



18 East Main Street, STE. 229
Rapid City, SD 57701-2949
605-721-5553
KLJENG.COM

August 9, 2024

City Council, City of Rapid City
Engineering Services Department, Development Review Group
300 Sixth Street
Rapid City, SD 57701
EngineeringDevelopmentGroup@rcgov.org.

Re: Pennington County Office Complex Renovation - Sidewalk Variance Request
- Commercial Building Permit No. CIBP24-1265

Dear City Council:

The purpose of this letter is to apply for a variance on behalf of the property owner, Pennington County, from the requirement to construct a sidewalk as required by Section 12.08.060 of the Rapid City Municipal Code. Pennington County plans to remodel the office facility located at 900 Concourse Drive, described as Lot 1, Block 1 of the Rushmore Business Park Subdivision, located in Rapid City, South Dakota. KLJ has been retained as the civil engineer for the proposed project. Pennington County is adding a small unoccupied Buildings and Grounds stand-alone structure to south of the existing facility within the south parking lot. According to comments received from the Rapid City Public Works Department pertaining to the Commercial Building Permit No. 24-1265 review dated July 23, 2024, the City is requiring the installation of 5-foot wide public sidewalks along Concourse Drive located 1-foot from the property line per Section 12.08.060 of the Rapid City Municipal Code. Pennington County is formally requesting a variance from this requirement based on the following:

- There is no connectivity for pedestrian sidewalks within reasonable proximity of the site resulting in dead ends at each end. Concourse Drive lacks existing sidewalks in the area for either side of the ROW.
 - To the north, the nearest public pedestrian sidewalk is approximately 350 feet away on the opposite side of the Homestead and Concourse Drive intersection.
 - To the south, the nearest public pedestrian sidewalk is approximately 2000+ feet near Elk Vale Road and Concourse Drive intersection.
 - Jet Drive to the south does not maintain any sidewalk on either side as it extends east of Concourse Drive.
 - There would be additional required effort outside of the target property extents to maintain safe pedestrian passage and connectivity.

- The sidewalk would not be successful as requested in the ROW to be placed in a drainage ditch bottom.
 - The existing drainage ditch appears to be functional with area flows and does not need to be modified as part of this project or any known projects at this time.
 - Adding a sidewalk in the bottom of the ditch would require intense grading within the ditch, storm drain installation, and subsequent impacts to existing utilities in the area.
 - Attempting to plan for future sidewalk connections if requested on this project would be very limiting for these drainages and existing utilities at each extent of the ROW.
 - Safety of pedestrians during precipitation events and winter icing would be a concern for sidewalk within a drainage ditch.
 - Sidewalk will need additional maintenance to mitigate the wet conditions and heavy snow accumulations from plowing that are above and beyond what you would expect due to its location within the ROW.

Therefore, we are applying for a variance on behalf of the Owner, Pennington County, from the requirement to construct a sidewalk for this project as discussed above. The variance request is submitted as allowed for by Section 12.08.060.C of the Rapid City Municipal Code. If you have any questions, please contact me at anthony.macdonald@kljeng.com or 307.363.7458

Sincerely,



Anthony P. MacDonald, PE
Project Engineer

Enclosure(s): Site and area photos
Project #: 2324-01997
cc: Pennington County, TSP

Attachment 1: Photos



Figure 1: Project Location and Approximate Location of Required Sidewalk



Figure 2: Approximate Location of Sidewalk



Figure 3: Drainage ditch on Concourse Drive looking North



Figure 4: Drainage ditch on Concourse Drive looking North



Figure 5: Drainage ditch on Concourse Drive looking South



Figure 6: Drainage ditch on Concourse Drive looking South