

PART 1 GENERAL DESCRIPTION

STATEMENT OF INTENT

The proposed Major Amendment to the existing conditional use permit will add one new 3 story residential apartment addition to the existing 3 story residential apartment building at the end of building I. The only work in the existing building includes the tie in from existing to new.

The 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 one new addition to the existing building I. Existing building I is a 3 story wood structure that includes individual apartments. No nursing or assisted living services are provided. The new addition is proposed to attach to the end of building I. The addition will be a 3 story wood structure that includes individual apartments. No nursing or assisted living services will be provided. Each floor will be approximately 6,307 SF for a new addition building total of 18,921 SF.

The existing exterior building appearance is composed of mainly fiber cement siding in brown tone. The new fiber cement siding will match the existing siding color. The roof areas are sloping with asphalt shingles. The new asphalt shingles will match the existing asphalt shingle color. See exterior elevation drawings. Refer to the existing campus photos of the appearances of the existing structures.

SIGNAGE

All of the existing signage will remain. We will provide a new building notification sign located on the side and the front of the building. This sign will match the existing building notification signage. Refer to the existing signage photos.

SITE NARRATIVE

GENERAL

The site development portion of the proposed modifications to the Campus will consist of the addition to Building I, the addition of six new garages at the existing northwest garage complex, and the addition of 7 new parking spaces on the site. The addition to Building I and three of the parking spaces is shown in detail in the proposed project. The garages and remaining four parking spaces will be constructed in the future and are being included in this submittal to account for water quality and quantity and landscape points as required by the City of Rapid City.

The addition to Building I will consist of site grading, modifications to concrete curb and gutter, asphaltic concrete pavement, storm sewer and sanitary sewer main realignment, a new water service for potable and fire protection, sidewalk realignment, three new parking spaces and retaining walls. In addition, the property development will provide storm water quality and on-site retention capabilities. Landscaping is to include various planting beds and turf areas, as well as other enhancement features that will be incorporated with retrofits to the existing permanent irrigation system. The site lighting will be revised to accommodate the sidewalk revisions.

Site Demolition/ Site Preparation

There will be fairly extensive demolition work related to the site due to the realignment of storm sewer, sanitary sewer, and power required to accommodate the new addition. The demolition is shown on Sheet D1.01. The project will disturb approximately 3 acres.

Topographic Survey/Utility Locates

A survey was performed in June of 2011 by FourFront Staff. SD One-call was contacted for utility locates and all utilities that were located were surveyed. It is noted that the City of Rapid City did not locate the water mains on Centennial Street for unknown reasons. The water main shown is based upon located valves and City of Rapid City Data. The contractor will need to verify this alignment during construction.

Setback

The proposed addition extends into the 25' setback by approximately seven feet including the building. This will require a variance request and approvals from the City of Rapid City. A copy of the request is included in Appendix A.

Water Service

A new 4" PVC water service will be constructed from the existing 6" water main in the cul-de-sac of Centennial Street to the north side of the proposed addition. A 4"X 4" wye will be installed on the north side of the building where the potable water and fire service will diverge. The fire service will have a post indicator valve after the wye.

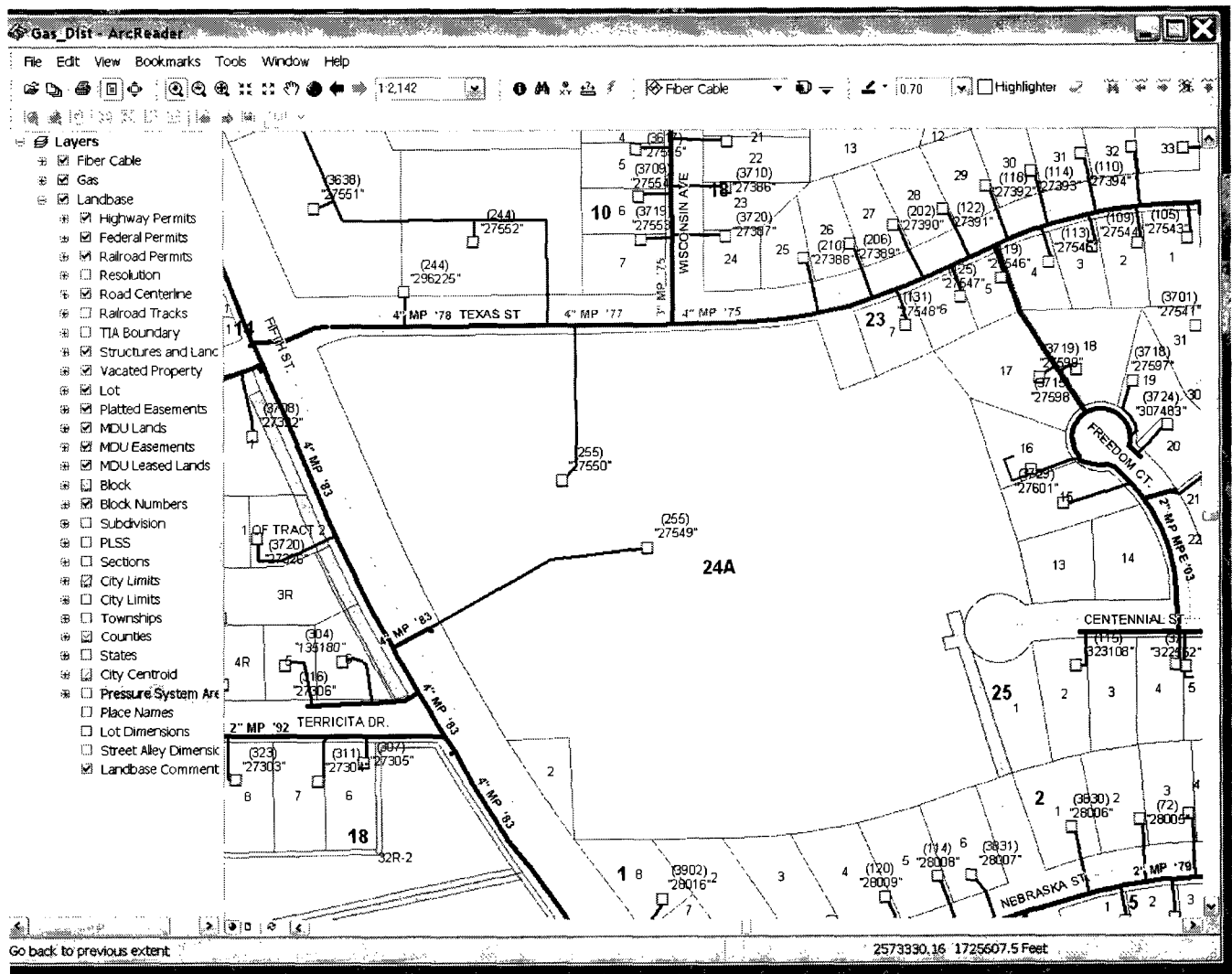
The location of the fire department service connection is shown on the Sheet C2.01.

