



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-5035

Growth Management Department

300 Sixth Street

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TO: Public Works Committee

FROM: Karley Halsted, P.E.
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DATE: April 6, 2010

RE: 10EX033 Request to waive requirement to install sidewalk per City Ordinance 12.16.080
Powwow Gardens and Indian Art Market
PIN 2036406001, 2036406002, 2036406003, 2036406004, 2036406005,
2036406006

A request was submitted on March 31, 2010 requesting that the requirement to install sidewalk per City of Rapid City Ordinance 12.16.080 be waived for the Powwow Gardens and Indian Art Market proposed on the north east corner of 3rd and Denver Streets. The proposed development includes the construction of an amphitheatre, restroom building, concrete vendor pads, paving, grading and landscaping. As noted in the staff report, a 4' sidewalk is required to be constructed one foot (1') from the property line along North and 3rd Streets as per the Rapid City Municipal Code.

The City of Rapid City Street Code of Ordinances, 12.16.080 New or Relocated Residential or Commercial Buildings states "*The construction of a permanent sidewalk fronting or abutting all streets, highways and avenues shall be accomplished by the builder, owner or developer of all new or relocated residential or commercial buildings within the city...*" The requested exception will allow the Powwow Garden to be built without the installation of sidewalk on 3rd and North Streets.

The lots are located in the Original Town of Rapid City, north of the Journey Museum and east of the Civic Center. The topography of this site is such that the elevation falls from north to southeast at an approximate 4-25% grade. The southwest corner of the site adjacent to 3rd Street appears to be relatively flat. The grade along the property line adjacent to 3rd Street would make it difficult to build property line sidewalk without importing a minimal amount of fill material.

There is currently no sidewalk on North Street as it abuts the property. There is existing sidewalk 450' to the west of the property at the Professional Plaza, as well as, on the adjacent property to the east. Sidewalk installation along North Street would further close this gap in the sidewalk and provide connectivity in an area well used by pedestrians.



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There is existing sidewalk along the east side of 3rd Street from the adjacent property directly south of the lot to New York Street. It appears extending the sidewalk north, beyond the curb, return would not be necessary. However, installation of the curb return and sidewalk along the south side of the vacated Denver Street right of way would allow pedestrians access to the Powwow Gardens from the Journey Museum parking lot as well as those utilizing parking spots in the New York street parking lots. The installation of sidewalks, as described, will ensure the safety of pedestrian traffic and provide connectivity with existing sidewalk on adjacent lots.

Staff Recommendation: Staff recommends the request to waive the requirement to install sidewalk on North Street be denied.

Staff recommends that the request to waive the requirement to install sidewalk on 3rd Street be denied in part and approved in part. The curb return on the northeast corner of 3rd Street and vacated Denver Street shall be installed. Additionally, sidewalk shall be installed along the south side of vacated Denver Street between the existing sidewalk and the proposed curb ramp to be. (See graphic below)

Green lines indicate the suggested sidewalk installation.

