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DREAM DESIGN
— INTERNATIONAL, INC. —

CONSTRUCTION OBSERVATION

REAL ESTATE DEVELOPMENT

PROPERTY MANAGEMENT

April 27, 2012

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Ms. Vicki Fisher
300 Sixth Street
Rapid City, SD 57701

**RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES**

RE: Initial and Final Planned Commercial Development, Presidents Plaza, Tract A of Block 95 in the Original Town of Rapid City, Section 1, T1N, R7E

Dear Ms. Vicki Fisher:

Attached please find a copy of the information related to the above-referenced Planned Development for the above-referenced project. Included in the submittal:

1. Preliminary Site Plans
2. Preliminary Landscape Plan
3. Architectural Building Elevations, Floor Plans, Lighting & Signage Plans
4. Preliminary Storm Sewer Report
5. Geotechnical Report

Purpose:

The proposed development will be a parking garage with 500± parking spaces. In addition to the garage, the development will provide commercial and office space as well as a hotel, restaurant and residential units.

Building use and Zoning:

The property is located in the Central Business District.

Open Space:

The goal of the President's Plaza project is to provide a high quality public streetscape and pedestrian experience along the three adjacent streets to the project; 6th Street, St. Joseph Street, and 5th Street. The streets will consist of high quality paving surfaces, generous guest drop-offs for the hotel, numerous places for seating within the amenity zone and within the President's Plaza project boundary, as well as long expanses of urban street trees and planted pockets of grasses, perennials and groundcovers for

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stormwater control and aesthetic appeal. Within the boundary of the proposed adjusted property line (see civil and landscape plans), the President's Plaza project will contain approx. 6900 sq. ft. (see civil and landscape plans) of pedestrian walkways and seating areas within the public realm, enclosed by canopies for shade and protection from weather on all three street frontages.

Landscaping:

See landscaping plans included with this submittal.

The goal of the President's Plaza project is to provide a high quality public streetscape, pedestrian environment and hotel/residential amenity space along the three adjacent streets to the project; 6th Street, St. Joseph Street, and 5th Street, as well as a large elevated amenity zone occupying two decks on the 7th Floor. The streets will consist of high quality paving surfaces, generous guest drop-offs for the hotels, numerous places for seating within the amenity zone and within the President's Plaza project boundary, as well as long expanses of urban street trees and planted pockets of grasses, perennials and groundcovers for stormwater control and aesthetic appeal. The amenity decks will provide high quality spaces for gardens, shaded tree groves, as well as entertainment spaces for large events or small parties, as well as spaces for individuals seeking relaxation.

The improvements to the streets and decks include the following:

6th Street consists of a generous guest and residential arrival court, with large expanses of pavers that extend into the current 6th Street onsite parking (see exemption for vacation of current parking) to create a continuous plaza feel. The existing curb will be eliminated in favor of a flush 'zero-curb' transition, as well as a zone of vertical bollards for pedestrian protection, to provide a seamless entry from the hotel entrance out to the vehicular drop-off zone.

St. Joseph Street is intended to be the vibrant retail street of the development. A long row of street trees provide shade and separation from the on-street parking, as well as create a pedestrian scale environment and pockets for people to sit and relax. Lighting in the architecture, on trees, and in furnishings such as benches and on the ground, makes the street an active environment day or night.

5th Street serves as the vehicular gateway to the site and features a recess bio-swale that will take roof water from the adjacent office building as well as sheet flow from the adjacent sidewalk and filter it through a sunken, vegetated channel before it is released into the 5th Street storm sewer inlet. A 4" raised curb around the swale will provide a wheel stop for carts or wheelchairs. It will be broken periodically to allow for overland sheet flow to enter the swale.

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Amenity Decks

Level 7 – Serving the hotel and more specifically the hotel conference functions, the 7th level amenity deck provides 4800sf of outdoor entertainment space for a variety of events, both public and private. Consisting of generous paving surfaces, raised gardens, vertical gardens on walls, a shady grove of trees, a water feature and ample seating areas, the 7th level deck provides a lush roof garden and gathering space intended to be a venue for the population of Rapid City.

Level 8 – The 8th level amenity deck provides an outdoor recreation deck for hotel guests and residents. Primarily gardens, sundecks, and entertainment areas for fire pits and dining, the 8th level deck creates 5000sf of private urban leisure space oriented around dramatic views to the north, south and eastern plains.

Sustainability

The landscape of the President's Plaza project will use both LEED and the ALSA Sustainable Sites Initiative as metrics and guides for creating an environmentally responsible project for both the site and greater regional area, as well as for the individuals that occupy the public and private spaces.

