

Case No. 20PD011

Legal Description:

Lots 17 thru 32 and the S1/2 of vacated alley adjacent to said lots of Original Town of Rapid City, located in Section 1, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota



March 12, 2020

Ms. Vicki Fisher
 Assistant Planning Director
 300 Sixth Street
 Rapid City, SD 57701

**RE: Initial Planned Development – Letter of Intent
 100 St. Joe – Rapid City, South Dakota**

Dear Ms. Fisher

Legacy Development & Consulting Company, LLC (legacy) is proposing an exciting new downtown mixed use building that will offer street level commercial suites with three additional stories of apartments. The project is located in the east of fifth street area that was established to expand the downtown business district and bridge the gap to the South Dakota School of Mines and Technology Campus (SDSMT). The site itself is located along Saint Joseph Street between 1st and 2nd streets on the site of the recently demolished Imperial Inn and Restaurant. This development qualifies as a true infill project that will occupy a currently vacant downtown property and proposes to encourage a live-work-play setting that has been identified as a primary goal in the City of Rapid City's Comprehensive Plan and Downtown Area Master Plan.

The site is zoned Urban Commercial District. This is a new zoning district that specifically encourages mixed use, higher density developments near the existing downtown core business district. The proposed building consists of street level commercial suites that take advantage of pedestrian friendly walking paths and high-volume arterial streets. Above the commercial suites three floors of apartments will provide much needed and desired downtown living spaces. The proximity of the building to the downtown core and SDSMT campus encourages multiple modes of transportation and increases activity into an ever more revitalizing downtown area. The apartments themselves will be market rate and vary to provide multiple price points to serve the wide variation of pay scales found downtown. The proposed building will feature economical and efficient design concepts to help keep construction costs down. This allows the apartments to serve a wider array of Rapid City's residents and provide affordable workforce housing that will complement the downtown business district.

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The building site is intentionally laid out to encourage pedestrian traffic throughout the block long project. By providing ground floor windows, front street entrances, plentiful outdoor lighting and building face variation the entire building is aesthetically pleasing, easily accessible and most importantly pedestrian safe. Also, in line with the Urban Commercial District the applicants are proposing a mixture of surface and underground parking, with the majority of spaces located underground. This helps to provide an appropriate number of parking spaces for the buildings users and tenants and reduce the visual impact of the outdoor parking which further allows the buildings prominent aesthetics to shine.

The intent of this initial planned development is to present the proposed 100 St. Joe project to the Rapid City Planning Commission for consideration. The mixed-use project is being proposed by Legacy Development & Consulting Company, LLC – an established and experienced development company. Established nearly 20 years ago, Legacy Development & Consulting Company, LLC is a commercial and residential real estate developer based in South Dakota. With more than \$230 million of mixed-use, residential, office, retail and industrial development over the past decade, Legacy is well-positioned to deliver complex developments that add value to communities, investors and tenants.

Legacy’s portfolio includes nearly 800 active residential units and more than 1.125 million square feet of diversified commercial space. Their diverse experience provides a breadth and depth of insight and experience that is unmatched in the regional market.

Legacy’s primary objective is to provide superior development services for their clients and secure returns for their investors. Legacy does this through strategically developing and positioning properties, and then managing these properties with the goal of long-term stability and assured returns to their investors.

With a rich history of creating mutually beneficial, trust-based relationships, and with an unparalleled focus on what motivates and drives their clients, investors and tenants, Legacy has developed a solid reputation in the business and investment communities. Legacy has become a leader in the South Dakota development and property management industries.

Legacy Development & Consulting Company, LLC has established a set of guiding principles that they apply to all of their projects, they are:

Legacy is focused, strategic and guided by these principles.

