

RECEIVED

June 15, 2015

JUN 15 2015

City of Rapid City
Growth Management Department
300 Sixth Street
Rapid City, SD 57701

Rapid City Community Planning
& Development Services

Re: **Initial & Final Planned Development (PCD) for Black Hills Corporation 7001 S Highway 16
- Comments Review**

To Whom It May Concern,

The purpose of this letter is to address comments made by City Staff related to the Planned Development for Black Hills Corporation 7001 S Highway 16. The City staff comments were based the information provided in the narrative and on related drawings provided on June 4, 2015.

1. City Staff comments requested an evaluation of the required parking spaces based on open office requirements of 8 spaces/1,000 sf in lieu of office requirements of 5 spaces/1,000 sf.
 - a. Based on the requirements of 8 parking spaces per 1,000 sf for open office the total parking spaces required by Rapid City parking requirements would increase our total required parking spaces by 563 spaces to a total of 1,593 spaces.
 - b. The property Owner is requesting a Request for Exception that would base the parking requirements on functional program and not the Rapid City parking requirements. As previously submitted in narrative, the 1,030 provided parking spaces will exceed the required parking spaces based on the Owner function program of 700 employees.
2. City staff commented on the required drive aisle of the covered parking spaces. A 26'-0" wide parking drive is provided in the covered parking area under the building. The overall covered parking width which includes the parking spaces and drive aisle is 62'-0".
3. City staff commented on requiring all van aisle be located on the right side of the van parking space. All 4 van accessible spaces will have the access aisle located on the right side of the van accessible spaces. Van accessible spaces have been labeled as "Van" on drawings.
4. City staff commented on needing additional information about fence around Child Care area. The fence located around the Child Care play area will be a 42" high segmented block wall. The segmented retaining wall will be worked into the site

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grades and will range from 0" to 42" above grade. Additional landscape will be installed around the play area to help screen the play area and retaining wall. See attached photos for examples of similar retaining wall conditions that will be located around the Child Care area.

5. City Staff commented on needing additional information on screen wall on the north side of the building. The screen wall located on the north side of the building is 15'-0" tall. Screen wall goes from the basement floor up the floor of main level floor. Screen wall will be designed so that the wall looks like it base of the building. The screen wall will have large opening and will use the similar material that are being used on the rest of the building and will. See attached conceptual renderings.
6. City Staff commented on updating intersecting at Les Hollers and Energy Park Drive. The intersection located at Les Hollers and Energy Park Drive will match the approved layout and requirements that are being proposed in the Public Infrastructure Improvements drawings related to this development.

Please contact my office if you need clarification or any additional information.

Sincerely,



Chris Olney, Project Architect
ARC International, Inc.

EXAMPLE OF SEGMENTED BLOCK WALL



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May 8, 2015
June 4, 2015

JUN 15 2015

City of Rapid City
Growth Management Department
300 Sixth Street
Rapid City, SD 57701

Rapid City Community Planning
& Development Services

Re: **Initial & Final Planned Development (PCD) for Black Hills Corporation 7001 S Highway 16**

To Whom It May Concern,

An Initial & Final Planned Development (PCD) is being submitted for Black Hills Corporation's New Corporate Headquarters located on a 25.14 acre parcel of property at 7001 S Highway 16. The property is currently zoned General Commercial with the intent of the development as follows:

1. **Public Infrastructure Improvement:** A set of 24"x 36" drawings and reports will be provided by Ferber Engineering that outlines all of the public infrastructure improvements that are related to this Planned Development (PCD). All site related design items will be included in the 30"x 42" Planned Development (PCD) drawings set.
2. **Uses:** The property will be developed to allow for a corporate headquarters building that will provide for a potential of variety of uses with the majority of the building being professional offices.
 - a. **Initial Development:** The design will consist of a 4-story center core with two 3-story office wings extending out from the center core space. Initial Development has a total of 235,250 sq. ft. The following occupancies are distributed throughout the B, 1, 2, 3, 4 levels of the building:

i. Office	187,750 s.f.
ii. Printing (Manufacturing)	10,000 s.f.
iii. Wellness	6,000 s.f.
iv. Child Care	10,000 s.f.
v. Building Support/ Utility Core	21,500 s.f.
 - b. **Future Development:** Design will consist of an office wing extending out from the center core space. Future development is projected to have around 100,000 sq. ft. An amendment to the PCD will be submitted when the future development is proposed.

