

Letter of Intent

Cornerstone Rescue Mission (CSRM) is a 501c3 and is community governed by a Board of Directors who oversee the operations of six facilities comprised of a men's shelter, veteran's transitional housing, supportive services for veterans and their families statewide, veteran's drop in center, women and children's transitional housing, daycare, apartments for the disabled and a thrift store. For 32 years, CSRM has been working in tandem with social service agencies, health care and other community service providers; veterans' service providers; and permanent housing providers to assist homeless individuals and families as they access employment, housing and self-sufficiency.

Cornerstone Women and Children's Home provides safe, supervised living accommodations and a community of support that gives low-income, homeless women and their children an opportunity for long-term success. The current facility located at 404 Columbus Street is inadequate to meet current needs and CSRM is in need of a newer facility that is better able to meet the needs of this program.

CSRM is requesting a Major Amendment to the existing Planned Development to change the use of the property located at 301 Fox Run Drive from medical supply equipment sales/rentals to Group Home transitional housing for women and children.

CSRM is seeking to purchase the property at 301 Fox Run Drive (Lot 1, Block 1 of Fox Run Subdivision) from Rapid City Regional Hospital and change the current use (medical supply equipment sales/rentals) to transitional housing for women and children. The proposed use will be consistent with the original use of this property which was an assisted living facility. The purpose of the CSRM facility/program will be to quickly transition adult women who have been searching for housing into stable permanent housing and offer access to personal supportive services. This is not a battered women's shelter or drug treatment center. The goal of the program is to reduce the incidence of homelessness in Rapid City by providing eligible women with transitional housing assistance leading to permanent supportive housing and to help them maintain their housing, increase their income and maximize their capacity for independent living.

The following uses and conditions are proposed for this property:

1. Target population – women and women with children who need stability through transitional housing.
2. Our plan calls for a total of 9 bedroom units - 8 bedrooms for women with children and 1 bedroom for female veterans.
3. Resident occupancy will be limited to 36.
4. Average length of resident occupancy is 2 – 3 months.
5. All occupants are screened at the CSRM main facility at 30 Main Street prior to admittance to the program. Clients coming into the program must be willing and able to work, attend school, or be able to attain sufficient income to move towards independence.
6. Alcohol is not permitted on site.
7. The facility is open and in use 24/7 but has continuous on-site supervision and an established curfew of 9:00 pm for all residents.
8. All guests/visitors are screened and at the current location there have been no incidents of violence or break-ins.
9. Staffing:
 - a. There is one full-time staff member on site at all times with shifts running from 7:00 am to 3:00 pm; 3:00 pm to 11:00 pm; and 11:00 pm to 7:00 am.
 - b. There is a Case Manager on site from 8:00 am to 4:30 pm Monday through Friday.
 - c. Additionally there is a volunteer available in the evenings to answer phones and assist where needed (generally 5-9 pm) and one or two volunteers for a weekly evening bible study (1-2 nights per week).

10. On-site personal assistance with specialized care in order to achieve personal independence is provided to residents, including:
 - a. Case management services – individualized assessment, develop family goal plans, identify short and long-term objectives and establish timelines for overcoming barriers to self-sufficiency.
 - b. Resource coordination and health care and income-enhancing services – job search guidance, life skills classes (parenting, nutrition, financial management and budgeting) and as needed provide transportation to medical care and job interviews.
11. CSRSM provides a six day a week daycare and children are either bused or driven to the nearby facility on Wisconsin Avenue (just behind the Eye Institute) and older children are bused or driven to school.
12. Recreation areas will be provided both indoor and outdoor, with the outdoor area being located on the easterly courtyard area which will be screened and secured by privacy fencing.
13. If requested, we can provide additional 6' fencing along the parking and circulation areas that abut the residence to the west, or leave the existing mature evergreen hedge. We request that any additional fencing or screening requirements be waived.
14. Existing lighting will be utilized and no additional lighting is proposed.
15. No signage is proposed for this facility.
16. Expansion of the number of units (additional phasing) is not anticipated at this time and any changes in use, additional uses, or increase in the number of resident occupants will require an amendment to the Planned Development.

At the CSRSM Women and Children's Home, our residents hold down jobs and/or attend school, pay rent, and learn how to be good parents, neighbors and employees. Their children grow up well-cared-for, with a network of support around them. Our current facility at 404 Columbus Street was built in the early 1900's and was not constructed for its' current use. Our ongoing maintenance costs are an economic burden with no end in sight. The facility also has inadequate kitchen, storage and living area space.

The Fox Run facility has excellent space to meet all of these needs in addition to a location that provides access to public transportation, grocery stores, employment opportunities and medical care. Moreover the existing rooms will only need minor modifications and updates. Building and fire code compliance are already inherent in this property.

In addition to the benefits that the building provides, CSRSM believes that this is an appropriate location for this program. There is multi-family use (apartments) across the street to the east; group living (Westhills Village) across the street to the southeast; and low income housing (Pennington County Housing) across the street to the northeast. There are office and medical uses directly north of the property – in particular the VA Clinic which provides health care to many of our homeless veterans. The south side of the property is separated from the single family residences by a large draw and major drainage easement. The townhome development immediately adjoining to the west will be screened with privacy fencing. Access to the facility would be almost exclusively from 5th Street, with no likely increase in traffic on any of the adjoining residential streets.

Submitted with this application are letters of support from County and City law enforcement, social services, area churches and individual area and community residents.

From: Castleberry, James D [<mailto:James.Castleberry@usd.edu>]

Sent: Friday, October 31, 2014 8:26 AM

To: janelle@fisklandsurveying.com

Subject: RE: Response to 911 Calls for Servic

Janelle,

Please share with the city planning staff the following salient points relative to the 911 call log for 404 Columbus Street.

1. Staff and I have reviewed the calls for service and note that our supervisors called for services related to persons on our property who were not our clients but rather from the area and creating a disturbance or safety concern. We believe this is specific to this neighborhood and another reason why the Fox Run Dr. property is better.
2. Many of our residents used 911 when a phone call to dispatch for an officer to call and answer a question is all that was needed.
3. We have a number of medical calls for sick persons especially children. Our insurance does not allow transport of sick or injured to medical care unless a minor illness involving a doctor's appointment or trip to the Community Health is all that is required.
4. Unlike any apartment complex we have 24hr staff and strict rules for alcohol/drug free premise.
5. In review of the data with the Chief of Police and Sheriff the consensus is there is no public safety concern here.

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