- To maintain a constant focus on what drives their clients so Legacy can continue to deliver projects that meet or exceed client objectives
- To employ great insight, empathy and trust in all partner relationships
- To create trust-based investment relationships with each investor based on Legacy’s stated return strategy and meeting or exceeding projections
- To ensure all preferred returns are funded on time, as pledged, to maintain client trust

Additional supporting documents are attached for consideration of the proposed development including:

1. Initial Planned Development
2. Development layout and Site Plan
3. Front Elevation view
4. Building Floorplans
5. Vicinity Map
6. Completed Application

The initial planned development is planned for a portion of the property legally described as Lots 17-32 and the South ½ of the vacated alley adjacent to said lots, Block 89 of the Original Town of Rapid City, located in Section 1, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota.

Proposed Use and Zoning:

See attached site plan and elevation views. The proposed building features the following:

First Floor – 28,953 SF of Commercial Suites and shared apartment amenities and leasing office

Second Floor – 28,953 Sf of Apartments consisting of 7 Studio's, 21 One Bedroom Units & 5 Two Bedroom Units

Third Floor – 28,953 Sf of Apartments consisting of 7 Studio's, 21 One Bedroom Units & 5 Two Bedroom Units

Fourth Floor – 28,953 Sf of Apartments consisting of 7 Studio's, 21 One Bedroom Units & 5 Two Bedroom Units

Setbacks:

See attached site plan. No setback reductions or variances are being requested with this plan. The building is located within 10' of the front property line per Urban Commercial District (UCD) Zoning Code. The setback encourages pedestrian friendly access into and by the proposed building. The building is also located to provide adequate site triangles from First and Second Street Intersections with St. Joseph St.

Lot Coverage:

See attached site plan. No lot coverage reductions or variances are being requested with this plan. Lot coverage is 48.6% for the proposed site which is lower than the minimum required lot coverage of 90% for the Urban Commercial District. The additional lot space allows for limited outdoor parking in the rear of the building and space for enlarged pedestrian walkways.

Lot Area:

528 Kansas City Street, Rapid City, SD 57701

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See attached site plan. The planned development area is 1.38 Acres, no minimum lot area is defined for the UCD.

Sanitary Sewer, Water, and Storm Water:

Sanitary Sewer, Water and Storm Water calculations will be submitted with the final planned development. Adequate Sanitary Sewer and Water infrastructure is located in the street right-of-way's adjacent to the property. The property was previously the site a large motel/apartment complex with restaurant. The proposed demand on the existing utilities should be minimal, especially in light of the site's previous use.

Color and Outside Finish:

See attached building elevation view. The building will consist of a variety of finished materials, large store front glass windows and doors, residential windows, outdoor decks and varied building face variation and articulation. The proposed finish will be in accordance with the design guidelines for Ground Floor Windows, Building Face Variation, Main Entrance and Lighting elements as defined in the UCD zoning code.

Signage:

Signage will be in accordance with the Rapid City Zoning Code.

Lighting:

Site lighting will be addressed with the final planned development and will be in accordance with the UCD Rapid City Zoning Code.

Building Height:

The proposed mixed-use building is Four (4) stories. Current zoning code requires Graduated Height Setbacks. The applicant is requesting that the requirement to provide graduated height setbacks be waived for this site. The requirement for graduated setbacks significantly impairs the ability of the applicant to utilize efficient design and construction techniques that are being applied to help lower costs and provide more affordable rents to the future building residents. This will allow the development to serve a large array of Rapid City's population including the downtown workforce and SDSMT students.

An exception to waive the requirement for graduated height setbacks is being requested with this application.

Parking:

The applicant is proposing to provide 130 parking spaces for this development, more than the 102 minimum parking spaces required in the UCD zoning code. In order to provide the parking spaces, the applicant is proposing to construct 75 underground parking spaces as allowed by conditional use. The underground parking not only allows for additional parking but helps to support the higher uses and densities proposed and supported by the UCD zoning code and in accordance to the City of Rapid City Comprehensive Plan and Downtown master plan. The underground parking will be accessed from 1st street at the rear of the building.

