



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-2724

Growth Management Department

300 Sixth Street

Karen Bulman, Urban Planner II
Growth Management Department
city web: www.rcgov.org

Phone: 605-394-4120
Fax: 605-394-6636
e-mail: Karen.bulman@rcgov.org

MEMORANDUM

TO: Legal and Finance Committee
Rapid City Council

FROM: Karen Bulman, Planner II

DATE: June 6, 2012

RE: Request for SDCL 1-19A-11.1 Final Determination relative to the proposed construction of a parking garage/commercial structure located at 525 St. Joseph Street located in the Downtown National Historic District

Attached please find a request submitted by Hani Shafai for a written determination, in accordance with State Statute, that all feasible and prudent alternatives to the proposed construction of a parking garage/commercial structure on historic property have been pursued and all possible planning to minimize harm to the historic property has taken place.

The City of Rapid City is the legal property owners of 525 St. Joseph Street (legally described as Tract A, Block 95, Original Town of Rapid City, Section 1, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota). Hani Shafai submitted an 11.1 Historic Review request to construct a parking garage/commercial structure located on this property. The subject property is located within the Downtown National Historic District.

On April 10, 2012, the Rapid City Historic Preservation Commission found that the request to construct the parking garage/commercial structure would have an adverse effect on historic property (Rapid City Downtown Historic District). On April 11, 2012, the State Historical Preservation Office concurred and found that the request was an adverse effect on the Historic District and a case report was requested. The case report was submitted to the Historic Preservation Commission at the June 1, 2012 Commission meeting. The Historic Preservation Commission agreed with the report. The State Historic Preservation Office reviewed the case report and comments and submitted their determination on June 6, 2012, that the project will encroach upon, damage or destroy historic property (Rapid City Downtown Historic District).



EQUAL HOUSING
OPPORTUNITY

EQUAL OPPORTUNITY EMPLOYER

Mr. Shafai is requesting that the City Council determine that all feasible and prudent alternatives to the proposed construction of a parking garage/commercial structure have been pursued and that all possible planning to minimize harm to this historic property has occurred.

Attached are copies of the minutes of the Historic Preservation Commission meetings at which this request was discussed and the e-mail communication received from the State Historic Preservation Office with the notification of the adverse impact.

Staff Recommendation: If the City Council finds that all feasible and prudent alternatives to the construction of a parking garage/commercial structure at 525 St. Joseph Street have been pursued and that all possible planning to minimize harm to historic property has taken place, staff recommends that the Council authorize the required notice to be forwarded to the State Historical Preservation Office, Office of History.