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Rapid City Planning Department
Rapid City Planning Committee
Rapid City Council Members

**Rapid City Growth
Management Department**

Regarding: Eagle Ridge PRD Major Amendment Change for Phase 2

Eagle Ridge Phase 2 will come before you in late January/early February, 2008. We are asking for your approval from our original 52 units to that of 60 units for this final phase.

Due to the higher than expected grading and infrastructure costs, we need to achieve this new unit total. We need to spread the costs across these 8 additional units to make this project economically feasible.

What this really means is we are adding 4 apartments to 2 buildings. Originally they were 8 plexes and they will now become 12 plexes. There are 3 other 12 plexes in this phase that are unchanged from the original approval.

The only physical impact to the project is raising the height of these 2 buildings by 3 feet or so. We have taken it upon ourselves to reduce the grade by 7 to 8 feet where these buildings will stand, so as to lower the overall building elevation and mitigate the impact to the neighbors to the west.

In fact, we have met 5 times with the neighbors, as we want to be very good neighbors to them. We have worked and re-worked this plan to the full extent possible to accommodate everyone's concerns. In the final analysis we are going to build a 6 foot high grade vinyl fence for screening at the west edge of the property line extending all the way from Catron Blvd to Stumer Road, giving the neighbors a complete 6 foot screen, both physically and visually separating the properties. We are then going to add a line of trees along the same line, just inside the fence on our property to additionally screen the apartment buildings for the neighbors. Many will be large 12 foot spruce trees which will screen 365 days and are the size recommended by several of the landscaping companies in town, because they will take and have a high growth rate for us. We have then moved some garages around which will help screen the 2 homes at the north end of the property.

This has been costly. We paid approximately \$75,000 to move the dirt to lower the building heights for the neighbors. Then we have paid over \$45,000 in engineering fees to complete this change. Then, the fence is costing over \$35,000, and the upgrade on the spruce trees is \$20,000. Because we lowered the height of the 2 buildings we had to add to the height of the retaining wall separating our parking lot from the hillside above with the trees and the new fence. This additional cost is in excess of over \$125,000, bringing this change to \$300,000. The landscaping points are now at 308,000 points. We only needed 144,000 points. All for 8 units.

We have also been very cognizant to the affect the apartment complex has had on our neighbors. There have been some lights shining in their homes, which we have now covered for them. There was also a complaint of too much light spreading out to Catron Blvd. from the 3 buildings facing the south. We have also corrected that. We spent a great deal of money building a 2 story berm on Phase 1 along that south side. As you drive by, you cannot even see the first 2 floors of those 3 buildings! The front sign had light shining towards Jay Alderman's home, which we corrected for him. We completed erosion and dust control. We have contracted to screen the trash bins, which will be completed this month. On a side note we also enhanced the property by adding 8 additional parking stalls. And, we are instituting the "Neighborhood Watch" program next Monday at Eagle Ridge.

As you know this is a South Dakota Housing Authority project. Bob and I are doing our best to provide extremely quality and affordable rental housing units for the citizens of Rapid City.

We are constrained by federal and state guidelines for our rents we can charge, and the amount of money we can spend on each rental unit to build. We are now over our limit.

We are so tight on the budget we may end up asking you to help us make interest payments through the CDBG Funds you approve each fall to make this work for us. In the meantime we will be working with the State of South Dakota Housing Authority for their help and that of our lender. This is a serious matter because even if you approve this we may not be able to build it until we get it back in budget.

We are submitting our application to the state at the end of February, 2008, as that is the deadline. We have diligently worked on this for 6 months to perfect this project for the city and the neighbors.

We look forward to your full support of this PRD amendment change. Bob and I are available anytime to answer your questions regarding this important housing project.

Sincerely,

Rich Bob

Rich Evans and Bob Drew
Eagle Ridge Apartment Developers
Rich's cell phone - 390-9857
Bob's cell phone - 391-2583