Approaches and areas for consideration include, but are not limited to:

- Engage users and Stakeholders in site design
- Use integrated site development practice
- Human health and well being
 - o Protect and maintain unique historical places
 - o Provide outdoor spaces for social interaction
 - o Provide quiet outdoor spaces
 - o Provide views to vegetation and natural features
- Habitat Creation
- Managing urban heat island
- Stormwater management
- Regional materials
- Recycled content
- Water use reduction in irrigation
- Use of indigenous or adaptive plants
- Light pollution reduction

Sanitary Sewer:

The President's Plaza project site is currently used as vehicle parking lot with no sanitary sewer service needs or existing sanitary sewer connections. The property is bounded on the north by St. Joseph

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Street, on the east by 5th Street, on the south by the alley segment which connects 5th and 6th Streets between St. Joseph Street and Kansas City Street, and on the west by 6th Street. An existing 8-inch diameter sanitary sewer main is located underground in the alley segment mentioned above and an existing 12-inch diameter sanitary sewer main is located underground in 6th Street. The proposed President's Plaza development will produce an average wastewater flow of approximately 14.9 gpm (gallons per minute) and a peak wastewater flow of approximately 57.8 gpm. Based on the estimated peak wastewater flows, the City of Rapid City has determined the existing 8-inch diameter sewer main located in the alley segment mentioned above has the available capacity necessary to accommodate the President's Plaza development. Wastewater flows from the development will be directed to the 8-inch diameter sewer main located in the alley segment.

Water:

The proposed site for the President's Plaza project is located in the City's Low Level Pressure Zone for water distribution. Generally speaking, the Low Level Pressure Zone is supplied with water by the existing Low Level Reservoirs (1 and 2) located in Star Village. The overflow elevation of the Low Level Reservoirs is 3,406 ft.

The project site has street frontage on St. Joseph Street, 5th Street, and 6th Street. There is an existing underground 12-inch diameter water main in St. Joseph Street, an existing underground 12-inch diameter water main in 5th Street, and an existing underground 8-inch diameter water main in 6th Street. The water mains mentioned are physically and hydraulically connected and are part of the City's water distribution network.

The existing (and proposed) ground elevations at the President's Plaza site are generally between 3,230 and 3,235 ft. Based on the reservoir overflow elevation, one would expect a static water pressure of about 74.1 psi (pounds per square inch) at Elevation 3,235 ft. A recent flow test on the fire hydrant located at the southwest corner of the intersection of 6th Street and St. Joseph Street indicated a static pressure of 73.6 psi, generally confirming the expected static pressure. This same flow test indicated flows in excess of 10,000 gpm.

Lot Coverage:

The size of the lot including additional area from vacating 3.5' of Right of Way along St. Joseph Street, 1' of Right of Way along 5th Street, and 13' of Right of Way along 6th Street, is 59,430 sqft, the proposed building footprint is 55,432 sqft or approximately 93% of the lot. The required coverage for buildings between 13 and 16 floors is 90%. We request an exception to allow ~94% lot coverage instead of the 90%.

Drainage:

The President's Plaza project site is currently used as a vehicle parking lot. The entire parking lot surface is asphalt paved. Storm runoff on the site generally drains from the west to the east. There are four

existing storm inlets located in the east portion of the parking lot. The inlets are connected with a pipe system to the existing 36-inch diameter reinforced concrete pipe (RCP) located underground in St. Joseph Street. The storm inlets collect runoff from not only the onsite parking lot, but also from the offsite adjacent alley and commercial property located to the south between the alley and Kansas City Street. The storm runoff from the offsite properties enters the parking lot through a few cuts in the curb located between the parking lot and the alley.

The President's Plaza development will only slightly change the storm drainage in the area. Storm runoff from the President's Plaza site will continue to be captured – roof runoff collection systems will be employed – and piped to the existing 36-inch diameter RCP in St. Joseph Street. Any runoff from storms or melting snow entering the internal parking garage will be collected by an area floor drain and first routed through a sand/oil separator and then to the sanitary sewer system.

Storm runoff from the alley and the commercial properties to the south will drain to new storm inlets located in the alley. The storm inlet collection system in the alley will be a combination of grated inlets, a slotted drain system, and a trench grate located at the 5th Street entrance/exit. The proposed inlet collection system will be connected with a pipe to the existing 48-inch diameter RCP located underground in 5th Street.

We request the following:

1. Allow greater than 90% lot coverage
2. Allow sidewalk pavers in the right of way
3. Allow 24' drive aisle in parking garage
4. Allow structural columns in space between stalls
5. Allow compact parking spaces in total parking count
6. Allow canopy to extend past 2/3 distance

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Please contact me with any questions or concerns regarding this submittal.

Sincerely,
DREAM DESIGN INTERNATIONAL, INC.



Terry Cash, PE

Enclosures