

Architecture Incorporated

SIoux FALLS ■ RAPID CITY

September 4, 2014

City Council
City of Rapid City
300 Sixth Street
Rapid City, SD 57701-2724

Re: Sidewalk Variance Request
Children's Home Society Advocacy Center
1330 Jolly Lane, Rapid City SD

Submitted by Architect: Kristine Bjerke, Architecture Incorporated
Phone: 605-721-1158; Email: krisbjerke@architectureinc.com
AI Project No.: 2537

Submitted for Client: Children's Home Society of South Dakota, Property Owner

Type of Building permit requiring sidewalk: Commercial Building
Permit # 14-3986

Adjacent street requiring sidewalks: Jolly Lane

To the Rapid City Council:

Children's Home Society of South Dakota requests a variance from the requirement to build a sidewalk for their existing facility located at 1330 Jolly Lane, Rapid City. The variance request is submitted as allowed for by Section 12.08.060.C of the Rapid City Municipal Code.

Justification:

1. The permit number noted above is for Phase 1 plans which include expansion of the current parking lot to comply with current RCMC Parking Ordinance. The requirement to expand the parking lot was triggered by change of use of half the existing facility from Residential to General Office and the associated minor interior remodeling.
2. Phase 2 plans for interior remodeling have not yet been submitted for review and permitting. Phase 2 construction will be minor interior remodeling, and will not expand the existing building's square footage area, footprint, or site traffic and will add a total of 1 additional employee.
3. The existing building was constructed in 2004, when the City Ordinances did not require sidewalks, and the site was developed and graded accordingly, with significant curb cuts for drainage from the site.
4. This site is located on a Dead-End cul-de-sac, and is not adjacent to any other streets.
5. There is no current pedestrian through-traffic past the site, and none possible in the future with this existing street configuration.

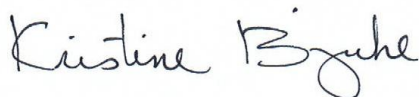


6. A sidewalk bridge would have to be constructed for the existing pond drainage; a Type C retaining wall would have to be built for part of the side walk due to steep topography; Construction of ADA ramps on both sides of the drive require reconstruction of the existing ROW curb and gutter. This will be a huge expense for a section of sidewalk that is isolated from pedestrian traffic.
7. There is only one section of sidewalk along the entire length of Jolly Lane – almost all of the property was developed prior to sidewalk requirements. The existing section of sidewalk is on the adjacent property.
8. The type of client traffic at Black Hills is not of a walk-up nature. The building is set back far into the site, with a long drive. Clients come to the site either by referral from other agencies, or with law enforcement officers.
9. A very small interior remodel project is triggering a very large Site development project. The site grading, parking, landscaping and potential sidewalk costs will far exceed the initial interior changes that Children's Home Society needs to provide better Child Advocacy services to the Black Hills.

Because this site is very limited in terms of connectivity to pedestrian traffic, the existing building is not expanding, and the owner is complying with all other ordinances, we respectfully request a variance for the sidewalk requirement.

Thank you, and if you have any questions, please contact me.

Sincerely,

A handwritten signature in cursive script that reads "Kristine Bjerke". The signature is written in black ink and is positioned above the typed name.

Kristine Bjerke, AIA