In addition to the underground parking the applicant is proposing 55 surface spaces. The surface parking lot is located at the rear of the lot, behind the building and hidden from St. Joseph Street. In order to create an economical and accessible parking lot the applicant is requesting that up to 55% of the Second Street Right of Way be fronted by parking lot. None of the other street frontages will have parking lot frontage. This will far exceed the minimum 25% lot frontage requirement in aggregate of the entire projects street frontage.

An exception to allow 55% parking lot frontage along Second Street is being requested with this application.

The applicant is requesting that underground parking be allowed as permitted as a conditional use to UCD zoning.

Summary of Exceptions and Conditional Uses:

An exception to waive the requirement for graduated height setbacks is being requested with this application.

An exception to allow 55% parking lot frontage along Second Street is being requested with this application.

The applicant is requesting that underground parking be allowed as permitted as a conditional use to UCD zoning.

An exception to allow a 23.3' setback from the first street right of way in lue of the min. 10' setback required.

We hope that this information is satisfactory to address any questions or comments and provide guidance for the approval of the initial planned development. We look forward to working with you and

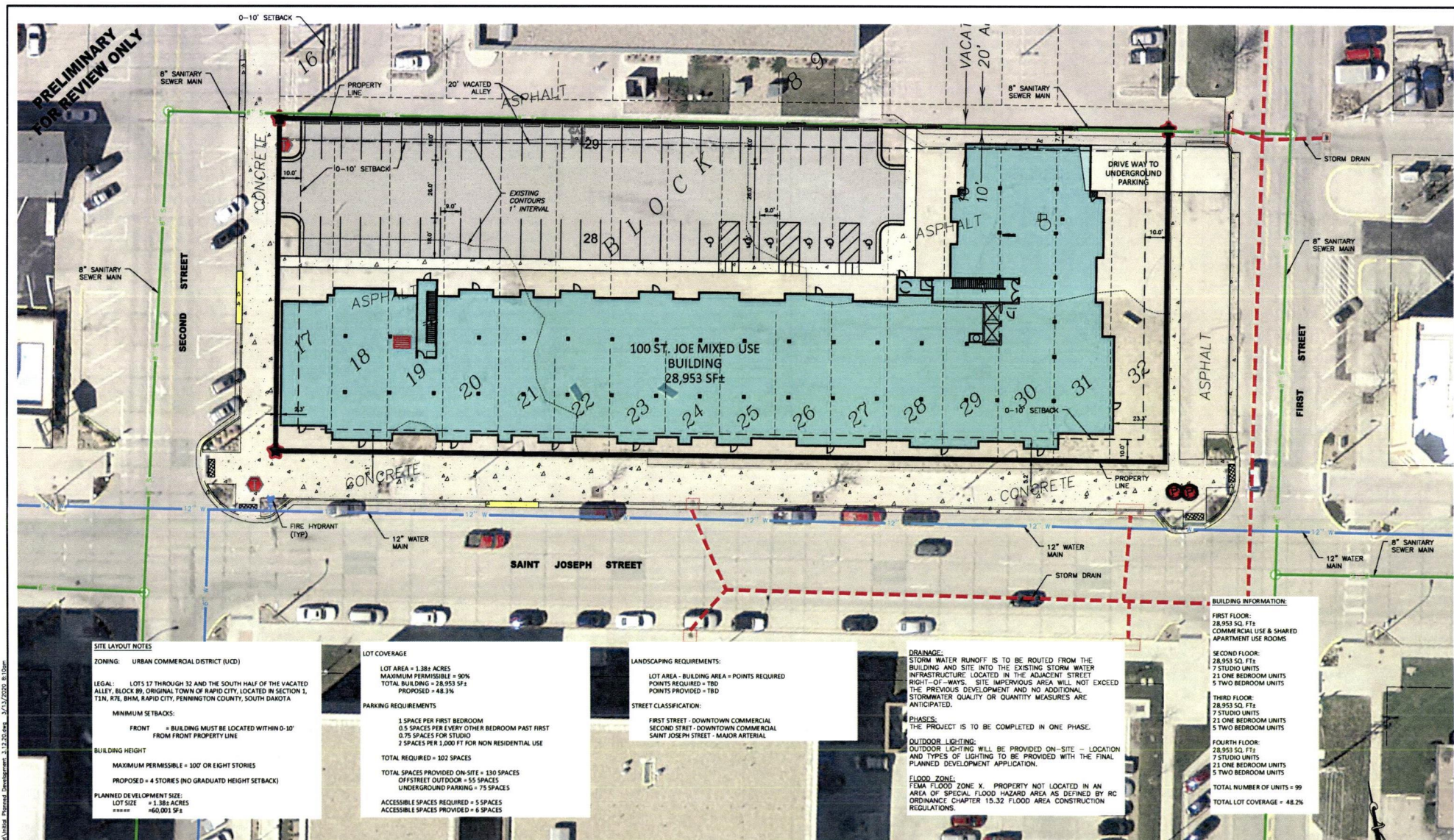
City staff on this great community project. If there are any additional questions please do not hesitate to contact the office.

