

COMMENTS DUE BACK TO

DEPARTMENT OF COMMUNITY DEVELOPMENT BY:

5-7-2020

Request: Final Planned Development Overlay to allow a mission in the
General Commercial District - Schnasse Addition

No. 20PD017

RECOMMENDATION: -APPROVE -DENY -CONTINUE

- ENGINEERING-PUBLIC WORKS
- FIRE DEPARTMENT-Electronically
- TRANSPORTATION PLANNING
- BUILDING INSPECTION
- AIR QUALITY
- POLICE
- CITY ATTORNEY
- CITY CODE ENFORCEMENT

- SD DOT
- BLACK HILLS ENERGY
- WEST RIVER ELECTRIC
- ESCC
- REGISTER OF DEEDS
- COUNTY - PLANNING
- COUNTY - FIRE
- COUNTY - HIGHWAY

- COUNTY - CODE ENFORCEMENT
- AUDITOR – ANNEXATION
- RV SANITARY DISTRICT
- GREEN VALLEY SANITARY DISTRICT
- PARKS & REC.
- GIS
- FINANCE
- OTHER: _____

PLANNER / ENGINEER ASSIGNED:

JG

/

RO

DATE OF STAFF REVIEW: _____

REVIEWED BY: _____

STIPULATIONS:

I am writing on behalf of Rapid City, Pierre & Eastern Railroad (RCPE) regarding the above-referenced application. RCPE strongly believes that this application should be denied and respectfully urges the Department to deny the planned development approval sought by RV Ministry. While RCPE supports the good work and intent of the RV Ministry, the location of its proposed mission raises serious safety concerns for the community and the people the RV Ministry is seeking to serve. RCPE operates a mainline railroad alongside the building where the RV Ministry proposes to serve meals and progressively offer more services for the homeless and low income community. On those tracks, RCPE provides federal common carrier service to industries in South Dakota, and its neighboring states. In providing that service, it operates very heavy, and unforgiving equipment, including but not limited to locomotives and railcars. In the same area where RV Ministry seeks to operate, RCPE already faces regular trespassing of individuals, including many intoxicated or influenced persons. It has also within the last two years failed to avoid striking several intoxicated or influenced individuals who have trespassed on its track. RCPE believes that the area in question suffers already in terms of trespassing and illegal loitering, and adding a facility such as the one described by RV Mission will only add to more unsafe trespassing on extremely dangerous property. Railroad operations are dangerous by nature. They involve large equipment that is unable to stop quickly if something or someone comes into its path. Putting a facility that seeks to service a large number of individuals – some of whom are admittedly expected to be under the influence of alcohol and/or narcotics, puts them in danger as well as the employees of the RCPE who operate the railroad. We are happy to provide more detail, or meet in person to discuss our experiences in the area and why we so strongly discourage approval of the application submitted by RV Ministry. Please contact Rod Wiseman, the General Manager of RCPE at 928 432 1166 or rod.wiseman@gwrr.com if you have any questions.

From: Scott <scott@blackhillshabitat.org>
Sent: Wednesday, May 20, 2020 3:25 PM
To: Fisher Vicki <Vicki.Fisher@rcgov.org>; cpweb <cpweb@rcgov.org>
Cc: Heidi <heidi@blackhillshabitat.org>
Subject: Re: 112 East North Planning Commission

Dear Members of the Planning Commission:

I completely agree that there is a lack of services for homeless individuals in Rapid City, and additional capacity is needed to build relationships with people toward healthier life choices; and while the RV ministries is operating from a wonderful place of compassion and care for the vulnerable; after considerable review of the intent to utilize 112 East North St. for the purposes of a Mission; I stand *opposed* on the basis of safety and access with the following considerations:

1. East North St. is a major 4 lane arterial with high traffic into and out of Rapid City -
2. The line of sight at the particular location is poor due to the bend and southwestward grade of the road
3. The sidewalk is right next to the road and there is no designated pedestrian crosswalk nearby
4. The steep embankment to the north of the property terminates on an active train track not conducive to foot traffic
5. The location lacks adequate parking for future growth of the program in phase II & III

Black Hills Area Habitat for Humanity owns the property at 611 Herman St., just to the northeast of 112 East North, and I personally worked out of that location for 6 years, and can honestly say East North was a very dangerous road to access from Herman in a car, and on occasion crossing by bicycle was always very difficult as cars coming east bound on East North could not see cross traffic very well coming up the hills.

I witnessed several auto accidents at the intersection of East North St. and Herman Street, with cars getting rear-ended as they attempted to turn left (North) onto Herman St. off of East North St. This is not a very safe place for cars to navigate, much less pedestrians.

The train tracks in this area have a different orientation to foot traffic and are less safe because they are not well lit and they are recessed considerably from sight at the proposed mission location.

We do not want to encourage more foot traffic on the train tracks, nor do I want to see someone slip down the embankment to the tracks. Encouraging mission attendees to this location will only increase foot traffic, and I fear will likely create unintended consequences for public safety after hours when the mission intends to operate.

I am concerned that in my research on the matter, it is not clear that Rapid City resources like the planning department, police department, Crisis Care Campus and Cornerstone Rescue Mission have been partners in planning this worthy endeavor at this specific location, and it is my sincere hope that the RV Ministries will work in partnership with these and other dedicated programs, to identify and establish a location for this important ministry in a safer location, operated with a complimentary strategy with existing programs and resources. I hope RV Ministries will locate a facility with a much lower traffic count, with high visibility for motorists and pedestrians, not adjacent to single family residences and far away from steep embankments to the railroad tracks. We all want a safer community, but this location, for this intended purpose, is not safe.

Sincerely,

Scott Engmann

R. Scott Engmann

Executive Director, Black Hills Area Habitat for Humanity
Black Hills Area Habitat for Humanity
610 E. Omaha Street, Rapid City, SD 57701