Case No. 18PD014

Legal Description:

Lots 1 thru 15 and the N1/2 vacated alley adjacent to said lots; Lot 16; Lots 20 thru 32 and the S1/2 of vacated alley adjacent to said lots and the eastern 75 feet of the previously vacated 3rd Street right-of-way lying adjacent to Lot 16 of Block 98 of Original Town of Rapid City, located in Section 1, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota



March 29, 2018

RE: Major Amendment to Planned Development No.11PD012
Written Statement

Intended Use

- The main purpose of the Pennington County Jail Expansion and Remodel Project is to
 provide the facilities and services necessary onsite to meet the needs of the existing
 Pennington County jail operation. The project does not include adding any new uses or
 additional uses to the property. Improvements are included in four (4) areas:
 - Covered Secured Parking Area west of and adjacent to the existing parking structure
 - o Interior Remodel in limited areas within the Pennington County Jail Facility
 - Booking and Pre -Booking areas are too small to accommodate detainee traffic
 - Expanded booking counter and pre-booking area
 - Bookings cells
 - Interview rooms
 - Jail staff lockers
 - Other related spaces
 - A conference room addition above a portion of the existing sally port off of St.
 Joseph Street
 - Ground Floor Build Out under the Jail Annex
 - The laundry and kitchen services for the Pennington County Jail are being relocated under the Jail Annex so they can be sized correctly.
 - Currently the laundry and kitchen facilities are undersized and are not able to meet the needs of the existing operation.
- It is important to understand that this project is a remodel type that includes improvements to ensure an existing facility can continue to operate on an existing site. It is not new construction on an open lot.

Parking

- The improvements do not add any uses or staff to the property so no additional parking is required by Pennington County.
- The covered parking and build out under the Jail Annex do result in a net loss of existing parking spaces within the property and along Kansas City Street of 51 spaces.
- A two (2) week parking study was conducted on the Pennington County Campus
 - Area included in the study was between 1st Street and 4th Street and between St.
 Joseph Street and Kansas City Street

- Parking included all internal lots and adjacent on street parking
- Open spaces were counted three (3) times per day, Monday Friday
- A table of the results and a map of the parking areas are attached
- The parking study was conducted because it is known that the parking structure is currently under-utilized.
- The results of the study show that there is ample parking available across the campus at any given time.
- Specifically, a result of the study is that at any given time there are 126 open parking spaces within the public levels 2-4 of the parking structure.
 - This is 2 ¼ times the amount of spaces that are being reduced due to this
 project, this means there is adequate parking spaces available for the public
 onsite and no additional parking is required.
- There are no known parking or traffic issues in the area.
- Chapter 17.50 of the City of Rapid City's Code of Ordinance requires additional parking spaces for the build out and building additions of the dock (off Kansas City St.) and the conference room (above the sally port).
 - o Area of building additions: 15,396 sqft
 - o Industrial Structure: 2.10 spaces per 1,000 SFGFA
 - Required Spaces: 33 spaces
 - Exception Requested
 - These additions are not adding uses or staff to the site. These additions
 are simply increasing the size of the operational facilities to meet the
 needs of the current operation of the Jail.
 - The parking study supports the fact that parking in this area and for the campus under normal circumstances is not an issue.

Landscaping

- All trees and plants that will be disturbed during construction shall be relocated or replaced on the property or in the adjacent ROW.
- Turf lost at proposed approach is accounted for by the placement of 10 decorative grasses adjacent to the area.
- All other landscape is existing and improvements are being done where there is existing hardscape.
- Landscape zoning requirements are being met, point calculations are shown below:

LANDSCAPE ZONING REQUIREMENTS										
ZONING	PUBLIC									
AREA OF PROPERTY WITHIN P.D.	119,354.4 SQFT									
AREA OF BUILDING FOOTPRINTS	77,792.9 SQFT									
LANDSCAPE POINTS REQUIRED	41,561.5									
LANDSCAPE POINTS ON SITE										
11 MED TREES - 11,000 PTS										
1 HEDGE – 500 PTS	45,600									
10 SHRUBS – 2,500 PTS										
GROUND COVER – 31,600 PTS										

Setbacks

- Dock setback is proposed at 1'-0", exception requested.
- All other setbacks are existing or exceed the 25' minimum setback requirement.

Fencing

- Decorative High Security Steel Palisaide Fencing, Impasse II, Color: Black, cut-sheet information is attached.
- Height: 8', exception requested.
 - The height is required for high security. Decorative style being used to limit impact on public.
- Located along the Saint Joseph Street and 2nd Street, See the Attached elevations Sheets A400-A401
- Interior property fencing shall be chain link, Height: 12', exception requested.
 - Chain link fence will be located under the existing parking structure and facing interior property buildings.
 - The public will have limited view of this fencing from the street because of the decorative fencing as listed above that will be placed facing the public streets.

Structure Height

- There is no increase to the existing building heights.
- The tallest structure within the boundary of the Planned Development is the Jail Annex at 174'-10".
- Exterior Elevation Sheets are included with application for reference.

