



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-5035

Engineering Services

300 Sixth Street

Telephone: (605) 394-4154

FAX: (605) 355-3083

Web: www.rcgov.org

MEMORANDUM

TO: City Council, Mayor Hanks

FROM: Robert Ellis, Public Works Director

SUBJECT: E. Anamosa Street

DATE: March 19, 2008

In 2000 the City commissioned the E. Anamosa Corridor Study to determine best alignment from Elk Vale Road to Lacrosse Street and to determine the appropriate right-of-way width. Currently, a segment of this road between Century Road and E North Street is under construction.

E. Anamosa is a minor arterial street. Minor arterial streets require a dedication of 100' for right-of-way, which allows for the minimum 5 lanes of traffic, curbs, gutters, sidewalks, roadway lighting, private utilities and public utilities. However, the 2000 Corridor Study indicated a benefit to acquiring additional right-of-way beyond the 100' to allow for additional lanes of traffic. This recommendation was made because right-of-way is less costly to acquire when the land is undeveloped and because the high volume of traffic forecasted for this commercial corridor. This recommendation was also made under the assumption Eglin Street was not going to connect between Lacrosse and East North Street which is now that case.

For the segment in question between Century Road and E. North Street (approximately 1300 linear feet), the City acquired 131' of right-of-way in 2004. The property owner dedicated the first 100', but required compensation of \$200,000 for the additional 31'. This equated to \$5.50 per square foot.

The reason this segment of E. Anamosa is currently being constructed is due to the developer wanting to begin commercial construction on their 67 acre parcel. To begin this process the developer submitted a traffic impact study to the Growth Management Department to determine the number of lanes needed to support this development. The study recommended constructing two through lanes in each direction along with



EQUAL OPPORTUNITY EMPLOYER

several right-turn and left-turn lanes at the intersections. Attached is an exhibit showing the result of that study's recommendations.

It is worth mentioning that the 131' of right-of-way the City acquired is completely being used for traffic lanes, curb, gutter, sidewalk, bike path, and a median in the area near E. North Street. It is also worth repeating that the lane configuration currently being constructed through this segment (two through lanes in each direction with center turn lane and add drop lanes) was the result of the developer's traffic impact study recommendations.

The City is also in the process of designing and acquiring right-of-way for the construction of E. Anamosa from Century Road to Lacrosse Street (3900 linear feet). Because parts of this segment of roadway is in an area already developed (Wal-Mart, Sam's Club, Big D Oil, apartments) acquiring additional right-of-way will be cost prohibitive. Using the \$5.50 per square foot described above, this would equate to over \$660,000. Also, the segment between the apartments and Century Road will not generate the volume of traffic that Wal-Mart or the E. North Street development will. There are too many geographical and physical barriers to a high density development. As such, there will likely not be a need for right-of-way beyond 100' in this area. However, as this land develops the city will have an opportunity to review developer traffic impact studies to determine if additional right-of-way or traffic lanes are needed.

In summary, staff feels acquiring the 131' of right-of-way east of Century Road, transitioning down to 100' of right-of-way to the west of Century Road and constructing the number of lanes currently planned is a benefit to the city and has been a prudent use of resources now and for the future motorists, pedestrians, bicyclists and utility customers.