

Case No. 16PD055

**Legal Description:**

Tract H of Regional Hospital, located in the SW1/4 of Section 12, T1N, R7E, BHM,  
Rapid City, Pennington County, South Dakota



# Written Statement

RE: Rapid City Regional Hospital  
Make Ready Project - CUP Expansion  
Major Amendment to existing Planned Development

This submittal application has been made with the intent to amend the existing Planned Development for Rapid City Regional Hospital campus, as a Major Amendment, to provide an addition to the central utility plant. This building addition is to provide additional mechanical and electrical capacity for the planned future hospital additions and due to construction sequencing needs to be completed before the future hospital additions can take place. The proposed project meets all city standards and no exceptions are being requested. The existing building square-footage on site is currently 674,660 sq-ft, including the parking garage currently under construction. The proposed project is increasing the building square-footage on site by 4,040 sq-ft. This building addition in conjunction with the additional building square-footage from the previously approved parking garage, that was approved as a minimal amendment, increases the building square-footage on site by more than 20%. Therefore, this project triggers a Major Amendment to the existing Planned Development.

The existing code minimum required parking for the hospital is 1,018 spaces. The proposed project will increase the minimum code required parking spaces by 2 spaces, to 1,020 spaces. The proposed project will remove 29 parking spaces and add 1 regular parking space and 5 ADA parking spaces, which will provide a net reduction in 23 parking spaces on site. The total parking spaces on campus will be reduced from 2,307 spaces to 2,284 spaces, which is above the minimum code required parking. The existing required ADA spaces of 46 spaces, will not change due to this project. The provided accessible spaces will increase to 63, which is above the required amount.

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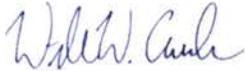
OCT 28 2016

Crunk Engineering LLC  
1894 Gen. George Patton Dr.  
Suite 600  
Franklin, TN 37067  
615-873-1795

Rapid City Community Planning  
& Development Services

The project is removing more impervious area than is proposed and will reduce the impervious area by 0.02 acres. Therefore no detention or water quality treatment is required for this project. New storm sewer pipes will convey stormwater around the proposed building addition and connect into the existing storm sewer network. The project area discharges to the large existing detention pond.

Thanks.

A handwritten signature in blue ink that reads "Will Crunk".

Will Crunk  
Crunk Engineering LLC  
615-873-1795  
will@crunkeng.com

Crunk Engineering LLC  
1894 Gen. George Patton Dr.  
Suite 600  
Franklin, TN 37067  
615-873-1795



CRUNK ENGINEERING LLC  
1894 GENERAL GEORGE PATTON DRIVE  
SUITE 600  
FRANKLIN, TN 37067  
(615) 873-1795  
WWW.CRUNKENG.COM



RCRH MAKE READY PROJECT - CUP EXPANSION

353 Fairmont Blvd, Rapid City, SD 57701



**SITE DATA:**

PROPERTY AREA: 41.98 ACRES  
 PARCEL ID: 3712328005  
 DEED BOOK: 196 PAGE: 6845  
 ADDRESS: 353 FAIRMONT BOULEVARD  
 RAPID CITY, SD 57701-7393  
 SW 1/4 SECTION 12, T 1N, R 7E  
 PLANNED DEVELOPMENT AREA: 41.98 ACRES  
 OWNER: RAPID CITY REGIONAL HOSPITAL  
 CONTACT: WESTLEY PAXTON, VP FACILITIES CONSTRUCTION  
 PROPERTY ZONING: GC - GENERAL COMMERCIAL - OFFICE COMMERCIAL DISTRICT  
 PLANNED DEVELOPMENT AREA  
 LAND USE: HOSPITAL/MEDICAL  
 OFF-SITE PARKING AREA

**PARKING REQUIREMENTS:**

EXISTING CITY REQUIREMENT: HOSPITAL (2 SPACES PER BED) 401 BEDS = 802 SPACES  
 CENTRAL ENERGY PLANT (0.25 SPACES PER 1,000 SQ-FT) 19,317 SQ-FT = 5 SPACES  
 GROUNDS BUILDING (STORAGE) (0.25 SPACES PER 1,000 SQ-FT) 2,240 SQ-FT = 1 SPACES  
 CANCER CENTER INSTITUTE (MEDICAL CLINIC) (0.25 SPACES PER 1,000 SQ-FT) 29,000 SQ-FT = 116 SPACES  
 OUTPATIENT IMAGING (MEDICAL CLINIC) (0.25 SPACES PER 1,000 SQ-FT) 23,400 SQ-FT = 94 SPACES  
 TOTAL REQUIRED 1,018 SPACES