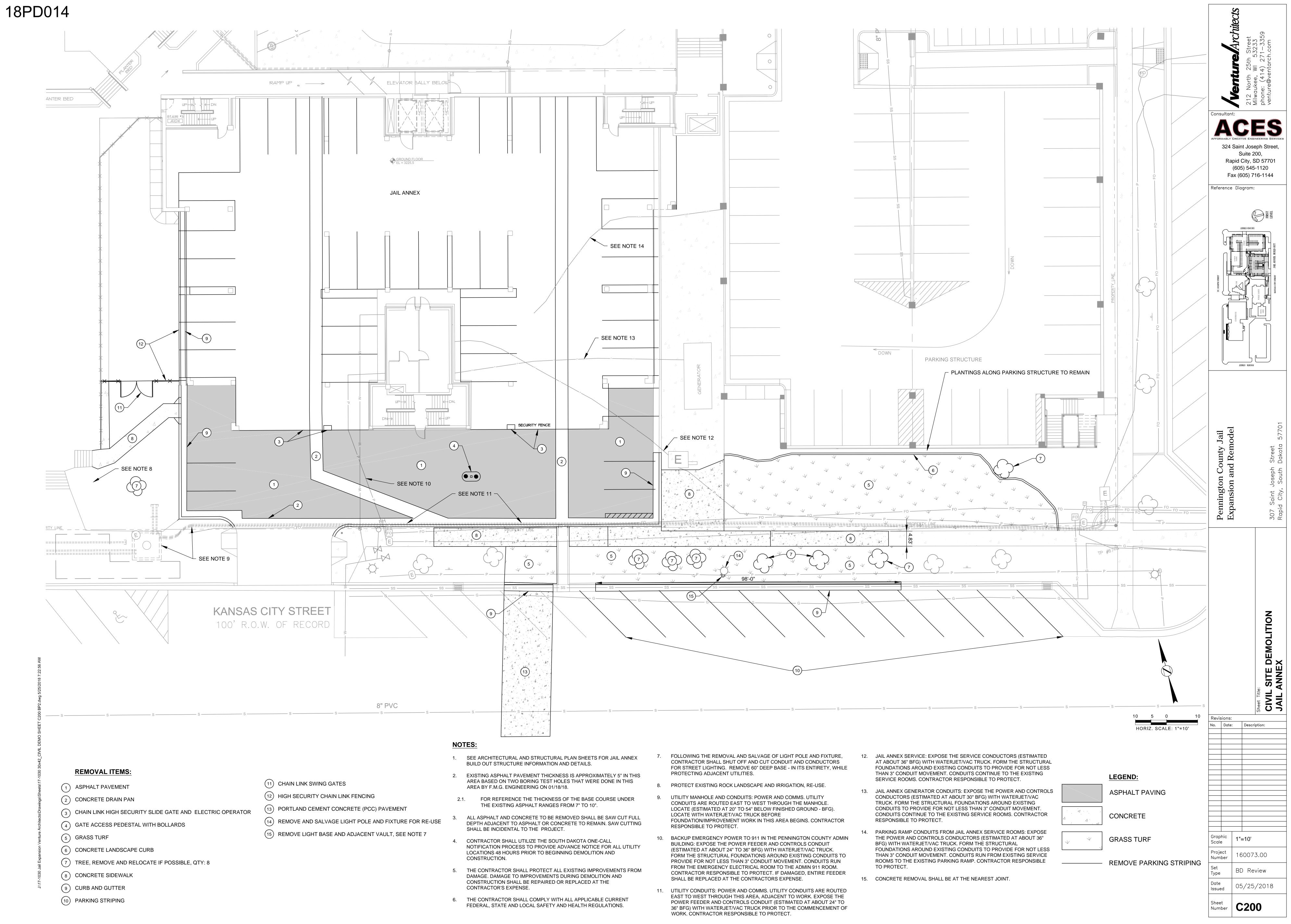
Driveway Approach

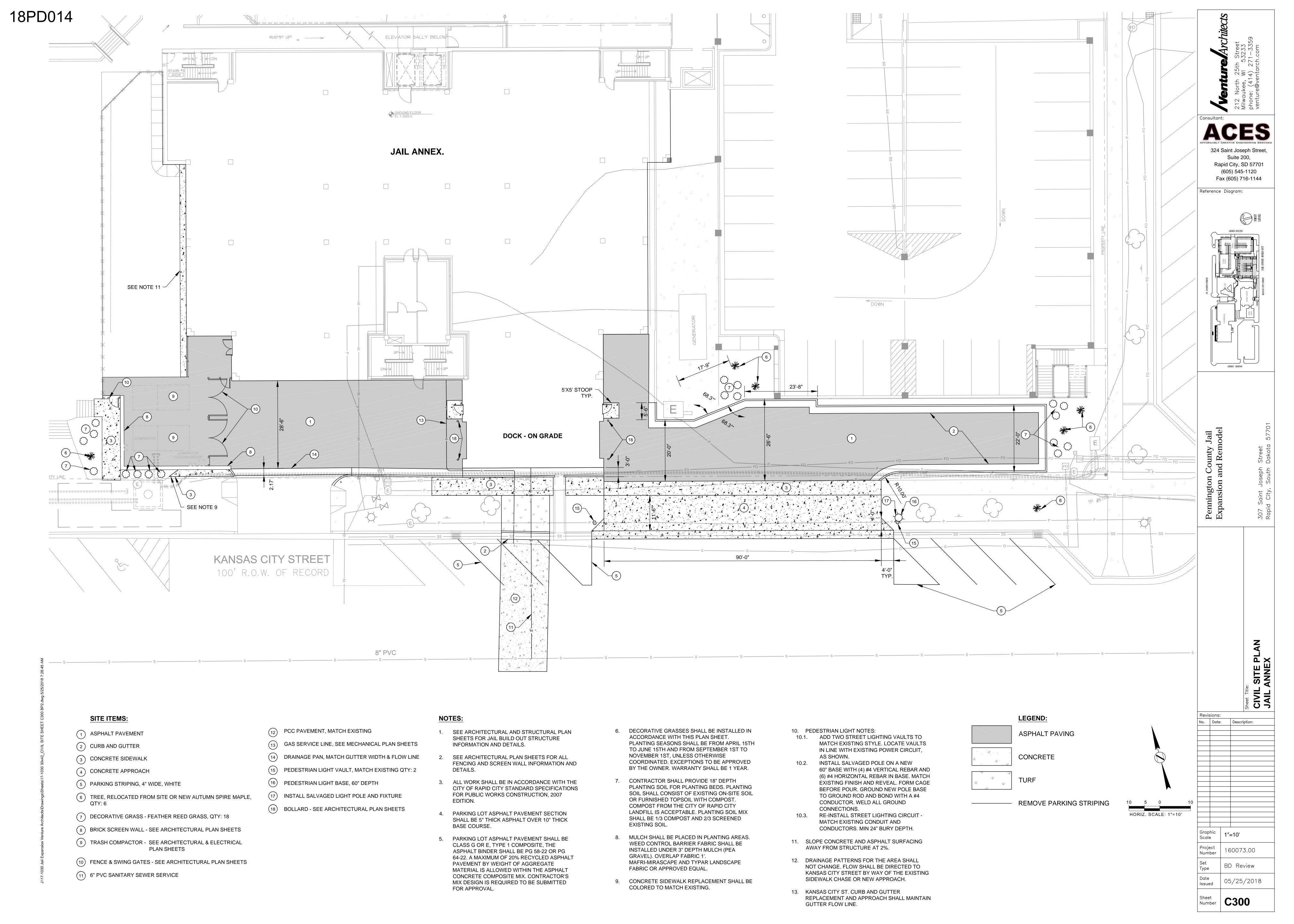
- Proposed additional driveway approach for delivery vehicles to access the proposed on grade dock. Standard semi-trailer delivery vehicles.
- Distance from intersection is 96'-8" which is less than the minimum 125'. Approach is 50' wide, exception requested.

