Robbinsdale Park Master Plan
Rapid City, South Dakota

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Welcome To
Robbinsdale Park
• TEAM

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Thanks to South Middle School for hosting our stakeholder meetings and to the community and organizational stakeholders who took part in the process.

Historic aerials are courtesy of Rapid City Community Planning and Development and Rapid City Public Works.
ROBBINSDALE PARK SITE ANALYSIS
EXECUTIVE SUMMARY
EXECUTIVE SUMMARY

Robbinsdale Park is a 107-acre community and regional park that is partially built atop a reclaimed landfill. The park is home to several leased recreation facilities; the Harney Little League Baseball Complex, Rapid City BMX, and a soccer field. The park offers two shelters with playgrounds, an off-leash dog area with walking path, and is utilized for the Rapid City High Schools and the South Dakota School of Mines & Technology cross country meets. In addition, the park is a critical component of the Meade-Hawthorn storm water drainage system.

The Robbinsdale Park Master Plan was commissioned by the City of Rapid City to identify community-supported projects and to guide project funding and future development of Robbinsdale Park. The plan was developed through two main tasks, public input and an extensive site analysis. The analysis was completed on multiple levels including stormwater infrastructure, wetland delineation, landfill studies, leachate and methane studies, ADA compliance of facilities, general repair, age of the facilities, and multiple other physical and programmatic features. Public input and review was completed through 3 public meetings and multiple meetings with organizational stakeholders. The first public meeting was held on November 19, 2015 to gather information on park use, park needs, and future park projects. The second meeting was a presentation of concept options for the park based on input from the first public meeting and organizational stakeholders. Attendees were asked to comments and select preferences for each concept; this meeting was held on April 21, 2016. These comments and preferences were incorporated into the Master Plan, which was presented at the final public meeting on December 6, 2016.
The key goals we heard from the community include:

- “Keep it like it is, with improvements”
- Keep the natural look of the park
- Keep off leash dog park with improved trail and a fenced dog park area
- Add lighting to walking path
- Add a skate park
- Expand BMX facility
- Utilize Hammerquist Field
- Add year-round restrooms
- Add benches
- Add traffic buffer along Fairmont Boulevard
- Provide safer ped-bike access across Fairmont
- Provide ped-bike access from Churchill Street
- Add a bigger shelter for larger events

From the lease-holder organizations we heard:

- Harney Little League and BMX need expanded facilities
- Replace concession building
- Add more parking
- Glass-free cross country running courses

Generally, from all groups we heard:

- Plant more trees
- Fix drainage issues
- Install year-round restrooms

The Robbinsdale Park Master Plan will guide development of the park for the next 15 to 25 years. Organizationally, the Master Plan divides the park by terrain and park uses into three park “types” – the Neighborhood Park, the Sports Park and the Nature Park.

The neighborhood park is a traditional park area with rolling mowed green lawns, mature trees, playgrounds, shelters and the park’s main pavilion. This part of the park is designed to meet the needs of local neighborhood residents, local child care organizations, and the stormwater system that serves the adjacent neighborhood and the overall drainage basin. Small group or family sized shelters dot the slopes of this area. A large pavilion for weddings, family reunions, or other large events sits at a high point of the park at the intersection of the Sports Park and the Neighborhood Park. Improved neighborhood playgrounds, additional sidewalks, and a formal garden completed the Neighborhood Park.

The Sports Park includes the Harney Little League Complex, the BMX track, a new skate park, new basketball courts, and new supporting amenities. This section of the park is situated to the west of the new park road that creates a pedestrian and child-oriented sports complex that keeps vehicular traffic at the periphery.

The Nature Park covers most of the eastern portion of the property over the old landfill. This area contains walking trails, native grass meadows, wetland nature walk, and the Park’s great lawn.

