

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 6<sup>th</sup> 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](mailto: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 17<sup>th</sup> Street Suite A-200

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

D. EMAIL ADDRESS: [t.wuertz@rnldesign.com](mailto:t.wuertz@rnldesign.com) / [t.thornton@rnldesign.com](mailto:t.thornton@rnldesign.com)

E. TELEPHONE NUMBER: 303.295.1717

F. FAX NUMBER: 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](mailto:hani@dreamdesigninc.com)

E. TELEPHONE NUMBER: 605.348.0538

F. FAX NUMBER: 605.348.0545

G: OWNER SIGNATURE: \_\_\_\_\_

**5. PROJECT LOCATION**

A. ADDRESS: 6<sup>th</sup> 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 6<sup>th</sup> St.). Other, smaller reviews will include a vacating request for 13' of the public right-of-way along 6<sup>th</sup> 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 will be as early as 4/30/12, Historic Preservation Commission review on 4/10/12 and the plans are anticipated for permit submittal on 8/20/12.**

### **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 5<sup>th</sup>, 6<sup>th</sup> and Saint Joseph's Streets; with the 1/2 of the property nearest 6<sup>th</sup> 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 totaling three natural / earth tones. The garage screen will be a durable earth toned, metal fabric skin. 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 6<sup>th</sup> 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 2 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.



President's Plaza: Rapid City Mixed Use Development

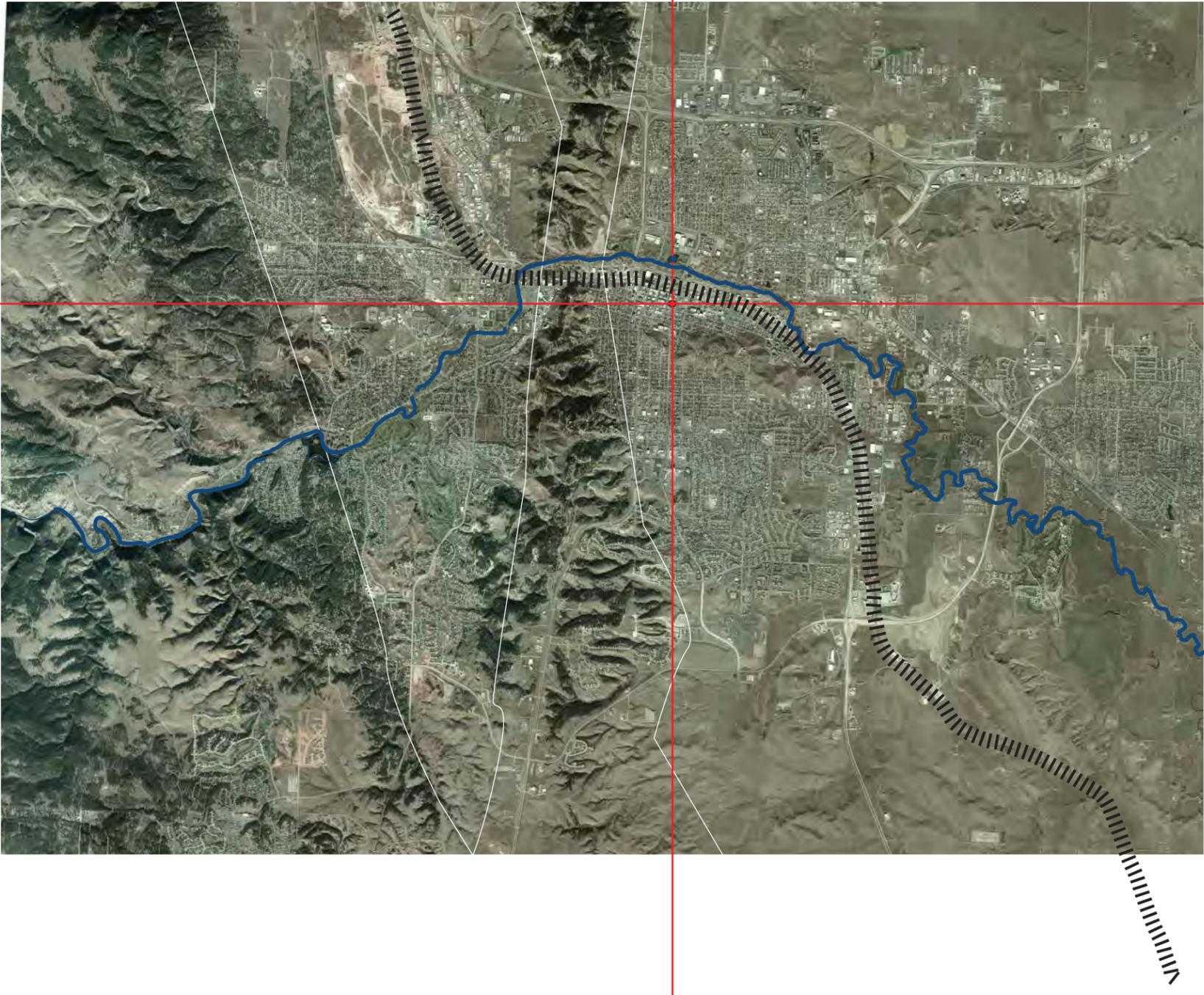
# Rapid City Proposed Development

President's Plaza : Rapid City Mixed Use Development

Historic Preservation Commission Presentation

April 10, 2012

Updated May 3, 2012



President's Plaza



View looking into site



Sixth street



Sixth street

ST. Joseph Street



Sixth street

View looking from site





KEYNOTE LEGEND	
KEYNOTE	DESCRIPTION
100	BUILDING EXPANSION JOINT
101	STAINLESS STEEL CABLE
102	PROPERTY LINE
103	GATE
104	LINE ABOVE
105	NOT IN CONTRACT (TYP)
106	TRASH CHUTE
107	RECYCLING CHUTE
200	PRECAST #1
201	PRECAST #2
202	PRECAST #3
203	STAINLESS STEEL METAL FABRIC ON 4X4 TUBE STEEL FRAMING 5FT O.C. MAX.

KEYNOTE LEGEND	
KEYNOTE	DESCRIPTION
204	METAL INFILL PANEL IN ALUM FRAMING
205	GRANITE PANELS TO MATCH BRICK #3 COLOR
206	ALUMINUM WINDOW-WALL WITH INSULATED GLASS AND SPANDREL WITH OPERABLE WINDOWS
207	ALUMINUM CURTAIN-WALL WITH INSULATED GLASS AND SPANDREL
208	ALUMINUM STOREFRONT FRAME "PUNCHED" WINDOWS WITH EXTENDED MULLION COVER
209	ALUMINUM FRAMED NANAWALL
210	PAINTED STEEL TUBE RAILING (INTERIOR EGRESS STAIR)

KEYNOTE LEGEND	
KEYNOTE	DESCRIPTION
212	1/2" TEMPERED GLASS GUARDRAIL WITH STAINLESS STEEL RAIL CAP
213	METAL TRIM AT EDGE OF EXPOSED CONCRETE SLAB
214	ALUMINUM FRAMED SKYLIGHT
215	METAL CLAD CANOPY
216	CMU - STACK BOND
217	METAL COLUMN COVER
218	METAL PARAPET CAP AT BRICK VENEER WALL
219	SIGNAGE - N.I.C.
220	ALUMINUM DOOR WITH GLASS INSET

