



YMCA

We build strong kids,
strong families and strong communities.

February 15, 2008

Growth Management Department
City of Rapid City
300 6th St.
Rapid City, SD 57701

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FEB 19 2008

Re: YMCA Parking & Expansion Project
YMCA of Rapid City
Rapid City, South Dakota

Rapid City Growth
Management Department

Dear Growth Management Department:

Please accept this letter as the Letter of Intent which describes the work within the right-of-way that we would like to include as part of the YMCA Parking & Expansion Project. We are petitioning to be allowed to complete work within the right-of-way for the following locations / reasons.

DESCRIPTION OF REQUEST:

The new YMCA Parking and Expansion Project has a 0'-0" setback from the property lines on the east (9th Street) and north (Kansas City Street) sides of the property. It is because of the adjacency to the property lines that we are requesting this 11-6-19 SDCL Review.

1. Skybridge: The YMCA would like to construct a skybridge between their existing facility and the new building. With the addition of approximately 370 parking spaces in the parking garage, movement of pedestrians to and from the parking garage and YMCA is important. Because different activities will be conducted in both buildings, the members of the YMCA will be moving between the buildings frequently. It is preferred that such movement of people occur within the building rather than forcing people to cross 9th Street. The skybridge offers a safe way for people to utilize the facilities safely.

The skybridge will span between the two buildings over 9th Street, with the bottom at approximately 27'-0" above the street level. It will tie into the third floor of the existing building and the fourth floor of the new parking ramp / building. The bridge will be similar to those in other metropolitan areas such as Sioux Falls and Minneapolis. The structural supports for the skybridge will be adjacent to each building, within the right-of-way.

YMCA of Rapid City • 815 Kansas City Street • Rapid City, South Dakota 57701
605-718-YMCA • fax: 605-348-6578 • Website: www.rcymca.org



Discussion was held with Tim Behlings of the Rapid City Fire Department regarding concerns of the department. The only concern that the Fire Department would have for this project is the height of the skybridge above the street. They require a minimum clearance of 13'-6" and the design provides 27'-0" clear at the bridge's lowest point. After a review of the project design, the Rapid City Fire Department has no issues with the 11-6-19 Application.

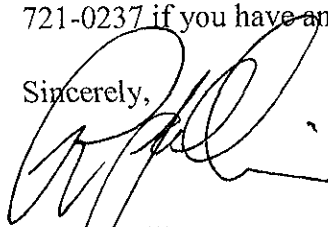
2. Canopies: The current design of the facility incorporates two metal framed canopies: One to identify the stair tower / main pedestrian entrance at the corner of 9th Street and Kansas City Street and one to identify the entrance into the parking garage. These canopies identify these entrances as well as offer protection from the elements at these locations. The canopies are constructed of steel tubes and are attached to the building. They project out 6'-0" from the face of the building and the bottom is 8'-0" above the sidewalk.
3. Pile Caps: The structural foundation system for the new building is driven piles with cast-in-place concrete pile caps. This is a requirement because of the subsurface conditions and the requirements of the structure above. These pile caps will be below grade, varying from 54" below grade to 84" below grade. There are no utilities in these areas of the right-of-way that may be affected by these pile caps or construction activities.
4. Paving & Sidewalks: Because of the construction operations and the new building, several areas of paving and sidewalks will be reconstructed. Two existing curb cuts into the existing parking lot will be abandoned and one new curb cut to the parking garage will be constructed off of Kansas City Street. This new curb cut / approach will have a snow-melt system in the concrete paving.

The existing sidewalks along 9th Street and Kansas City Street will be removed for construction and replaced upon completion of the project.

Portions of the asphalt paving in the alley will be replaced.

Thank you for your consideration. Please contact Tim Cheever, Upper Deck Architects, Inc. at 721-0237 if you have any questions or need any further information.

Sincerely,



Roger Gallimore
Executive Director

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