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JUL 11 2014

**BLACK HILLS SURGICAL HOSPITAL****Planned Development Submittal – Major Amendment**

July 11, 2014

**RAPID CITY COMMUNITY PLANNING  
& DEVELOPMENT SERVICES**

The Black Hills Surgical Hospital (BSHS) last added onto their existing facility in 2009/2010 (No. 08PD005). The building addition equaled about 20,300sf but was originally approved by the PCD amendment for 77,289. BSHS is now requesting a major amendment to continue their original expansion plans in a phased construction approach.

Previous additions to the BSHS campus have revealed a number of “repeat” issues of interest by the City and/or the community. The following is a list of some of those items and our approach to address them.

**SIGNAGE:**

No new exterior signage is associated with this request as it relates to Phase I and Phase II of construction.

**PARKING LOT LIGHTING:**

No new parking lot lights are associated with this request. Existing parking lot lights and building lighting are intentionally designed to prevent glare onto adjacent properties. If additional building lights are needed, they will be kept low in height and directional through the use of “dark-sky” friendly fixtures.

**BUILDING MATERIALS AND COLORS:**

The materials and colors used on the project (brick, EIFS, metal roofing, etc.) will be in keeping with the newly remodeled portions of the building. These colors and styles are intended to be sensitive to the residential nature of some of the adjacent properties.

**PARKING:**

The BSHS shares parking between three adjacent properties as shown on the site plan. For purposes of calculating parking requirements all three properties and associated buildings are factored into the numbers. As we have done in the past the parking lot ratio is broken down into 3 areas: hospital, clinic and storage/mechanical.

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|--|------------|
| ○ Hospital (areas of building associated with overnight stay rooms and support spaces).  | 54 spaces  |
| ○ Clinic (areas of building associated with outpatients including the operating area, pre & post-operative spaces, office space and the imaging facility across the street). | 214 spaces |
| ○ Storage / Mechanical (areas of building dedicated to storage and mechanical systems)   | 4 spaces   |
| ○ Total Required   | 272 spaces |
| ○ Total Provided   | 383 spaces |

**FENCE / SCREENING:**

On past projects, solid fencing and landscaping has been used extensively to screen the hospital from the adjacent properties. For these proposed additions, the use of fencing or more landscaping will have little to no affect at screening due to the building addition locations and elevation changes. No additional fencing or screen type landscaping is proposed.

**FIRE DEPARTMENT ACCESS:**

We met with Tim Behlings at the Fire Department to review the project. The project has very little effect on building access from the fire departments perspective due to very little change in the parking lots.

**NOISE:**

The noise created by the equipment at the BHSC has been a concern in the past and great lengths have been taken to help mitigate the problems. The new additions will rely primarily on existing equipment or new replacement equipment with much better acoustic control and therefore there will be little-to-no difference in the noise generated by the facility.

Please don't hesitate to call Jason Roberdeau at Williams & Associates Architecture (605) 642-2009 should you have any comments, questions or need for additional info.

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