

Submission of a completed Project Review Form with adequate information and attachments constitutes a request for review pursuant to SDCL 1-19A-11.1. SDCL 1-19A-11.1 requires the South Dakota State Historic Preservation Office to review all projects that are funded, licensed, assisted, or undertaken by state agencies, political subdivision of the state, or any instrumentalities thereof. We reserve the right to request more information if needed. Typed forms are preferred. **SUBMITTAL OF THIS FORM WITHOUT ALL REQUESTED INFORMATION WILL CAUSE REVIEW DELAYS.** SDCL 1-19A-11.1 provides for a 30-day response time by the South Dakota State Historic Preservation Office from the date of receipt of complete information.

Projects with any type of federal permit, license, funding or other involvement that are subject to review by the State Historic Preservation Office pursuant to Section 106 of the National Historic Preservation Act should use the Section 106 Project Review Form.

I. PROJECT INFORMATION

1. PROJECT NAME: Project at 6th and Saint Joseph Streets

2. STATE OR LOCAL AGENCY FUNDING, PERMITTING, OR UNDERTAKING THE PROJECT

A. AGENCY NAME: City of Rapid City

B. AGENCY CONTACT PERSON: Karen Bulman

C. MAILING ADDRESS: 300 Sixth Street

D. CITY, STATE, ZIP: Rapid City, South Dakota 57701

E. EMAIL ADDRESS: karen.bulman@rcgov.org

F. TELEPHONE NUMBER: 605.394.4120

G. FAX NUMBER: _____

H: AGENCY SIGNATURE _____

3. APPLICANT INFORMATION, IF APPLICABLE

A. CONTACT PERSON: Tom Wuertz / Tony Thornton (RNL Design)

B. MAILING ADDRESS: 1050 17th Street Suite A-200

C. CITY, STATE, ZIP: Denver, CO 80265

D. EMAIL ADDRESS: t.wuertz@rnldesign.com / t.thornton@rnldesign.com

E. TELEPHONE NUMBER: 303.295.1717

F. FAX NUMER: 303.292.0845

G: APPLICANT SIGNATURE: _____

4. OWNER INFORMATION, (IF DIFFERENT FROM APPLICANT)

A. OWNER NAME: Hani Shafai (Dream Design International, Inc.)

B. MAILING ADDRESS: 528 Kansas City Street, Suite #4

C. CITY, STATE, ZIP: Rapid City, SD 57701

D. EMAIL ADDRESS: hani@dreamdesigninc.com

E. TELEPHONE NUMBER: 605.348.0538

F. FAX NUMER: 605.348.0545

G: OWNER SIGNATURE: _____

5. PROJECT LOCATION

A. ADDRESS: **6th and Saint Joseph Street**

B. CITY: **Rapid City**

C. COUNTY: **Pennington**

If rural project:

D. TOWNSHIP: _____

E. RANGE _____

F. SECTION _____

G. Provide a map of the project area. If the project is in an urban area, show the location(s) on a city map. Photocopies are acceptable, but poor quality maps or insufficient information may cause review delays.

Is a map showing the exact location of the project attached to this form?

YES or NO

6. PROJECT PLANS

Plans, drawings, specifications, or similar documents showing the existing project site, the extent of the project, and details of the proposed project, which may include three-dimensional models or accurate computer-generated representations of proposed new construction or alterations. Models or representations must clearly show the visual impacts of new construction on surrounding neighborhood or landscapes. Projects submitted with insufficient or unclear plans may cause review delays.

Are plans, drawings, engineering specifications, or similar documents attached to this form?

YES or NO

7. PHOTOGRAPHS

Provide several clear, original photographs of the project location. Also, include photographs of every affected historic property, including an overall front view of each property and other views necessary to describe fully the property and the project. Streetscape photographs of surrounding buildings and structures should also be included. Photographs should be color and can be either printed or digital images submitted on a CD. Printed digital photographs should have a high dpi and clear resolution. Photographs should also either be labeled or include a key. Projects submitted with insufficient photographs may cause review delays.

Are photographs that clearly show the project location attached to this form?

YES or NO

8. PLANNING & APPROVAL SCHEDULE

Please describe the planning and approval schedule for the project, including the dates of permits, licenses, or approvals that have already been obtained and any other permits, licenses, or approvals that will be needed.

This project will be submitting for a Planned Development Review (PD), Historic Commission Review and the required Building Permits. The Project is new construction on an existing parking lot, of which, 1/2 of the property falls into a historic district (the 1/2 nearest 6th St.). Other, smaller reviews will include a vacating request for 13' of the public right-of-way along 6th St. to accommodate a drop-off zone for the hotel and various exceptions to the PD to allow for upgraded street-scaping and enlarged entry canopies. PD submittal was on 4/25/12, Historic Preservation Commission will, once more, review project progress on 4/10/12 and the plans are anticipated for foundation permit submittal in mid-to-late August of this year.

9. PROJECT DESCRIPTION

Describe all anticipated work associated with the project. Be specific. Include a description of potentially affected historic property with any relevant physical, economic, or situational information on the property. Use as much space and as many pages as needed to clearly describe the project and the property. Inadequate or incomplete project descriptions may result in review delays.

