Highland Park

Prepared For:
Phillip and Yvonne Weger
1623 Highland Court
Rapid City, SD 57701

Prepared By:
Wyss Associates, Inc.
728 6th Street
Rapid City, SD 57701

December 2021
December 2, 2021

Phillip and Yvonne Weger
1623 Highland Court
Rapid City, SD 57701

Phillip and Yvonne:

Thank you for asking Wyss Associates, Inc. to prepare a park master plan for Highland Park. In doing so, we have visited the site thoroughly and researched the site characteristics. This report includes our findings and recommendations concerning the park opportunities.

I understand your desire is to gift this 14.9 acres to the City of Rapid City for a public park into perpetuity. This property is ideally located for a neighborhood park, convenient to numerous nearby residential neighborhoods. As shown in this report, this property is adjacent to land already owned by the City of Rapid City.

Thank you for asking us to prepare conceptual plans for your property.

Sincerely,

[Signature]

Patrick H. Wyss, FASLA
President
Highland Park Master Plan

**Site Location**

The site is located in the central district of Rapid City, conveniently located to various residential areas such as the South Dakota Mines (SDM) student population, the Signal Heights neighborhood and the growing downtown urban areas. As a neighborhood park, the property has excellent pedestrian access from numerous directions.
Gift Property and Adjacent City Land

Owner:
City of Rapid City

Gift Property
Highland Park Site Photos

[Images of different outdoor scenes from Highland Park]
**Conceptual Park Plan**

Our vision for the park is one of walking trail loops interspersed with educational features such as:

- Petrified wood (available from the landowner),
- Historical artifacts (available from the landowner)
- Interpretive displays describing soil stabilization.

The park built by Philip and Yvonna behind their home with trails and artifacts is included as a feature area in the Highland Park Master Plan.

The land owners propose to donate the property to the City of Rapid City. If this land donation were to be accepted, then a covenant similar to the Skyline Wilderness Area would be mutually agreed upon.

The total length of the trail illustrated on the master plan is approximately one mile. The trail would have site-built benches located near the switchback areas. Entry points to the park are indicated on the plan and provide pedestrian access from each of the adjacent public properties.

This proposed park is located adjacent to approximately 12.5 acres of land already owned by the City of Rapid City (see page 2 of this report) and offers an excellent opportunity to expand this park concept into that City property. Excluding the water reservoirs, combining these two tracts would result in about a 25-acre neighborhood park. These two contiguous tracts have the potential to be a very popular park including amenities within the naturally wooded area as trails, picnic areas, interpretive exhibits, seating, panoramic views and much more.

Some of the amenities within Highland Park include a restroom with adjacent picnic shelter, trail benches and interpretive signage.

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**SECTION: TRAIL TYPE A (5'-0" RAP)**

**HIGHLAND PARK**

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