Sanitary Sewer

The existing sanitary sewer main will be rerouted around the new addition and connected to the existing sanitary sewer main in the cul-de-sac of Centennial Street. The sanitary sewer service will be 6" PVC and connected to the rerouted sewer main with a tee to the east of the addition.

Gas

The natural gas service will be constructed from the north side of the building to the existing MDU gas line on the south side of Centennial Street. A map provided by MDU of the existing services in the area is shown below.



Site Grading and Earthwork

Prior to the placement of the engineered fill, the existing on-site soils will be scarified, moisture conditioned and then recompact 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 grading around the outside perimeter of the addition 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

The existing stormwater conveyance system will be rerouted around the new addition. The developed storm runoff will be handled and/or contained within the boundaries and will not negatively impact other properties. In order to meet city stormwater quantity and quality requirement, two porous landscape detention (PLD) areas are being constructed. PLD #1 will be located north of the new addition and PLD #2 will be to the south.

Please refer to the Drainage Summary and Calculations.

Landscape Architectural Narrative

Landscape architecture has been developed in detail and includes the renovation of the existing landscape in response to the addition. Before the apartment addition, the total landscape points required per City of Rapid City Landscape Ordinance was 541,858 for the entire site (calculations based on earlier Conditional Use Permit documentation). The total provided was approximately 1,000,216 points.

With the addition that totals 6,498 square feet, the total landscape points required on the site are 528,862. Accounting for demolition and the added landscape surrounding the addition, the total points provided are 984,855. The landscape design 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 includes the remediation of the turf grass areas that will be disturbed during construction. Trees, shrubs, and ornamental grasses 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.

On the north side of the apartment addition, ornamental grasses and perennials function to screen the air conditioning units. Plantings also serve to function as a safety measure near the retaining wall to the southeast of the building, providing a visual cue of the grade change for pedestrians.

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 6" reinforced sidewalk system (minimum 5' width) will be rerouted along the east side of the building as shown on the plans. The sidewalk will be increased at entrances into the building. Sidewalks will meet Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A sidewalk variance is not required as the building addition is less than 20% of the total square footage of the structure. The building addition is 4.6% of the total square footage of the structure, with the approximate building addition square footage being 19,494 s.f., while the existing structure is 419,278 s.f.

Vehicle Circulation and Parking

There is minimal change to the site's overall vehicular circulation and parking with the development of the new building addition. Circulation remains the same and allows for efficient circulation of traffic and emergency vehicle access.

Currently, the site is required to have 168 spaces per City of Rapid City Ordinance, with the amount of spaces provided (including garages) being 272. With the addition of 11 apartment buildings, the site parking requirements will be 185, based on adding 1.5 spaces per room for the apartment building. 285 spaces will be provided after the apartment addition. The total number of ADA spaces required is six, and 22 are provided.

Due to demand, six infill garages are being added to the parking lot to the furthest west. These will not affect circulation. Additionally, seven standard parking spaces will be added to the parking lot at the northeast of the site. We are not providing any design documentation for the additional parking spaces and garages for this submittal.

Paving

The proposed asphalt parking pavement sections for the site will be 5 inches of asphalt on 5 inches of base course as recommended in the geotechnical report for the Commons project. 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, 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 permit will also be required from the City of Rapid City

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.

ELECTRICAL NARRATIVE

Power Distribution System: A new pad-mounted transformer is placed on the site to the north of the Apartment addition. Existing primary conductors are utilized.



Lighting: Relocated to the east of the Apartment addition are two existing, walkway luminaires which are 70 watt Metal Halide "Dark Sky", Type V distribution, mounted on 12 foot round straight poles. All luminaires are activated by a photoelectric eye and turned off by a time clock/photoelectric eye. There is also an existing bollard luminaire relocated to the south approximately 15 feet for the expanded east entrance to existing Building I.