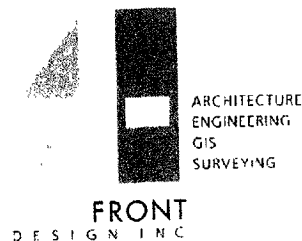


**MAJOR AMENDMENT
TO THE
CONDITIONAL USE PERMIT
FOR THE
WESTHILLS VILLAGE COMMONS
ADDITIONS/ REMODEL
RAPID CITY, SOUTH DAKOTA**

Project #08-1532-001

May 14, 2010



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CONDITIONAL USE PERMIT
FOR THE
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PART 1 GENERAL DESCRIPTION

STATEMENT OF INTENT

The proposed Major Amendment to the existing conditional use permit will add three additions to the existing commons building or building A. The commons building will be remodeled. No new apartments or health care space are being added. Building A is used for social and dining spaces. The existing and proposed project will be described in the narratives and on the accompanying report and drawings.

PART 2 DESIGN PROVISIONS

ARCHITECTURAL NARRATIVE

GENERAL

Westhills Village is a nonprofit, continuing care community, providing gracious and secure retirement living in a pleasant environment. Its purpose is to enable residents to use their talents fully and live their lives richly. Westhills offers choices for independent senior living and health care services on this campus.

The scope of this project is to provide several new additions as well as renovate the existing commons building (building A). The commons building is the two story social and amenities area for the independent residents. There are no new apartments planned for this project. The resident count will remain the same. There will be no work in the existing kitchen except to provide a rated counter door. There is no work planned for the dock area. The existing remodeled commons area is approximately 8,568 square feet per floor. All the additions will add approximately 9,858 square feet per floor.

Some of the floor plan changes include: providing a pool and locker room facility, increasing the size of the fitness space, providing an additional space for watching movies or listening to speakers (theater space), increasing the salon size, increasing the game room size, providing additional social spaces, consolidating the administration staff, solving the corridor kitchen conflict, and providing a private dining space adjacent to the dining.

The existing exterior building appearance is composed of mainly fiber cement siding in brown tones. The majority of the new lap siding will match the existing color. The lap siding at the front entrance and the cement reveal panels will be painted a green gray to break up the brown colors but still providing a subdued appearance. The majority of the roof areas are sloping with asphalt shingles. The new asphalt shingles will match the existing asphalt shingles. There are two 'flat' membrane roofing areas. We will match the existing white membrane roof product. Select areas will be highlighted with the use of face brick. The brick has a very textured appearance which incorporates numerous shades of brown to tan. See exterior elevation drawing. Refer to the existing campus photos of the appearances of the existing structures.

SIGNAGE

All of the existing signage will remain with the exception of the existing canopy mounted sign. The entire front of building A is changing. We will provide a new sign on the new drive under canopy. This sign will have the Westhills Village logo and text. In addition, 12-inch high aluminum numbers will be provided on the glu-lam beam per City requirements. Refer to the existing signage photos.

SITE NARRATIVE

GENERAL

The site development portion of the proposed modifications to the Commons will consist of site grading, modifications to entry drive concrete curb and gutter, addition of porte cochere to entry drive circulation, asphaltic concrete pavement, storm sewer main modifications and updates, various plazas and sidewalks, and minor site structures (seat walls, ornamental columns, screen fencing, outdoor dining area facilities) In addition, the property development will provide storm water quality and on-site retention capabilities. Landscaping is to include various planting beds, potted plants, and turf areas as well as other enhancement features that will be incorporated with retrofits to existing permanent irrigation system. New site lighting will also be added to retrofit parking and entry drives and pedestrian areas.

FUNCTIONAL AND TECHNICAL REQUIREMENTS

Site Demolition/ Site Preparation

The proposed construction site is a complicated existing facility that is terraced by architectural elements in a roughly north south axis. Staging and demolition is indicated on plans and details and includes some level of phasing.

There will be fairly extensive demolition work related to the site on both the north and south sides of the existing commons due to some deep excavations of Storm Sewer and new swimming pool. Nearly half of the existing entry area and parking on the north side of the commons will be demolished, along with existing site elements, hardscaping, signage, landscape, and irrigation. The south side of the Commons area will be demolished nearly in entirety (sidewalks, site structures, landscaping, irrigation) to coincide with the Architectural Addition and to allow access of construction equipment to this area.

Prior to placement of any engineered fill, pavements and structural elements, any topsoil, organic or deleterious materials and other unsuitable materials shall be removed.

Water Service

Water shall be supplied to the Commons facility through existing infrastructure. No change in FTE occupancy will occur as a result of the addition of various amenities to the Commons.

Sanitary Sewer

Sanitary Sewer will connect to existing infrastructure at the Commons. No change in FTE occupancy will occur as a result of the addition of various amenities to the Commons.

Gas

Natural gas service will connect to existing supply lines at the Commons.

Site Grading and Earthwork

Prior to the placement of the engineered fill, the existing on-site soils will be scarified, moisture conditioned and then recompacted per the plans and specifications and recommendations of the site geotechnical report. Acceptable engineered fill must be placed under controlled

conditions to assure the material is moisture corrected followed by specific compaction requirements.

The proposed grading of the site will be accomplished entirely on the project site. The grading around the outside perimeter of the Commons will tie into the existing elevations and slopes. All primary walkways and Pedestrian Circulation will comply with Americans with Disabilities Act requirements.

