Case No. 16PD030

Legal Description:

Lot 3R of Block 21 of Wise's Addition, located in Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
Planned Development Initial Submittal

Youth & Family Services (YFS) began operating in a West Boulevard home in 1965, providing opportunity and services to girls as Girls Club of Rapid City. Over the past 51 years, we have grown into a dynamic agency with 230 employees dedicated to serving the needs of low to moderately low income children and families through the following programs: • YFS Counseling Center/Youth Trauma Center, • Prenatal to Five Head Start, • Western Prevention Resource Center, • Child Development Center, • Nutrition Services, • Fatherhood First, and • Healthy Marriage and Relationship Education.

Currently, YFS occupies and provides these valuable services in six facilities within the Rapid City limits and six facilities in rural communities throughout western South Dakota: Box Elder (Douglas), Kadoka, Hot Springs, Sturgis, Spearfish, and Custer. YFS programs serve 24 counties throughout western South Dakota.

The site (occupied in 2004) of our expansion is located on the corner of Maple and Adams Streets. This site has two buildings: the main facility (address: 120 East Adams) is a 44,030 sf building and the Counseling Center (address: 202 East Adams) is a 4,700 sf building. Two existing buildings, that were previously a food bank and a dentist office, will be demolished as part of this project.

The main building houses the Girls Incorporated, Child Development Center, and Fatherhood First programs along with our Nutrition Services staff. These programs provide services to infants, toddlers, preschool, and school-age children as well as their mothers, fathers, or other caregivers. The Counseling Center building houses the Western Prevention Resource Center (WPRC) and the Counseling Center/Youth Trauma Center, which provide services to the children and families enrolled/participating in programs in the main building. The Boys Advocacy Program is also housed in the Counseling Center building.

**HOURS OF OPERATION:**

**120 East Adams:**
- Girls Incorporated Summer hours: Monday through Friday, 7:45 am to 4:00 pm
- Girls Incorporated School hours: Monday through Friday, 2:30 pm to 8:00 pm
- Child Development Center hours: Monday through Friday, 6:30 am to 6:00 pm
- Fatherhood First hours: Monday through Friday, 9:00 am to 5:00 pm
- Nutrition Summer hours: Monday through Friday, 5:30 am to 3:30 pm
- Nutrition School hours: Monday through Friday, 5:30 am to 7:00 pm

**120 East Adams - After Hours:**
- Parent/Child activities: Three per month, 6:00 pm to 8:00 pm
- Dinner Theater: Two nights in February (Fri./Sat.), 5:30 pm to 9:00 pm
- YFS Annual Meeting: One night in July, 6:00 pm to 7:00 pm
In 2003-2004 when the current facility was constructed, YFS staff thought this facility would be more than adequate to provide services for ten years. However, we were at full capacity within six months of opening the doors. Before long, we knew we needed to expand this site once again to meet the needs of children and families.

YFS recently gained ownership of adjacent properties allowing the proposed expansion of the 120 East Adams facility and is requesting approval for the expansion of this building and parking lot to accommodate additional services for additional children and their families. See attached images of all properties associated with the existing facility and proposed expansion. Renner & Associates has assisted YFS with re-platting and rezoning the properties to Office Commercial.

The following items explain what this addition will include for the YFS organization as well as the surrounding neighborhoods and community.

**DESIGN INTENT:**
As previously mentioned, the existing facility offers services to infants, toddlers, pre-school, and school-age children and youth as well as mothers, fathers, or other caregivers.

The daily capacity of YFS’ Adams Street facility is currently:
- 24 Infants and toddlers
- 108 Preschool children
- 90 School-age children, K-3
- 176 Girls Inc. girls, ages 6-17
  (About 260 girls attend daily in the summer but the staff take groups on field trips, so they’re not all in the building together for most of the day.)

The expansion would allow YFS to increase the number of children and their families served, provide dedicated space for the Fatherhood First program, allow additional gross motor opportunities for children, enhance the current garden education efforts, make space available for Middle School programming, enhance security at the entire site, and correct drainage issues related to the site.