Drainage

- All drainage patterns will remain the same.
- The existing parking lot where the covered parking structure is proposed, is asphalt surfacing, which means it's already impervious. Surface flows sheet flow over the parking lot to a drop inlet at the NE corner of the parking lot where they are collected and conveyed to the City of Rapid City's, 60" Storm Sewer main within Saint Joseph Street.

- Flows from the roof structure are proposed to be collected with a standard gutter and from a downspout the flow will be conveyed with a 6" PVC to an existing drop inlet along St. Joseph Street, which connect to the 60" Storm Sewer Main.
- The Jail Annex ground floor is paved with asphalt surfacing and has two (2) concrete drain pans that direct flow toward Kansas City Street. The flow is conveyed to Kansas City Street by way of a sidewalk chase, where the flow is collected by a drop inlet along Kansas City Street where it enters the City of Rapid City's Storm Sewer system. This system is connected to the north on 2nd Street, then to the 60" Storm Sewer Main as mentioned above in Saint Joseph Street.
 - Surface flow for the improvement will retain the same pattern and will surface flow to Kansas City Street. There is no significant change to the drainage flow amounts or quantities to consider.





SITE ITEMS CONTINUED:

0+40.00 0+60.00 0+80.00

-0+20.00 0+00.00 0+20.00

- (19) SANITARY SEWER MANHOLE, SEE PROFILE, THIS SHEET
- 20) 8" PVC SANITARY SEWER MAIN, SEE PROFILE, THIS SHEET
- (21) CONNECT ROOF DRAIN DOWNSPOUT TO UNDERGROUND PIPE , SEE NOTE 4, THIS SHEET

1+00.00

1+20.00 1+40.00

1+60.00

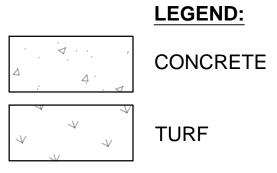
- 6" PVC STORM SEWER PIPE FROM ROOF DRAIN, 55 FT
- (23) CONNECT TO EXISTING STORM SEWER DROP INLET
- (24) CONNECT TO EXISTING SANITARY SEWER MANHOLE
- 25) ADA RAMP WITH DETECTABLE WARNING PANEL, MATCH EXISTING

NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF RAPID CITY STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2007 EDITION.

1+80.00 2+00.00 2+20.00 2+40.00 2+60.00 2+80.00 3+00.00

- 2. SIDEWALK ALONG SAINT JOSEPH STREET SHALL
- 3. AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED TO PRE CONSTRUCTION CONDITIONS.
- 4. THE VERTICAL UNDERGROUND PIPE SECTION SHALL BE CONNECTED TO THE DOWNSPOUT WITH AN AIR GAP TO ALLOW OVERFLOW IN CASE OF PIPE BLOCKAGE.
- 5. SURROUNDING UTILITIES SHALL BE PROTECTED BY THE CONTRACTOR DURING THE INSTALLATION OF THE SANITARY SEWER MAIN AND STORM SEWER IMPROVEMENTS. ANY DAMAGE TO PUBLIC OR PRIVATE UTILITIES WILL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.



3+20.00 3+40.00

20 10 0

4+80.00

HORIZ. SCALE: 1"=20'

324 Saint Joseph Street, Suite 200, Rapid City, SD 57701 (605) 545-1120

Fax (605) 716-1144 Reference Diagram:

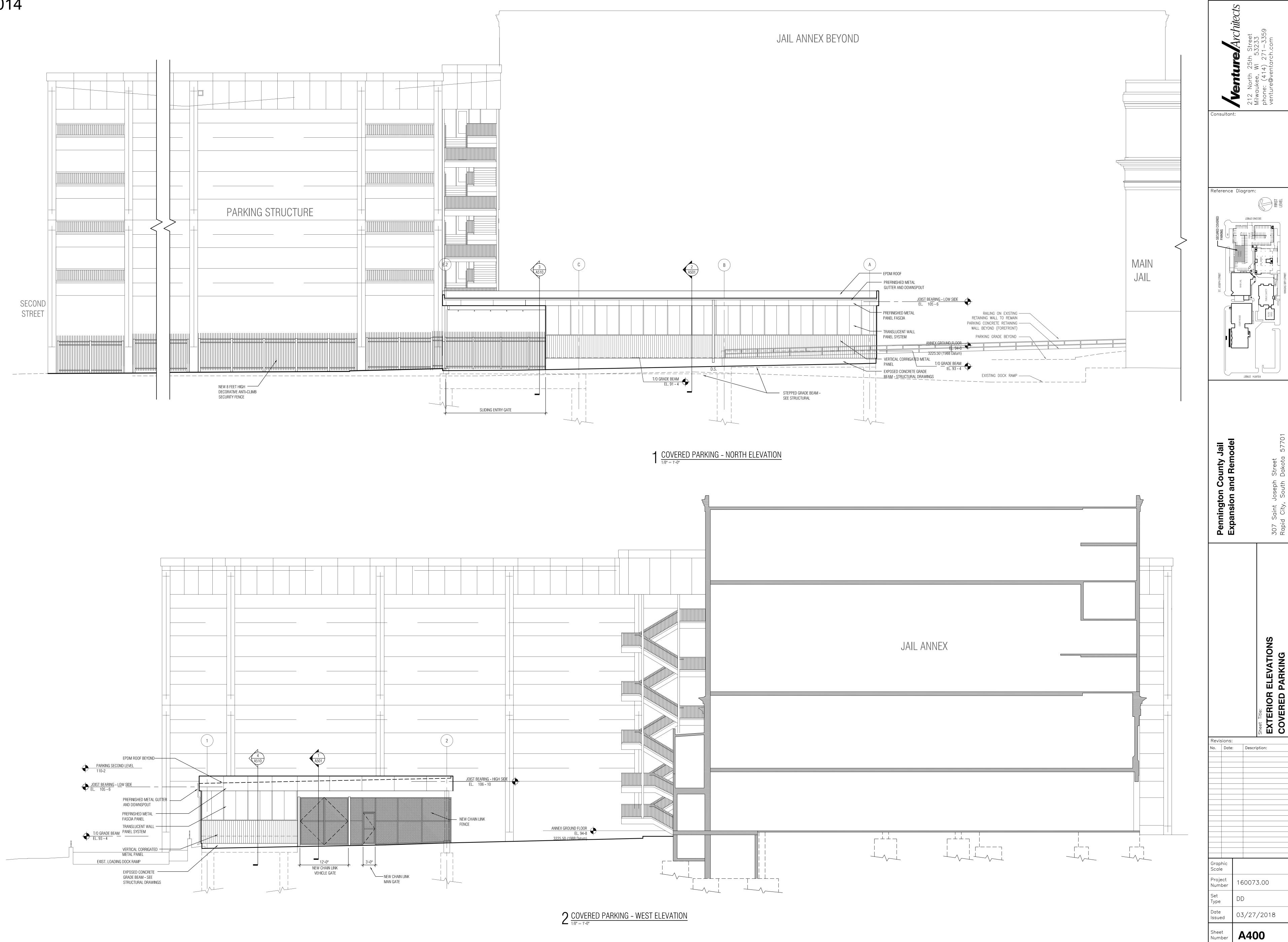
SITE PLAN ANNEX / SAI CIVIL JAIL A

Revisions: No. Date: Description: Graphic 1"=10' Scale Project 160073.00 Number Set Type BD Review 05/25/2018

