

1/5/2017



Anthony Marshall, President, President
Park Hill Development, Inc.
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Joel P. Landeen, City Attorney
300 6th Street, Rapid City SD 57701

Good Morning, Joel,

We, Park Hill Development, Inc., respectfully request an item to be placed on the next Legal and Finance agenda requesting authorization to include non-allowable TIF costs as part of the Park Hill Residential TIF application. These non-allowable costs include landscaping, grading & excessive excavation costs.

Attached is a copy of the map showing the location of the proposed TIF boundary. Park Hill/Park Meadows Subdivision began 16 years ago as an infill development beginning with the construction of 17 long-time platted but undeveloped lots. Another 6 subsequent phases were developed into a combination of single family lots and a townhome subdivision. What remains of this infill development is a parcel adjacent to a light industrial zoned area developed in the late 1950's which has been accumulating industrial yard ornaments and clutter, visible to the public, since. The proposed project would consist of one level, no steps, side by side duplex's. This housing product currently exists, and owned by the principles of this TIF request, within the adjacent subdivision and is mainly occupied by mature, retired singles currently renting for an average of \$995/mo. This area cannot be developed and be expected to compete with similar products. In other words, with the increased cost associated with the development of this site, without the assistance of this TIF request, the price for the end product for the housing market would be much higher than any competition for the same product. This TIF would not give us an advantage over our competition. It would just allow us to compete on a level playing field.

The proposed Tax Increment District area is limited to the two tax ID parcels that would be developed adjacent to the light industrial zoned area. This area consists of metal buildings, Quonset hut-style structures with most of the lots being used for exterior storage of all types of materials in all types of condition. (please see the attached photos) This industrial area is visible in every direction by the public including one of the gateways into Rapid City. The non-allowable TIF costs we request the inclusion of

1. screening between the industrial and residential properties. Screening will consist of mature evergreen & deciduous trees, plantings, topsoil, irrigation, native grass seeding, grading, etc. This will provide an immediate impact as a visual screen between the 2 areas and add an immediate beautification element to the industrial properties in order to mitigate the unsightliness of the area. As the trees continue to mature, they have the potential to draw much more attention away from the industrial properties.
2. importing of topsoil for erosion and sediment control and grading. The soil is not conducive to growing any vegetation.
3. additional foundation requirements are necessary due to unusual soil conditions.

This project complies with the adopted Comprehensive Plan. While Highway 79 at this location is not mentioned as a gateway or entrance corridor on the Comprehensive Plan, there's no doubt this portion of Highway 79 is seen by many travelling from the south towards the areas shopping destinations to the north.

Why create this TIF?

This project will;

1. enhance the quality of life for the residents within this community/neighborhood (residents of the existing subdivision to the east will benefit from the screening)
2. facilitate the completion of the city's existing infrastructure network to support the existing growth (infill development, "smart growth")
3. enhance one of the least attractive, main entrance corridors into Rapid City. Travelled by many to reach shopping destinations to the north
4. provide a housing option for, among others, mature residents of our community. Housing which features no steps, attached garages and an association which cares for exterior landscaping

5. with the fence construction, reduce the potential for incursion of the public (minors) into the hazardous industrial area

6. be able to compete on a level playing field with other similar housing. It cannot be developed with the higher costs associated with the site, without TIF assistance

7. ensure a quality, long term neighborhood due to the extensive beautification efforts and maintenance program for these efforts and ensures the quality of the housing foundations

Thank you for your help and please contact us if you need any additional information.

Respectfully,

Anthony Marshall, President
Park Hill Development, Inc.
391-8669