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- 3. Child Care:** Child Care will provide space for 50 children during the initial development with the ability to expand to 100 children.
- The child care space exceeds all City requirements for indoor and outdoor play area. Child Care space provided exceeds the 35 sf per child for indoor space and 50 sf per child for outdoor space. Outdoor space requires a 42" height fence be installed around play area.
 - Initial Child Care development provides 6,000 sf of program area with 2,000 sf of which is designated as play area. Based on the proposed capacity, the indoor program and play area exceeds the City requirement of 35 sf per child.
 - Initial Child Care development provides 6,000 sf of outdoor play area. Based on the proposed capacity, the outdoor play area exceeds the City requirement of 50 sf. per child.
 - The outdoor play area will have a 42" high segmented retaining wall around the entire play area. The segmented retaining wall be worked into the landscape and will range from 0" to 42" above grade.

4. Occupancy/Parking Requirements:

<u>Floor Level</u>	<u>Occupancy/Area</u>	<u>RC Parking Requirement</u>	<u>Spaces</u>
a. Level B	34,100 GSF Interior Occupied Floor Area		
i.	Wellness 6,000 s.f.	Health Spas (7/1,000 GSF)	42.0
ii.	Printing 10,000 s.f.	Manufacturing (2.1/1,000 GSF)	21.0
iii.	Building Support 18,100 s.f.	Warehousing (.25/1,000 GSF)	4.5
b. Level 1	58,450 GSF Interior Occupied Floor Area		
i.	Utility Core 700 s.f.	Warehousing (.25/1,000 GSF)	.2
ii.	Office 47,750 s.f.	Office (5/1,000 GSF)	238.8
iii.	Daycare 10,000 s.f.	Daycare (1/staff+.1/child)	22.0
	1. (6,000 initial + 4,250 shell expansion)		
	2. (12 staff / 50 children... expand up to 100 children)		
c. Level 2	61,700 GSF Interior Occupied Floor Area		
i.	Utility Core 700 s.f.	Warehousing (.25/1,000 GSF)	.2
ii.	Office 61,000 s.f.	Office (5/1,000 GSF)	305.0
d. Level 3	61,700 GSF Interior Occupied Floor Area		
i.	Utility Core 700 s.f.	Warehousing (.25/1,000 GSF)	.2
ii.	Office 61,000 s.f.	Office (5/1,000 GSF)	305.0
e. Level 4	19,300 GSF Interior Occupied Floor Area		
i.	Utility Core 1,300 s.f.	Warehousing (.25/1,000 GSF)	.3
ii.	Office 18,000 s.f.	Office (5/1,000 GSF)	90.0
f.	<u>Total Parking Required</u>		<u>1029.2</u>

g. Additional Parking Requirement Rationale/Justification

- i. Office area will dedicate approximately 250-300 sf per staff. This sf per staff is comparable to the office parking requirement of 5/1,000 GSF.
- ii. The actual parking needs are based on BHC staffing and office functions as follows:
 - 1. 700 parking spaces for staff in office/work stations. Actual peak number of employees is close to 95% on any given day.
 - 2. 234 parking spaces for visitors based on 1 visitor for every 3 staff. Includes conferences, public meetings, consultants, etc.
 - 3. 22 parking spaces for child care parking requirement is based on City parking ordinance
 - 4. 24 parking spaces for company vehicles for BHC staff use
 - 5. 20 misc. venders for custodial, maintenance, deliveries, wellness, etc.
 - 6. Total programmed parking need is 1,000 spaces
 - a. Further reductions could be anticipated through the following efficiencies:
 - i. Carpooling
 - ii. Walking/biking (bike parking is provided)
 - iii. Technology – significantly reduce the need for on-site meetings participation
- iii. Based on Owner's functional program requirements, the 1,030 parking spaces being provided should provide adequately parking spaces. The 1,030 provided parking spaces exceeds the 1,000 parking spaces needed based on the BHC staffing.

h. Initial Parking: A total of 1,030 Total Parking Spaces are being provided.

