

RENNER & ASSOCIATES, LLC.

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December 31, 2012 (Appended – beginning on page 2)
 December 28, 2012 (Original)

RECEIVED

Development Services Division
 Vicki Fischer
 City of Rapid City
 300 6th Street
 Rapid City, SD 57701

DEC 31 2012

**Rapid City Community Planning
 & Development Services**

RE: Letter of Intent - Initial & Final Planned Development –Village at Skyline Pines
 Tract 1, Skyline Pines East Subdivision,
 Section 11, T1N, R7E, BHM,
 Rapid City, Pennington County, South Dakota

Dear Vicki,

The Owner intends to construct an Assisted Living Facility. Initially, the 3-level main building of approximately 107,319 square feet (total) is to be constructed, along with site improvements including grading, streets, parking, sanitary sewer, water, public and private utilities, stormwater treatment and management, retaining walls, landscaping and lighting. The main facility is provisioned for two additional wings as shown on the plan.

Future additions of up to 15 twin homes for ambulatory residences are provisioned for in the site layout and are to be included in the planned development. These homes will remain under ownership of the Facility.

The main facility will be a self-contained assisted living facility with all the amenities, including ambulatory care, assisted care, and memory care. The main building will be site-constructed with typical materials as shown on the included Architectural Plans.

Municipal sanitary sewer and water mains that comply with the current Utility Master Plan are included in the site plan.

Construction is planned to begin with mass grading in January of 2013. If additional information regarding the building or facility management is needed, please contact Merlin Brenden at 308-750-2380.

12-29-2012; Appended with the following additional information:

Parking

Main Facility:

There are 84 units in the main facility, with the potential for an additional 34 units upon completion of the expansion areas as shown on the plan, for a total of 118 units at full buildout. Per Rapid City Ordinance 17.50.270, 0.33 spaces per unit are required for assisted living center rooms. This indicates that 39 spaces are required. The proposed parking layout provides 76 spaces, four of which are handicap spaces. The ordinance does not address required spaces for employees and/or support personnel, but this plan provides for 37 additional open spaces for employees and support personnel. As part of the planned development, this parking configuration is requested as part of the Planned Development.

Future Twin Homes:

There are a potential of 15 future twin home sites as shown by the shadow footprints on the site plan, for a total of 30 ambulatory resident units. Parking for these units will be attached garages with additional driveway parking. No on-street parking is planned. The given street slopes and the need for timely snow removal dictates that the streets be kept unencumbered.

Streets

Proposed streets are 24' of pavement excluding curb and gutter, where installed. For comparison, the current IDCM calls out a minimum 20' pavement width for a local street. The streets will be private, with a municipal easement provided for sanitary sewer and water. Maximum slopes are 12%.

Municipal Utilities

The requirements of the Utility Master Plan are included in the site design, and the municipal utility design has been coordinated with City Engineering. Further coordination with City Engineering will be completed during engineering design.

Storm Water

Given the steepness of the site, aggressive stormwater management considerations are included. Stormwater treatment, management, attenuation and erosion control will be covered in detail during engineering design.

Traffic Impact

Per the IDCM, there are no requirements for a Traffic Impact Study. Being an Assisted living Facility, there is no 'peak traffic flow' generated from this type of use, save employee shift change, which will be fractionally less than the obligatory 100 trips at peak hour. The maximum number of units (including full build-out of the main facility

and completion of all 15 twin homes, is 148, which is less than the 150 units as called out in 2.17.1.2.

Finishes - Colors

The Main Facility and Twin Homes exteriors includes stone veneer, cement-fiber lap siding and cement-fiber facia with decorative shutters and pre-finished cement-fiber trim. Roofing is 40-year fiberglass shingles. Colors to be coordinated earth-tones to complement the surrounding natural colors.

Building Height

The architectural elevations indicate the highest eve line elevation to be 34'-6 ½" above finished floor, with roofs at a 6:12 pitch. The highest point at the roof peak is 46'-0". Therefore, portions of the main facility's roof on the north wing will exceed the 35' height restriction as outlined in the zoning ordinances by 11 feet. An exception is hereby requested as part of the Planned Development to allow total building height to exceed 35' in some locations along the facility's roof line.

Phasing Plan

Phase 1:

Mass grading is planned to begin January 2013, with construction of the Main Facility and all the site elements following immediately. This phase is expected to be completed late CY 2014.

Phase 2:

Addition of the future Twin Homes is, of course, dependent upon local demand for additional space for ambulatory residences. The Owner estimates that these will be needed in the years 2014 to 2016.

Phase 3:

Addition of the future expansion wings as shown on the plan is anticipated as the facility fills to capacity and more space is required. This is roughly estimated to be in year 2016.

If additional information regarding the Facility's construction schedule is needed, please contact Merlin Brenden at 308-750-2380.

Sincerely,



Renner and Associates, LLC
Mitchell B. Kertzman, PE