Until additional funds are raised, a portion of the second level will be unfinished shell with the intent to provide additional school-age classrooms in the future.
With the expansion, YFS would be able to serve:
- 112 Infants and Toddlers
- 160 Preschool children
- 90 School-age children initially (plus a potential 105 students in future classrooms)
- 176 Girls Incorporated members
- 70 Middle School students

This expansion not only allows YFS to increase the number of children served, but it also improves the safety and quality of the environment inside and outside the facility.

The overall design will also include a very small entry addition to the existing Community Room. This new entry will also have some remodel associated with it that will result in a new girls restroom for the Girl's Inc program. This addition is intended to make a more inviting & apparent entry into the Community Room.

Safety:
We propose to create a “U” shaped building with the existing and proposed new construction. The “U” shaped building will surround a large playground that will be located in the middle of the “U”; a secure fence will be constructed on the fourth side. This shape will prevent foot-traffic from passing through the middle of our property and service area. In addition, by creating the playground in the “U” shaped area, we will increase the amount of pervious material on this site as we are removing a large portion of the asphalt parking lot and turning this space into 32,794 sf of green-space playground.

A new entrance for the Child Development Center (facing Maple Street) will be constructed that will allow the current Child Development Center entrance to be utilized for the expansion of the Middle School program - the Girls Incorporated entrance will remain. Locating the Child Development Center entrance on the opposite side of the building from the Middle School and Girl's Inc. entrance also helps improve parking, pick-up and drop-off traffic flow in the parking lot.

As the three main entrances to the building (Child Development Center, Girls Incorporated, and Middle School) become more defined, additional security to the building will be implemented and reception staff will monitor all who enter and exit the facility. This design will increase the security and safety of children in the facility and allow the staff to closely monitor who is entering each area without disturbing other programming. Unfortunately, in light of multiple recent events, this is becoming a very important aspect of securing public facilities.

Site Improvements:
As mentioned earlier, a fundamental aspect of this project will be to correct drainage at the alley and site. Two of the problems are ice buildup and water sitting against the building. We propose to re-grade the alley to redirect the water east and west through the alley and into repaired existing and new concrete swales. See the attached civil plan. Also, as mentioned earlier, the design will increase the amount of green, pervious surface on the site which will help with managing water run-off. We will also be adding drains under the playground area that will catch water from the new and existing roofs and carry it off-site. We believe this will not only improve the site drainage of the immediate property, but will help improve the drainage of the surrounding areas as well.
In addition to improving the site drainage, a non-complying approach will be relocated along Maple St. making it safer for access to and from the site. Please see the attached civil drawing.

**Quality:**
The large playground (32,794 sf) will provide space for a wide range of gross motor and play activities for all the children, with designated space for specific age ranges. For example, the Infants and Toddlers will need dedicated space fenced off from older children, to accommodate times when multiple classrooms are utilizing the playground. Thus, we will have areas specific to age appropriate requirements. YFS complies with Head Start and State Child Care Licensing requirements of 75 sf of play area per child. With staggered scheduling, the playground will accommodate all of our children.

The facility design includes a continuous corridor that will wrap a portion of the inside of the “U” and allow children to navigate to other parts of the building without having to disrupt other program areas. For example, the children from the first floor Child Development Center will be able to pass through the corridor to get to the existing gymnasium that is on the south side of the building. This will also be beneficial and save time when the weather is inclement outside and the children can transition to other spaces in the building without having to put on their coats.

Another unique feature we are implementing in our Child Development Center is a “neighborhood” design concept. The neighborhood concept lends itself to continuity of care, we will place infant/toddler rooms on either side of one preschool room and install windows between the rooms. The windows present a learning opportunity for the infants and toddlers to see what the older preschool children are doing and learning and the preschoolers will be able to view where they have been. The children will also have the opportunity to become familiar with teachers within their “neighborhood” and feel more comfortable as they transition to other rooms within their neighborhood. There will be seven neighborhoods in all. This “neighborhood” concept has been used successfully by Educare whose designs and programming have informed our project.

