



Wyss Associates, Inc.

728 Sixth Street ▪ Rapid City, SD 57701 ▪ Phone: 605-348-2268 ▪ Fax: 605-348-6506 ▪ Email: info@wyssassociates.com

Planning Committee Members

Dear Member,

This additional information is provided by Wyss Associates, Inc. for the Major Amendment Hearing for Security First Bank. It includes comments from the Rapid City Police Department about public safety, visibility and security. These concerns, in our belief, are grounds for a special exception to the zoning mandate for a solid fence.

Information is also included from FDIC for security visibility requirements by financial institutions. Under FDIC S 328.3 Security Program - Such other devices as the security officer determines to be appropriate, taking into consideration: Other security measures in effect at the banking office; and the physical characteristics of the structure of the banking office and its surroundings.

Also of concern is the WAVI women's shelter planned for construction to the west of the bank site. We feel you should consider these items Thursday morning for request #03PD016 for a major amendment to the planned development. We have full support from the architect/planner for the WAVI site for a semi-transparent fence.

If you need any further information, please do not hesitate to call me.

Sincerely,

Eirik Heikes, Associate ASLA
Project Manager



Rapid City Police Department

300 Kansas City Street
 Rapid City, South Dakota 57701-2890
 605-394-4131

An Internationally Accredited Law Enforcement Agency
 Craig Tieszen, Chief of Police Jerry Munson, Mayor



February 24, 2003

Mr. Eirik Heikes
 Wyss Associates Inc.
 728 Sixth St.
 Rapid City, SD 57701

Re: Security First Bank
 Fifth & Quincy St.

Dear Mr. Heikes,

At your request, I met with you at your office on February 19, 2003 to review plans and blueprints for the above property. The purpose of the visit was to explore the possibility of placing a wrought iron fence on the south and west sides of the new Security First Bank. I am aware of a city ordinance that would require an "opaque" fence. Your request was that I give an opinion for a possible variance.

I base my conclusions on extensive training and experience in the area of "Crime Prevention Through Environmental Design." I am a twenty-four year veteran of the Rapid City Police Department and a certified crime prevention officer. I have received training in advanced courses throughout my career and am asked to teach this topic to several diverse groups. I have personally surveyed or been involved with the analysis of dozens of area buildings to search for ways to make them less susceptible to crime.

The blueprints that you showed me detail a fence with brick veneer posts measuring six feet tall and placed ten feet apart. The wrought iron sections would connect each post at a height of about five feet. The wrought iron pickets would be four inches apart on center.

Based on my review of the blueprints, a walking survey of the property in both daylight and nighttime conditions, and my specialized training, I believe the proposed fence would be a beneficial addition to the neighborhood. My findings are based on the following:

- An opaque fence in the alley would be prone to graffiti because it would provide a smooth new canvas for the "artwork." This crime could be easily committed because the fence would provide concealment from passersbys. On the north side of the alley, there are backyards with garages, trees, and bushes. There is little opportunity for natural surveillance from the Fifth or Sixth Street sides and there

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would be no possibility for natural surveillance from the bank employees or customers. The wrought iron fence would eliminate the ability for concealment.

- The issue on the west side of the property is the new proposed location for "Working Against Violence Inc." building. I am told that this structure will be about five to six feet from the fence. Again, an opaque fence would provide concealment for any individual intent on watching the shelter or creating a problem for women that may be temporarily housed at that location. An opaque fence that close to the building would make it easy for a suspect to ambush a client, employee, or a police officer responding to a call for service.
- According to the blueprints, lighting and landscaping at the new bank would be an excellent addition to the neighborhood. The entire area would receive the benefit of the parking lot lighting because it would illuminate the garages and alley that are located on the south side of the bank plus illuminate the back or side doors at W.A.V.I.
- One of the reasons that the ordinance requires an opaque fence at a location like this is to provide a "buffer" between commercial and residential neighborhoods. In most cases, this is prudent because of noise and traffic that a commercial enterprise normally brings. However in this case, the business is a bank that would be closed at night. Further, this type of building would not create the noise of a business like a manufacturing plant or a factory. In this case, a buffer already exists because of the buildings, garages, sheds, trees, and shrubs next to the alley. Some of the garage doors are already at the property line. The creation of an opaque fence would, in effect, create a narrow path.
- In a neighborhood like this, it is generally preferable to keep an open and airy feeling. Foot traffic is heavy due to its location close to a 24-hour fast food restaurant and several liquor establishments. An opaque fence closes off almost a block from natural surveillance.
- The landscaping in the bank complex will add to the "look" of the neighborhood. People who live in the immediate area will receive the benefit of nice fencing, statues, trees, and plants.

If you have any questions, problems, or concerns, feel free to contact me anytime. I may be reached at 394-6030 or e-mail me at fred.Eisenbraun@rcgov.org.

Sincerely,


SGT. FRED EISENBRAUN
Rapid City Police Department