

Case No. 22PD006

Legal Description:

Lot 3A of Easbrooke Subdivision, located in Section 31, T2N, R8E, BHM, Rapid City,
Pennington County, South Dakota



Written statement describing the proposed use

The Radiant (fka Lacrosse Street Apartments) is a new construction 42-unit apartment building primarily intended for families and children. Affordability levels will vary from 30% to 60% area median income ("AMI") with a mix of 16 one-bedrooms, 14 two-bedrooms and 12 three-bedrooms. Of the 42 units, 30 will be Low-Income Housing Tax Credits and 12 will be market rate. CommonBond Communities will provide supportive services, including eviction prevention, health & wellness classes and community building events. The intended outcomes of CommonBond's services are financially stable residents who can avoid eviction and a healthy and inclusive community.

The project will consist of a three-story, slab-on grade building with a wood frame construction and an elevator. Project amenities include a playground, community room, computer lab, laundry facility, and on-site property management and supportive services, which will be available to all residents free of charge. In unit-amenities will include a refrigerator, microwave, dishwasher, and central air conditioning.

As mentioned during the initial proposal call on January 27th, 2022 with Department of Community Development staff, we will have access and utility easements that will be entered into in connection with the financial closing. These will be executed and recorded prior to the building permit being issued. We will have three easements:

- Drainage utility easement with the land owner the south (Mollers Limited Partnership, who is the previous owner of our project site). This easement will run south from our site to Omaha.
- Access easement with landowner to the east (Wellspring Inc.) for a small piece of curb and gutter.
- Access and utility easement at entrance with land owner to the south (Kingdom Rentals LLC)

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COMMUNITY DEVELOPMENT



The Radiant – Useable Open Space Description

The Radiant (fka Lacrosse Street Apartments) will have multiple resident spaces inside to gather, including a Community Room, Computer Room, and Community Lounge, as well as exterior spaces. The largest of the interior spaces is the Community Room (1,047 square feet) with a full kitchen, dining tables, and a TV lounge area. This space is free for the residents use and can be reserved with the on-site property manager. Adjacent to the Community Room is the Computer Room (129 square feet) which will be equipped with 3 computers and a printer for residents use free of charge. At the front entrance there is a Community Lounge with couches and chairs where residents can read, open mail, and wait for a ride. Two additional inside spaces are the on-site property manager and supportive services coordinator office. These spaces are not included in the useable open space calculation, but are important to note as these offices will be used as a private space to meet with residents and offer supportive services, which will be available to all residents free of charge.

Exterior useable open space is approximately 21,797 square feet, which includes a 1,024 square foot playground with a slide and climbing features, and a 408 square foot patio directly attached to the Community Room.

These Useable Open Space features are highlighted on the attached plan and the calculation is below:

Community Room: 1,047 square feet
Computer Room: 129 square feet
Community Lounge: 134 square feet
Total interior: 1,310 square feet

Area around building (including playground and patio) = 21,797 square feet
Total exterior: 21,797 square feet