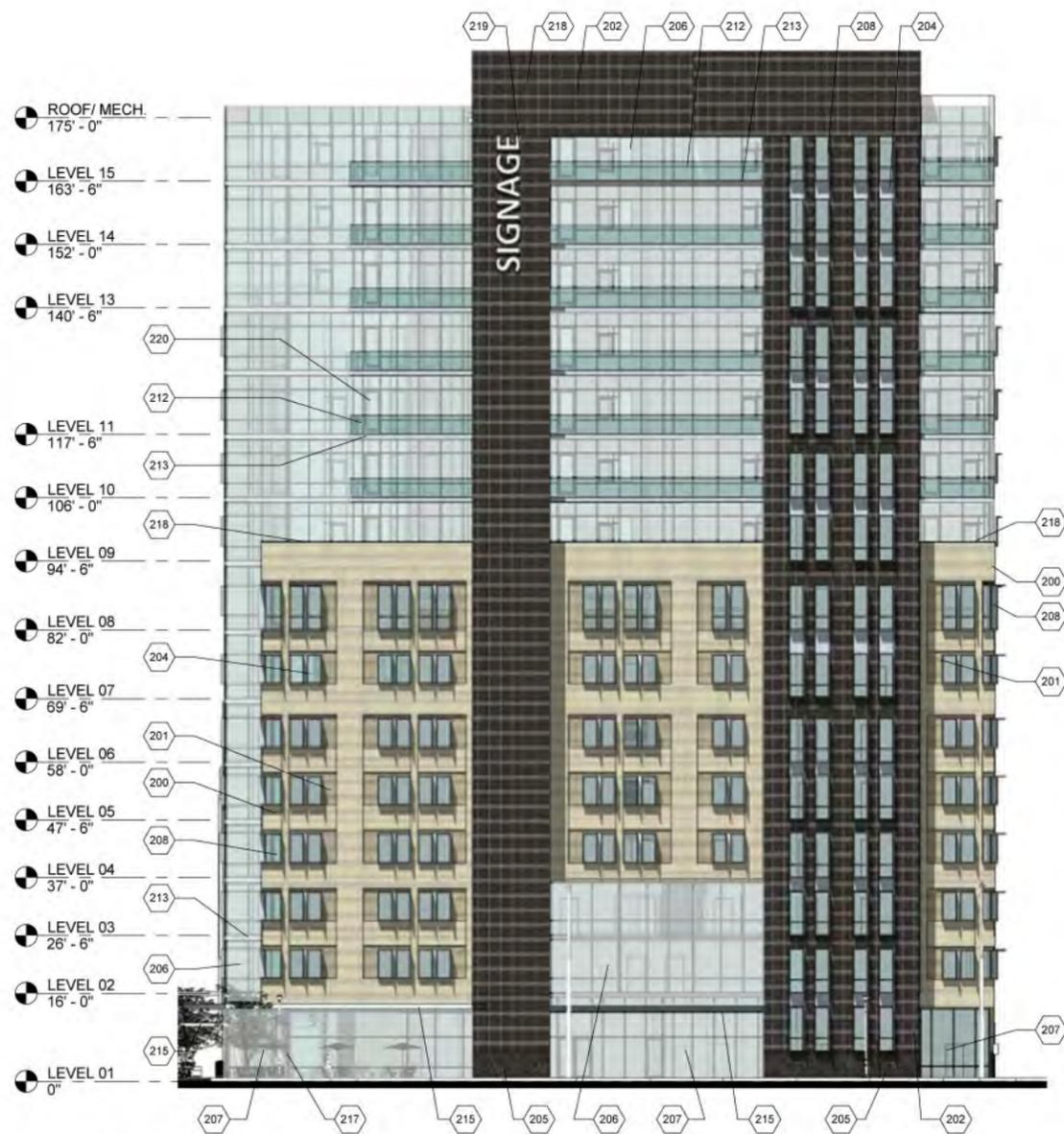


1 BUILDING ELEVATION - NORTH  
1/32" = 1'-0"

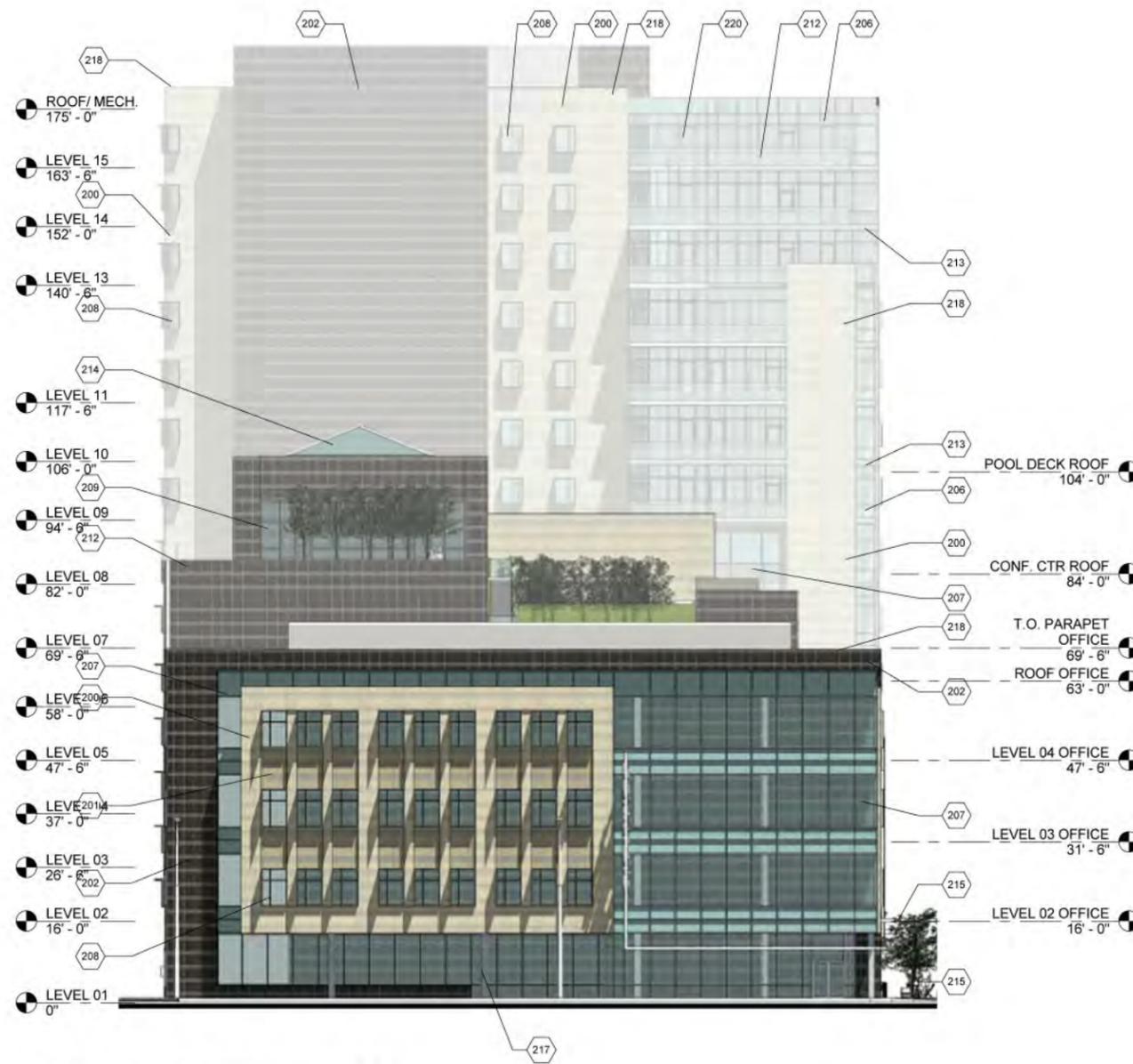
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2 BUILDING ELEVATION - WEST  
1/32" = 1'-0"



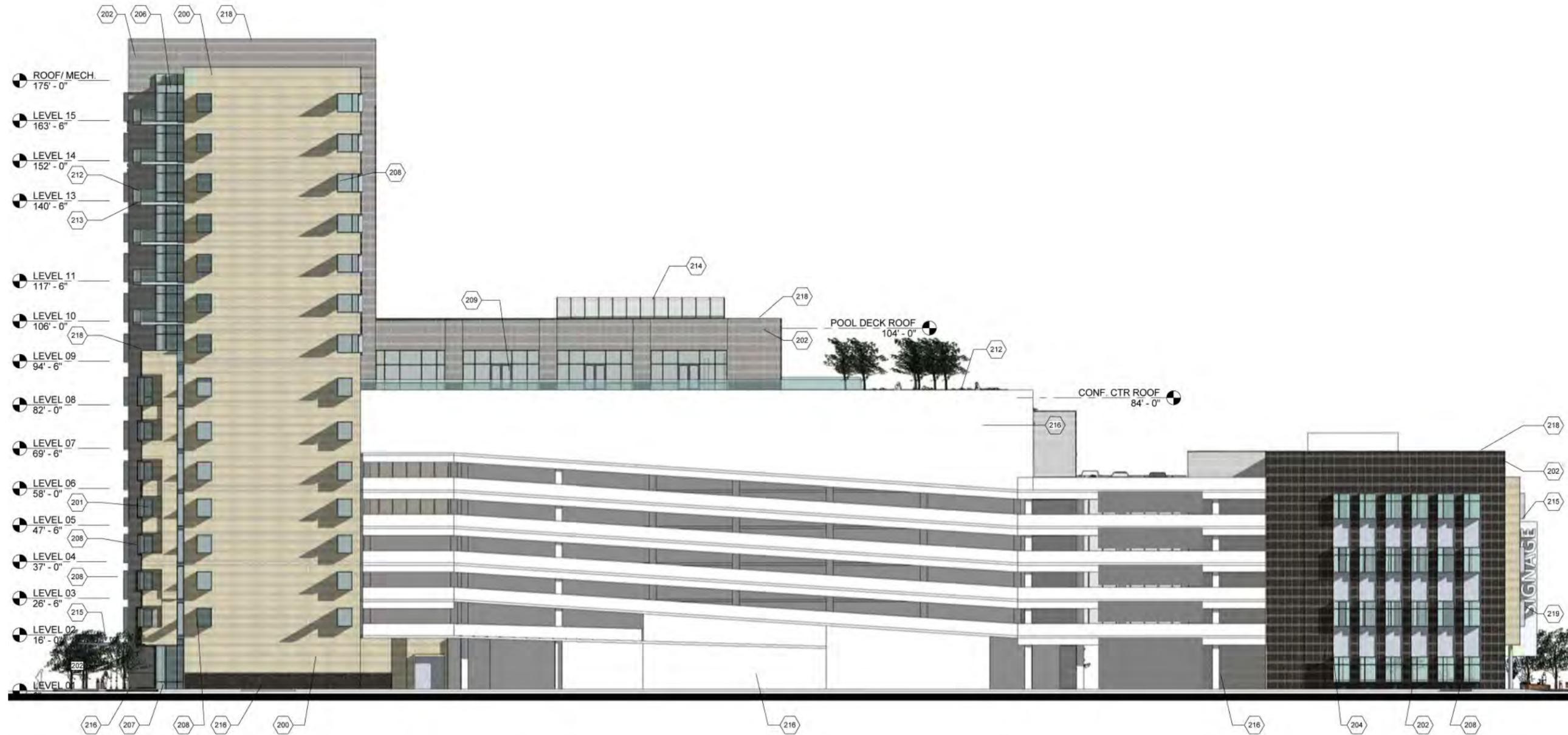
1 BUILDING ELEVATION - EAST  
1/32" = 1'-0"



