Case No. 16PD055

**Legal Description:**

Tract H of Regional Hospital, located in the SW1/4 of Section 12, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
Written Statement

RE: Rapid City Regional Hospital
    Make Ready Project – CUP Expansion
    Major Amendment to existing Planned Development

This submittal application has been made with the intent to amend the existing Planned Development for Rapid City Regional Hospital campus, as a Major Amendment, to provide an addition to the central utility plant. This building addition is to provide additional mechanical and electrical capacity for the planned future hospital additions and due to construction sequencing needs to be completed before the future hospital additions can take place. The proposed project meets all city standards and no exceptions are being requested. The existing building square-footage on site is currently 674,660 sq-ft, including the parking garage currently under construction. The proposed project is increasing the building square-footage on site by 4,040 sq-ft. This building addition in conjunction with the additional building square-footage from the previously approved parking garage, that was approved as a minimal amendment, increases the building square-footage on site by more than 20%. Therefore, this project triggers a Major Amendment to the existing Planned Development.

The existing code minimum required parking for the hospital is 1,018 spaces. The proposed project will increase the minimum code required parking spaces by 2 spaces, to 1,020 spaces. The proposed project will remove 29 parking spaces and add 1 regular parking space and 5 ADA parking spaces, which will provide a net reduction in 23 parking spaces on site. The total parking spaces on campus will be reduced from 2,307 spaces to 2,284 spaces, which is above the minimum code required parking. The existing required ADA spaces of 46 spaces, will not change due to this project. The provided accessible spaces will increase to 63, which is above the required amount.

Crunk Engineering LLC
1894 Gen. George Patton Dr.
Suite 600
Franklin, TN 37067
615-873-1795

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OCT 28 2016
Rapid City Community Planning
& Development Services
The project is removing more impervious area than is proposed and will reduce the impervious area by 0.02 acres. Therefore no detention or water quality treatment is required for this project. New storm sewer pipes will convey stormwater around the proposed building addition and connect into the existing storm sewer network. The project area discharges to the large existing detention pond.

Thanks.

Will Crunk
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SITE DATA:

- **Property Address:** 353 Fairmont Boulevard, Rapid City, SD 57701-7393
- **Township & Range:** SW 1/4, Section 12, T 1N, R 7E
- **Property Area:** 41.98 Acres
- **Parcel ID:** 3712328005
- **Deed Book & Page:** 196, Page 6845
- **Address:** 353 Fairmont Boulevard, Rapid City, SD 57701-7393

**Planned Development Area:** 41.98 Acres

**Owner:** Rapid City Regional Hospital

**Contact:** Westley Paxton, VP Facilities Construction

**Property Zoning:** GC - General Commercial - Office Commercial District

**Purpose of Planned Development Amendment:**
The purpose of this amendment to the planned development area is to provide a 4,040 sq-ft building additional to the Central Utility Plant for Rapid City Regional Hospital. The purpose for this addition and associated site work is to prepare for the proposed future hospital expansion projects on campus.

**Parking Requirements:**
- **Existing City Requirement:**
  - Hospital (2 spaces per bed): 401 beds = 802 spaces
  - Central Energy Plant (0.25 spaces per 1,000 sq-ft): 19,317 sq-ft = 5 spaces
  - Grounds Building (Storage) (0.25 spaces per 1,000 sq-ft): 2,240 sq-ft = 1 space
  - Cancer Center Institute (Medical Clinic) (0.25 spaces per 1,000 sq-ft): 29,000 sq-ft = 116 spaces
  - Outpatient Imaging (Medical Clinic) (0.25 spaces per 1,000 sq-ft): 23,400 sq-ft = 94 spaces
  - Total Required: 1,018 spaces

- **Existing Provided Parking:**
  - 2,307 off-street spaces including 58 handicap spaces.
  - 2,404 including compact spaces.

- **Proposed Central Energy Plant Expansion:**
  - 4,040 sq-ft
  - (0.25 spaces per 1,000 sq-ft) = 2 additional spaces required
  - Total Required: 1,020 spaces

- **Proposed Provided Parking:**
  - Removed during construction = 29 spaces
  - Added during construction
    - Surface spaces = 1 regular space
    - 5 ADA spaces
  - Total = 23 spaces removed
  - Total Provided: 2,284 spaces (2,381 including compact spaces)

- **Required Accessible Spaces:**
  - 20 plus 1 per 100 over 1,000 total spaces (31 spaces)
  - 10% for out-patient services (12 spaces)
  - Total Required Accessible Spaces = 43 spaces

- **Existing Provided Parking:**
  - 2,307 off-street spaces including 58 handicap spaces.
  - 2,404 including compact spaces.

- **Proposed Central Energy Plant Expansion:**
  - 4,040 sq-ft
  - (0.25 spaces per 1,000 sq-ft) = 2 additional spaces required
  - Total Required: 1,020 spaces

- **Proposed Provided Parking:**
  - Removed during construction = 29 spaces
  - Added during construction
    - Surface spaces = 1 regular space
    - 5 ADA spaces
  - Total = 23 spaces removed
  - Total Provided: 2,284 spaces (2,381 including compact spaces)
CUP 1st Floor
3329' - 0"

CUP 2nd Floor
3341' - 0"

CUP Roof
3353' - 0"

RELOCATED BUILDING SIGNAGE.. COORDINATE LOCATION W/ OWNER

HORIZONTAL REVEAL JOINTS - MATCH AND ALIGN WITH EXISTING, TYP.

PANEL JOINTS - SEE TYPICAL JOINT DETAILS ON A3.52. SEE STRUC. FOR LOCATION, TYP.

EXISTING CUP ALIGN NEW PARAPET w/ EXISTING

SCALE: 1/4" = 1'-0"