REQ. ACCESSIBLE SPACES: 20 PLUS 1 PER 100 OVER 1,000 TOTAL SPACES (31 SPACES)  
 10% FOR OUT-PATIENT SERVICES (12 SPACES)  
 TOTAL REQUIRED ACCESSIBLE SPACES = 43 SPACES

EXISTING PROVIDED PARKING: 2,307 OFF-STREET SPACES INCLUDING 58 HANDICAP SPACES.  
 (2,404 INCLUDING COMPACT SPACES)

PROPOSED CENTRAL ENERGY PLAN EXPANSION (0.25 SPACES PER 1,000 SQ-FT) = 4,040 SQ-FT  
 2 ADDITIONAL SPACES REQUIRED

TOTAL REQUIRED 1,020 SPACES

REQ. ACCESSIBLE SPACES: 20 PLUS 1 PER 100 OVER 1,000 TOTAL SPACES (34 SPACES)  
 10% FOR OUT-PATIENT SERVICES (12 SPACES)  
 TOTAL REQUIRED ACCESSIBLE SPACES = 46 SPACES

**PROPOSED PROVIDED PARKING:**

REMOVED DURING CONSTRUCTION = 29 SPACES  
 ADDED DURING CONSTRUCTION SURFACE SPACES = 1 REGULAR SPACE  
 5 ADA SPACES  
 23 SPACES REMOVED

TOTAL = 2,284 SPACES (2,381 INCLUDING COMPACT SPACES)

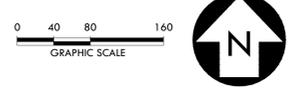
PURPOSE OF PLANNED DEVELOPMENT AMENDMENT:  
 THE PURPOSE OF THIS AMENDMENT TO THE PLANNED DEVELOPMENT AREA IS TO PROVIDE A 4,040 SQ-FT BUILDING ADDITIONAL TO THE CENTRAL UTILITY PLANT FOR RAPID CITY REGIONAL HOSPITAL. THE PURPOSE FOR THIS ADDITION AND ASSOCIATED SITE WORK IS TO PREPARE FOR THE PROPOSED FUTURE HOSPITAL EXPANSION PROJECTS ON CAMPUS.

DOCUMENT CHANGES

Description	Date

Issue Description	FOR CONSTRUCTION
Issue Date	10/28/16
Project No	15159.06
Drawn By	WVC
Checked By	AWC
Drawing Title	

OVERALL SITE PLAN





CRUNK ENGINEERING LLC  
1894 GENERAL GEORGE PATTON DRIVE  
SUITE 400  
FRANKLIN, TN 37067  
(615) 873-1795  
WWW.CRUNKENG.COM

Seals



**LANDSCAPE PLAN KEYNOTES**

CODE	DESCRIPTION	DETAIL LOCATION
(L1)	AREA TO BE SEEDED LAWN	SPECS



**REQUIRED POINTS:**

SITE AREA: 1,828,690 SQ-FT = 41.98 ACRES

EXISTING BUILDING AREA: 319,375  
PROPOSED PHASE 1 GARAGE AREA: 4,040  
TOTAL BUILDING AREA: 323,415

REQUIRED LANDSCAPE POINTS: 1,505,275

**EXISTING POINTS TO REMAIN:**

	QUANTITY	POINTS
TREES:	360	644,000
SHRUBS:	150	37,500
HEDGES:	200 L.F.	6,667
GRASS:	579,747 S.F.	644,163
PARKING LOT 1A:		59,500
PARKING LOT 1B:		61,417

TOTAL: 1,453,247

**PROPOSED LANDSCAPE DATA**

PROPOSED ADDITIONAL DEVELOPED AREA: 13,540 S.F.  
SITE ZONING CLASSIFICATION: OFFICE - COMMERCIAL PCD

LANDSCAPE MATERIAL REMOVED: 6 TREES REMOVED POINTS 9,000

LANDSCAPE MATERIAL PROVIDED: N/A POINTS -

TOTAL POINTS PROVIDED (9,000)