Thank you for your help.

Sincerely,
Dream Design International, Inc.

Kyle Treloar
Enclosures

cc: Fletcher Lacock, City of Rapid City
Hani Shafai, Dream Design International, Inc.



SITE LAYOUT NOTES

ZONING: URBAN COMMERCIAL DISTRICT (UCD)

LEGAL: LOTS 17 THROUGH 32 AND THE SOUTH HALF OF THE VACATED ALLEY, BLOCK 89, ORIGINAL TOWN OF RAPID CITY, LOCATED IN SECTION 1, T31N, R7E, BHM, RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

MINIMUM SETBACKS:
FRONT = BUILDING MUST BE LOCATED WITHIN 0-10' FROM FRONT PROPERTY LINE

BUILDING HEIGHT
 MAXIMUM PERMISSIBLE = 100' OR EIGHT STORIES
 PROPOSED = 4 STORIES (NO GRADUATED HEIGHT SETBACK)

PLANNED DEVELOPMENT SIZE:
 LOT SIZE = 1.38± ACRES
 ±60,001 SF±

LOT COVERAGE
 LOT AREA = 1.38± ACRES
 MAXIMUM PERMISSIBLE = 90%
 TOTAL BUILDING = 28,953 SF±
 PROPOSED = 48.3%

PARKING REQUIREMENTS
 1 SPACE PER FIRST BEDROOM
 0.5 SPACES PER EVERY OTHER BEDROOM PAST FIRST
 0.75 SPACES FOR STUDIO
 2 SPACES PER 1,000 FT² FOR NON RESIDENTIAL USE

TOTAL REQUIRED = 102 SPACES
 TOTAL SPACES PROVIDED ON-SITE = 130 SPACES
 OFF-STREET OUTDOOR = 55 SPACES
 UNDERGROUND PARKING = 75 SPACES

ACCESSIBLE SPACES REQUIRED = 5 SPACES
 ACCESSIBLE SPACES PROVIDED = 6 SPACES

LANDSCAPING REQUIREMENTS:
 LOT AREA - BUILDING AREA = POINTS REQUIRED
 POINTS REQUIRED = TBD
 POINTS PROVIDED = TBD

STREET CLASSIFICATION:
 FIRST STREET - DOWNTOWN COMMERCIAL
 SECOND STREET - DOWNTOWN COMMERCIAL
 SAINT JOSEPH STREET - MAJOR ARTERIAL

DRAINAGE:
 STORM WATER RUNOFF IS TO BE ROUTED FROM THE BUILDING AND SITE INTO THE EXISTING STORM WATER INFRASTRUCTURE LOCATED IN THE ADJACENT STREET RIGHT-OF-WAYS. SITE IMPROVEMENTS WILL NOT EXCEED THE PREVIOUS DEVELOPMENT AND NO ADDITIONAL STORMWATER QUALITY OR QUANTITY MEASURES ARE ANTICIPATED.