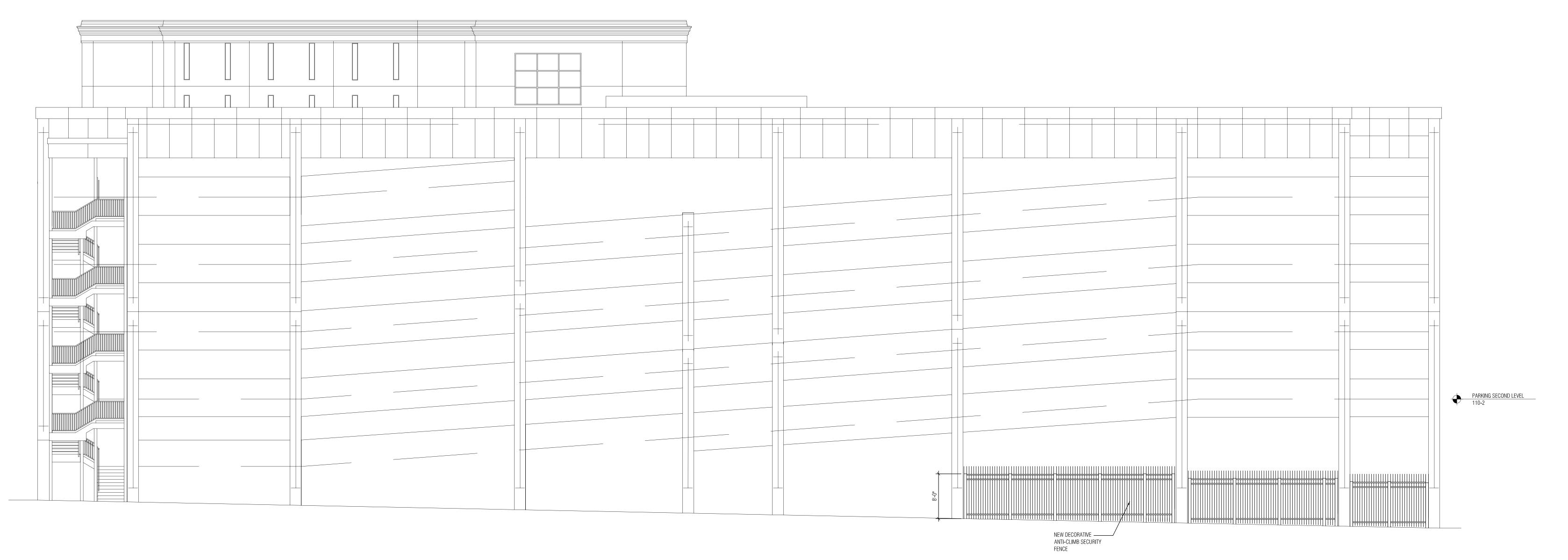
C301

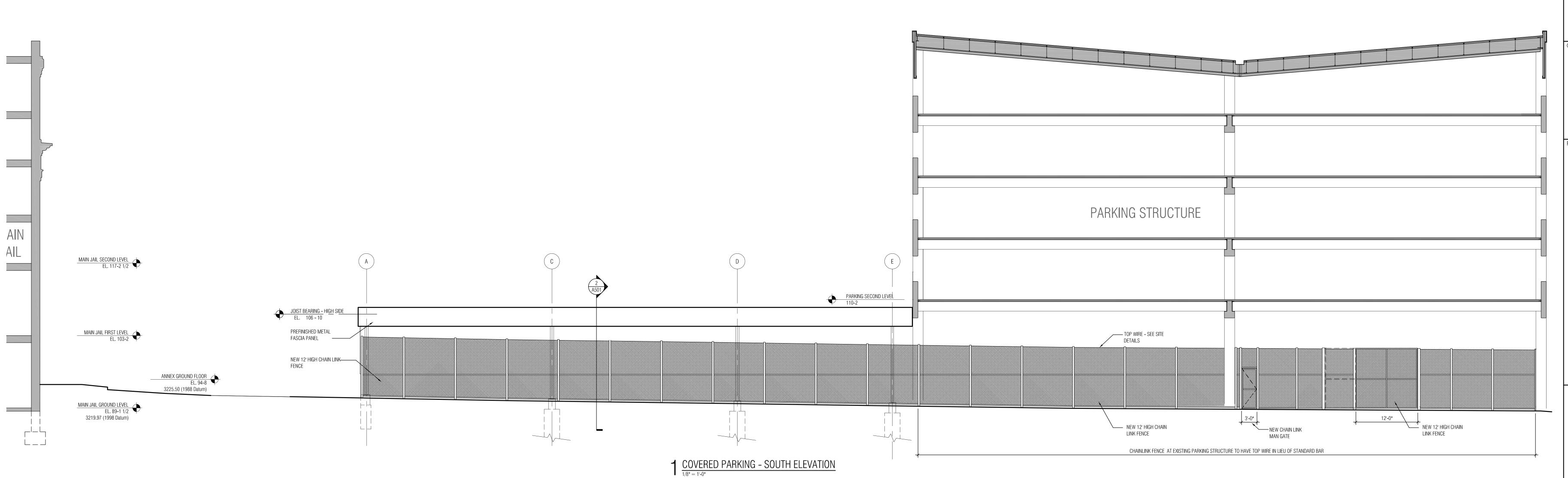
Issued

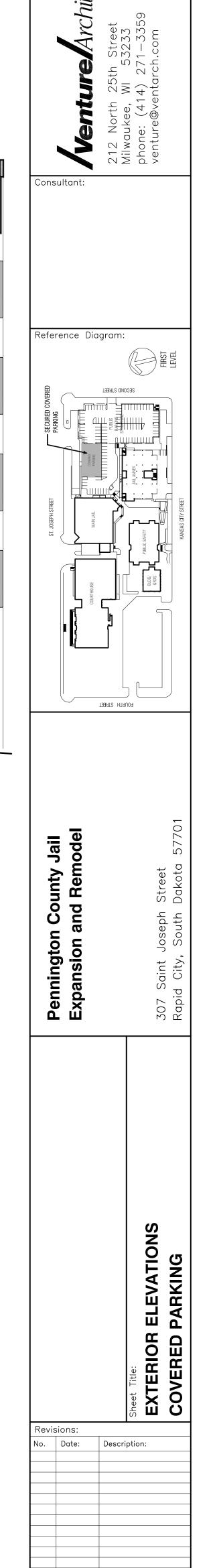
Number



$2 \frac{\text{PARKING STRUCTURE - EAST ELEVATION}}{_{1/8"}= 1"-0"}$





