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**ROOSEVELT PARK RECREATION EXPANSION**  
**DEVELOPMENT PLAN**  
 June 5, 2013

**RAPID CITY COMMUNITY PLANNING  
& DEVELOPMENT SERVICES**

This development submittal provides an updated development plan for the Roosevelt Park Development Plan (*refer to submittal # 02SR015 – 11-6-19 SDCL*) originally approved by the Rapid City Planning Commission in September 2002. This plan further defines the proposed improvements budgeted in the current Vision Fund, in 2013 through 2015 and addresses parking and landscaping needs for those improvements.

The project site (*Refer to Exhibit A – Existing Development Plan*) is located in the Flood Hazard District at the corner of East Omaha Street and Waterloo Street and is approximately 32 Acres. The current zoning around the park include:

- ❖ North: Medium Density Residential District / Office Commercial District
- ❖ South: Flood Hazard District
- ❖ East: Medium Density Residential District / General Commercial District
- ❖ West: Park Forest District / Medium Density Residential District / General Commercial

**Proposed Recreation Expansion:**

*(Refer to Exhibit B / Proposed Development Plan.)*

**Outdoor 50 Meter Pool:** The current proposal is to construct an outdoor 50 meter competition pool located directly southwest of the existing Swim Center. This facility would include restrooms (836 SF) and mechanical support facility (1,700 SF). The outdoor pool developed area is approximately 70,600 SF including 12,300 SF of water surface. The pool is being designed for future building enclosure totaling approximately 35,700 SF.

*(Refer to Exhibit C / 50-Meter Pool Layout and Grading Plan.)*

**Southeast Parking Expansion:** 150 additional parking spaces are proposed south of the existing southeast parking. *(Refer to Exhibit E / Southeast Parking Layout and Grading Plan.)*

**Future Recreation Expansion:** Future expansion of indoor recreation is proposed between the existing Ice Arena and the Swim Center. A proposed expansion of 20,000 SF is planned adjacent to the Swim Center and 35,000 SF is being considered for future expansion north of the Swim Center. *(Refer to Exhibit B – Proposed Park Development Plan.)*

**Proposed Landscaping:** The 50 meter pool and southeast parking expansion will be landscaped to meet the landscape ordinance. The pool area will consist mainly of turf lawn with existing and proposed trees to provide some accent at entry and to provide screening for service area. The parking lot would be separated from the existing parking lot with a sixteen foot wide bio-swale with turf grasses and medium trees. Landscape screening will be provided between the parking lot and Omaha Street. *(Refer to Exhibit D / 50-Meter Pool Landscape Plan and Exhibit F / Southeast Parking Landscape Plan.)*

**Proposed Parking:** There are currently 437 parking spaces including 8 accessible spaces within the park. An additional 175 parking spaces including 6 accessible spaces will be provided. The total parking proposed will include 612 spaces with 14 spaces being accessible. *(Refer to Exhibit B / Proposed Development Plan and Exhibit G / Parking Analysis).*