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YOUTH AND FAMILY SERVICES, INC.
401 E. MONROE ST.
RAPID CITY, SD, 57701

Rapid City Growth
Management Department

11-6-19 SUBMITTAL FOR PROPOSED BUILDING ADDITIONS
Engineers Project # 09-1612-E01

Date: July 10, 2009

Legal Description

Lot A and the vacated north 14 feet of East Monroe Street contiguous with said Lot A, Block 12, Wise's Addition, T2N, R8E, Section 31, BHM, Rapid City, Pennington County, South Dakota

General Description

Youth & Family Services is a nonprofit organization focused on assisting children and families in our area. As the needs and numbers of underserved youth and families in the Rapid City area grows, Youth & Family Services must continue to provide vital services. The Monroe Street Facility has been bursting at the seams for some time and the proposed additions and remodel project is designed to provide appropriate facilities to meet the growing needs at this location.

Phase one of this expansion project is to expand/remodel the kitchen area to provide more appropriate facilities to meet the dietary needs of the youth served by this kitchen. Currently storage areas for food products are extremely limited and hinder the staff's ability to provide appropriate food service to the facility. The kitchen expansion includes a walk-in cooler, a walk-in freezer and dry storage. The remodel portion of the kitchen project provides additional cooking devices and provides better flow in the food production area and a separate dish washing area.

Phase two of the project involves constructing an addition to the SE of the existing building and remodeling a portion of the interior spaces. Currently staff members are using two classrooms for office space. This remodel project will allow the classrooms to be returned to use as classrooms and provide new and appropriate administrative and staff work space. In addition the existing facility has insufficient rest room facilities to accommodate the number of staff and children. In both the remodel work and the new construction, additional restrooms are added.

Exterior design was not developed at the time of this study. It is our intent and has been our discussions with Youth & Family Services that the exterior design of the new addition be very similar to the existing facility. The existing facility consists of decorative masonry block exterior walls with a slightly sloped membrane roof. The architecture is simple yet durable and serviceable. It is our intent to develop the new addition to blend as seamlessly as possible to the existing facility. Please see attached photos.

Parking

Parking has always been at a premium at this location. Our calculations suggest that given the new addition, a total of 56 parking spaces would be required. Currently our proposed site plan shows 56 available off-street parking spaces. The recent addition of the 23 off-street parking spaces along Monroe Street allowed YFS to provide the current 57 spaces. The Owner worked with both the City and FourFront Design to design and construct the additional 23 off-street parking stalls. This was done as part of the Owners future needs during the planning for this proposed expansion. We should also note that there appears the possibility of additional on-street parking within the East Monroe right-of-way.

In a pre-submittal meeting with the City, it was noted that an easement or parking agreement would be required with Rapid City Regional Hospital (RCRH) to account for existing parking on the eastern portion of Lot A. Currently, YFS has contacted representatives from RCRH and are jointly working to reach that agreement.

Drainage

The site is located within the limits of the Knollwood Drainage Basin Design Plan (DBDP), along the western boundary of the drainage basin. The proposed expansion of the existing YFS building includes increasing the size of the existing building from about 10,000 square feet to approximately 14,200 square feet. General runoff from the site is directed both to the south and east. General basin flow from the site flows primarily to the south. Assuming a 5-minute time of concentration, the overall increase, if concentrated, would be less than 1.0 cfs in all three storm events considered. Calculations for these are shown in the following spreadsheets.

Landscape

From our review of the existing lot, the new addition will require some relocation of existing landscaping areas. In general “we will need to offset the loss of 5 trees and 10 Shrubs at the entryway by planting at new locations (I suggest the front façade where parking could be buffered) and add 5 shrubs or a small groundcover area around the existing signage)”. It would be our thought at this time that we will work with the Owner to establish the exact needs at the time the Owner is ready to submit final plans for this expansion.

Erosion and Sediment Control

At this point, the Owner has chosen to move forward with the 11-6-19 Review with the intent that in the near future, they will proceed to construction drawings. At the time that those documents are completed, FourFront Design will work with them to address all erosion and sediment control needs.