This is a new, mixed-use structure, located between 5th, 6th and Saint Joseph's Streets; with the 1/2 of the property nearest 6th being in the downtown Rapid City Historic District. The use mix will include ground level retail, 4 office stories, 7 parking levels, 8 hotel stories (100 keys +/-) and 7 residential stories (27 units +/-), arranged such that the roof over the tallest occupied portion (15 stories) will be (175' +/-) and that the parking will be set back and obscured from view on all but the alley side. The land with which this will be developed upon does not contain any existing historic structures, but is, as described above 1/2 situated within a historic district. The project will be one of the tallest in Rapid City and South Dakota, but is not drastically taller than the nearby historic Alex Johnson Hotel (11 Stories incl. roof top bar). The project is expected to fill a much needed downtown parking gap, as well as, be a key precedent for continued downtown revitalization efforts and future, Rapid City development. It will offer, a new level of hotel service that is needed to handle the city's increasing tourist population and will provide high value, inner city residential (key to future growth). Due to demand, the City of Rapid City will enter a permanent arrangement with the owner to provide 300 minimum public parking spaces as a part of the total parking strategy. The building materials will include, high performance glazing (for energy / sustainability), a base of (granite) stone cladding and Precast cladding above in three complimentary natural / earth tones. See also, the attached drawings.

10. POTENTIAL EFFECTS

Will the project encroach upon, damage, or destroy any historic property listed on the National or State Register of Historic Places? Provide a description of the potential effects of the proposed project to historic property and the basis for the determinations of effect.

As mentioned, 1/2 of the project site is located within the Downtown Historic District, but The development itself will make use of an existing on-grade, parking lot – thereby not altering, damaging or encroaching upon any historic structures. The planned height is taller by the Historic Preservation's Guidelines, as it will be four stories taller than the neighboring Alex Johnson (diagonal north west corner) and taller than the immediately adjacent structures. See also, the attached drawings.

II. FEASIBLE AND PRUDENT ALTERNATIVES

11. DESCRIPTION OF FEASIBLE AND PRUDENT ALTERNATIVES

Provide a description and evaluation of all feasible and prudent alternatives which the state entity or political subdivision proposes in order to minimize adverse effects of a project on historic property and alternatives which the state entity or political subdivision has examined and rejected. The reasons for rejection must be included. See ARSD 24:52:07:03 (7a-e) for additional factors that should be considered when evaluating alternatives.

The project will not alter, damage or encroach upon any existing, historic structure. As cited above, however, the taller, hotel / residential, 1/2 of this project is located within the historic district boundaries, which will be taller than the immediately adjacent properties and exceeds the current Historic Preservation Commission's guidelines. While theoretically the project could be reoriented to place the lower scale office use within the boundary instead of the hotel / residential portion, such an orientation would ignore the precedent established, by the city, to encourage lifestyle and tourism uses along 6th St., (the street is often used for parades and is considered a "main street"); especially given that the hotel side of the project will also include street level dining. This would also then place the taller end of the project further away from the Alex Johnson Hotel, which shares with this project a height that is taller than average. Grouping these two buildings provides for a good synergy. Other massing scenarios that attempt to lower height of the hotel / residential portion have the negative impacts of eliminating sizable portions of the much needed parking (including impinging upon the availability to provide the quantity public parking, desired by the city), as well as, damaging the planning / programming efficiencies of the intended uses, such that they become economically unviable to build. Scenarios that eliminate the hotel and condominium components altogether, create economic conditions the make the garage itself unfeasible to build beyond the city funded amount – dramatically underutilizing an important downtown street activated property and potentially harming revitalization efforts.

12. PLANNING TO MINIMIZE HARM TO HISTORIC PROPERTY

Please describe all possible efforts to minimize harm to the historic property. This section should clearly substantiate that all possible efforts to minimize harm to the historic property have been undertaken.

The project will not alter, damage or encroach upon any existing, historic structure. Though a portion of this project is taller than the surrounding historic structures, careful attention to changes in the massing along Saint Joseph street ensure that much of the structure that borders the longest face of the building will have a similar, street-front scale to that of the neighboring buildings. Furthermore, this project will look to integrate itself into the neighborhood fabric by incorporating a palate of natural, earth-toned materials, including stone (granite) and 3 shades of naturally, earth toned Precast – color choices that have much in common with the deep historic roots of the neighboring buildings. This project, per the state and local Historic guidelines, will use these materials in a contemporary expression that honors the past while building for the state / city's future. See also, the attached drawings.

Scale indicators have been added to the drawings that show the project in context with other local structures.

Photos from North Street and Sky-view with the building inserted have also been added.

9 Continued. PROVIDE MORE SPECIFIC INFORMATION ON THE EXTERIOR FINISH MATERIALS? Are there samples of the exterior materials that we could look at? Have plans been firming up on any specific types of materials on certain spaces of the building? Knowing as much as possible about these materials will help the city when they're determining if all possible planning to minimize the adverse effect has been considered.