KEYNOTE LEGEND	
KEYNOTE	DESCRIPTION
100	BUILDING EXPANSION JOINT
101	STAINLESS STEEL CABLE
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103	GATE
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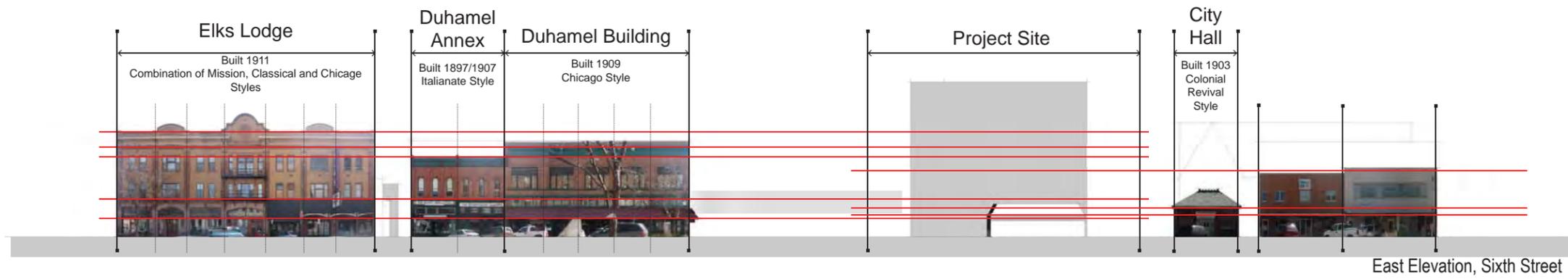
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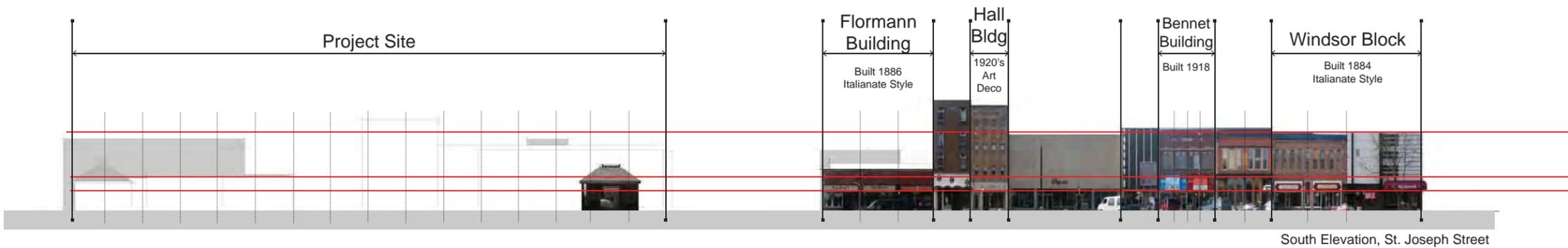
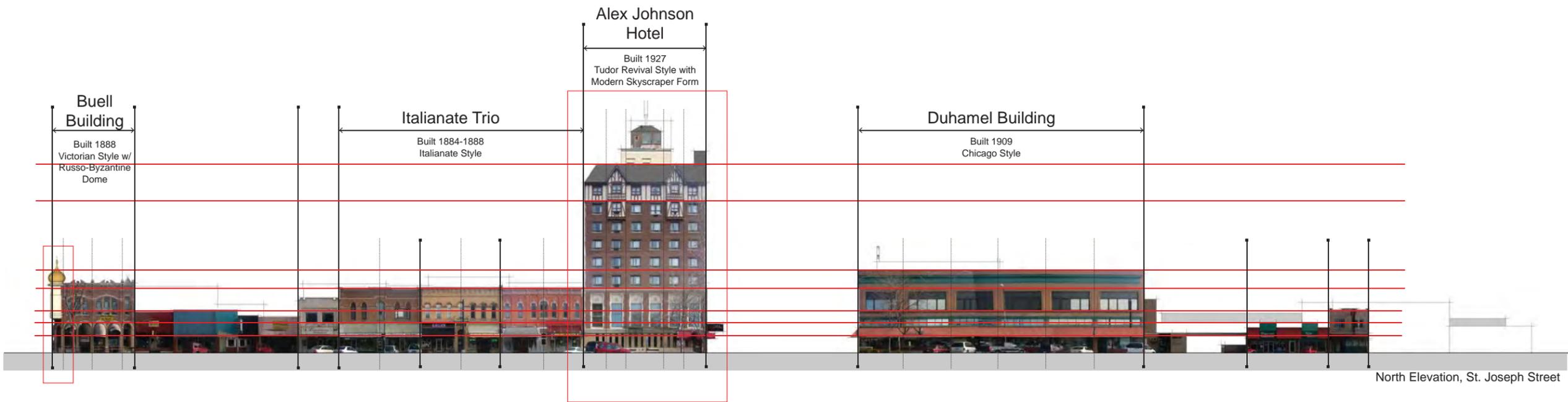
1 BUILDING ELEVATION - SOUTH  
1/32" = 1'-0"





Downtown architecture exhibits a variety of architectural styles and expressions. Each of these buildings by their style represent the era they were built in.

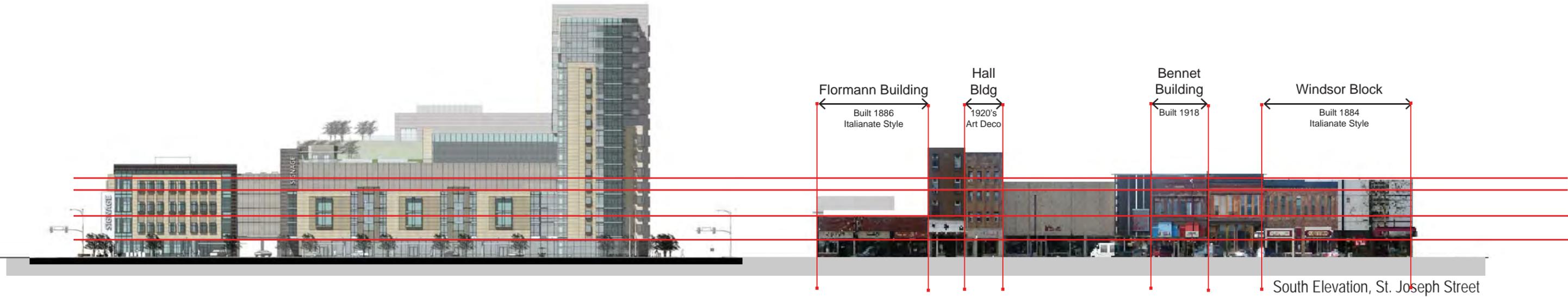
Downtown Rapid city thus has always been represented by an architecture that is - *of its time and of its place*