PHASES:
 THE PROJECT IS TO BE COMPLETED IN ONE PHASE.

OUTDOOR LIGHTING:
 OUTDOOR LIGHTING WILL BE PROVIDED ON-SITE - LOCATION AND TYPES OF LIGHTING TO BE PROVIDED WITH THE FINAL PLANNED DEVELOPMENT APPLICATION.

FLOOD ZONE:
 FEMA FLOOD ZONE X. PROPERTY NOT LOCATED IN AN AREA OF SPECIAL FLOOD HAZARD AREA AS DEFINED BY RC ORDINANCE CHAPTER 15.32 FLOOD AREA CONSTRUCTION REGULATIONS.

BUILDING INFORMATION:

FIRST FLOOR:
 28,953 SQ. FT.
 COMMERCIAL USE & SHARED APARTMENT USE ROOMS

SECOND FLOOR:
 28,953 SQ. FT.
 7 STUDIO UNITS
 21 ONE BEDROOM UNITS
 5 TWO BEDROOM UNITS

THIRD FLOOR:
 28,953 SQ. FT.
 7 STUDIO UNITS
 21 ONE BEDROOM UNITS
 5 TWO BEDROOM UNITS

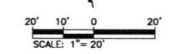
FOURTH FLOOR:
 28,953 SQ. FT.
 7 STUDIO UNITS
 21 ONE BEDROOM UNITS
 5 TWO BEDROOM UNITS