- i. East A Parking Facility: 184 spaces/ 4 handicap spaces
- ii. East B Parking Facility: 212 spaces/ 3 handicap spaces
- iii. East C Parking Facility: 55 spaces/ 1 handicap space
- iv. East Short Term: 6 spaces
- v. South A Parking Facility: 150 spaces/ 1 handicap space
- vi. South B Parking Facility: 10 spaces/ 1 handicap space
- vii. West A Parking Facility: 47 spaces/ 1 handicap space
- viii. West B Parking Facility: 154 spaces/ 6 handicap spaces
- ix. West C Parking Facility: 174 spaces/ 3 handicap spaces
- x. North A Parking Facility: 11 spaces/ 1 handicap space
- xi. North B Parking Facility: 27 spaces/ 1 handicap space

i. Initial Handicap Parking: A total of 22 handicap parking spaces are being provided

- i. With 22 handicap parking spaces being provided, a minimum of 4 van accessible spaces will be provided.
 - 1. ADA 502.3.4 Location allows for locating the access aisles on either side of the handicap parking space.
- ii. ADA 208.2 requires each parking facility (each parking "lot" is considered as a parking facility) to provide handicap spaces. Based on ADA, locating all the handicap space at the front door is not allowed and is the reason why the spaces are distributed throughout all of the parking facility.
 - 1. In the main parking facility, the handicap spaces are located along the main ADA accessible pedestrian pathway. The pedestrian pathway allows for the most convenient, secure, well-lit and safest access to the main entrances.
- j. **Future Parking:** Future parking on the site has the potential of adding around an additional 500 parking spots. An amendment to the PCD will be submitted when the future expansion is proposed.

5. Signage Requirements:

- a. **Initial Site Signage:** The site has 1,180 linear feet of frontage along Catron Blvd., 720 linear feet of frontage along Les Hollers Drive, and 585 feet of frontage along Highway 16. A total of 2,485 linear feet of frontage allows for 4,970 sq. ft. of site signage. A total of 2,720 sq. ft. of site signage will be provided in the initial site signage package. Coordinate with drawings A1.1 and A1.2 for site sign locations, sizes and materials.
 - i. **Site Signage A – Corporate Monument Sign:** Sign A will have 820 sq. ft. of signage. Coordinate with drawings for size and material types. Sign will be internally lit.
 - ii. **Site Signage B – Corporate Mission Statement:** Sign B will have 1,300 sq. ft. of signage. Coordinate with drawings for size and material types. Sign will be internally lit.
 - iii. **Site Signage C1 – Site Entrance Sign:** Sign C1 will have 200 sq. ft. of signage. Coordinate with drawings for size and material types. Sign will be internally lit.
 - iv. **Site Signage C2 – Site Entrance Sign:** Sign C2 will have 200 sq. ft. of signage. Coordinate with drawings for size and material types. Sign will be internally lit.
 - v. **Site Signage D – Site Exit Sign:** Sign D will have 200 sq. ft. of signage. Coordinate with drawings for size and material types. Sign will be internally lit with a full color electronic screen.
 - vi. **Future Site Signage -** An amendment to the PCD will be submitted when the future site signage is needed.
- b. **Initial Building Signage:** The site has 1,180 linear feet of frontage along Catron Blvd., 720 linear feet of frontage along Les Hollers, and 585 feet of

frontage along Highway 16. A total of 2,485 linear feet of frontage allows for 4,970 sq. ft. of building signage.

- i. **Initial Building Signage** – No building signage is being proposed during the initial phase.
- ii. **Future Building Signage** - An amendment to the PCD will be submitted when the future building signage is proposed.