Existing elevations

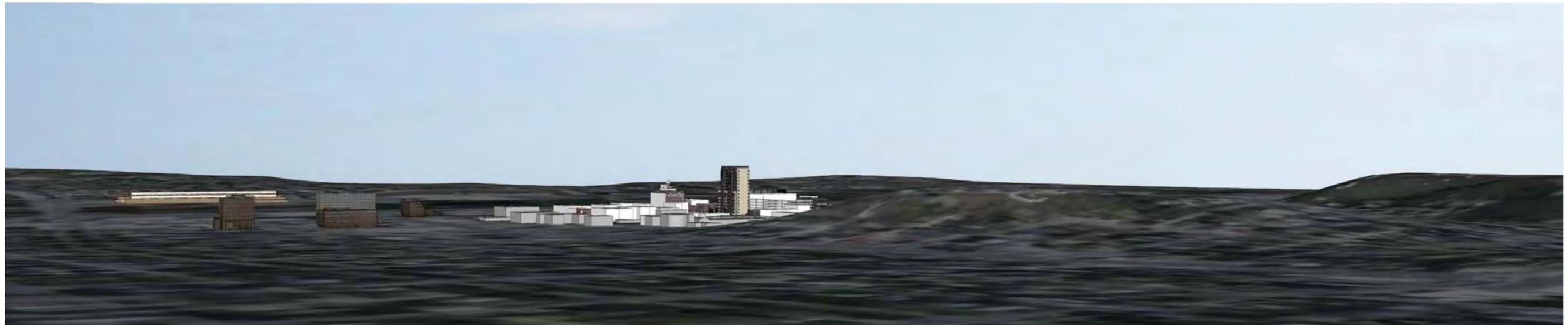
Continuous uniform building Heights  
Continuous retail canopy line  
Continuous cornice line

The proposed massing builds upon the existing building lines that exist in downtown further reinforcing the character of the Historic District





Skyline View from 5th Street and North Street



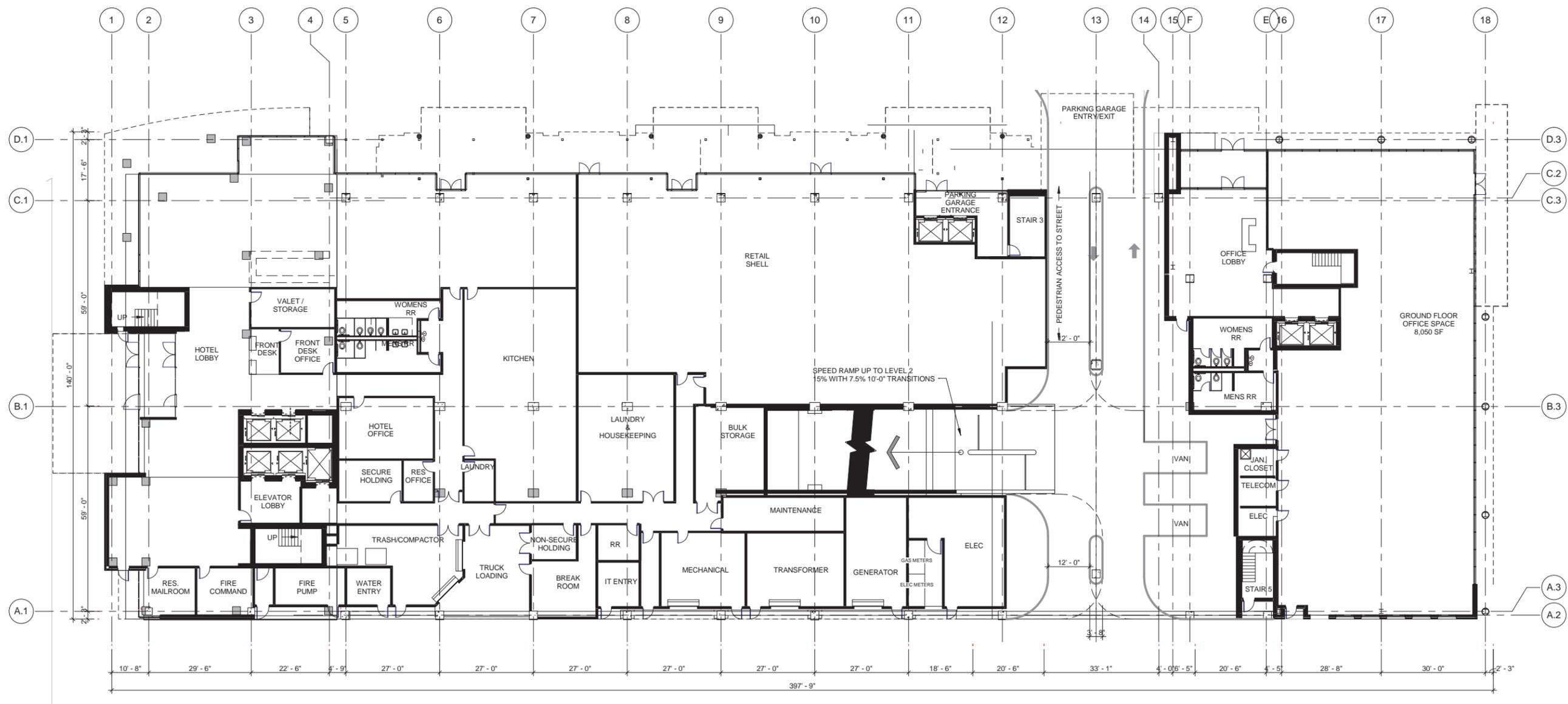
Skyline View from South-West of Project Site



