

Bulman Karen

From: Trevor Messinger [trevorm@cokehc.com]
Sent: Monday, December 08, 2003 4:48 PM
To: karen.bulman@rcgov.org
Subject: Planning Commission Meeting of December 18th

Thank you for your mailing concerning the rezoning and planning requests related to property that is adjacent or near our Coca-Cola Bottling facilities in Rapid City. Although I must admit I do not fully understand the process for expressing our concern relative to these requests, I am hoping that by corresponding with you we can have our concerns represented. If we need to do anything further please advise us as soon as possible. While we certainly do not wish to hinder development of Rapid City, we are very concerned about the continued development of residential areas adjacent to the industrial park that encompasses the Coca-Cola facilities. It was represented to us in the early 1980's when we chose this site to build that the area would be and remain an industrial park and now we have seen this begin to change over the past several years. Our primary concern is that access to the Harmony Heights area and the proposed new residential development primarily occurs through North Plaza Drive which comes directly down from Deadwood Avenue through the industrial area and into the residential area. We have witnessed significant increases in pedestrian foot traffic since the development of Harmony Heights and we believe that this issue will continue to grow if the residential area is expanded. This is a particular problem when you mix heavy commercial vehicles with pedestrians on foot and no sidewalks or street lighting (we are not proposing that sidewalks be added to the industrial area and would oppose this as well). My biggest fear is that someone is going to end up in the wrong place at the wrong time and get killed by a large truck that is either one of ours or one of our suppliers delivering materials to us. We currently have about 3-5 inbound semi trucks each day with materials for our business and we are shipping out about 5-10 semi loads per week for delivery to other operations from our production facility and when you couple this traffic with the 15 or so heavy route vehicles that we have servicing the Black Hills area each day you have a sizable amount of heavy commercial traffic from our business alone. Add that to the heavy traffic from construction companies, chip companies and many others in our industrial park and you have a potentially dangerous situation for access to a growing residential area. I would like to propose that the primary access to these residential zoned areas be re-routed some other way into the heart of Rapid City prior any further expansion of the current number of residential structures adjacent to our industrial park. Please let me know as soon as possible if the planning commission has any ideas as to how to alleviate this situation as it continues to compound itself. Thank you for your time. M. Trevor Messinger President & Chief Operating Officer Coca-Cola Bottling Co. High Country 605-342-8222