
Development for the Disabled, Inc.

221 S. Central Ave.
Pierre, SD 57501

(605) 224-5336
FAX 224-8320

November 21, 2006

Ms. Vicki Fischer, Planner III
Growth Management Department
300 Sixth Street
Rapid City, SD 57701-2724

Re: Initial Planned Development Application
Letter of Intent
Cornerstone Apartments

Dear Ms. Fischer:

The letter is intended to be included with the information already submitted relative the Initial Planned Development application for the Cornerstone Apartments project that Development for the Disabled is developing for Cornerstone Rescue Mission. The referenced project is proposed for Tract 6 Signal Heights (Sec 1 IN 7E).

Program Offered to Residents. The Cornerstone Apartments will be a transitional housing program for homeless families with children. This program will be very similar to the Heartland House program that opened in Sioux Falls in March of 1996, which was the first program of this type in South Dakota. The Heartland House program, as you are aware, has been extremely successful. As with the Heartland House program, residents of the Cornerstone Apartments program must follow a self-sufficiency plan, which includes intensive family case management and mandatory education in parenting, budgeting, job skills, and a wide variety of other topics. Each family will attend a minimum of 22 classes per year which will be based upon a model of collaboration with other agencies or professional business persons such as Behavior Management Systems, Working Against Violence, Inc., Black Hills Consumer Counseling, West River Business Center, The South Dakota Career Center of Rapid City, The Black Hills Workforce Investment Board, and the Career Learning Center of the Black Hills. In addition, much emphasis will be placed upon programming efforts for the children of these families, such as getting every child enrolled in Head Start and Early Head Start programs, and working intensely with each child's school.

Program participants will be required to follow a very strict set of rules and guidelines regarding their participation in the program and their residence at the Cornerstone Apartments. The program is designed to provide participants with the tools they require to reach and maintain self-sufficiency. The average length of stay will be 18 to 24 months and this will be followed up with a minimum of 6 months after-care services.

General. A part of the Initial Planned Development application submitted to Growth Management on 11-08-06 included a letter from Lawrence M. Kostaneski, PE, the civil engineer for the project. In his general comments, Mr. Kostaneski stated ""Request landscape points reduction to 12,000 due to heavily vegetated areas east and south." At this time, we wish to withdraw this request, as we have yet to develop the full landscaping package. We will address this issue fully when we submit our final Planned Development application. Likewise, we ask Growth Management's patience on the issue relative to the playground fencing. A note on the Building Plans and Elevations, page 2, states that the playground fencing will be slatted chain link. We are currently trying to determine whether this fence will be opaque wood, or a combination of wood and chain link. This will, of course, be a part of the final plans and specifications which will accompany our Final Development Plan application. Finally, we will be requesting a waiver on the height of the building. In short, we will be requesting a height of 37 foot as measured according to the zoning ordinance in lieu of 35 foot designation.

You will also note on the site plan that a portion of the approach spills over onto the adjacent lot. That property is owned by Black Hills Workshop. We met with Mr. Pope of Black Hills Workshop to discuss a drainage easement, as well as this approach on November 17, 2006. Language is currently being drafted which will allow the drainage easement, as well as the approach. In short, if they should ever develop their property, Black Hills Workshop would want access to this approach.

Structure. The residential facility will have sixteen (16) two-bedroom apartments, and eight (8) three-bedroom apartments.

The commons area in the facility will be available to Cornerstone staff for counseling services for the residents only. In other words, there will be no public use area in the complex. The facility, parking, etc. is being designed for utilization by the residents, their children, and Cornerstone staff only. Two of the three offices in the common use area will be occupied by Cornerstone Case Managers. These Case Managers will be on-site during different hours of the day. The third office is to be used for necessary privacy. For example, if an absent parent were to be visiting a child on-site, this office could provide the necessary privacy.

The structure was price-modeled on the Eagle Ridge Project currently under construction, and will be similar in many ways, including building materials. Eagle Ridge is located northwest of the intersection at 5th street and Catorin Blvd. on Stumer street. We will use asphalt shingles on the roof, and steel siding with brick veneer. The colors will be browns and rust with accent colors.

Finally, Vicki, in our conversation yesterday, we talked about the adequacy of parking. Since the two case managers will be on site at different times, I am wondering if this remains an issue?

If this letter of intent/description does not fully meet your needs relative to the initial planning development application, please let me know, and I will get you what you need.

Sincerely;

Bill Podhradsky