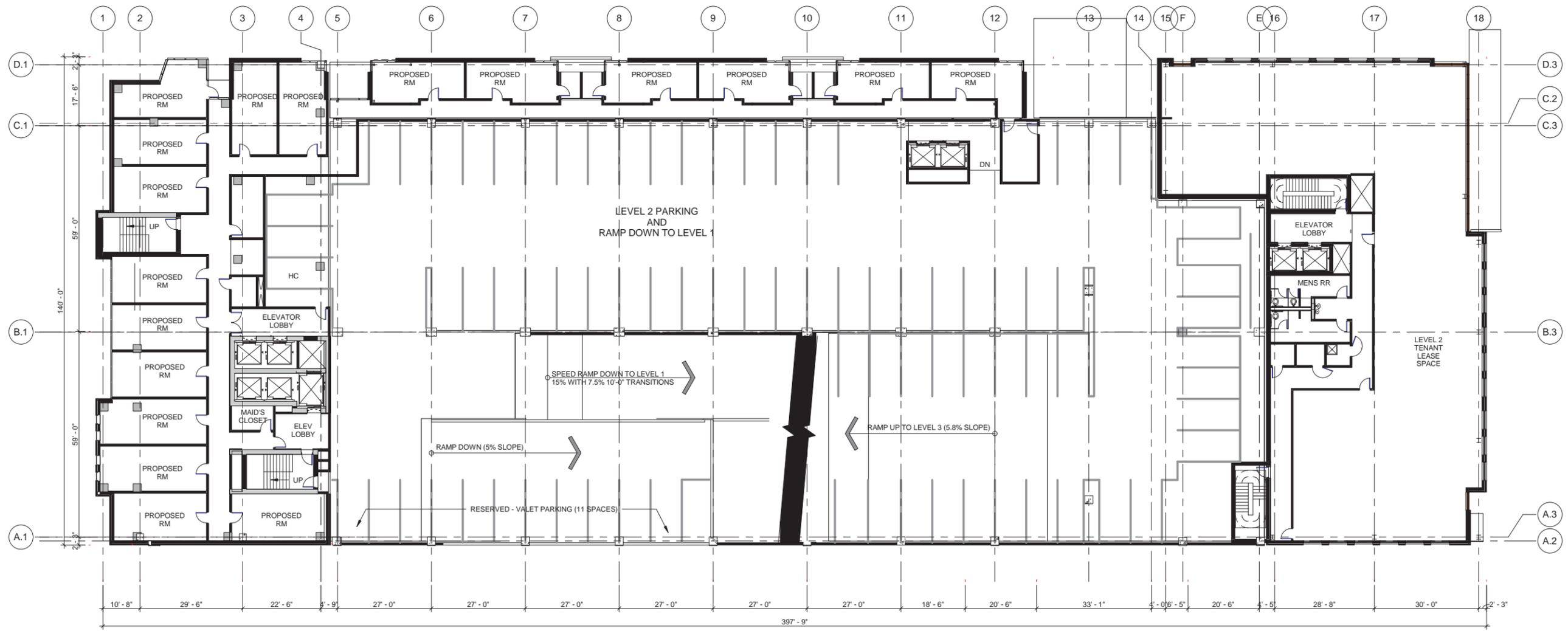
President's Plaza



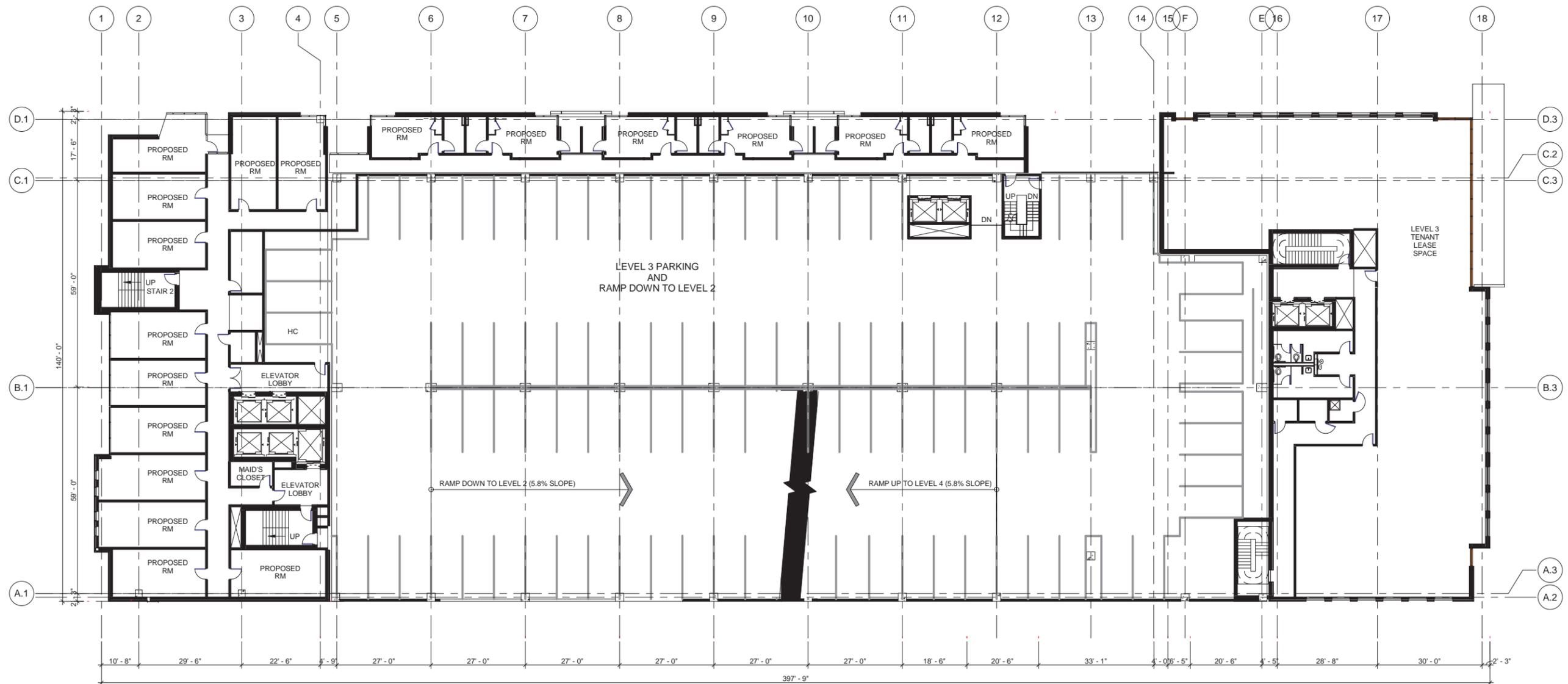
President's Plaza



1 FIRST FLOOR PLAN  
1/32" = 1'-0"