Overall, the design of this building is intended to increase the safety and quality of the spaces for the children and families utilizing the services. Please also see the attached plan.

**BUILDING MATERIALS & COLORS:**
The existing building’s materials will remain as is. We will try to match the same style and color of the existing building for the majority of the addition. To emphasize the main entrances, we are proposing a natural looking, faux wood fiber cement siding. If funding allows, we may incorporate some real wood accents and stone wainscoting. Overall, our goal is to complement the existing building while maintaining the existing neighborhood context. Due to the nature of YFS funding we must strike a balance between attractive, appropriate architecture, efficient construction and durable materials. Please see the attached rendering.

**BUILDING HEIGHT:**
Please see the attached rendering. The new entry is designed to be a tower of hope and a design feature on the new addition. We are requesting an exception to the maximum 35’ height to allow the entry to be 38’ tall. This will extra height should not create any additional shadowing or blocked views to neighboring lots.
**FINAL PLANNED DEVELOPMENT SUBMITTAL**

**SIGNAGE:**
There will be a sign at the west entrance into the new parking lot. This sign will be mounted on the ground and will be very similar to the sign located at the southeast corner of the existing building. This sign will not be electronic or illuminated in any way. Please see the attached picture and dimensions of the proposed sign. Please also see the attached site plan.

**PARKING:**
The existing parking lot has 149 spaces. The newly designed parking lot will have a total of 215 spaces for cars and small buses or vans. We have reviewed our approach with the Planning & Zoning Staff. There will also be a designated space for a larger bus to be parked. We have reviewed the rooms within the existing and proposed new building space to determine the number of adults and children that will be in each room at any given time. We have also assigned each room a category based on groups defined by Rapid City Ordinance and applied the required parking ratios per the Ordinance. These groups are Grade School, Preschool, Infant/Toddler Daycare, Middle School, and Assembly. We also broke out General Building Support and General Program Support and used 1.4 space per employee/staff for these groups. We similarly factored in the Counseling Center and allocated one space per staff and one space per visitor. The attached Use Plan shows the breakdown of spaces. The parking required comes to a total of 185 spaces. YFS has 17 agency cars and 6 small buses housed at this facility; 215 spaces and bus parking will be provided, which leaves 7 extra parking spaces.

There are an additional 14 spaces along the alley that will be for staff parking only. These spaces have not been counted toward the required parking. Youth & Family Services would like to request a variance to allow for this alley parking for staff and facility vehicles. These spaces are shown on the attached Site Plan.

Please see the attached Site Plan and Use Plan for additional information.

**Children bussed into the site:**
YFS brings children to this site during two periods of the year (school year and summer months). The following represents a daily average of children brought to this site via bus transport:

- Girls Incorporated School year: 175 girls
- Girls Incorporated Summer months: 67 girls
- Child Development Center School year: 90 children
- Child Development Center Summer months: 0 children
- Boys Advocacy School year: 5-10 boys
- Boys Advocacy Summer months: 5-10 boys

**Landscaping Islands:**
The current design of the parking lot has 215 spaces and 3 landscape islands. There are numerous landscape improvements around and adjacent to the parking lots. Rapid City Ordinance requires 4 landscaping islands for the number of spaces provided in this design. We would like to request a reduction in the number of required islands from 4 to 3.

**FENCE/SCREENING:**
We do propose to extend the existing chain link fence that borders the existing soccer field to the northeast corner of the building. This will help prevent unwanted foot traffic from passing through YFS property and parking lot. For security reasons, we would like to request that his not be a solid fence. There is an existing solid fence along the entire east side of the property between the YFS property and adjacent homes.
Due to the location of the new building addition to the alley between the adjacent homes and YFS Facility, a fence would do very little to visually screen or block out noise from the YFS site. A solid fence could also cause security concerns by allowing unauthorized persons to hide and possibly become a danger to the children of the facility. It could also, potentially, become a canvas for graffiti vandalism. Fencing/screening is not proposed from the west alley access to the northeast corner of the new addition. We believe that the building itself will act as a screening device for activities in the playground and on the YFS property.

