


<p><b>Department of Community Development</b>                  City of Rapid City                  300 Sixth Street, Rapid City, SD 57701-2724                  Phone: (605) 394-4120 Fax: (605) 394-6636 Web: www.rcgov.org</p>	<p><b>Historic                  Preservation                  11.1 Review</b></p>	
Date of Submission: <u>11/19/2021</u> Time of Submission: _____		
Location Address: <u>525 St. Joseph Street</u> Year Constructed: <u>N/A</u>		
Historic District: <input type="checkbox"/> West Boulevard Historic District <input type="checkbox"/> Environs of West Boulevard Historic District <input checked="" type="checkbox"/> Downtown Historic District <input checked="" type="checkbox"/> Environs of Downtown Historic District <input type="checkbox"/> Individually Listed Property <input type="checkbox"/> Environs of an Individually Listed Property		
Status: <input type="checkbox"/> Contributing <input type="checkbox"/> Non-Contributing <input checked="" type="checkbox"/> Non-Listed		
Type: <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Other		
Brief description of project request, attach separate pages as necessary: <u>See attached.</u>		
_____ _____ _____ _____		
C.R. Lloyd Associates, Inc. Applicant ( <i>if different from owner</i> ) <input type="checkbox"/> Owner <input type="checkbox"/> Architect <input checked="" type="checkbox"/> Contractor  Applicant's Signature	605.275.4296 Phone Number 101 S Reid Street Ste. 201 Street Address 11/19/2021 Date	luke@lloydcompanies.com Email Address Sioux Falls, SD 57105 City, State, Zip Code
_____ Owner	_____ Phone Number	_____ Fax Number
_____ Owner's Signature ( <b>*Required*</b> )	_____ Street Address	_____ City, State, Zip Code
_____ Date		
Applications must be submitted to the Community Planning & Development Services Department. All required information must be submitted with the application. Incomplete applications will not be processed. You may be requested to submit some information digitally. Historic reviews begin with an administrative review. Many historic reviews do not require public meetings.		
If your application <u>does</u> require review by the Historic Preservation Commission their meetings are typically held on the 3rd floor in the West Community Room of the City/School Administration Building, 300 6th Street, at 8:00 a.m. the 2nd and 4th Wednesdays of each month. All application materials must be received by 4:00, at least 12 days in advance of the meeting. A representative must be present. If your application also requires approval by the City Council, staff will provide you with an anticipated meeting timeline.		

## Community Planning & Development Services

City of Rapid City  
300 Sixth Street, Rapid City, SD 57701-2724  
Phone: (605) 394-4120 Fax: (605) 394-6636 Web: www.rcgov.org

## Historic Preservation 11.1 Review

### Checklist for required information to be submitted with application:

Completed Historic Preservation 11.1 Review Application Form

Several color photographs of the existing structure that include:

- A street frontage photo
- Photos of all areas affected by the proposed project
- 3-5 photos of rot or decay of an element that is to be replaced or repaired

A site plan drawn to scale showing the existing structure(s) and the proposed project changes. The site plan should clearly create a graphic representation of the building footprint(s) and any other elements that are part of the request.

Elevation sketches drawn to scale showing the proposed changes. The elevation sketches should provide a view that shows each affected exterior wall as though you were looking straight at it, with any relevant changes represented.

A written description of the proposed project request that includes:

- Description of the materials to be used in the project
- Description of the materials to be replaced in the project (i.e. wood siding, masonite siding, cedar shakes, 4" reveal clapboard, dutch-lap, ship-lap, etc.)
- Whether this project is attempting to qualify for the State Tax Moratorium (*if you are not sure what this is, don't hesitate to ask!*)

Floor plan information drawn to scale and proposed changes **if interior work** is being requested. (May be required for non-residential structures).

Document demonstrating feasible and prudent alternatives have been considered for the project, describing how all possible efforts have been made to minimize harm to the historic property.

### Staff to provide:

- Aerial map of the property
- Historic Site Inventory Description (if applicable)
- Elements of the structure(s) listed as contributing factors on the Historic Site Inventory

## **Description of Project:**

The proposed Block 5 project is a mixed-use development focused on the prominent corner of 6<sup>th</sup> Street and Saint Joseph Street in Downtown Rapid City. The project will bring a combination of commercial, residential, and hotel components together in one mixed-use project to bring excitement and activity to an underutilized site. The project site is owned by the City of Rapid City; Lloyd Companies' Block 5 project was selected by Elevate Rapid City through a Request for Proposal process as the project that best aligned with the City and Elevate's vision for the site.

The proposed 10-story project will orient itself to feature the intersection of 6<sup>th</sup> & St. Joseph with a building cut-out and retail spaces promoting walkability in alignment with the 6<sup>th</sup> Street Promenade Plan. The project's hospitality component brings an additional 117 hotel keys downtown that will operate under the Hyatt Place brand, bringing a new upper-upscale hotel for both business and leisure travelers; the proposed hotel will also include meeting/ballroom space to accommodate meetings, weddings, and other events. The project's residential component will add over 130 apartments to the core of Rapid City prioritizing a location that has typically not experienced high density of residential units, bringing housing units closer to jobs and schools. Finally, the project will include roughly 330 parking stalls supporting the added density of the project.

## **Material Selections:**

The proposed project will include the following materials:

- Nichiha Architectural Wall Panels
- Hardie Reveal Panels
- Brick
- Thin-Brick applied to precast concrete
- Precast concrete