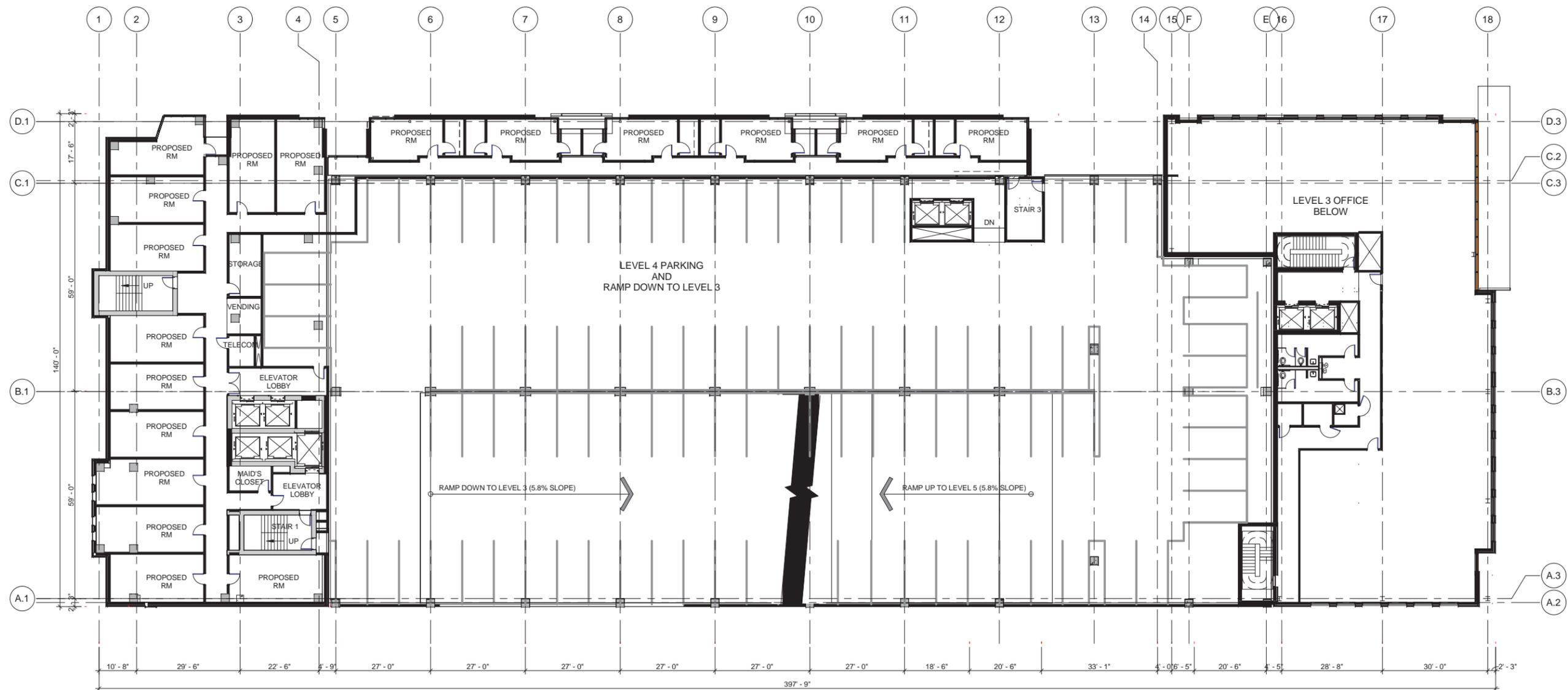


1 SECOND FLOOR PLAN  
1/32" = 1'-0"

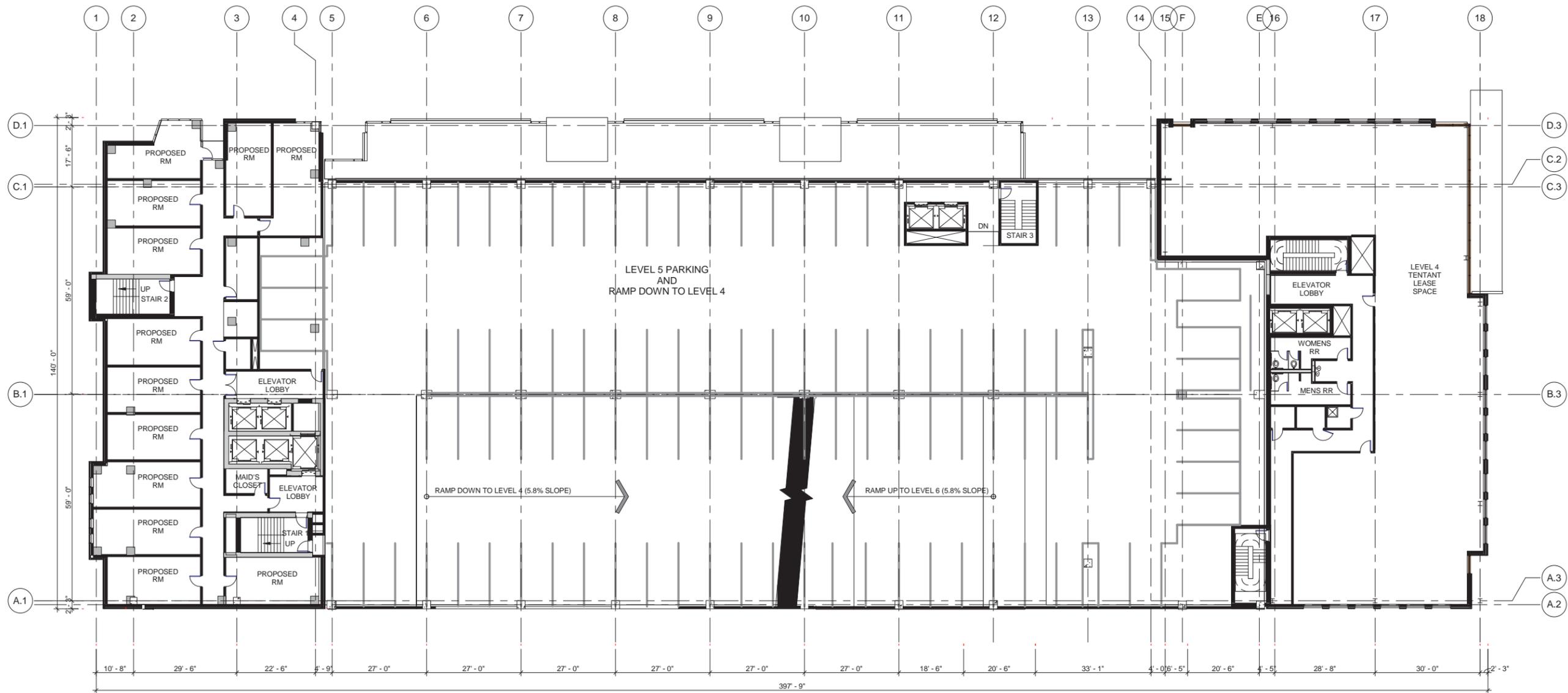


1 THIRD FLOOR PLAN

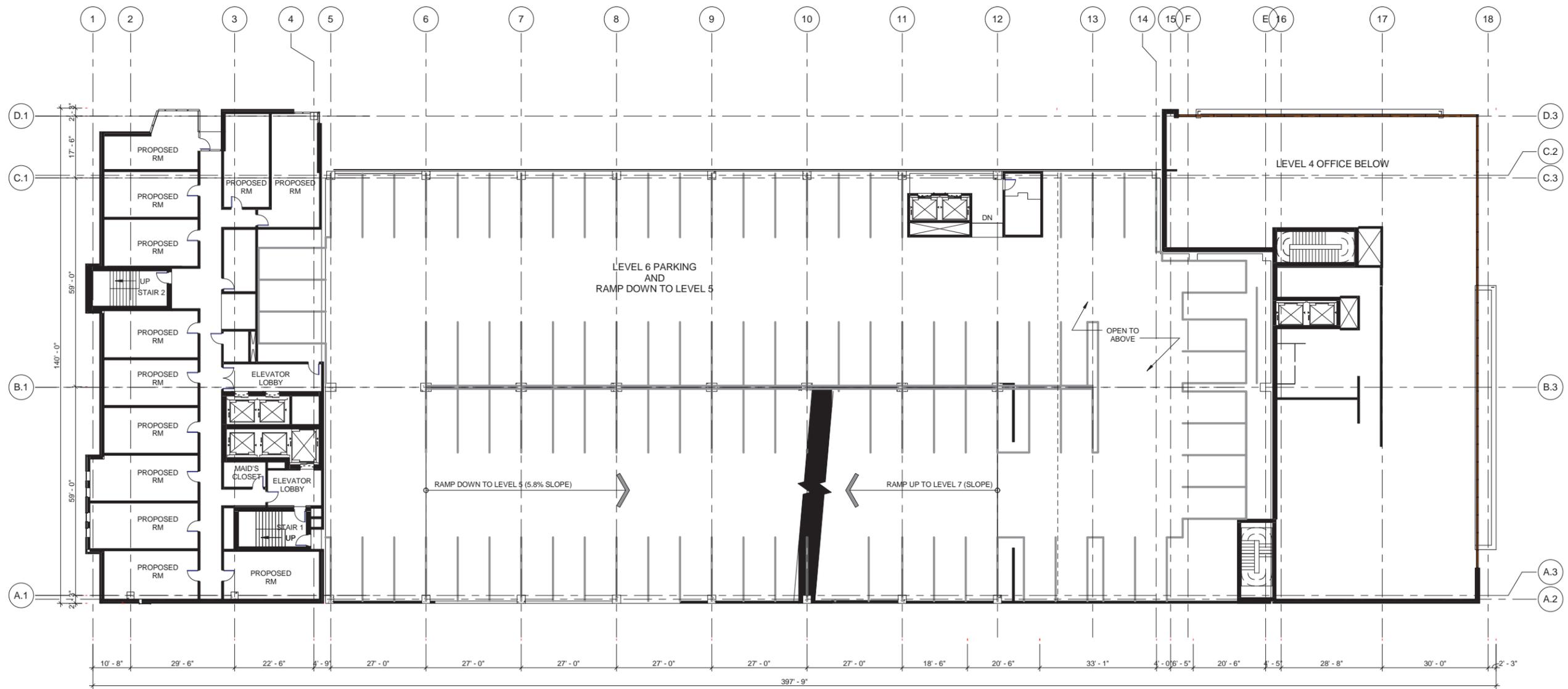
1/32" = 1'-0"