TOTAL PROVIDE LANDSCAPE POINTS = 1,600,247

**RCRH MAKE READY PROJECT - CUP EXPANSION**

353 Fairmont Blvd, Rapid City, SD 57701

**DOCUMENT CHANGES**

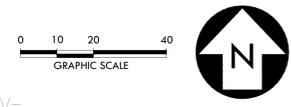
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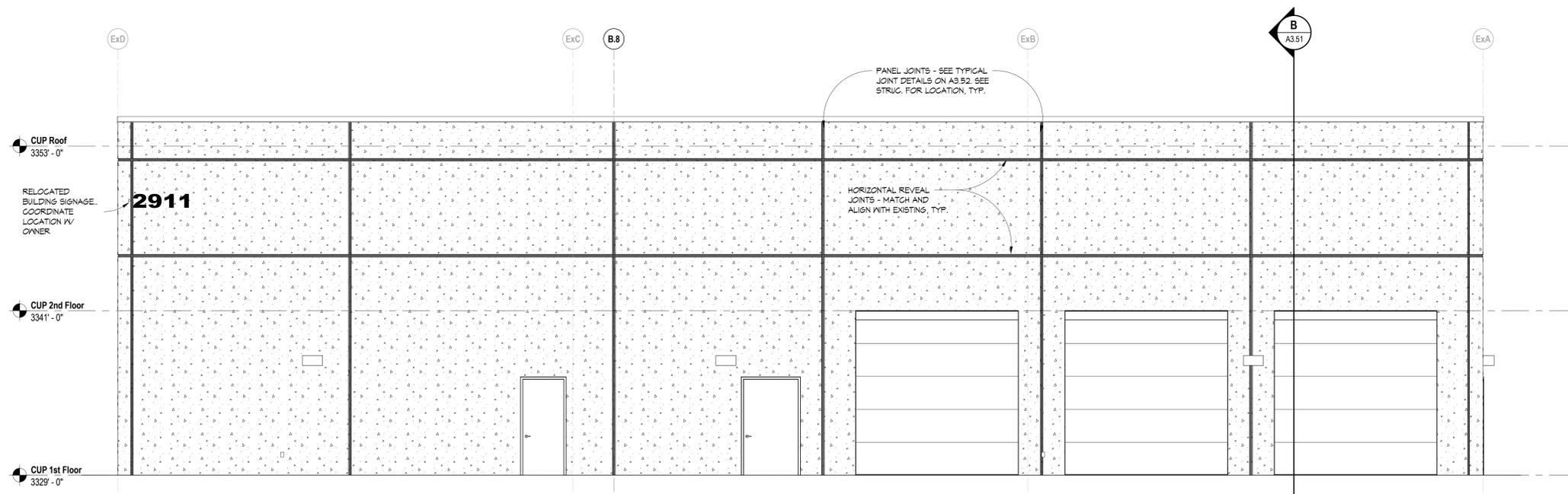
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**LANDSCAPE PLAN**

