

STAFF REPORT
November 9, 2006

No. 06SR069 - SDCL 11-6-19 Review to allow the remodel and construction of the Dahl Fine Arts Center **ITEM 24**

GENERAL INFORMATION:

PETITIONER	EnVision Design, Inc. for Rapid City Arts Council
REQUEST	No. 06SR069 - SDCL 11-6-19 Review to allow the remodel and construction of the Dahl Fine Arts Center
EXISTING LEGAL DESCRIPTION	Lots 1 thru 5; the north 1/2 of the adjacent vacated alley; the east 1/2 of Lot 26; all of Lots 27 thru 32; the south 1/2 of the adjacent vacated alley, all located in the NE1/4, Section 1, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.98 acres
LOCATION	713 Seventh Street
EXISTING ZONING	Central Business District
SURROUNDING ZONING	
North:	Central Business District
South:	Central Business District
East:	Central Business District
West:	Central Business District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	9/29/2006
REVIEWED BY	Karen Bulman / Mary Bosworth

RECOMMENDATION: Staff recommends that the SDCL 11-6-19 Review to allow the remodel and construction of the Dahl Fine Arts Center be **approved**.

GENERAL COMMENTS: **This staff report has been revised as of November 1, 2006. All revised and/or added text is shown in bold print. This application was continued at the October 26, 2006 Planning Commission meeting to allow the applicant to submit additional information.** The subject property is located at 713 Seventh Street, south of Kansas City Street and east of Mt. Rushmore Road. The subject property is currently zoned Central Business District and is owned by the City of Rapid City. The property is located adjacent to properties zoned Central Business District to the north, south, east and west. The applicant is requesting approval of a SDCL 11-6-19 Review to allow the remodel and construction of the Dahl Fine Arts Center.

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South Dakota Codified Law 11-6-19 states that "...whenever any such municipal council has adopted a comprehensive plan, then no street, park, or other public way, ground, place, space, no public building or structure, no public utility, whether publicly or privately owned, if covered by the comprehensive plan or any adopted part thereof, shall be constructed or authorized in the municipality or within its subdivision jurisdiction until and unless the location and extent thereof shall have been submitted to and approved by the Planning Commission". As previously indicated, the subject property is publicly owned land requiring that the Planning Commission review and approve the proposed remodel and construction.

STAFF REVIEW: Staff has reviewed the proposed SDCL 11-6-19 Review request as it relates to the applicable provisions of the Rapid City Municipal Code and has noted the following considerations:

Project: The project includes the remodel of the Dahl Arts Center and the MDU building and the construction of an expansion building between the two existing buildings. The remodel of the Dahl Arts Center will relocate the administration and educational functions to the remodeled MDU building and relocate the theater function to the Event Center in the expansion building. The basement will be used for the curation area. The complex will utilize three connected buildings. A building and occupancy permit will be required prior to any construction.

Dahl: The current Dahl Arts Center, built in 1973, will be used to expand the gallery space and the curation and collections areas. The main entry will be replaced by aluminum framed windows. A sculpture pad will be located at the entry landing. Four galleries will be located in the current Dahl building. The Mural Room will remain to honor the artist's intent when the mural was painted in 1974. This room will be used for gallery talks, small musical performances, gallery space and receptions.

MDU: The former MDU building, built in 1955, will be remodeled for a multi-purpose room, reception area and three art classrooms on the main level. The second level will house the administrative area. The basement will be renovated in the future.

Expansion building: The alley between the Dahl Arts Center and the MDU building has been vacated to accommodate the expansion building that will connect the Dahl and the MDU buildings. The primary entrance to the facility will be in the Expansion building. The main space will be a 3200 square foot Event Center Room to be used for theatrical performances, musical performances, film, catered receptions, and seminars. Stage events will have seating for 240 to 260 people. A retail area is located off the lobby and will include a small snack and coffee bar. A loading dock and performance/event loading area will be located from the alley side of the facility. The loading dock is planned to accommodate a 45-foot semi trailer.

Easements: A north-south utility and access easement, and a drainage easement, need to be shown on plans prior to Planning Commission approval of the 11-6-19 Review. A Miscellaneous document for an east-west utility (overhead) easement must be submitted for review and approval, or the existing underground utility easement amended, prior to

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Planning Commission approval of the 11-6-19 Review. **The applicant has submitted three exhibits that have been reviewed and approved and will be forwarded to the City Council for approval. The exhibits are for an east-west overhead utility easement, a permanent drainage easement along the west side of the MDU building, and a permanent access and utility easement along the west side of the MDU building. (Revised 11-1-06)**

Phasing: The construction and remodel for the Center will be phased to accommodate the relocation of the current Dahl Art Center. Remodel of the MDU building will be first, followed by the construction of the Expansion building, the remodel of the Dahl building, and then the loading dock addition. A phasing plan shall be submitted for review and approval prior to Planning Commission approval. **A phasing plan has been submitted and approved by the Growth Management staff for the project. (Revised 11-1-06)**

Exterior: The exterior of the current Dahl Arts Center will remain intact. The MDU building will remain similar in appearance. The single-pane windows will be replaced with thermal windows. The entry doors will have a storefront system with a metal awning with curved edges. The Expansion building will be masonry with metal panel accents to blend the architecture of the Dahl and the MDU buildings. There will be a shaped curved window wall at the main entry.

Parking: The Central Business District does not require off-street parking, so the facility will utilize on-street city parking. There will be approximately ten parking stalls located on the west side of the MDU building for staff parking and after-hours event parking to include a handicapped parking space. The Dahl Art Center is currently exploring the process to dedicate 4-5 parking stalls near the main entry to be used for child drop off/pick up for classes.

Landscaping: The landscape for the project is limited to the southeast corner of the site and the existing sculpture garden. The sculpture garden will include grass areas with shade trees and ornamental shrubbery. The planned reconstruction of Kansas City Street will include planters and a corner landscape node with benches, similar to the current downtown nodes.

Redline Comments: The sewer main under the new expansion building is proposed to be encased. The site plans must identify the encased sewer main. In addition, the site plans must be amended to indicate domestic and fire service lines. All red line comments must be returned to the Growth Management Department. **A revised site plan has been submitted indicating the encased sewer main and the domestic and fire service lines. All red line comments have been returned to the Growth Management Department. (Revised 11-1-06)**

Permits and reviews: A building permit, occupancy permit and sign permit are all required prior to construction. All plans must be signed by an architect/engineer as per SDCL 36-18A. As the property is partially located within the environs of individually nominated historic properties, historic review was required. The Historic Preservation Commission approved

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the SDCL 11.1 Historic Review and the State Office of History approved a SDCL 106 Historic Permit for the project.

Staff is recommending that the SDCL 11-6-19 Review to allow the remodel and construction of the Dahl Fine Arts Center be continued to the November 9, 2006 Planning Commission meeting to allow the applicant to provide additional information. **Staff is recommending that the SDCL 11-6-19 Review to allow the remodel and construction of the Dahl Fine Arts Center be approved. (Revised 11-1-06)**