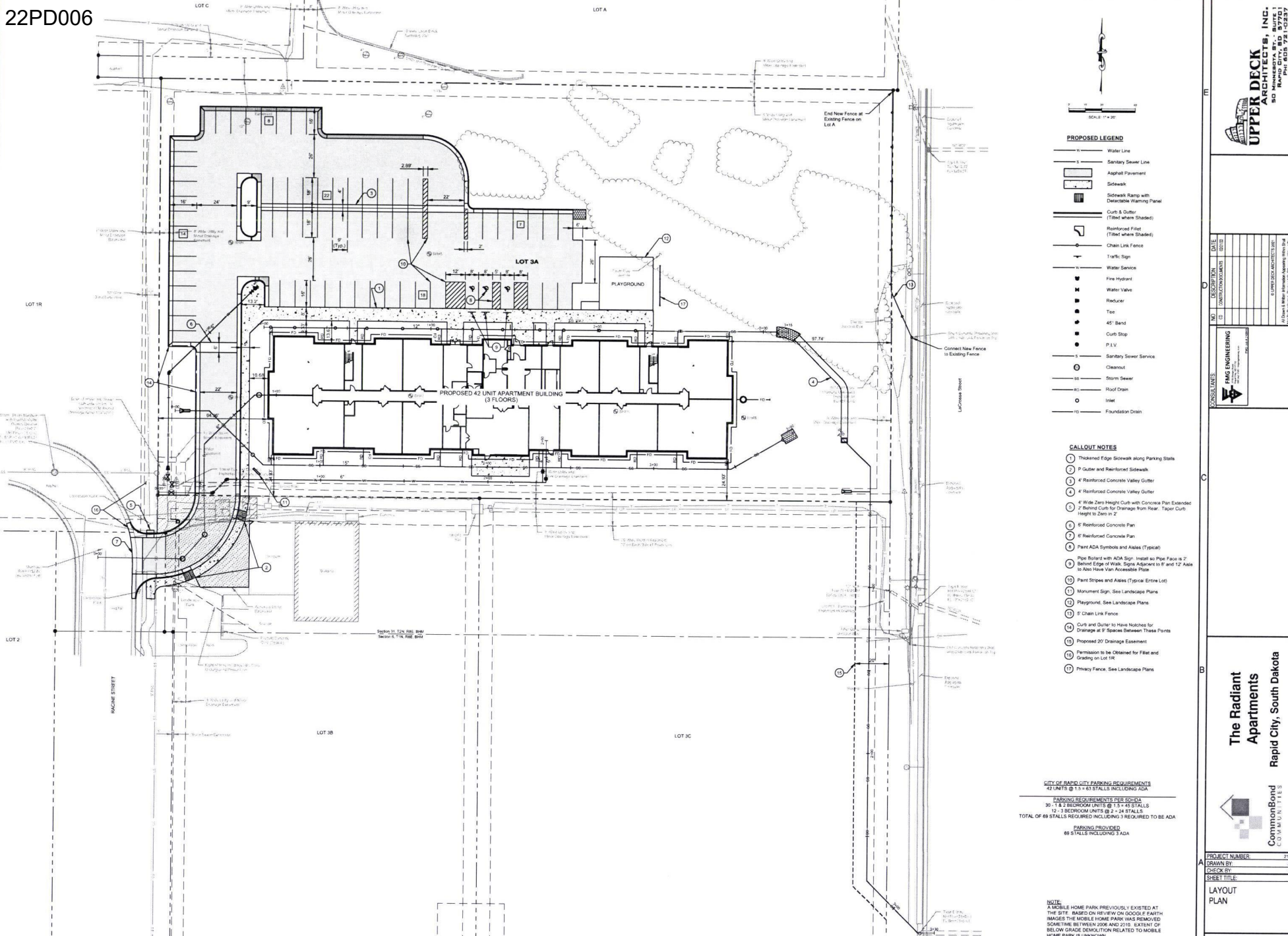
Total useable open space: 23,107

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RAPID CITY DEPARTMENT OF
COMMUNITY DEVELOPMENT



The Radiant – Useable Open Space Description

The area of useable open space located in the northeast corner of the site (approximately 6,300 square feet) will be accessible via a designated path through the woods. The area will feature picnic tables and/or benches and will be available for residents. CommonBond Advantage Services will also use this space for programming with residents, such as National Night Out and small walking groups.