TOTAL NUMBER OF UNITS = 99
TOTAL LOT COVERAGE = 48.2%

100 St. Joe Mixed Use Development - 12.20.2020 - 8:10am
 100 St. Joe Mixed Use Development - 12.20.2020 - 8:10am

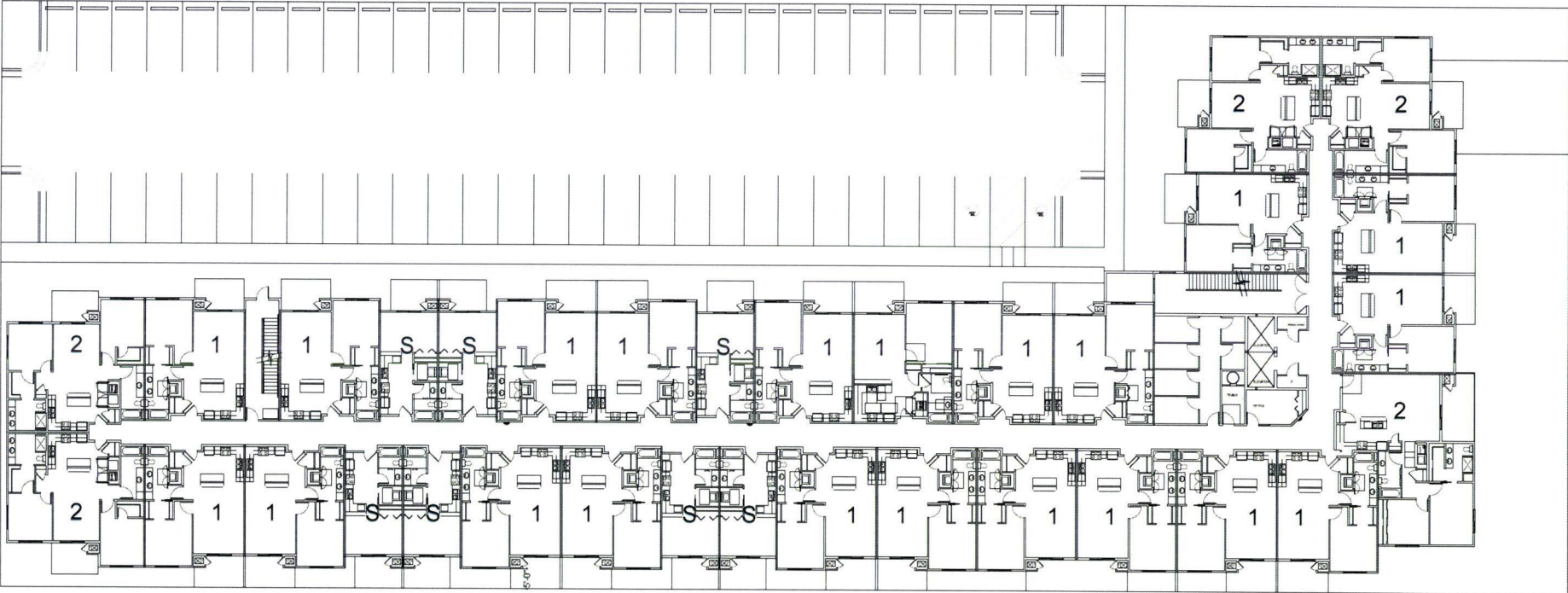


100 ST. JOE
 INITIAL PLANNED DEVELOPMENT
 RAPID CITY, SOUTH DAKOTA
 MARCH 12, 2020





100 St. Joe			
-			
Rapid City, SD			
DWG. TITLE: EXTERIOR ELEVATIONS			
DWG. No.: 218007	FILE NAME: 100 St. Joe.dwg		
DR. BY: SDB	DATE: 3/5/2020	sheet	
SCALE: 3/32" = 1'-0"	APPD. BY: RHG	A11	
PARADIGM CONSTRUCTION		X	



SECOND FLOOR PLAN (28,953 S.F.)



TOTAL UNIT MIX @ SECOND, THIRD & FOURTH FLOOR			
UNIT TYPE	NO OF BEDROOMS	SQ FTS	NO OF UNITS THIS FLOOR
S	STUDIO	425 S.F.	21
A	ONE BEDROOM UNIT	755 S.F.	62
A1	ONE BEDROOM H.C. UNIT	755 S.F.	1
B	TWO BEDROOM END UNIT	1,022 S.F.	11
B1	TWO BEDROOM END H.C. UNIT	1,022 S.F.	1
C	TWO BEDROOM CORNER UNIT	1,154 S.F.	3
TOTAL UNITS THIS FLOOR			99

UNIT MIX @ SECOND FLOOR			
UNIT TYPE	NO OF BEDROOMS	SQ FTS	NO OF UNITS THIS FLOOR
S	STUDIO	425 S.F.	7
A	ONE BEDROOM UNIT	755 S.F.	20
A1	ONE BEDROOM H.C. UNIT	755 S.F.	1
B	TWO BEDROOM END UNIT	1,022 S.F.	3
B1	TWO BEDROOM END H.C. UNIT	1,022 S.F.	1
C	TWO BEDROOM CORNER UNIT	1,154 S.F.	1
TOTAL UNITS THIS FLOOR			33

