Case No. 22PD007

Legal Description:

Tract A and the vacated east 13 feet of Sixth Street and the vacated south 3.5 feet of Saint Joseph Street, and the vacated west 1 foot of Fifth Street adjacent to said Tract A, Block 95, Original Town of Rapid City, located in Section 1, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
LETTER OF INTENT  
FOR  
FINAL PLANNED DEVELOPMENT  
FOR  
PROPOSED "BLOCK 5" MIXED-USE DEVELOPMENT  
LOCATED ON  
TRACT A AND VACATED E13’ OF 6TH STREET, VACATED S3.5’ OF SAINT JOSEPH AND VACATED W1’ OF 5TH STREET  

PROJECT BACKGROUND  

Block 5, LLC intends to construct a mixed-use project located on Tract A and vacated E13’ of 6th street, vacated S3.5’ of Saint Joseph Street and vacated W1’ of 5th Street, Block 95, Section 01, T1N, R07E, BHM, Rapid City, Pennington County, South Dakota. The subject property is located at the southeast corner of intersection of 5th Street and Saint Joseph Street. The total area of the property is approximately 59,414 square feet. The property is currently owned by the City of Rapid City.  

The sponsor of Block 5, LLC is C.R. Lloyd Associates, Inc. (the development division of Lloyd Companies). Lloyd Companies has a history of developing both urban and suburban properties throughout the Midwest. The project will be constructed by Lloyd Construction Company and managed by Lloyd Property Management and Lloyd Hospitality Group. A development agreement will be completed between Block 5 and the City of Rapid City for the project.  

Lloyd Companies was selected for this project as the result of an extensive RFP process from Elevate Rapid City. As a result of that RFP, Lloyd Companies was determined to have the financial resources and vision to create a unique addition to the heart of Downtown Rapid City. The RFP and selection occurred in 2019, but due to COVID related delays, the project is now planned for construction in 2022.  

The project will align with the goals laid out by Elevate and The City of Rapid City in the RFP process. The intent of the Initial Planned Development is to present the project to the Rapid City Planning Commission for consideration.  

This site represents a tremendous opportunity to transform an existing parking lot in downtown Rapid City into a dynamic new mixed-use development. The proposed project will cover nearly the entire existing lot, spanning from 6th Street to 5th Street occupying the half-block between Saint Joseph and the mid-block alley.  

The project will provide a dense mix of retail, residential, and hospitality components. The Block 5 project will enhance the architectural character and the economic viability of the city. The project as currently contemplated includes the following:  

Civil Engineering  
Geotechnical Engineering  
Materials Testing Laboratory  
Land Surveying  
Environmental Services  
Water Resources
• 131 Apartments
• 117 Hotel Keys + Conference Space franchised as a Hyatt Place Property
• Approximately 8,000 sq ft of Commercial Retail Space at ground level
• A covered parking garage providing approximately 330 parking spaces for Block 5 residents and patrons
• Overall lot Coverage approximately 55,510 square feet.

Overall, the project rises 10-stories above grade, but features material breaks and cornices at the first and fourth levels, creating a sense of scale on the pedestrian level.

**LANDSCAPING AND STREETSCAPE**

It is proposed to include an outdoor café area on the west edge of the building along 6th Street. The proposed sidewalk dining area would include a perimeter fence similar to other café fences located within the downtown area. The proposed fence would be 36 inches tall. Made of metal and run continuous. The fence will not obstruct emergency exits or fire standpipes. The sidewalk café will require approval through the City’s sidewalk café permit process. The layout of the sidewalk café will require the loss of multiple parking stalls along 6th Street.

The streetscape will allow for ease of pedestrian access. Sixth Street is a designated bike lane route thus encouraging the bike parking facility along the 6th street edge of the streetscape provide the best location for use. Six Bike Rack Rings (12 Total Bikes) have been proposed on the 6th Street Mid-Block location. This location provides access to the Apartment Entry, sidewalk café, and Hotel.

There are four Trees (2 Honeylocust, 1 Gikgo, 1 Japanese Tree Lilac) located at the intersection of 6th Street and St. Joseph Street. The 2 Large Honeylocust Trees will remain and be protected during construction. All other trees within the project area will be removed. There are a total of 6 trees within the Streetscape that will be removed.

Discussions with the City Forester, Jason Prebel, have taken place and removal and replacement of these trees has been reviewed. Replacement with a Columnar Oak has been suggested. We will be providing 4 new trees along the 6th Street streetscape, 4 new trees along the St. Joseph Street streetscape, and 4 new trees along the 5th Street streetscape. All new trees will be located within tree grates similar to other streetscapes along 6th street. The Corner of 6th Street and St. Joseph street Currently has 3 planting bed areas. The shrubbery within these beds will be removed and replaced. Tree Removal = 6 / Tree Replacement(new trees) = 12

**PLANNING AND ZONING**

The existing Planned Development number for the site is 12PD018. The site is currently zoned for Central Business District and Planned Development Overlay. The Future Land Use is designated Public/Quasi-Public.

The project is intended to meet the requirements of the Central Business District zoning.
On-sale liquor is planned for the hotel and restaurant components. On-sale liquor is listed as a conditional use in the Central Business District.

The building is planned to extend to the property lines on the eastern and southern extents. The foundation of the new multi-story building will consist of deep foundation elements driven or drilled into the underlying soils. It is possible that the large foundation elements may encroach slightly into the Right-of-Way (ROW) on the eastern and southern sides. The exact extents of the encroachment will be determined during final design. The encroachment is being discussed with City staff and may require easements to accommodate.

SITE LAYOUT AND ACCESS

The parking garage will be accessed via single lane entry and single lane exit off 5th Street on the southeastern corner of the building, adjacent to the existing alleyway access. An additional entry/exit access will be provided off the alleyway on the southern side of the parking lot. A drop-off/pickup zone for hotel customers is proposed on Saint Joseph Street, near the main hotel entrance. This loading zone will provide access to the hotel front desk for incoming and outgoing hotel patrons. Commercial loading/unloading will occur in the alleyway.

A traffic impact study has been completed for the project and includes multiple recommendations for improvements including limiting access to the new parking garage off 5th street to right-in, right-out only. Additional recommendations can be found in the traffic impact study and illustrated on the site plans attached with this application.

PUBLIC WORKS AND CONSTRUCTION

Construction of the project will not be phased. The objective is to construct the apartment, the hotel, and the parking structure concurrently.

It is anticipated the project will comply with City Infrastructure Design Criteria and Stormwater Quality Manual. Proposed site and utility layout is shown on the attached figures.

END OF LETTER OF INTENT