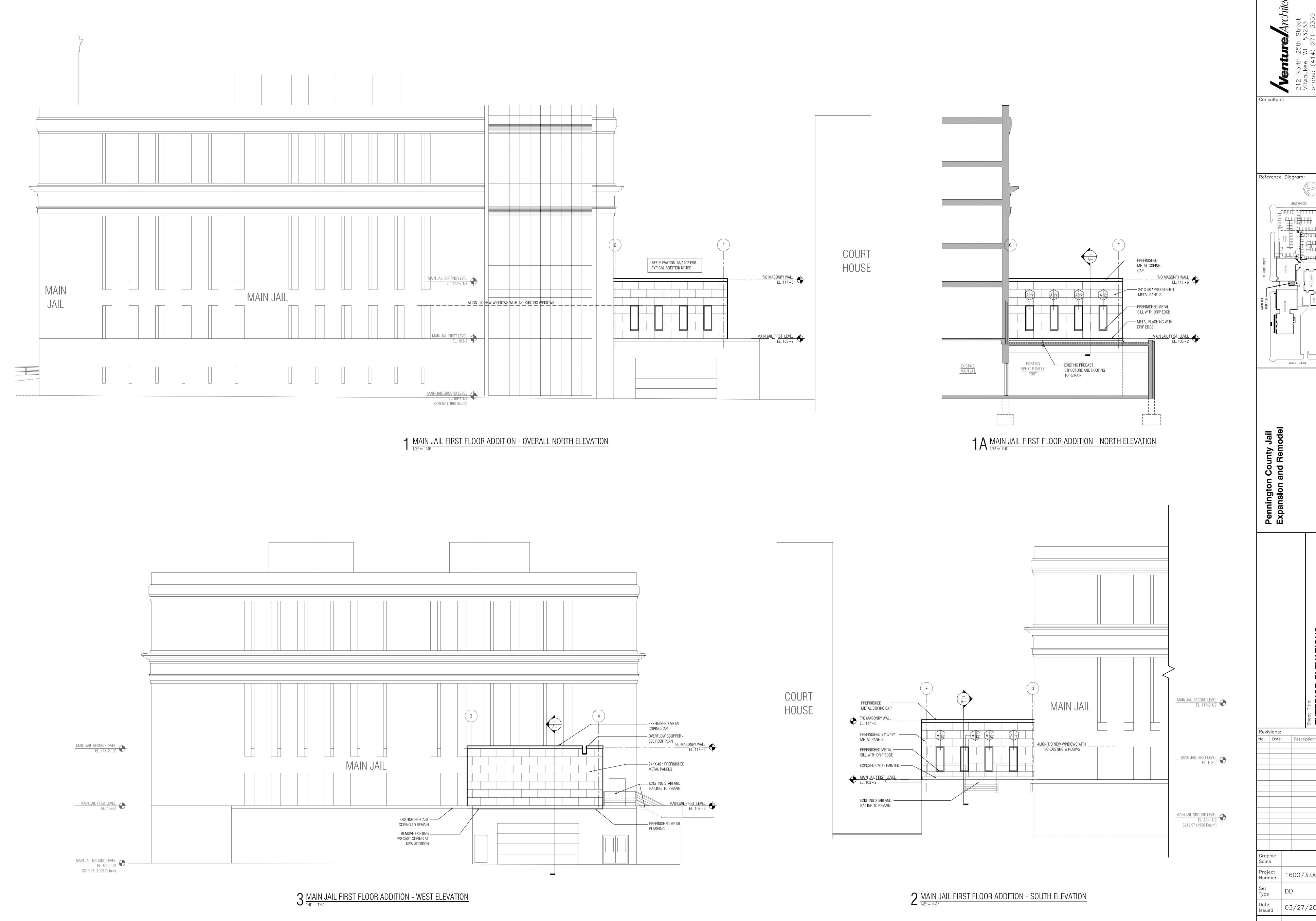


Project Number

160073.00

03/27/2018

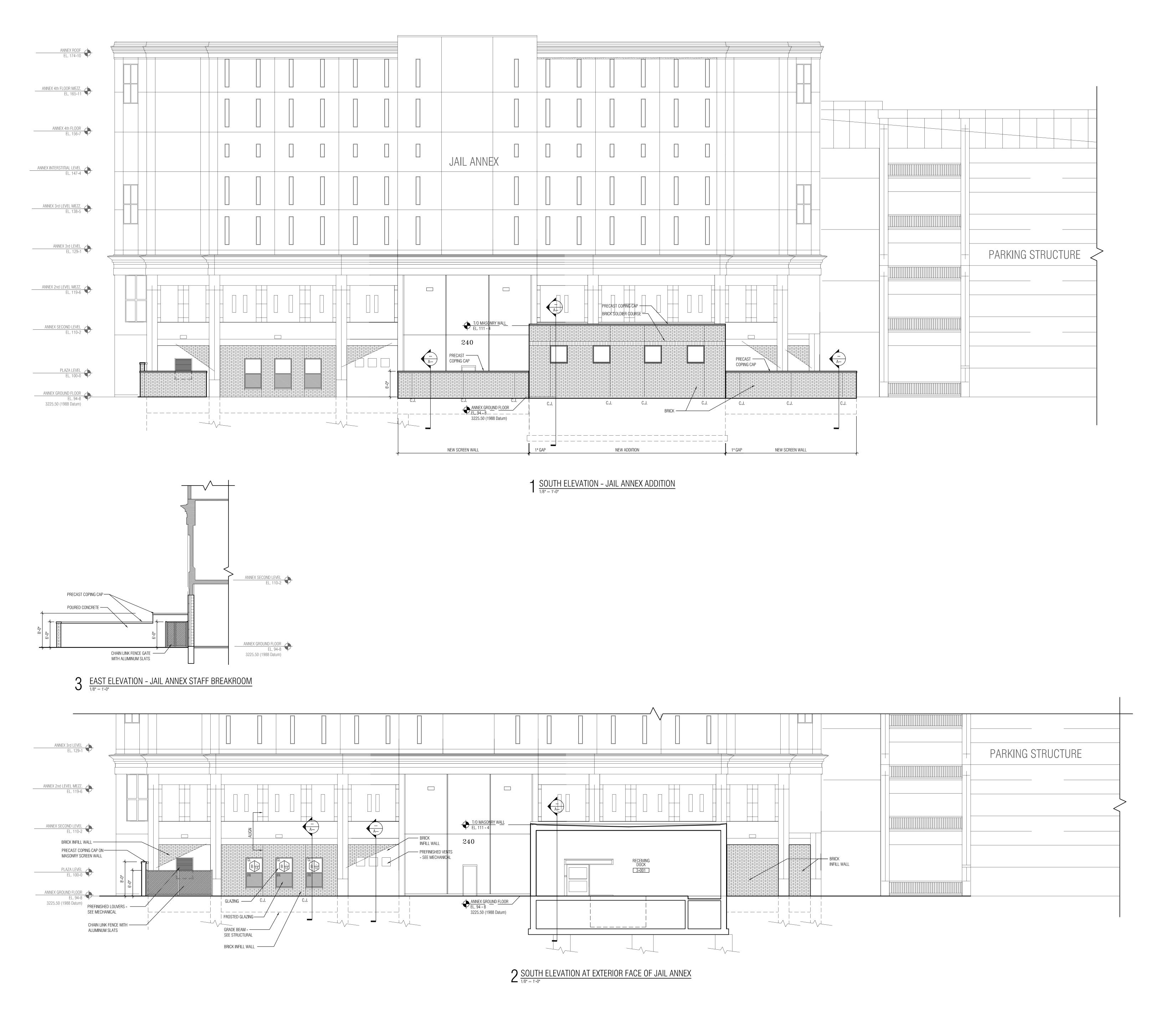
A401



18PD014

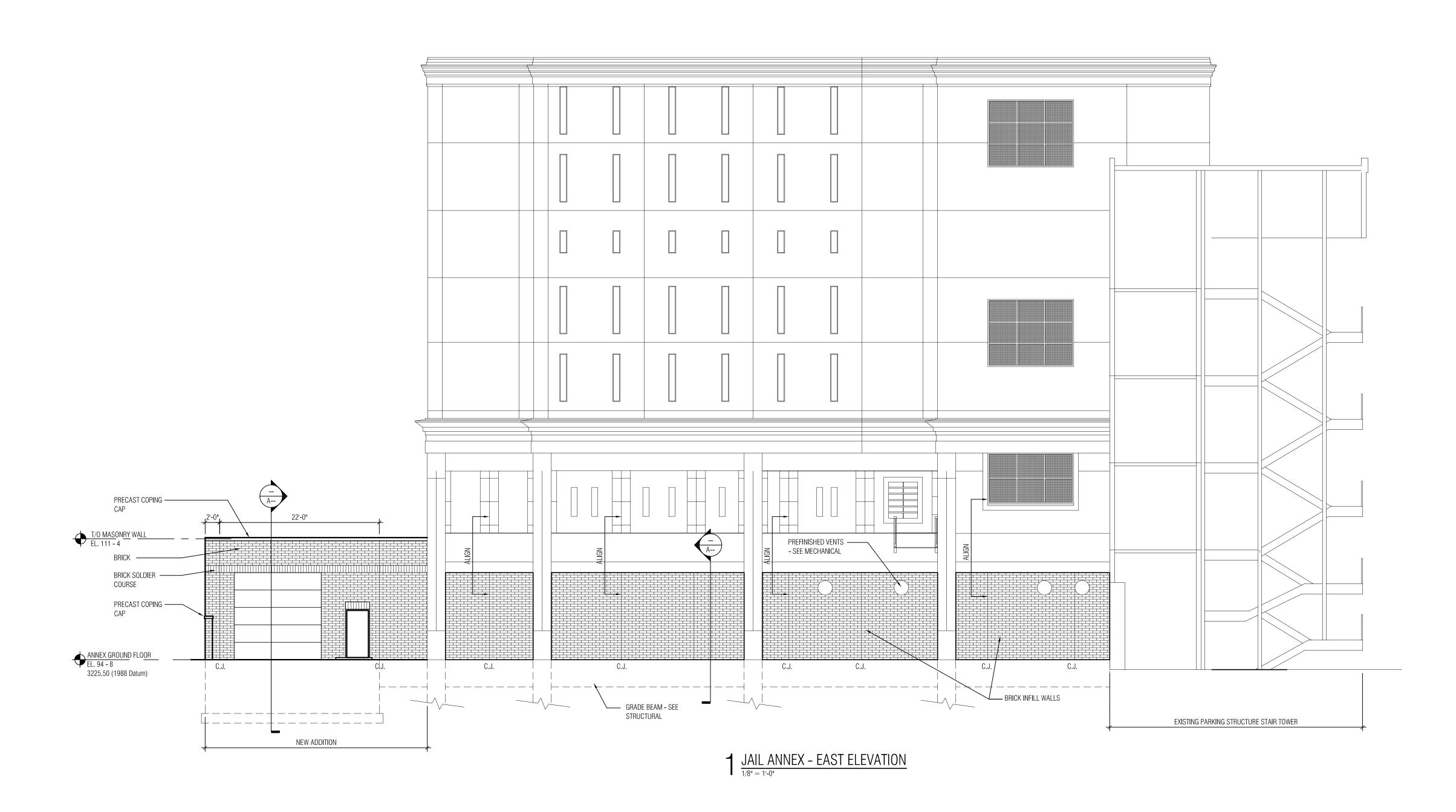
EXTERIOR ELEVATIONS
FIRST FLOOR MAIN JAIL Revisions:

