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Rapid City Growth
Management Department

Date: January 22, 2010

To: Vicki Fisher, Planning Manager, Rapid City Growth Management

From: Michael Towey PE/CFM *MT*

Subject: 11-6-19 Submittal for Rapid City Economic Development Foundation Land Transfer

MEMO

The purpose of this 11-6-19 Submittal is to possibly transfer ownership of three drainage related areas from Rapid City Economic Development Foundation (RCEDF) to the City of Rapid City. RCEDF currently owns three larger parcels generally located south of East Anamosa Street, west of Concourse Drive, and north of Lancer Drive. The two proposed parcels and one existing parcel is generally shown on the included vicinity plan and described in the attached Legal Description. The estimated total acreage for the three combined parcels is approximately 22.2 acres. Included with this 11-6-19 Submittal are several copies of the "Draft" H-plats for both proposed Lot H1 and Lot H2 for City review. The third lot is already a platted Lot. Once these H-plats are approved we can submit the final draft of these plats, mylar drawings, or other necessary documentation at anytime.

As discussed in the Unnamed Tributary Drainage Basin Design Plan (DBDP) prepared by Davis Atkins and Associates, April 1991, it appears these areas have been developed and constructed as discussed in the DBDP. It would also appear that the initial plans as discussed in the DBDP were for regional facilities and needs. Conveyance Element 1 appears to be the large drainage channel located in the northern most lot (proposed Lot H1). Conveyance Element 100 appears to be the recently constructed detention facility located in the middle of the three lots and just south of Homestead Street (proposed Lot H2). Conveyance Element 101 appears to be the southern detention facility as discussed in the DBDP (existing Lot 3 of Block 5). Currently these three lots have been held in reserve for drainage needs and are of no benefit to RCEDF.

All three sites appear to be in generally good condition. Over the past several months RCEDF has worked with the City making general site improvements in order to facilitate the land transfer of these three parcels. Currently RCEDF, FourFront Design, and City staff are jointly working on the final clean-up and repairs as outlined by previous site visits made by Steve Schelske (RC Engineering) and myself. Some minor clean-up and seeding, fence removal, and installation of a metal grate still remain. RCEDF has requested an estimate of cost for the final portion of cost and is working with Warax Excavating, Inc. to complete this work. Currently it is our understanding that this work should be completed on or before February 20, 2010. It is also our understanding that the City will contribute either a portion or all of the costs involved with the construction and installation of the metal grate.