

02PD062

October 19, 2002

917 9<sup>th</sup> Street

Rapid City, South Dakota 57701

Legal Description: North 70' of Lots 30, 31, & 32, Block 121, Original Townsite

Current Use: Single Family Dwelling

City of Rapid City, Planning Department

300 6<sup>th</sup> Street

Rapid City, South Dakota 57701-2724

To: Rapid City Planning Commission

RE: Planned Development at 1010 9<sup>th</sup> Street, Day Care Center

I am unable to attend the October 24, 2002 meeting concerning the proposed Day Care Center at 1010 9<sup>th</sup> Street; therefore I am submitting the following written comments for consideration.

My concerns with this project include the increased noise and traffic levels for the neighborhood. Although Mr. Schwiesow states in his October 13, 2002 letter that traffic issues should be minimal I question that statement. There is a potential for an additional 60 vehicles or more entering and exiting the area of 9<sup>th</sup> and South or Fulton in the early morning and again in the late afternoon every weekday.

Eighth, Ninth, and Tenth streets are areas of heavy traffic already. This addition will certainly have a noticeable, negative impact compounded by the increased noise level. Although day care centers may be considered for development in a high-density residential district, it is not in keeping with the current low noise, low traffic businesses in the neighborhood. Therefore, I cannot support Mr. Schwiesow's proposed use of this structure.

Sincerely,



Renee M. Boen

Attachments: Correspondence from Joel Schwiesow, 10/13/02  
Notice of Hearing for a Planned Development Application

RECEIVED

OCT 21 2002

Rapid City  
Planning Department

02PD062

JOHN J. DELANEY  
DIANN L. DELANEY  
902 FULTON STREET  
RAPID CITY, SD 57701

October 24, 2002

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OCT 25 2002

Rapid City  
Planning Department

*BY FACSIMILE TRANSMISSION ONLY*

Planning Department  
City of Rapid City  
300 Sixth Street  
Rapid City, SD 57701

Re: Planned Residential Development for a Day Care Center in a High Density Residential District on lots 8-12, Block 24, Boulevard Addition, Section 2, Township 1 North, Range 7 East, black Hills Meridian, Rapid City, Pennington County, South Dakota, more generally known as 1010 9<sup>th</sup> Street.  
**File Number 02PD062**

Dear Members of the Planning Department and Planning Commission:

This morning I attended the noticed hearing on this proposal and it was continued by consent to November 7<sup>th</sup>, 2002. I thought perhaps my thoughts and objections would be more helpful if expressed before decision time on November 7<sup>th</sup>.

My objections are threefold: (1) incompatibility with historical area and immediate neighbors; (2) public safety hazards; and (3) affects of the development on me and my wife. Please note that none of them are directed to the integrity or ability of the proposed developer. To the best of my knowledge, Mr. Schwiesow is utterly reliable. Moreover, he had the courtesy to advise the individuals most affected and the West Boulevard Association of his plans and solicit their comments. I attempted to make phone contact with him, but my schedule makes that very difficult.

**COMPATIBILITY WITH THE AREA AND THE NEIGHBORHOOD**

As noted in the property description, this proposed day care (40-60 children, or more) facility would be placed within the West Boulevard area. This is a historical area whose residents and the city at large have spent a great deal of time and money to restore and recapture its historical nature. Some of the larger homes have been returned to single family dwellings from their "apartmentizing". The neighborhood is a quiet residential area. While there are children in the west boulevard area, there are many, many homes without children. Those homes, like mine, are occupied by older citizens whose children are long gone. The two homes and one apartment immediately across the street from the facility fit that description, and I, though nearing sixty, am the child of the group. The existing facility is a very quiet and unobtrusive office and surgical suite. Traffic is minimal and noise is non-existent. The facility is not open on weekends. The proposed use is a significant change. The traffic flow to deliver

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and pickup 40 to 60 children, presumably seven days a week, though the weekend traffic would be less, is an increase of unmeasurable magnitude. Unless children have changed a great deal since my childhood and that of my children, one of their primary functions in life seems to be slamming car doors and hollering. In short, this is a step backward and an intrusion into the area which will foster expectations of further deviation for the next owner – just as the present office suites and surgical suite did for this one.