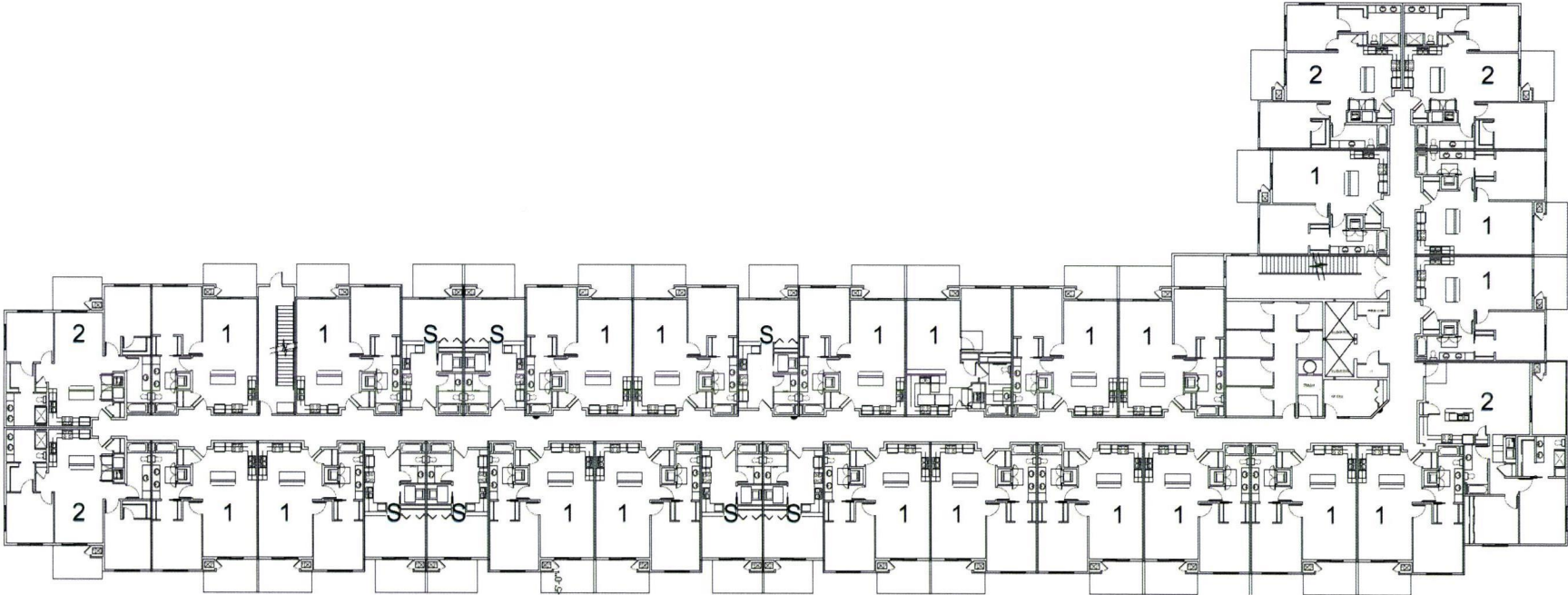
UNIT MIX @ THIRD FLOOR			
UNIT TYPE	NO OF BEDROOMS	SQ FTS	NO OF UNITS THIS FLOOR
S	STUDIO	425 S.F.	7
A	ONE BEDROOM UNIT	755 S.F.	21
A1	ONE BEDROOM H.C. UNIT	755 S.F.	0
B	TWO BEDROOM END UNIT	1,022 S.F.	4
B1	TWO BEDROOM END H.C. UNIT	1,022 S.F.	0
C	TWO BEDROOM CORNER UNIT	1,154 S.F.	1
TOTAL UNITS THIS FLOOR			33

UNIT MIX @ FOURTH FLOOR			
UNIT TYPE	NO OF BEDROOMS	SQ FTS	NO OF UNITS THIS FLOOR
S	STUDIO	425 S.F.	7
A	ONE BEDROOM UNIT	755 S.F.	21
A1	ONE BEDROOM H.C. UNIT	755 S.F.	0
B	TWO BEDROOM END UNIT	1,022 S.F.	4
B1	TWO BEDROOM END H.C. UNIT	1,022 S.F.	0
C	TWO BEDROOM CORNER UNIT	1,154 S.F.	1
TOTAL UNITS THIS FLOOR			33

100 St. Joe
-
Rapid City, SD

DRWG. TITLE: Second Floor Plan
DRWG. No.: 218067 FILE NAME: 100 St. Joe.dwg
DR. BY: SDB DATE: 3/5/2020
SCALE: 3/32" = 1'-0" APPD. BY: RHG
PARADIGM CONSTRUCTION