No. Date: Description: 160073.00 03/27/2018 A402 Number

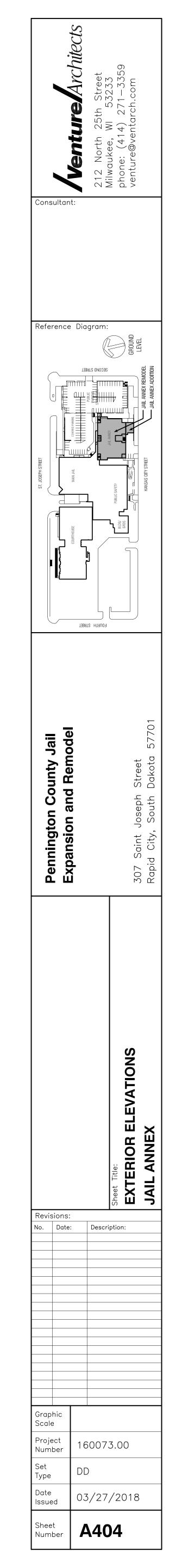


Consultant: Reference Diagram: Revisions: No. Date: Description: Graphic Scale Project 160073.00 Number Туре Date 03/27/2018 Issued A403

Number



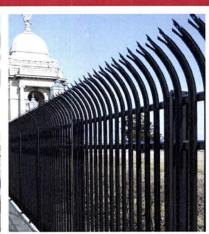




IMPASSE LI







HIGH SECURITY STEEL PALISADE FENCING

Maintaining a secure perimeter is your first line of defense against potential threats. Impasse II fence systems serve as a *visual deterrent backed with heavy steel components* that give a higher level of protection compared to the traditional chain link or architectural mesh fence alternatives. Impasse II is the *best choice for securing at risk facilities or protecting specific assets within a property*

DESIGN INTEGRATION

The Impasse II framework is a raceway for wiring, conduits, and/or security cabling required around the perimeter of a project. This integrated design eliminates the need for costly trenching and boring becoming a value added solution for perimeter security upgrades.

When installing these security elements use Impasse II as a platform:



- Communication & Video Cables
- Intrusion Detection / Fiber Optic Cables
- > Access Control Wiring
- > Conduits
- > Anti-Ram Cabling (Stalwart)

MAR 2 9 2018

RAPID CITY DEPARTMENT OF COMMUNITY DEVELOPMENT

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- Government Facilities
- ▶ Petroleum & Chemical Facilities
- Power Plants & Substations
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- Data Centers
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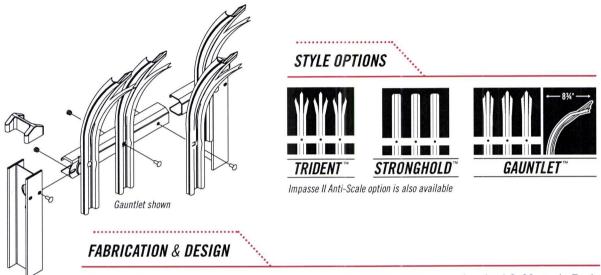
ASSA ABLOY

18PD014-File

IMPASSE II

HIGH SECURITY STEEL PALISADE FENCING

2.75"w x 14ga PALES | 2" x 2" x 11ga RAILS | 3" x 2.75" x 12ga & 4" x 2.75" x 11ga I-BEAM POSTS



Impasse II panels and posts are manufactured using high-tensile pre-galvanized G-90 steel. Each component has been roll-formed into a unique profile that yields significant strength properties. Impasse II's distinct design enables the fence to traverse aggressive changes in grade in order to maintain security along any perimeter. Each connection point of the Impasse II system is secured with tamper-proof fasteners providing the highest level of security and versatility.



PERMACOAT™ PROTECTIVE FINISH

Ameristar's production facilities use a state-of-the-art polyester powder coating system that provides a durable and scratch resistant finish. Impasse II is protected with Ameristar's PermaCoat multi-layer coating process. The combination of these layers delivers a system that increases weathering resistance and product durability. The Ameristar coating system results in finished surfaces with unmatched performance.



15 YEAR LIMITED WARRANTY

Impasse II is coated using Ameristar's PermaCoat process, this dual-coat finish yields the best results for durability and weathering in the fence industry. Ameristar has over 25 years of experience and research in coating fence products allowing Impasse to support a 15 year warranty.



DOMESTIC MANUFACTURING

Ameristar is committed to providing products that are manufactured in the USA. We have made significant investments in technology, process improvement, and employee training in an effort to secure American jobs and combat inferior import products.