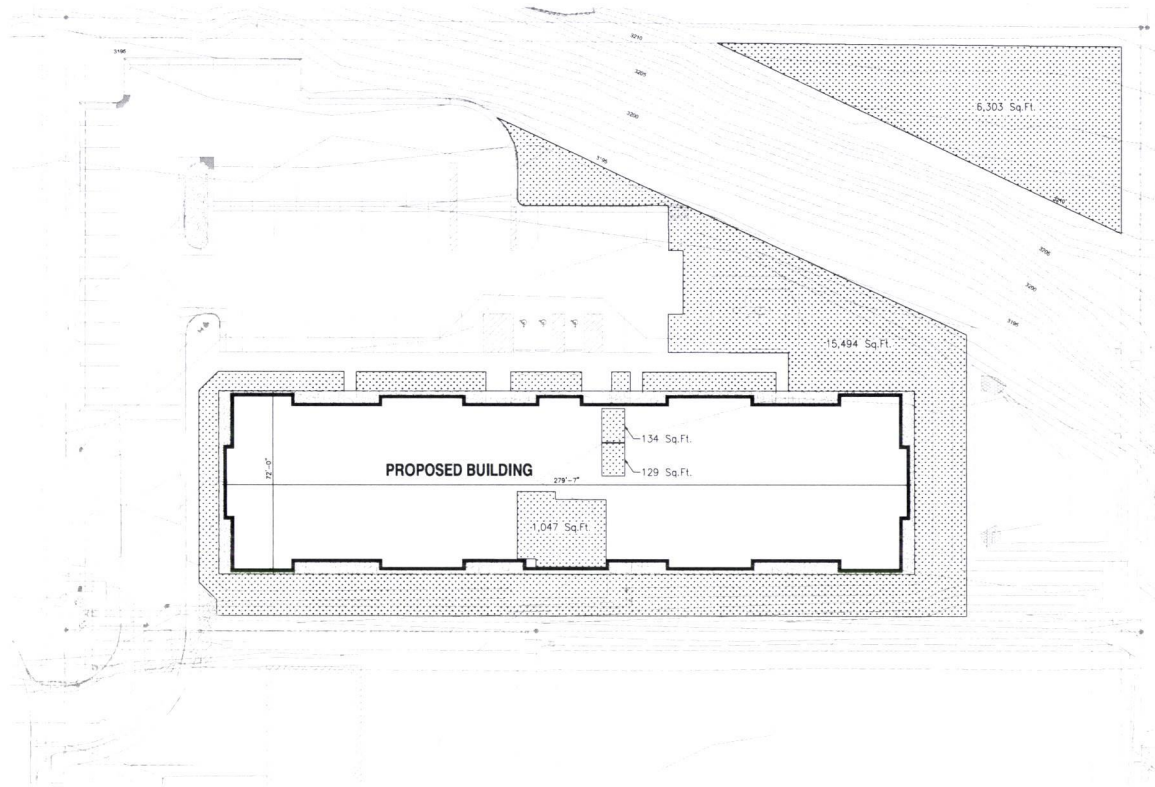


NO.	DESCRIPTION	DATE
1	CONCEPT DEVELOPMENT	10/1/2021
2	SCHEMATIC DESIGN	10/1/2021
3	PRELIMINARY DESIGN	10/1/2021
4	FINAL DESIGN	10/1/2021
5	CONSTRUCTION DOCUMENTS	10/1/2021

CONSULTANTS

FMG ENGINEERING
1010 14TH STREET, SUITE 200
RAPID CITY, SD 57701
PH: 605.721.0237

PROJECT NUMBER	71085
DRAWN BY	JK
CHECKED BY	JK
SHEET TITLE	LAYOUT PLAN



B1 OPEN SPACE PLAN
SCALE: 1" = 20'-0"

USABLE OPEN SPACE

USABLE OPEN SPACE CALCULATION:
21,791 AREA BOUNDING BUILDING
1,047 COMMUNITY ROOM
129 COMPUTER ROOM
135 COMMUNITY LOUNGE
23,105 USABLE OPEN SPACE PROVIDED
16,600 USABLE OPEN SPACE REQUIRED
EASEMENTS EXCLUDED
DETENTION POND EXCLUDED
HILLSIDE EXCLUDED