Sheet
A3.2
X

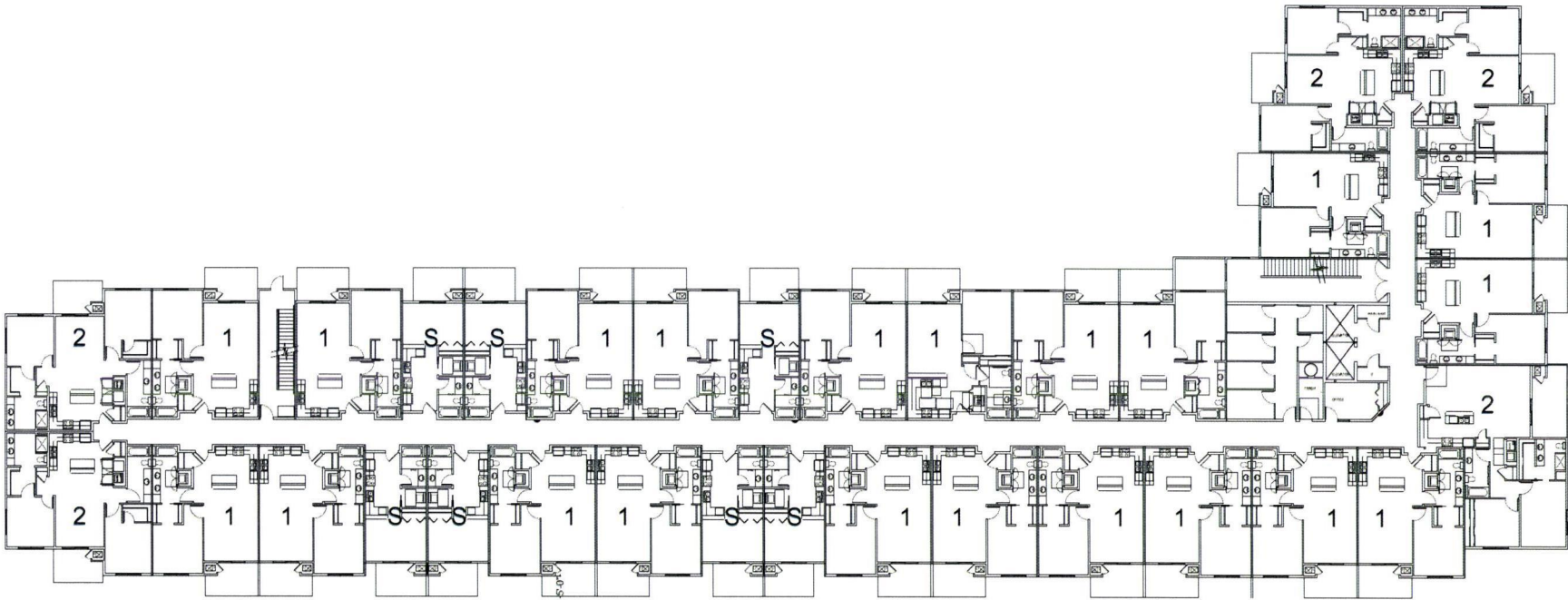


THIRD FLOOR PLAN (28,953 S.F.)



100 St. Joe
Rapid City, SD

DWG. TITLE: Third Floor Plan	
DWG. No.: 218007	FILE NAME: 100 St. Joe.dwg
DR. BY: SDB	DATE: 3/5/2020
SCALE: 1/32" = 1'-0"	APPRO. BY: BJG
PARADIGM CONSTRUCTION	
A3.3	
X	



FOURTH FLOOR PLAN (28,953 S.F.)



100 St. Joe - Rapid City, SD			
DWG. TITLE: Fourth Floor Plan			
DWG. No.: 218007		FILE NAME: 100 St. Joe.dwg	
DR. BY: SDB	DATE: 3/5/2020	APPR. BY: RHG	SCALE: 3/32" = 1'-0"
PARADIGM CONSTRUCTION			A3.4 X