



728 Sixth St. ▪ Rapid City, SD 57701 ▪ Ph: 605.348.2268 ▪ Fx: 605.348.6506 ▪ Email: info@wyssassociates.com ▪ www.wyssassociates.com

City Council
City of Rapid City
300 Sixth Street
Rapid City, SD 57701

RECEIVED

MAR 31 2010

City of Rapid City
Management Department

Date: March 31, 2010

Project: **Powwow Gardens and Indian Art Market**
Re: **11.6.19 Review Follow Up Regarding Sidewalks along Public Streets**

Legal Description:

LOT 1-16 & W1/2 VAC 2ND ST ABUTTING LOT1 & E1/2 OF THAT PORTION OF VAC 3RD ST ABUTTING LOT 16 & N1/2 OF VAC ALLEY, BLOCK 8, ORIGINAL TOWN OF RAPID CITY, SEC. 36, T2N, R7E, RAPID CITY, PENNINGTON COUNTY, SD (1.72 Acres) and

N1/2 OF LOT 17-20 & 1/2 OF ALLEY ABUTTING SAID LOTS, BLOCK 8, ORIGINAL TOWN OF RAPID CITY, SEC. 36, T2N, R7E, RAPID CITY, PENNINGTON COUNTY, SD (0.18 acres) and

S1/2 OF LOT 17-20 & N1/2 VAC DENVER ST ADJ TO SAID LOTS, BLOCK 8, ORIGINAL TOWN OF RAPID CITY, SEC. 36, T2N, R7E, RAPID CITY, PENNINGTON COUNTY, SD (0.28acres) and

LOT 21-22; S1/2 VAC ALLEY & N1/2 VAC DENVER ST ADJ TO SAID LOTS, BLOCK 8, ORIGINAL TOWN OF RAPID CITY, SEC. 36, T2N, R7E, RAPID CITY, PENNINGTON COUNTY, SD (0.23 Acres) and
LOT 23-24; S1/2 VAC ALLEY & N1/2 VAC DENVER ST ADJ TO SAID LOTS, BLOCK 8, ORIGINAL TOWN OF RAPID CITY, SEC. 36, T2N, R7E, RAPID CITY, PENNINGTON COUNTY, SD (0.23 acres) and
LOT 25-32; W1/2 OF VAC 2ND ST ADJ TO SAID LOT 32; S1/2 OF VAC ALLEY & N1/2 VAC DENVER ST ADJ TO SAID LOTS 25-32, BLOCK 8, ORIGINAL TOWN OF RAPID CITY, SEC. 36, T2N, R7E, RAPID CITY, PENNINGTON COUNTY, SD (1.09 Acres)

Total Acreage: 3.73

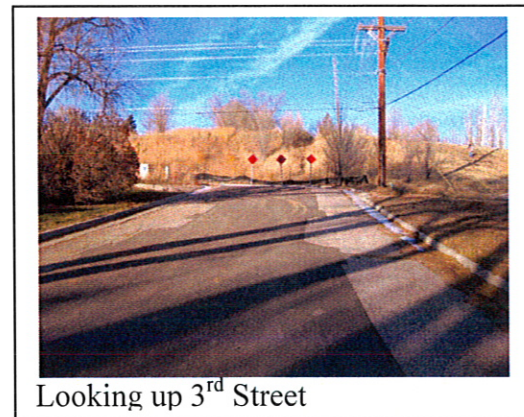
Summary Description of Request:

We are requesting variance from the Rapid City Design Standards 12.16.080 that requires construction of a sidewalk along the street frontage of 3rd Street and North Street.

Justification:

We are requesting this variance from council for the following reasons:

1. 3rd street is a dead end street with limited use for visitors to the site and severe grading challenges both on the street and within the site. Traffic along 3rd Street is not critical to the site's initial needs.

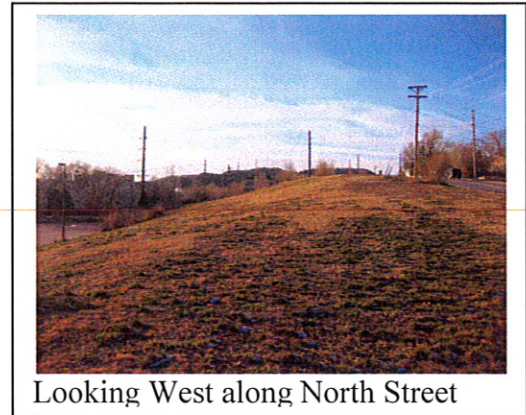


Looking up 3rd Street

Pedestrian traffic from the South is generally diverted to the main and secondary entrance at the plaza area prior to crossing Denver Street.

2. A sculpture base location is planned on the corner of 3rd Street. This element includes some retaining walls and signage elements that will include expansion of the plaza and a ramp that descends to the corner of 3rd Street. The sections of required sidewalk would be incorporated and reviewed at the time these items would be planned and constructed.

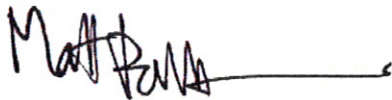
3. The Powwow Gardens and Indian Art Market is a multiphase project with a generous but limited initial phase budget. Some portions of the overall master plan have been deferred to future phases, including the sidewalk along North Street. In trying to maximize the impact of the initial project the focus has been to concentrate the development around the key features.



We respectfully request that the requirement for these sidewalks is waived until a later phase of construction.

If you have any questions, please do not hesitate to contact me.

Respectfully,



Matt Fridell, RLA
Landscape Architect