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COMMUNITY DEVELOPMENT



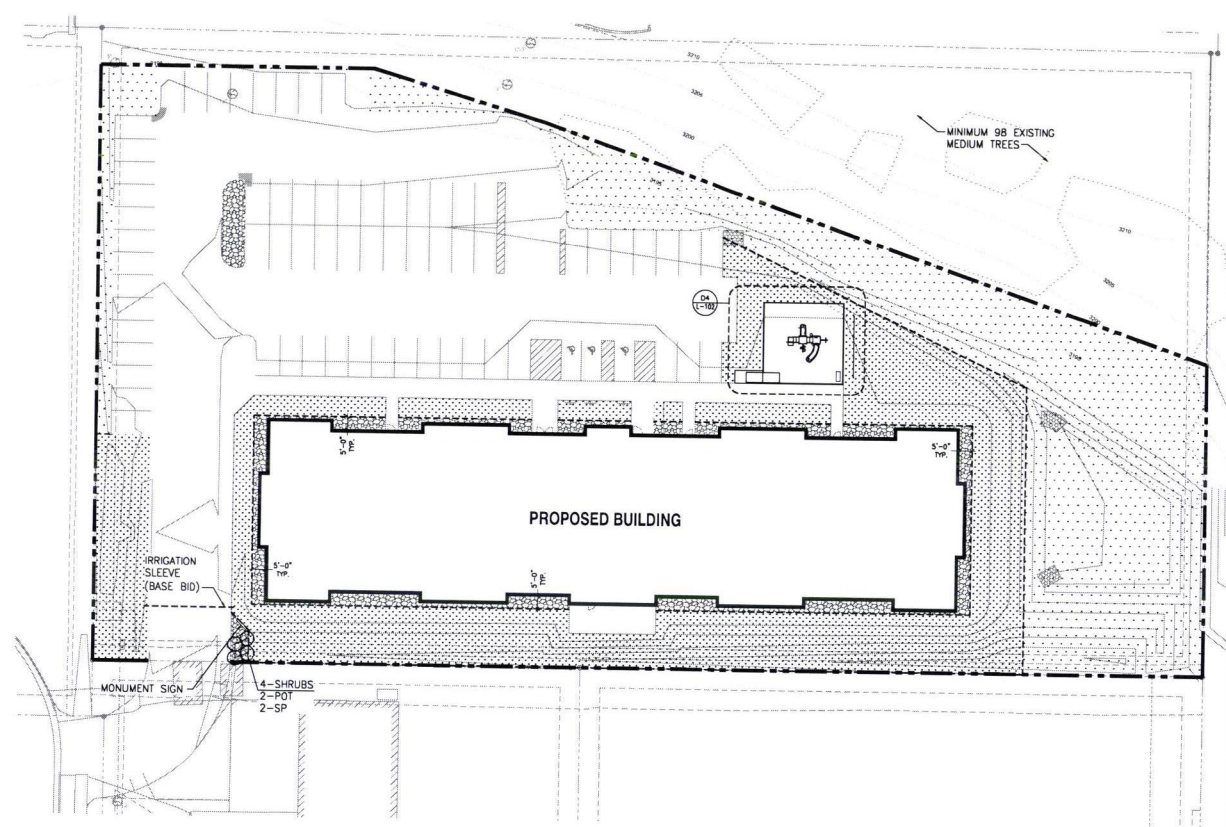
NO.	DATE	BY	REVISION
1	02/16/02	UPPER DECK ARCHITECTS, INC.	UPPER DECK ARCHITECTS, INC.

CONSULTANTS

The Radiant
Apartments
Rapid City, South Dakota



PROJECT NUMBER:	
DRAWN BY:	
CHECKED BY:	
SHEET TITLE:	OPEN SPACE PLAN



LANDSCAPE PLAN
SCALE 1" = 20'-0"

AREA INFORMATION FOR PROJECT AREA				
AREA	110,849 SF			
NET BUILDING AREA	18,548 SF			
LANDSCAPE POINTS REQUIRED	82,101 SF			

PROPOSED SITE LANDSCAPE POINTS				
TYPE	QUANTITY	POINTS	TOTAL	
TREE	98 (10)	1,000	98,000	
TREE	250	250	1,000	
AREA	2,938 SF	10	29,380	
LANDSCAPE POINTS			128,380	

POTENTIAL SPRING

SYMBOL LEGEND		USABLE OPEN SPACE
---	LANDSCAPE EDGING	USABLE OPEN SPACE CALCULATION
---	DEVELOPED LIMITS	21,797 AREA AROUND BUILDING
		1,947 COMMUNITY ROOM
		129 COMPUTER ROOM
		184 COMMUNITY LOUNGE
		22,107 USABLE OPEN SPACE PROVIDED
		16,800 USABLE OPEN SPACE REQUIRED
		EASEMENTS EXCLUDED
		DETENTION POND EXCLUDED
		HILLSIDE EXCLUDED

	SEEDING AREA	
	IRRIGATED LAWN (ALT. #2)	
	(APPROX. 18,000 SQ. FT.)	
	SEEDING AREA	
	NON-IRRIGATED	
	(APPROX. 18,000 SQ. FT.)	
	WOOD MULCH	