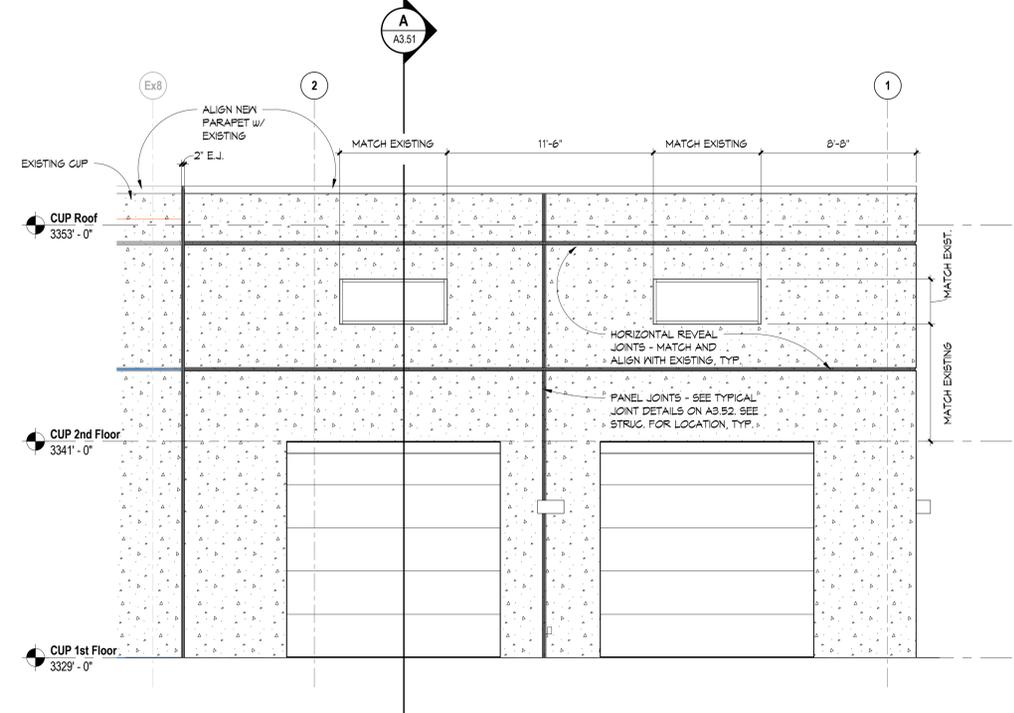
Sheet Number

**L1.0**

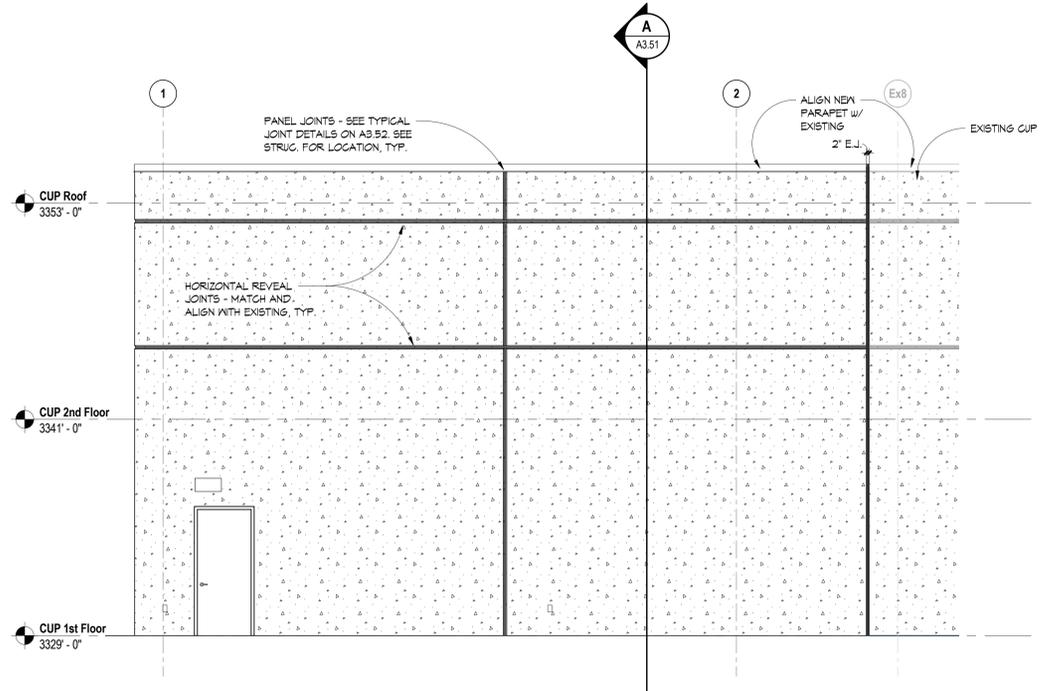




**A CUP NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**B CUP EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



**C CUP WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

**RCRH MAKE READY PROJECT - CUP  
EXPANSION**  
353 Fairmont Blvd, Rapid City, SD 57701

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Original Issue Date	10/28/16
Project No	15159.06
Drawn By	JF
Checked By	MLH
Drawing Title	

**EXTERIOR  
ELEVATIONS**

GRAPHIC SCALE: 1/32" = 1'-0"  
 GRAPHIC SCALE: 1/16" = 1'-0"  
 GRAPHIC SCALE: 3/32" = 1'-0"  
 GRAPHIC SCALE: 1/8" = 1'-0"  
 GRAPHIC SCALE: 3/16" = 1'-0"  
 GRAPHIC SCALE: 1/4" = 1'-0"  
 GRAPHIC SCALE: 1/2" = 1'-0"  
 GRAPHIC SCALE: 3/4" = 1'-0"  
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