1 FOURTH FLOOR PLAN  
1/32" = 1'-0"

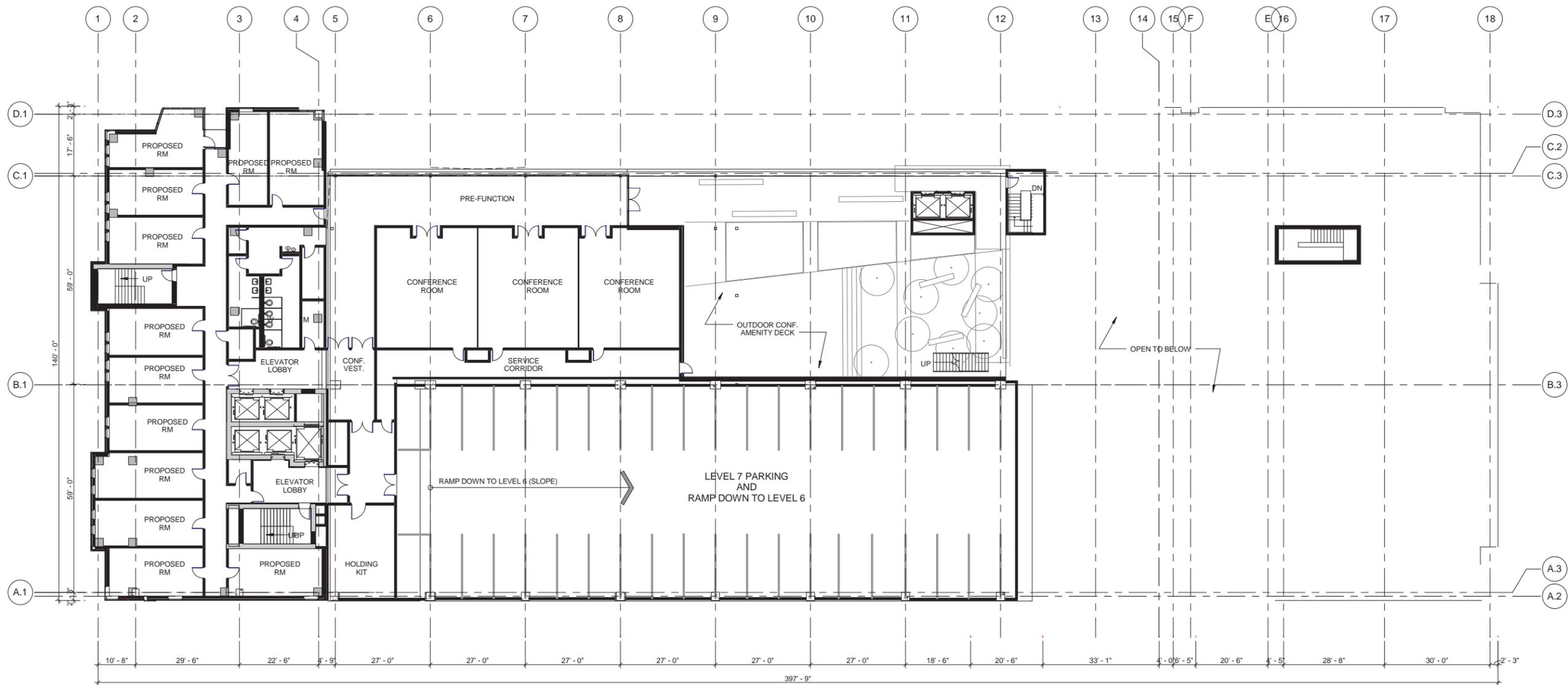


1 FIFTH FLOOR PLAN  
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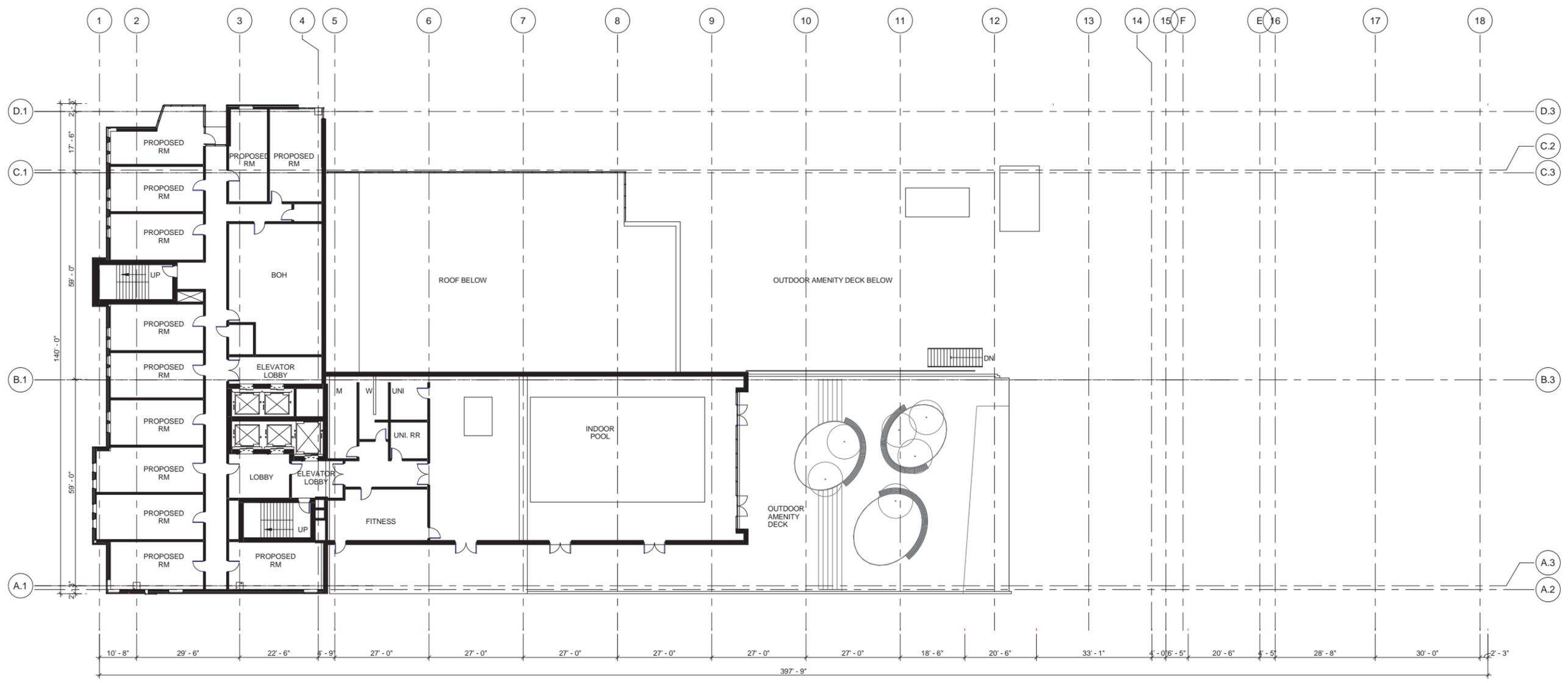


1 SIXTH FLOOR PLAN

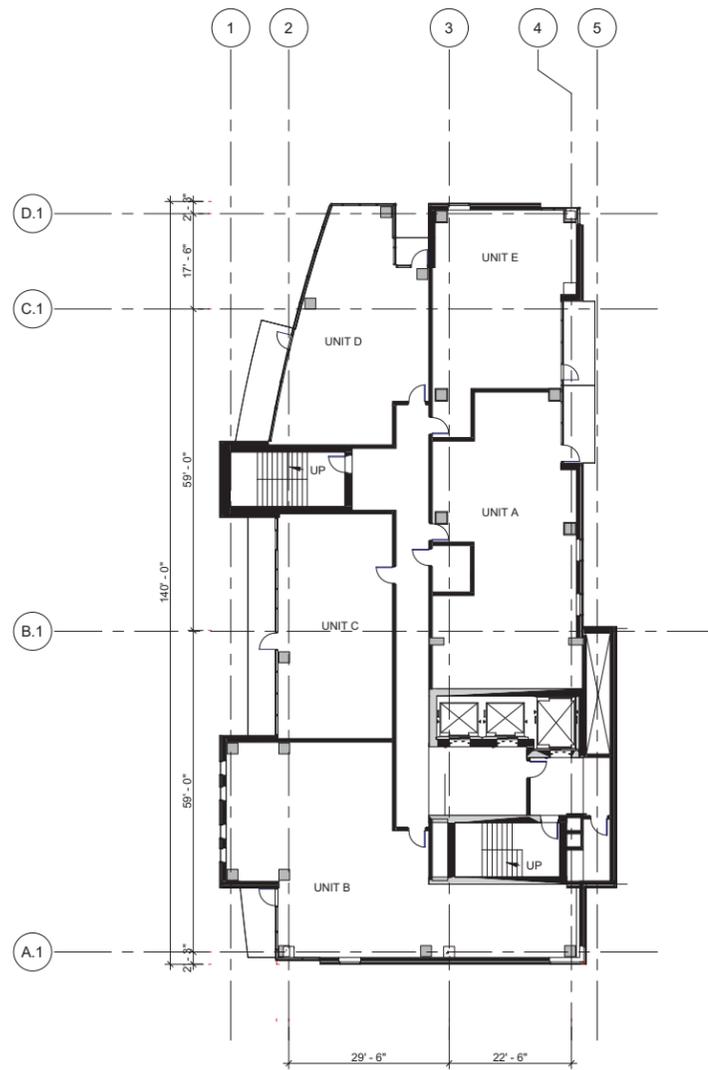
1/32" = 1'-0"



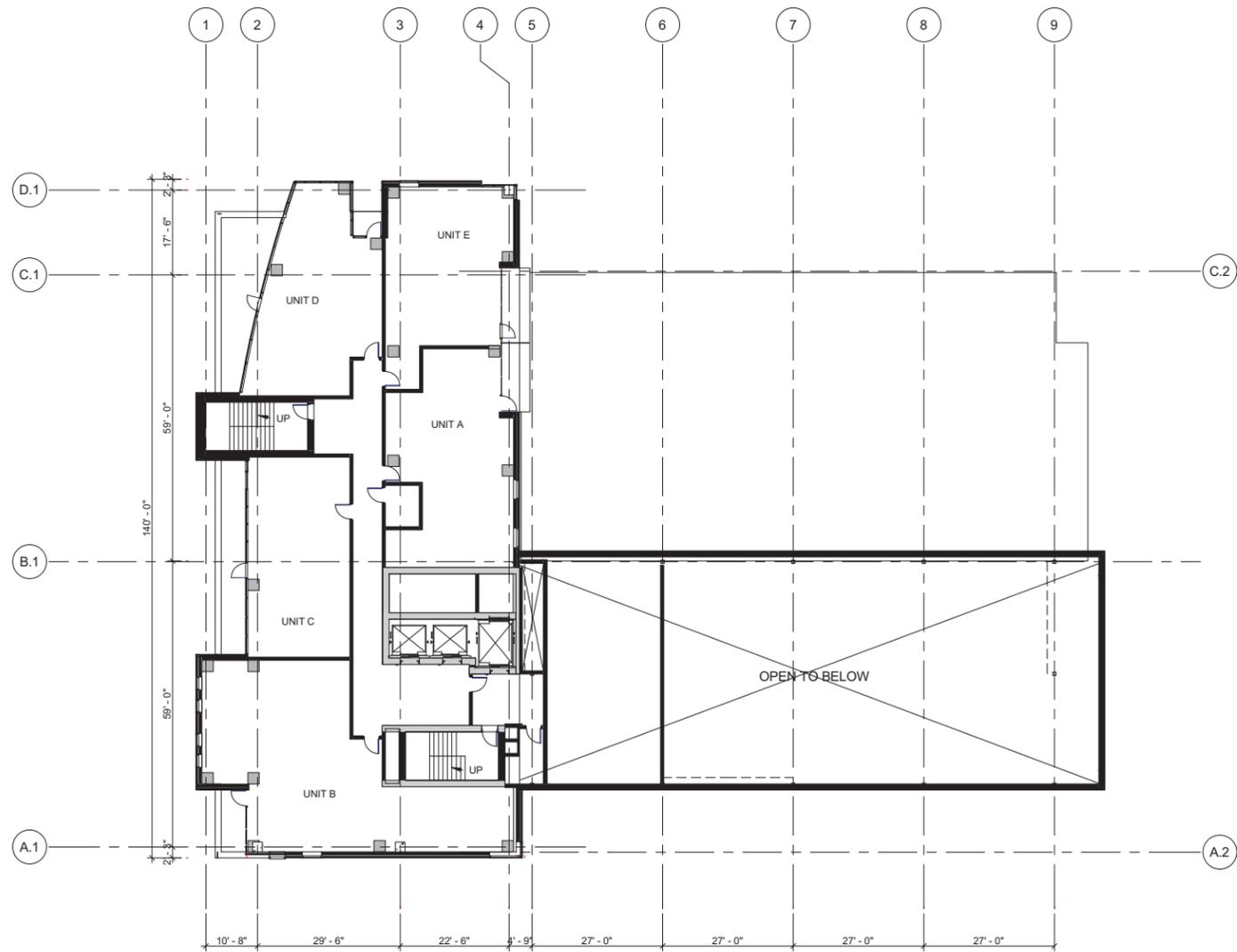
1 SEVENTH FLOOR PLAN  
1/32" = 1'-0"



