

# NeighborWorks®

DAKOTA HOME RESOURCES

795 Main Street  
Deadwood, SD 57732  
(605) 578-1401  
Fax (605) 578-1405  
www.neighborworksdhr.org

## COMMUNITY LEADERS

- Adams Mastrovich Family Foundation
- City of Belle Fourche
- Town of Central City
- Citi Foundation
- City of Deadwood/Deadwood Historic Preservation
- Community Development Financial Institutions Fund
- Deadwood Gaming Association
- First Interstate Bank
- Lawrence County
- City of Lead
- Meade County
- NeighborWorks America
- South Dakota Housing Development Authority
- City of Spearfish
- City of Sturgis
- United Way of the Black Hills
- US Bank
- USDA Rural Development
- Wells Fargo Bank

Rapid City Planning Committee:  
300 Sixth Street  
Rapid City, SD 57701

## Letter of Intent For Willow Park Playground

I am writing to request support and approval of the future Pocket Park and Community Build of Willow Park.

Willow Park will be a community pocket park located in Rapid City, SD on the corner of Lemmon Avenue and Monroe Street. This open space was once a park many years ago and with an increasing contingency of children in the neighborhood due to a close proximity to schools and other kid oriented organizations it is apparent to the residents that a playground is again needed to create a safe space for children to play outdoors.

In 2009, NeighborWorks Dakota Home Resources partnered with the Rapid City Police Department and local residents to help revitalize and reduce crime in the Lemmon Avenue and surrounding North Rapid Neighborhoods. This partnership created the College Park Block Club and has brought many positive attributes to the neighborhood including the College Park Community Garden and a reduction in crime. The success of these past projects has influenced the residents to give back to the community even more.

In 2013, NeighborWorks Dakota Home Resources entered into an agreement with the City of Rapid City to plan a Community Park on the corner of Lemmon and Monroe that would provide the children in the North Rapid neighborhood a safe place to play, and learn. In 2014, NeighborWorks Dakota Home Resources received a \$15,000 grant from Kaboom to develop the Park which spurred additional donations from local community organizations like Black Hills Community Foundation, Black Hills Power, Dream Designs, Leadership Rapid City and NeighborWorks America.

NeighborWorks Dakota Home Resources and the College Park Block Club worked with many community organizations to form the Willow Park Committee which over the course of several meetings decided the best structures for the community play space were a PlaySence structure, a Stand-Up Spinner, a Cycler, and a ZipKrooz which no other parks in Rapid City offer and will meet the Consumer Product Safety Commission (CPSC) guidelines for playground equipment. **The play equipment**

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JUL 15 2014

RAPID CITY COMMUNITY PLANNING  
& DEVELOPMENT SERVICES

Alternative format  
available upon request.

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**was approved by the Parks & Recreation Advisory Board on June 12, 2014.**

In addition to the play equipment the committee is working with sculpting artist Bridget Beck to place a sitting sculpture in the park. This sculpture was created by a group of students from Rapid City and Miss Beck. The students helped design, paint, and build the sculpture. The sculpture, which has been on display at UCLA in Los Angeles, California for the last year, is valued at \$20,000 and will be gifted to the City of Rapid City. **The sculpture was approved by the Parks & Recreation Advisory Board on July 10, 2014**

The first phase of the community build park project includes the playground installation and surfacing material, the donated sculpture, a park sign and sidewalks on Monroe Street. As a pedestrian neighborhood park access to the playground will be accommodated by the existing sidewalks and the addition of a sidewalk on Monroe. Future phases of the park plan for a half-court basketball court, a shade shelter, sidewalks and parking stalls on Blaine Avenue to accommodate vehicle access as well as pedestrians.

Willow Park will be a safe place for young adults, children and families to enjoy, stay healthy, and be a part of the growth and future developments of our community. Willow Park will promote healthy habits, increase physical activity, renew self-identity, and a sense of belonging as an antidote to social alienation, vandalism, and violence.

Thank you for taking the time to review this project. Willow Park will be great resource to help develop and improve our neighborhood and display how community members can create positive changes through volunteer and revitalization activities.

Sincerely,

  
Stephany Valkenburg  
NeighborWorks Dakota Home Resources

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Robert Laroco, Planner II  
City of Rapid City - Community Planning & Development Services

**RE: Additional Information for Willow Park Application**

Park Sign

The proposed Park sign dimensions are that of a typical Rapid City Park Sign (4' H x 8' W) which is requested be allowed to exceed the maximum size of a sign in the Medium Density Residential (MDR) District.

Playground Area

The playground area which will be mulched with shredded bark mulch will be approximately 2,500 square feet in size or 50'X50' in order to house all the playground equipment and necessary falls zones.

Structure Setbacks

The proposed playground plan requests that the thirty-five (35) foot minimum setback for structures on Arterial, Collector, & Sub-collector streets within the Medium Density Residential (MDR) District be reduced as follows for the specified planned structures:

- 1) **Park Sign:** requires a reduced setback from 35 feet to 15 feet on Monroe and reduce setback of 35 feet to 20 feet on Blaine Avenue.
- 2) **Playground Structures:** requires a reduced setback from 35 feet to 20 feet on Monroe and on Blaine Avenue.
- 3) **Sculpture:** requires a reduced setback from 35 feet to 25 feet on Blaine Avenue.
- 4) **Future Parking Lot Signs:** requires a reduced setback from 35 feet to 20 feet on Blaine Avenue.

Parking

Future ADA parking is proposed as three stalls which require backing into the Right-of-Way to be allowed on Blaine Avenue.

Sincerely,

Alex DeSmidt, Landscape Designer  
City of Rapid City - Parks & Recreation Department

On behalf of:

Stephany Valkenburg, Marketing Director  
NeighborWorks Dakota Home Resources