Case No. 18PD023

Legal Description:

Lot 25 thru 32 of Block 91 of Original Town of Rapid City, located in Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
YMCA RCAS Renovation of the existing Black Hills Corp Building
Central Business District

Written Statement
The YMCA and the Rapid City Area School have jointly purchased the existing Black Hills Corporation Building. They will be cooperatively sharing the building.

- The Rapid City Area Schools will be moving the majority of their administrative departments located in the City School District Building to this building.
- The YMCA will have child care for children ranging from 0-4 years old with one floor for administrative functions.

The floor will be occupied in the following way:

- Shared floors:
  - Storage, mechanical and conference
  - 1st: Entry
  - Penthouse: mechanical
- YMCA floors:
  - First: 0-2 year olds
  - 3rd: 2-4 year olds
  - 4th: 2-4 year olds
  - 5th: YMCA staff and teen program.
- RCAS floors:
  - 2nd: Staff and board room
  - 6th: Staff
  - 7th: Staff
  - 8th: Staff

Project includes renovation of floors 1-8 for the new uses with minimal changes to the basement and penthouse. The only new square footage adds a code required stair tower. Currently the building doesn’t meet the requirement for 2 separate exits from each floor. The new stair tower will be placed on the North West side of the existing building extending from the basement to the 8th floor.

Permitted uses:
- Office

Conditional uses:
- Child care

Area regulations:
- Meet all setback requirements- None required. See the attached drawing sheets.

Land use Information:
- Maximum lot coverage: 9 stories- 7-12/ max. 95% coverage.

Height regulations
- None

Off street parking/ off street loading and unloading requirements.
- Unloading/ loading requirements. Received approval from the Public Works Department- Administrative process. See the attached letter from Steven Frooman dated 21, 2018.
Existing signage: The owner has removed the signage stating: Black Hills Corporation. They plan to add a new sign in a similar location stating the new name of the building.

Existing lit signage: The owner plans to replace the facing of the existing sign with a new facing panel.
Child care 17.50.150:

- Play area of not less than 50 SF per child.
  - 183 total children requires 9,150 SF of play area.
  - Not all children will be in the play areas at one time.
  - Play area locations:
    - Exterior playground: 4,800 SF
    - 1st floor multipurpose- room 107: 1,346 SF
    - 3rd floor open area-room 302: 662 SF
    - 4th floor exercise/ open area- room 402: 2,883 SF
    - Children will use the existing YMCA building facilities: 541 SF
      - Swimming pool
      - Gyms

- Parking.
  - Center operation: 6:30 am to 6 pm
  - Number of children: 183
  - Unloading/ loading along 9th Street and Kansas City. See site plan.
  - Near major streets. Near existing YMCA child care center.
YMCA Playground Design Rational

Primary Objective: Design an inclusive playground that supports learning opportunities and beneficial experiences for children ages 1 to 5 years. A safe playground that all promoting instruction with other children and will create an
environment to challenge their physical, mental, and social skills. Imaginative features in the play environment that may include some of the following experiences:

- Inclusive Environment: Provide a safe environment with accessible play features and opportunities for children with disabilities and developmental delays.
- Social Interaction: Create playground spaces that promote interaction with other children to improve social skills, build confidence and self-esteem.
- Sensory Integration: Use surface materials that integrate different sensory experiences such as incorporating natural materials like sand, rocks, soil, soft plants, and water.
- Physical Activity: Play activity areas and equipment for healthy exercise to improve coordination, balance, and motor skills.
- Challenge: Include play opportunities and appropriate features to challenge critical thinking and promote problem-solving skills.
- Imagination: Provide space and environments to allow for creative expression.
- Connection to Nature: Incorporate learning experiences to demonstrate a connection to our natural world using living plants and other natural materials.

YMCA Playground Plan
+ Play Area: 4,800 SF
+ Capacity: 96

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JUN 21 2018
RAPID CITY DEPARTMENT OF COMMUNITY DEVELOPMENT