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SEP 25 2009

September 24, 2009

Rapid City Growth
Management Department

Ms. Marcia Elkins, Director
Growth Management Department
City of Rapid City
300 Sixth Street
Rapid City, South Dakota 57701

Re: Re-Application for 11-6-19 SDCL Review
Pennington County LaCrosse St. Apartments

Dear Marcia:

We are requesting re-approval of the 11-6-19 SDCL Review that was initially given in October, 2005, to allow construction of new 10 unit multi-family housing located at 101&115 La Crosse Street, which is zoned medium Density Residential. The property owner is Pennington County Housing and Redevelopment Commission. This project was initially submitted for review in September of 2005, reviewed, approved and bid. The owner was forced to reject all bids because of a funding problem, and is now re-bidding the same project. The plans and specifications have been updated to reflect all previous comments, building code changes, and City ordinance changes. Ferber Engineering has met with Mary Bosworth of GM, and revised their plans accordingly. Please see the attached letter from Ferber Engineering dated 9/18/2009.

The proposed project is to be constructed in two buildings, with five units per building. Each building is a combination of one and two- story units. Building A contains a total of 5562 square feet, and Building B contains 4946 square feet. Both buildings are slab-on-grade construction. The new buildings will replace two existing housing structures with 10 units, which were demolished late 2005-2006 because of structural problems.

The **architectural style** of the proposed building is residential in nature, and features typical pitched gable roofs, with covered entry porches. Each unit has a small concrete patio in back.

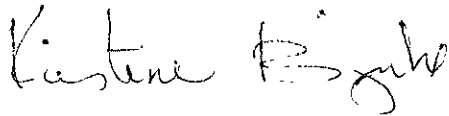
The maximum **height** is about 25'. **Exterior materials** to be used are pre-finished steel lap horizontal siding, fiberglass asphalt shingles, and aluminum double-hung windows. The overall appearance and construction will be appropriate for the building's location in relation to the nearby residential neighborhood. The building will be wood frame construction, and will be fire sprinklered. The **color scheme** will be in the earth-tone family.

There is a parking lot on the site, which includes 25 spaces: three of these are ADA compliant. Signage, landscaping, site drainage, mailboxes, lighting, and engineering details are included in the attached sheets.

Please feel free to contact me with questions; we appreciate your consideration of our project.

Sincerely,

LUND ASSOCIATES, LTD.

A handwritten signature in black ink, appearing to read "Kristine Bjerke". The signature is fluid and cursive, with the first name "Kristine" written in a larger, more prominent script than the last name "Bjerke".

Kristine Bjerke
Project Architect