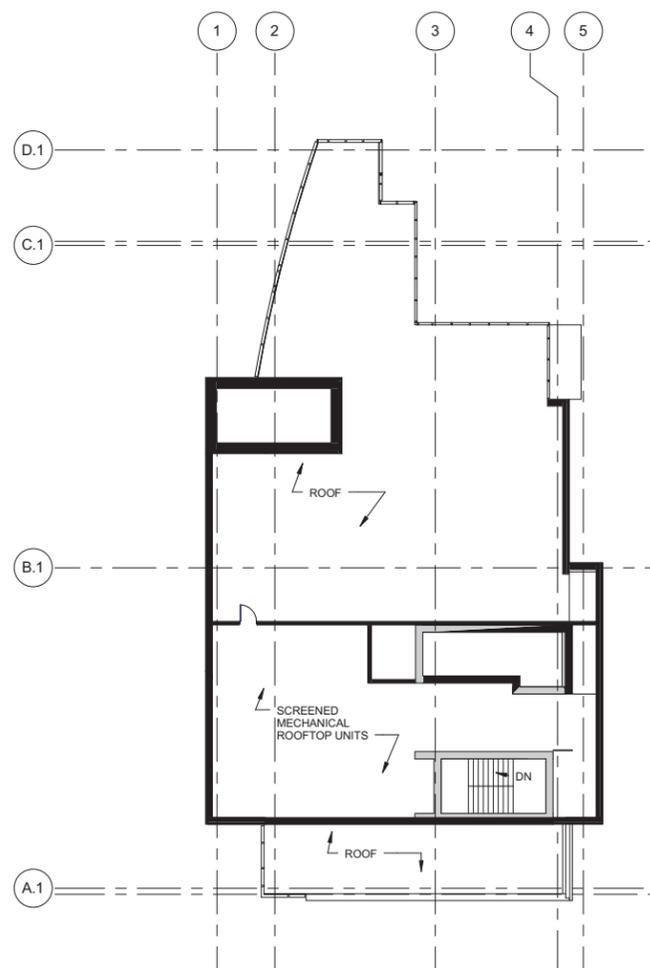
1 EIGHTH FLOOR PLAN  
 1/32" = 1'-0"



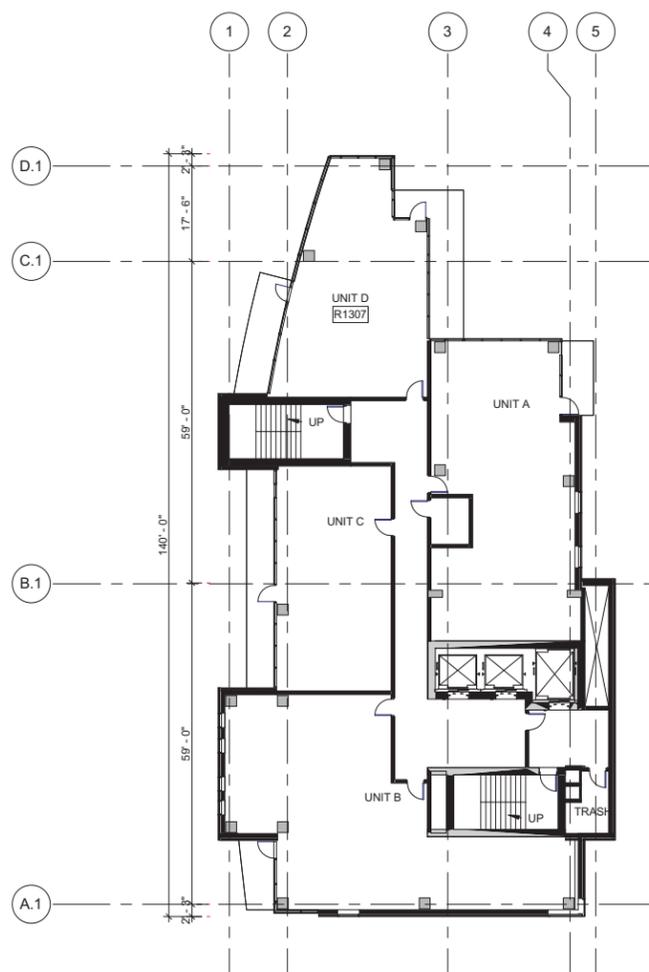
**2** TENTH FLOOR PLAN (TYP 10, 11&12)  
 1/132" = 1'-0"



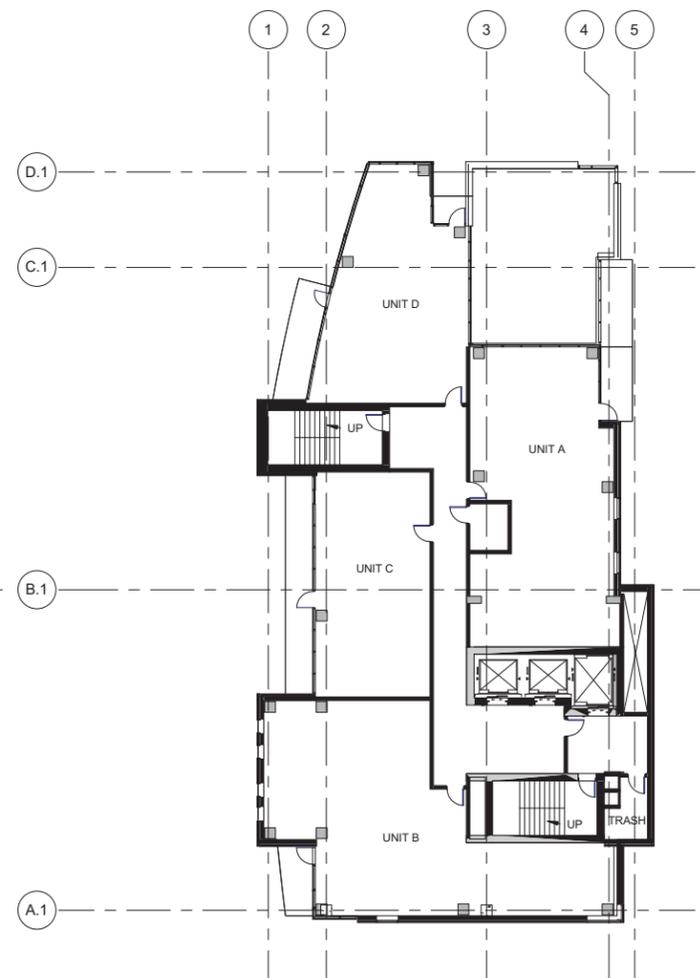
**1** NINTH FLOOR PLAN  
 1/32" = 1'-0"



3 MECH ROOF PLAN  
1/32" = 1'-0"



2 FOURTEENTH FLOOR PLAN (TYP 14 & 15)  
1/32" = 1'-0"



1 THIRTEENTH FLOOR PLAN  
1/32" = 1'-0"



President's Plaza

UPDATED MAY 3, 2012