Case No. 22PD040

Legal Description:

A portion of Government Lot 2, located in Section 19, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
Letter of Intent for
Final Planned Development
Shelby Ave and Stumer Rd.
Rapid City, SD

AUG 01 2022
RAPID CITY DEPARTMENT OF COMMUNITY DEVELOPMENT

Submittal Date: July 29, 2022

DEVELOPMENT SUMMARY:
Owner intends to construct a market rate and affordable housing project within this planned development. The market rate apartment project will consist of 119 units ranging from studio to three-bedroom apartments. The affordable housing project will consist of 41 units ranging from one-bedroom to four-bedroom apartments.

PHASING:
The phasing of the project will consist of two independent projects both with anticipated start dates of Spring 2023. The 119-unit market rate project will deliver units in two phases. The first 68 units, office and clubhouse will deliver 17 +/- months after project start. The remaining 51 units will delivery 26 +/- months after project start. The 41-unit affordable housing project is anticipated to break ground in Spring of 23’ with all 41 units projected to deliver 11 +/- months after project start.

BUILDING CONSTRUCTION:
Assumed building materials for the 119-unit market rate project will consist of poured concrete foundation, wood-framed structure for exterior and interior walls, pre-engineered roof & floor trusses. Finishes include prefinished Smartside lap and board and batten siding in a black, white, gray color scheme, and Versetta stone accents will be added near front entry. The roof consists of Malarky asphalt shingles in black. See exterior elevations for additional information.

Assumed building materials for the 41-unit affordable project will consist of poured concrete foundation, wood-framed structure for exterior and interior walls, pre-engineered roof & floor trusses. Finishes include prefinished smartside lap siding & siding panel, with gray tone colors. The roof consists of asphalt shingles. See exterior elevations for additional information.

ACCESS:
Three ingress and egress locations service the two proposed projects sites. There are two points of access to the property from the West via Shelby Avenue and one access point from the South via East Stumer Road. All three access points will service both projects via a shared access easement.

PARKING:
Parking counts for this development are planned to meet City of Rapid City parking requirements for Office Commercial & Medium Density Residential zoning. The planned development consisting of 160 units would require 254.5 stalls with 255 stalls provided.

The market rate project will require 189 parking stalls and has 189 parking stalls provided.
- Studio, 1 & 2 bedroom: 98 units at 1.5 stalls requires 147 stalls.
- 3 bedrooms: 21 units at 2 stalls requires 42 stalls.

The affordable housing project will require 65.5 parking stalls and has 66 parking stalls provided.
- 1 & 2 bedroom: 33 units at 1.5 stalls requires 49.5 stalls.
- 3 & 4 bedroom: 8 units at 2 stalls requires 16 stalls.

LANDSCAPING:
Required Landscaping was calculated per Rapid City ordinance and is shown along with conceptual landscaping on provided landscaping plans.
OPEN SPACE:
The open space provided for this development are planned to meet City of Rapid City open space requirements of not less than 400 sqft per dwelling unit.
- Market Rate: 47,600 sqft of open space required; 57,719 sqft provided.
- Affordable: 16,400 sqft of open space required; 30,127 sqft provided.

STORM SEWER:
New storm sewer, manholes, inlets, and detention pond are planned for this development to meet City of Rapid City stormwater treatment requirements. The entire development will be routed to an existing detention adjoining the north lot. Storm sewer plan and profiles and drainage report have been provided with this Planned development submittal.

POSTAL COORDINATION:
Post boxes for residents will be located within the building structures for both projects. Owner will be coordinate with the Postmaster.

LIGHTING:
Lighting is assumed to be building and post mounted to provide security for tenants at entrances and parking lot.

Sincerely,

[Signature]

Drew O'Brien
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