Per the attached drawings the predominant building material will be 3 shades of natural/earth-toned (shades of light brown / tan) precast cladding with granite in locations along the base. Precast will receive a level of articulation (heads, sills, patterning and reveals) that will create a level of interest that is in character with the neighborhood. Aluminum will finished in a bronze tone and windows will be clear, low-e, with a performance coating for energy efficiency and anti-glare protection. Proposed opaque materials will be on display for the Historic Preservation Commission on June 1, 2012.

10 Continued. ADDRESS THE IMPACT TO THE HISTORIC DISTRICT AS A WHOLE, NOT JUST THE NEIGHBORING BUILDINGS. The district is, for the most part, 2-4 story buildings. Discuss the impacts of a taller, modern building into this setting.

The height of this structure, oriented as it is, is situated to play off of the height of the Alex Johnson, as a 21st century companion building. Just as a variety of styles and characters, helps to bring out the flavor of the historic district, this project's height helps the Alex Johnson to define one edge of the historic district as of a slightly different character than the others; adding richness to the mix. Furthermore, as cities across the us have worked to revitalize their historic typically, mid-to-low-rise historic downtown neighborhoods, it with the understanding that a mix of heights (although usually also less than 20-stories) provides a healthy balance of aesthetic interest and the density needed to fuel an emerging sector. Given that future developments will propose a mix of heights and density requirements, having this project set a good example for how to do mid-rise well, can be a long-term asset to the district and the community as a whole.

Likewise, the aesthetic of the building was chosen to be a bridge from the old to the new. The local historic guidelines state that new buildings are to be a "contemporary expression." As such this project intends to use proportions, details and elements of the historic neighborhood and treat them in a way that is both modern, but respectful of the past. Done well this building seeks to be a landmark for the beginning of the twenty-first century, just as the Alex Johnson was for the twentieth century.

Probably most important, is that the site has been underutilized as a parking lot. The growing interest in the downtown historic district and the greater downtown has increased the demand for parking. Furthermore, in order to continue the momentum of the city's revitalization efforts additional infrastructure including more accommodations for tourism and residential is an important component. This project combines the city's need for parking along with uses that will encourage the historic neighborhood to flourish economically. The building's design and massing in service of this goal.

11 Continued. ONE OF THINGS THE CITY IS REQUIRED TO LOOK AT IN THE CASE REPORT IS, IF THERE ARE WAYS TO AVOID THE ADVERSE EFFECT. IN THIS CASE, THAT WOULD MEAN LOWERING THE BUILDING TO PROBABLY NO MORE THAN 4 STORIES.

Understanding the City's need for additional public parking, as well as, the desire by the city and this developer alike to do more for this parcel and the neighborhood than to simply build a 3-4 story garage - a mixed-use, project, such as this, is the solution best suited to upholding the principles of good urban design. Those principles include, reasonable density for urban revitalization, active & pedestrian friendly street fronts and a mix of use types that benefit the development and the surrounding neighborhood. The goals and mixed-use nature of the project are also compatible with the historic district goals of vibrancy, sustainability, longevity, and ability to survive competition from newly developed areas outside the downtown. For these elements to work in the right combinations and on this particular site, this design as proposed offers the best, most sensitive balance of economic and building form by balancing the following attributes: a large parking garage (nearly 500 spaces – 300 of which are per the public parking agreement with the city) that is all but concealed on three sides, office frontage on 5th St., low-massed hotel and retail on Saint. Joseph St., and a hotel and residential structure that fronts 6th St. - a key lifestyle corridor for Rapid City. While other massings are possible, they tend to have a truly negative affect on public feel of the building or the success of its various uses. For example, combinations that lower the height of the building mean that expanding the garage so that it is visible on 5th, 6th or Saint Joseph's Streets would be required... or, lowering the hotel and reorienting it would make it such that it's circulation make it unusable. Still other combinations can be very insensitive by increasing the height of the garage or certain eliminating uses altogether, which would diminish the quality of the building within the neighborhood and/or make the economics of the development infeasible. As such, this mixed-use project as it's currently designed represents the best and most balanced approach to solving the city's, the neighborhood's, the district's, the public's and the developer's goals.

A smaller structure is not feasible. Several options were evaluated based on compatibility, traffic and pedestrian safety, economics, and exterior massing and finish. These options included a multilevel uniform height structure across the site, locating the tower on the east of the site, building only a parking structure. Evaluation lead to the current design based on:

- a. Pedestrian and Vehicular traffic interaction and safety. Having the loading and unloading for the major component (residential, conference center, hotel) on Sixth Street will allow for safer interaction between the pedestrian and vehicular traffic. Bringing such live dynamic to the SE corner of Sixth and St. Joseph Street will enhance other components within the district and will bring more stability and sustainability to one of its major assets.
- b. Enhancement of downtown historic district by providing additional parking.
- c. Enhancement of downtown historic district by attracting more mid-size meetings to the district.
- d. Attracting more residents to the district to support the businesses that support and sustain the district.
- e. Evaluate the skin of the structure to more compatible durable earth tone colors.