiency one bedroom units with a single car garage. The back to back lots allow for a driveway that interconnects the sites between 2nd and 3rd avenues allowing additional parking required to be provided with relatively easy access.
2. Review: The design team has met with planning, engineering, fire department and building inspection staff to encourage their input into the development of the design. We understand that care should be taken in minimizing the impact from the development on the adjacent neighbors and believe that all consideration has been given to best accomplish this with regards to the ordinance. We offered two preliminary layouts for review by staff and have followed their suggestions to consider development design consistent with the intent and requirements of this area.
3. A few items are being offered as variations to the ordinance for your consideration, including:
 - A. Reduce landscaping buffer along Jackson from 10' to 5'. This 5' strip includes an existing mature/well maintained opaque hedge that is approximately 8'-10' tall and serves well as a buffer between the street ROW and the property. The hedge provides significantly more landscaping points than the minimum 10% required of this area.
 - B. The ordinance outlines maintaining a minimum 15' setback from adjacent single family residential properties to any vehicle parking areas. The site design includes 5 parking spaces that encroach 5' - 12' into the setback. These parking spaces are all located within a continuation of the front yard setbacks of any potential adjacent residence and they are separated visually from the neighboring property by a 4' tall opaque fence.
4. A few items of clarification / emphasis are as follows:
 - A. The parking lot and sidewalk lighting will all be achieved via building/wall mounted fixtures providing a secure environment but minimizing lighting beyond the property. No lighting will be allowed to be directed beyond the property in the direction of neighboring residences.
 - B. Landscaping ground cover will include juniper and other perennial ground cover plantings suitable and recommended for this environment. The ground cover is specifically intended to be live plant materials (not just rock / mulch / non living materials).
 - C. Snow piling areas can be accommodated as needed on the SE corner of the property and in between the buildings on the north side of the parking area.
 - D. There will not be any exterior decks on the north side of the buildings overlooking the adjacent housing.
 - E. Exterior building colors will be as suggested by the initial colored renderings provided with the submittal. The palette will include mainly

muted earthtone colors for hardboard siding, asphalt shingles and associated metal fascias, soffits and trim.

5. Janelle with Fisk Engineering will provide the Exception form requesting a reduction of distance between Jackson Blvd. and the driveway on 3rd Avenue.

Thank you,

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