Drainage and Storm Water

Developed storm runoff will be handled and/or contained within the boundaries and will not negatively impact other properties. According to City of Rapid City Ordinance Staff in preliminary meetings, the site is not increasing the impervious area by more than 15%, therefore no stormwater treatment is required. Although not required, porous landscape detention basins were included as a form of detention storage and will provide storm water treatment.

In order to accommodate the grade beam for the proposed swimming pool in the new addition, the existing 18-inch RCP pipe beneath the Commons building needs to be lowered beneath the proposed grade beams. The 18-inch RCP will be replaced with 18-inch gasketed (CX-4) RCP beneath the building via pipe jacking and standard open trench construction. Although it is not common practice to place storm drainage pipe beneath a building, it is economically unfeasible to try and reroute the storm sewer to the next closest possible locations; Fifth Street and the intersection of Wisconsin Avenue and Anaconda Street (which is in the Meade Hawthorne Basin). The owner has requested that the storm sewer stay in place even with the known risk.

Please refer to the Drainage Summary and Calculations in Appendix A.

LANDSCAPE NARRATIVE

Landscaping planning has been developed in detail and includes the renovation of landscaping at the Commons Facility in response to the addition. Total Landscape points required per City of Rapid City Landscape Ordinance totals 541,858 for the entire site (calculations based in part to earlier Conditional Use Permit Documentation) and total landscape points provided total **approximately** 1,000,216 points. Total points and strategy for the overall campus pertains to the outdoor campus setting and general quality of space that was established at the onset of the facility. Landscape scope will include turf quality grass areas, trees, shrubs, and, ornamental grasses and forbs and extensive plants such as perennials and some selected annuals. Plant materials to be included in the renovation will consist of cultivated species with a similar palette to the materials that exist on campus, as well as inclusion of some hardy, fully-adapted types suitable to the Rapid City climate and soils, placed to enhance the architecture of the building and to provide a comfortable and visual outdoor environment for residents and visitors to the site.

Site furniture is considered at this time for entry walks and plazas of waiting areas and budgeted, particularly for the exterior pedestrian areas. Several masonry walls are part of the overall landscape plan. Various containers for seasonal plantings are part of pedestrian areas. An outdoor dining patio with a trellis and outdoor kitchen is included in the project as an alternate bid item.

The existing enclosure for the garbage dumpster will be maintained, and a mechanical yard screening fence is planned and detailed to include a combination of masonry piers and rough carpentry screening planks. A "green screen" modular trellis is considered as for use as an option to the screening planks.

Sidewalks

All sidewalks on this project will be reinforced, similar to Rapid City's standard at the owner's request, due to the poor soils on the site.

A thickened edge sidewalk system (minimum 5' width) will be placed along the west side of the renovated parking area on the north side of the Commons and all other locations will receive a minimum 5' sidewalk where shown on the plans. The sidewalk will be increased at entrances into plaza areas. Sidewalks will meet Americans with Disabilities Act Accessibility Guidelines (ADAAG) and will include truncated panels as part of construction where the walkways meet vehicular lanes.

At the southern end of the Commons expansion, an 8 foot walkway will be connected to the east and a series of plazas will be constructed at the exit from the addition out into the landscape courtyard. A 5 foot walk will be connected to existing walkways to the west. A minor ADA ramp will be retrofitted in this area and will include a handrail addition.

Vehicle Circulation and Parking

The site circulation was retrofitted to allow for efficient circulation of traffic and allow access for delivery and emergency vehicles at the north side of the Commons Addition. This area includes modifications that have added six additional spaces and have maintained five handicapped spaces plus 1 van accessible type.

The overall proposed parking strategy contains a total of 278 parking spaces for vehicle parking campus wide contrasted to the 168 spaces required. Note that there is no change in FTE Occupants as a result of amenities additions at the Commons, so the required spaces have not

Occupants as a result of amenities additions at the Commons, so the required spaces have not changed since the last Amendment to the Conditional Use Permit. Sixty-four of these spaces will essentially be provided via single car garages for residents. Twenty-two handicap parking spots with ramps and access aisles are included in this number and one new Van Accessible space will be provided.

The driving aisles in the renovated parking/ entry area are a minimum of 26 feet wide for perpendicular parking. Circulation for emergency vehicles as per City of Rapid City Fire Department (RCFD) and circulation for delivery vehicles is based on Engine 4. Auto turn modeling for the RCFD engine is shown on the following page.

Paving

The proposed asphalt parking pavement sections for the site will be 5 inches of asphalt on 5 inches of base course as recommended by the geotechnical engineer. For the service entrance/exit corridor along the north side of the addition, the pavement section will be increased to accommodate the heavier, truck traffic and will include some 6-inch PCC Pavements at intensive turning areas. All paving, base materials, and construction requirements for pavement sections will conform to City of Rapid City specifications. Subgrade shall conform to the requirements of the detailed geotechnical report.

Geotechnical

A geotechnical report is included from Terracon Consultants, Inc. as Appendix C. The geotechnical report includes recommendations for the foundation, backfill, pavement sections, etc.

Environmental Permits/Regulatory Requirements

Erosion and Sediment Control, Storm Water Management: Due to size of the disturbed area exceeding 1 acre, a general permit for Storm Water Discharges Associated with Construction Activities from the South Dakota Department of Environment and Natural Resources (SDDENR) will be required by the contractor.

An erosion and sediment control plan is included in the plan set and an erosion control report as required by Rapid City ordinances is included as appendix to this narrative.