6. Landscape Requirements:

- a. **Initial Landscape:** Design will meet the minimum landscape requirements. A total of 940,000 landscape points will be provided above the 938,620 required points. See drawing L1.1 for point calculation, sizes and plant types.
 - i. *Landscape points located in the right-of-way constitutes a total of 166,432 points or 17%. The provided landscape points located in the right-of-way does not exceed the maximum percentage of 25% landscape points located in the right-of-way.*
 - ii. All landscape areas will be irrigated except the meadow areas, which will receive temporary irrigation until established. The site shall have an automatic irrigation system with an automated controller. Irrigation systems will utilize equipment and irrigation types to maximize efficiency in water usage. Irrigation shall be controlled to allow infiltration of applied water and reduce runoff.
 - iii. Planting emphasis has been placed on meeting landscape requirements, providing space for storm water infiltration, slowing storm water peak flows, and screening the parking lots from adjacent streets while maintaining views toward the Black Hills from the building.
 - iv. Over 34,000 s.f. of outdoor space is provided for employee use which includes seating areas, an unstructured open lawn recreation area, and passive use outdoor spaces. Site sidewalks, combined with the joint-use trail, provides a nearly one-mile fitness loop. Incorporated into the outdoor space is a "stream" water feature, waterfall and pond. These water features will be fed by an on-site well, with extra well water volume supplementing site irrigation. The feature pond will also absorb storm water overflow. Planted retaining walls will shelter outdoor spaces from the parking lot. All retaining and screen walls over 4' will be engineered.
 - v. *Any future landscape design and point provisions will be provided as part of a major amendment to the PCD and are not included in this initial design development.*

7. Building Heights and Setbacks:

- a. **Initial Development Building Heights**
 - i. **Height Requirements:**



1. 17.18.060 - Height limited to 4 stories or 45 feet except as provided for in 17.50.260.
2. 17.50.260 - Public Buildings may exceed height limitations if front, side and rear yard setback requirements are increased one foot for every two feet of building height exceeding the limit.
- ii. **Building Height allowed with increased setbacks:**
 1. The building is set back a minimum of 85 feet (60 feet more than minimum) allowing building height to be increased by allowable of 165 feet (45 feet + 120 feet increase) tall.
- iii. **Actual Building Height:**
 1. The building height at the south wing elevation is 45 feet above entrance floor level.
 2. The building height at the west wing elevation is 45 feet above entrance floor level and has an additional 15 feet of B-level exposure for a total height of 60 feet.
 3. The central core is 4 stories tall with a total of 60 feet above entrance floor level at the SW facade. The NE facade has an additional 15 feet of B-level exposure for a total height of 75 feet.
 4. The central core also has a portion of extended height to accommodate natural day lighting through a clerestory. This area increases the height at the central core by approximately 10 feet. The most significant exposure is approximately 85 feet from B-level to top of clerestory.
- iv. **Exterior Building Elevation Drawings:** Exterior elevation drawings are not a requirement of the PCD submittal.
- v. **Initial Development Setbacks:** Site setbacks include a 25'-0" front yard setback provided along the west property line that runs along Les Hollers. A 25'-0" front yard setback will be provided along the north property line that runs along Catron Blvd. A 25'-0" side yard setback will be provided along the east property line that runs along Highway 16. All building structures will be kept out of the setbacks.
- vi. **Initial Site Signage Setbacks:** All site signage will be set back a minimum of 10'-0" from any right-of-way setbacks or property setbacks.

8. Request For Exception:

- a. *In a General Commercial District, there is a height regulation that does not allow a building to exceed 4 stories or 45 feet. The property Owner is requesting a Request for Exception that allows us to exceed the 45 foot*

height limit. The building design would not exceed the height limitation if provision 17.50.260 would be applied to this facility. The two main office wings do not exceed 4 stories or 45 foot height limit. The only area of the building that exceeds the 45 foot height limit is the 4 story center core. The center core has an overall height of 75 feet. Coordinate with the attached elevation drawings for overall building heights and form.

- b. In a General Commercial District, it requires a screen fence along any property line that is adjacent to a residential district. The property Owner is requesting a Request For Exception so we would do not need to install a fence along the south and west property lines that abut the residential districts. The justification for this exception is based on the topographic change along south property line and the possible future use of the neighboring property.
 - i. As shown on the drawings, the portion of the property line that would need a fence has a change in grade along that is taller than the required fence height. Change in grade makes the purpose of the screen fence useless
 - ii. Future development map proposed changing the south neighboring property from suburban residential to mixed use commercial. Proposed change to mixed use commercial, would not require a screen fence along the south property.

Please contact my office if you need clarification or any additional information.

Sincerely,

Chris Olney, Project Architect
ARC International, Inc.