**FIRE DEPARTMENT ACCESS:**
The project has been reviewed by Tim Behlings at the Rapid City Fire Department. This project does not interfere with the fire department’s building or site access.

**NOISE:**
There shouldn’t be any additional noise from the site as the “U” shaped building will wrap around the new outdoor playground and will more than likely create a sound barrier to the homes directly to the north.

**PARKING LOT AND BUILDING LIGHTING:**
Additional parking lot lights may be needed in the new parking lot area. Exterior building wall-pack lights will be needed above exit doors of the new addition, while some of the building lights adjacent to the alley will provide some light onto the alley way. This will provide a safer environment in the alley way for YFS staff and surrounding neighbors. These lights will be cut-off style lights so they will not glare into adjacent homes. Any new parking lot or building lights will be kept low in height and will be directional through the use of “dark-sky” friendly fixtures similar to existing. This will prevent glare onto adjacent properties. Please see the attached site plan for lighting locations.

**PHASING:**
Phasing will be largely dependent on the timing of fundraising so exact dates are unknown at this time. It has been discussed that demolition and some site-work (re-doing the alley) will be done in the spring/summer of 2017. If funding allows, construction of the addition will start shortly after. The new addition shell and finishing of the first floor will need to be completed and ready for occupation before the remodel of the existing facility can begin. Students will be temporarily re-located into the new space while the existing interior space is being remodeled. Depending on funding, the second floor may be an unfinished (or partially unfinished) shell space until adequate funds are raised.

Please don’t hesitate to call Shauntel Fett at Williams & Associates Architecture (605) 642-2009 should you have any comments, questions or need for additional info.
<table>
<thead>
<tr>
<th>Type of Space</th>
<th>Parking Calc. per Rapid City Ordinance</th>
<th>Number of Adults (Staff/Teachers)</th>
<th>Number of Students/Children</th>
<th>Parking Required</th>
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<tbody>
<tr>
<td>Grade School: School Age (upper floor)</td>
<td>1.4 per employee/staff</td>
<td>18</td>
<td>195</td>
<td>26</td>
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<tr>
<td>Grade School: Girl’s Inc. (lower floor)</td>
<td>1.4 per employee/staff</td>
<td>13</td>
<td>176</td>
<td>19</td>
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<tr>
<td>Preschool</td>
<td>1.4 per employee/staff</td>
<td>17</td>
<td>140</td>
<td>34</td>
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<td>Infant/Toddler Daycare</td>
<td>1 per full-time staff + 0.1 per child</td>
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<td>112</td>
<td>43</td>
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<tr>
<td>Middle School</td>
<td>1 per employee/staff + 0.04 per child</td>
<td>8</td>
<td>70</td>
<td>11</td>
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<tr>
<td>Assembly</td>
<td>25 per 1,000sf (refer to plan for SF)</td>
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<td>-</td>
<td>25</td>
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<td>General Building Support</td>
<td>1.4 per employee/staff</td>
<td>2</td>
<td>-</td>
<td>3</td>
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<tr>
<td>General Program Support</td>
<td>1.4 per employee/staff</td>
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<td>-</td>
<td>10</td>
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<td>Counseling Center** for YFS Facility</td>
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<td>15</td>
<td>9 visitors</td>
<td>24</td>
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</table>

** General building and program support apply to the entire facility and all age groups. 1.4 per employee/staff was used for those calculations.

** For the Counseling Center, 1 per staff + 1 visitor was used to calculate the parking. Most visitors are students from the facility. The staff count and visitor count were based on their actual numbers (9 counselors, 2 YFS staff, 1 WPRC staff, 2 support staff, and 1 director and at the most 1 visitor/1 counselor at a time).

** See note below **

TOTAL PARKING REQUIRED: 185

Parking Calc:
- 229 spaces provided
- 185 required spaces
- 17 agency cars
- 6 small buses

21 extra spaces

ALSO SEE SITE PLAN