A side note from my personal observations. I am out walking in the area in the early morning hours. To my view, the neighborhood is asleep, or just awakening, at 6:00 a.m. That will cease to be the case and reasons that I walk in wee hours, quiet area and non-existent traffic, will disappear.

To the extent that the response is that the building(s) can be converted to apartments, I view that as a far more compatible use than the day care facility. I have been told, but have no personal knowledge of the facts, that it was formerly just that. In any event, the kiddy-corner house on the southwest corner of 9<sup>th</sup> and Fulton is an apartment house whose residents, in the five years I have lived adjacent to them, have been extremely quiet neighbors and good ones besides.

#### PUBLIC SAFETY

I perceive the nature of the operation, a day care facility will create significant safety risks, not only for the children, but for neighborhood residents and those folks who happen to be driving on 9<sup>th</sup> street. Please recall that 9<sup>th</sup> street, as is true of all the side streets in the boulevard neighborhood, is a narrow street which permits parking on both sides of the street. That parking forces traffic to one lane whenever cars going north and south meet in the vicinity of parked cars.<sup>1</sup> The use of the west doors as the main entry to the building will generate tremendous traffic flows during the morning and evening rush hours, a time which can least accommodate that flow. There is virtually no parking available on that side of the street (4 cars, maybe five) and the cars that find an available space will only complicate the problem. There will be traffic blockage as parents wait for their older children to run in or out. The prospect of children, by their nature unpredictable and impulsive, in that area frightens me. It can only lead to an unacceptable level of risk for those children, not to mention the elderly who live in the immediate area. In short, neither the street nor the nearby population is safe or compatible with the traffic that would be generated by the proposed use.

#### PERSONAL CONSEQUENCES

The objections which my wife and I have to the proposed development are several. First of all, the development will have a large and unpleasant impact on our lives. While I arise in the wee hours of the morning to walk, run and exercise my dogs, my wife does not. I assure that every car which passes by can be readily heard through our master bedroom windows, even closed, which face the surgery center. Having multiple – as in ten to twenty automobiles - stop, park, open and shut doors as young children are brought into the day care center is intolerable.

<sup>1</sup> While a fine eye, steady hands, and athletic reaction time might enable the cars to thread the needle simultaneously, the vast majority of drivers have the good sense to let one or the other go first.

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Our choices will be to leave our master bedroom or sell our treasured home. This house is an historical home, originally built and lived in by the Klecht family and later by the Blumenthals. It is commonly known as the Blumenthal home. Many, many of the interior features are original. As such the home is very important to us. We acquired by the greatest of good fortune and are loathe to have our enjoyment of the home curtailed or destroyed. We are a quiet couple who spend our evenings at home – often retiring very early. I presume the operating hours of the facility will expand to the early evening hours in any event. That will result in the same problem in the evening as in the morning.

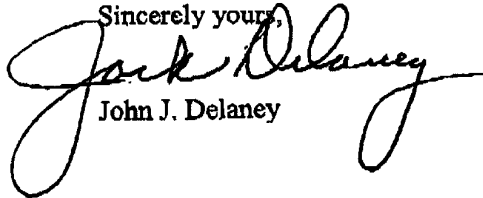
Secondly, I have safety concerns as expressed above. If indeed children are using the west doors, I would be terribly foolish to continue to use my driveway as backing into the street poses a high risk of serious injury or death to a child not seen in my mirrors. The morning and evening rush hours would complicate our use of the home and parking in our customary places.

Thirdly, I expect the market value of our home would be adversely affected. By its design, it is not suitable for young children.<sup>2</sup> Consequently the market is older couples or couples with older children. That limits the market to begin with. Those couples are normally not excited about the prospect of living adjacent to a large day care facility for the multiple reasons set out above.

I bought my property with the expectation that neighboring uses would continue or be altered to a more favorable and consistent use. The previous (present?) owners of the building have no expectation of being able to alter adversely the existing use to the detriment of the neighboring homes and community.

Please consider our objections as the project moves through the planning process. Thank you and I remain,

Sincerely yours,



John J. Delaney

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<sup>2</sup> Slippery hardwood floors and stairways; balcony with a very low and open wrought iron railing.