#9792 | REVISED 05/2014

RECEIVED

MAR 2 9 2018

COMMUNITY DEPARTMENT OF





			Number	of empty s	paces tra	cked at ea	ach date a	nd time										
	WEEK 1	Monday 2/5/18			Tuesday 2/6/18			Wednesday 2/7/18			Thursday 2/8/18			Friday 2/9/18				
Weather →				Snow cover			Cold			Cold			Snowing			Snow/school called		
Parking Areas (see map)		Total Parking Spaces	8-9 am	12-1 pm	3-4 pm	8-9 am	12-1 pm	3-4 pm	8-9 am	12-1 pm	3-4 pm	8-9 am	12-1 pm	3-4 pm	8-9 am	12-1 pm	3-4 pm	
1	Employee Parking Lot N of St. Joseph St.	27	20	14	10	16	9	10	19	15	11	20	12	13	17	14	18	
2	4th Street (east side only)	15	9	14	10	11	14	10	12	14	10	7	12	7	12	9	12	
	4th Street (west side only)	15	14	14	7	15	15	13	15	15	10	14	12	8	15	13	12	
3	Courthouse Parking Lot	98	42	71	43	52	84	62	73	80	45	6	55	28	27	71	78	
4	Kansas City Street, from 2nd to 4th (north side only)	62	25	33	23	21	27	23	20	27	17	27	28	23	39	42	33	
4	Kansas City Street, from 2nd to 4th (south side only)	57	10	19	8	5	18	11	4	18	8	10	13	13	24	23	25	
5	Jail Annex Parking Lot	40	12	18	15	16	12	12	8	17	8	12	8	9	18	14	18	
6	Kansas City Street, from 1st to 2nd (north side only)	20	1	4	3	0	0	1	2	0	0	2	5	1	2	2	2	
ь	Kansas City Street, from 1st to 2nd (south side only)	17	6	11	7	7	10	5	5	10	9	4	9	9	11	5	6	
7	Admin Parking Lot	34	24	13	6	22	6	8	28	15	2	27	25	11	29	13	19	
8	Plant Parking Lot	40	14	14	11	11	11	9	11	15	10	11	12	10	11	15	12	
9	1st Street (west side only)	7	3	0	0	0	0	2	2	2	1	3	4	0	1	0	2	
10	St. Joseph Street, from 1st to 2nd (south side only)	18	12	4	2	3	5	8	7	8	7	7	8	8	9	7	8	
11	2nd Street, from St. Joseph Street to Kansas City Street (both sides)	39	1	7	2	0	3	1	0	9	3	1	12	2	1	11	5	
	Parking Structure - Ground Level	33	0	3	2	0	3	3	0	4	4	1	6	2	0	4	6	
	Parking Structure - 1st Floor	68	11	15	9	17	13	16	23	21	6	5	14	5	4	5	20	
12	Parking Structure - 2nd Floor	92	39	38	30	43	41	33	42	40	31	29	31	20	30	30	42	
12	Parking Structure - 3rd Floor	95	63	61	58	64	64	57	56	53	50	48	44	42	42	47	52	
	Parking Structure - 4th Floor	55	38	34	36	35	34	34	34	32	30	36	35	33	37	36	34	
	Park Structure - 4th Secured Area	70	33	36	39	36	38	37	36	39	37	38	43	43	30	34	29	
13	Jail/Dock Parking Lot	43	3	7	3	4	9	7	7	8	15	12	15	12	27	13	18	
14	Parking Under Courhouse Annex	37	24	27	26	27	26	32	27	20	29	23	24	23	21	20	17	
	TOTALS:	982	404	457	350	405	442	394	431	462	343	343	427	322	407	428	468	

TWO WEEK PARKING STUDY

			Number	of empty s	spaces tra	cked at e	ach date a	nd time									
WEEK 2 Weather →			Monday 2/12/18 Light Snow			Tuesday 2/13/18 Clear Snow Cover			Wednesday 2/14/18 Clear			Thursday 2/15/18 Light Snow			Friday 2/16/18 Clear		
1	Employee Parking Lot N of St. Joseph St.	27	15	14	14	20	12	9	15	15	12	17	16	15	20	18	16
2	4th Street (east side only)	15	12	12	4	14	14	8	5	9	6	12	13	11	12	11	8
	4th Street (west side only)	15	15	15	10	15	14	10	15	8	12	12	13	11	12	13	10
3	Courthouse Parking Lot	98	40	77	40	53	81	68	54	61	64	53	81	40	58	75	63
4	Kansas City Street, from 2nd to 4th (north side only)	62	16	23	21	25	26	22	32	30	20	37	32	32	27	21	20
4	Kansas City Street, from 2nd to 4th (south side only)	57	3	13	15	4	20	11	3	13	11	13	16	14	10	21	12
5	Jail Annex Parking Lot	40	10	13	9	19	20	22	18	29	15	12	18	11	20	11	18
6	Kansas City Street, from 1st to 2nd (north side only)	20	3	3	1	3	4	3	0	3	1	2	2	2	5	1	2
	Kansas City Street, from 1st to 2nd (south side only)	17	7	9	6	4	12	10	7	5	9	7	12	3	4	3	6
7	Admin Parking Lot	34	20	11	10	24	10	5	23	17	14	26	26	26	18	2	6
8	Plant Parking Lot	40	11	12	11	12	10	8	9	13	7	10	16	11	13	18	10
9	1st Street (west side only)	7	2	0	1	1	2	0	1	3	1	20	2	0	6	4	0
10	St. Joseph Street, from 1st to 2nd (south side only)	18	10	10	8	6	10	7	7	8	5	11	7	4	11	7	7
11	2nd Street, from St. Joseph Street to Kansas City Street (both sides)	39	0	4	1	0	8	0	0	6	0	0	7	5	0	5	2
	Parking Structure - Ground Level	33	0	2	2	0	5	2	0	4	5	0	3	0	0	8	4
	Parking Structure - 1st Floor	68	12	20	9	26	27	18	21	22	7	12	13	4	25	26	17
12	Parking Structure - 2nd Floor	92	29	28	20	47	44	44	44	35	32	35	30	26	47	42	40
12	Parking Structure - 3rd Floor	95	49	53	45	41	60	54	61	63	57	57	56	45	64	65	62
	Parking Structure - 4th Floor	55	39	38	36	37	37	37	38	39	42	35	36	35	39	39	39
	Park Structure - 4th Secured Area	70	29	35	31	29	31	33	29	33	30	33	34	33	32	33	31
13	Jail/Dock Parking Lot	43	17	11	5	4	9	3	2	7	3	8	11	6	7	11	8
14	Parking Under Courhouse Annex	37	30	27	28	34	30	31	34	21	28	25	23	28	26	24	19
	TOTALS:	982	369	430	327	418	486	405	418	444	381	437	467	362	456	458	400

