

BLACK HILLS SURGERY CENTER
Planned Commercial Development Submittal
February 8, 2008

The Black Hills Surgery Center (BHSC) received permission via a major amendment to the Planned Commercial Development (PCD) in 2002 to add onto both the Imaging Facility and the Surgery Center located off Anamaria Drive. The Imaging Center addition was completed in 2005 but the 8,010 square feet Surgery Center addition was never started and the amendment to the PCD was allowed to expire. The BHSC is constantly striving to better serve its patients and the community and is therefore requesting approval for a building and parking lot expansion project.

Initial documents dated August 10, 2007 have been submitted to the City for the same property as follows:

- 1) Rezone the lot east of BHSC at the corner of 5th Street and Anamaria from MDR to OC.
- 2) Comprehensive Plan Amendment to the Future Land Use Plan to take the property from MDR to OC zoning.
- 3) Planned Development, Initial Plan to expand the boundaries of the Planned Development and allow building and parking lot expansion.

Previous additions to the BHSC campus have revealed a number of repeat issues of interest by the City and/or the community. The following is a list of some of those items and our approach to address them.

SIGNAGE:

One of the reasons for amending the comprehensive plan and earlier rezoning and replatting the lot is to allow the BHSC to put a sign on 5th street. Customer Service survey's conducted by BHSC have indicated on a regular basis some confusion by patients and visitors who miss the turn off of 5th street onto Anamaria Drive. See Attached proposed sign to be located at the corner of 5th street and Anamaria. In addition, a new sign located on the east face of the facility is requested.

PARKING LOT LIGHTING:

Parking lot lights and building lighting will be intentionally designed to prevent glare onto adjacent properties. This will be done by keeping the pole heights short and directional by using "dark-sky" friendly or cut-off fixtures.

BUILDING MATERIALS AND COLORS:

This addition will cover up or finish over the last remaining elements of the original building. The materials and colors used on the project will be in keeping with the newly remodeled portions of the building. These colors and styles are intended to be sensitive to the residential nature of some of the adjacent properties.

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PARKING:

The BHSC has had a shortage of parking in the past prior to the latest addition to the facility. The parking lot in recent years has been about right in terms of adequacy in part due to their shared parking agreement with their Imaging Facility across the street. The documents submitted indicate additional on-site parking as well as utilizing a third separate lot off of 5th street. Because the BHSC has a shared parking lot agreement with the Imaging Facility across the street and are developing staff parking on the third lot we are treating all three properties as a whole.

Proposed Parking

- 1) Proposed Lower Level Parking = 52 stalls
- 2) Proposed Main Level Parking = 118 stalls
- 3) Proposed Additional Lot Parking = 125 stalls
- 4) Exist. Surgery Center Parking to remain = 40 stalls
- 5) Exist. Imaging Center Parking to remain = 100 stalls

Total Proposed and Existing Parking = 435 stalls

FENCE / SCREENING:

Due to the topography of the site, the solid screening fence requirements have been waived in the past on portions of the property. To the north however, the majority of the neighbors are located below or at least close to eye level with BHSC. An existing solid and segmented fence exists on this side of the property and aids in deflecting sound, hiding traffic and keeping cars lights from shining in house windows. With the proposed addition, we will be removing that fence and replacing it with a new 6' tall solid screening fence or wall. The fence will be built with residential type materials and colors. The area behind the fence will be bermed and planed with a tree belt.

FIRE DEPARTMENT ACCESS:

Fire truck access around the perimeter of the building will for the most part remain unchanged. Fire truck turn around locations will be provided for both the main level and the lower level parking that meet the "Residential Turnaround" requirements for Eng. #4 as required by the Fire Department.

NOISE:

The noise created by the equipment at the BHSC has been a concern in the past and great lengths have been taken to help mitigate the problems. There have been very few concerns for this in recent years. For this proposed addition, the BHSC plans on internalizing the mechanical space to the building. For the support equipment that must be located outside, we will utilize smaller more repetitive equipment that has greatly improved technology in recent years. This approach will be much quieter than the equipment that currently exists around the building. This approach was used at Spearfish Regional Hospital where the hospital is located directly across the street from a residential neighborhood. In addition to this, all equipment will be located on the east side of the facility away from the neighbors and will be screen in order to project any noise that is created toward the heavily traveled 5th street.

Please do not hesitate to contact Bill May at the Black Hills Surgery Center (605) 721-4930 should you have any comments, questions or need for additional info.

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