The master plan retains the current character of each area, adjusting and adding improvements that respond to the stakeholder needs in those areas. Connecting these three areas is a re-aligned park street with more evenly distributed parking and pedestrian thoroughfares that move through the park uninterrupted.
HISTORY
Robbinsdale Park is a 107-acre community and regional park that is partially built atop a reclaimed landfill site. The park is home to several leased recreation facilities; the Harney Little League Complex, Rapid City BMX, and Rapid City Soccer. The park offers two shelters with playgrounds, an off-leash dog area with walking path, and is utilized for the Rapid City High Schools and the South Dakota School of Mines & Technology track meets. In addition, the park also serves as a component of the Rapid City master drainage system.
The 2016 Robbinsdale Park Master Plan was commissioned by the City of Rapid City to identify community-supported projects and to guide project funding and future development of Robbinsdale Park.

The master plan is being driven, in part, by changes to the park which will occur as a result of a large drainage and flood control project in the Meade/Hawthorn Ditch Drainage Area. It is the City’s objective to conduct another master plan process for the entire park with public input at this 20-year interval. This park master plan is being developed in conjunction with storm water infrastructure improvement projects taking place in the neighborhoods west and north of the park. This storm water and street construction project includes improvements to the existing storm water detention cell in the northwest corner of the park.

FROM ITS EARLIEST DEVELOPMENT, ROBBINSDALE PARK HAS BEEN A WELL-LOVED AND WELL-USED LOCAL AND REGIONAL PARK.

Robbinsdale Park came to life on top of the city landfill which was capped and closed in the late 1950s. Although the first major development didn’t take place until the mid 1960’s, the aerial record shows grading operations well underway in the northern neighborhood park area and a baseball field already in operation as the landfill closed. Throughout the next 40 years, several master plans and various improvement projects have brought the park to its current state; part regional outdoor recreation facility and part beloved neighborhood park. The park has had few changes since the last major redevelopment project in the mid-1990’s when the softball fields and a portion of the road located on top of the primary landfill area were removed.
Robbinsdale Park is located on top of what was the Rapid City landfill, located far outside of city limits. Currently, little available historic information about the opening and closing of the landfill exists. Local lore suggests that it was well-used by the 1930’s. In the 1949 City Plan, future land use planning was recommended, “The area...known as Section 7, now owned in part by the City and is used for public dump and garbage disposal. Its residential development will be postponed until the City discontinues this use. Eventually, however, this area will open up for residential use. School facilities will be needed for an ultimate population of 4,000, and a local school enrollment of 300 pupils. The City should retain ten acres of its present holdings for school and recreation purposes.”

Less than a decade after the city plan was created, Rapid City Parks Superintendent, Merle Gunderson, would be advocating for parks in each residential area, including the Robbinsdale neighborhood, in the location of the city landfill.

Mr. Gunderson, with the support of the Rotary Club, was also a visionary for the creation of Storybook Island.
ABOVE: 1960 aerial photograph, enlargement of Park grading project.

LEFT: June 21, 1960 Rapid City Daily Journal reporting on the June 20, 1960 Rapid City Council meeting. The report identified an existing Harney Little League baseball field already on site (confirmed by the aerial photo) and records City Council action to creating Robbinsdale Park.

BELOW: Rapid City Daily Journal November 20, 1958, Parks superintendent, Merle Gunderson, talks to the Rotary Club about future planning for parks.
1967 - 1979

In 1960, the current Rapid City Landfill was opened and the Robbinsdale Landfill closed. It was not until 1967 that the first park development took place in the Robbinsdale Park parcel. The north side of the park was the first area of development with the installation of water and sewer, irrigation, landscaping, roads and parking areas, one picnic shelter, two restrooms, play equipment, general picnic areas and landscape grading. Park design documents show a future baseball field, a golf course and other amenities planned in 1967. Baseball fields in their current location were complete by 1973. The proposed golf course and other amenities to the east of the park road were never constructed.

Park development took place in multiple phases over 20 years using the Land and Water Conservation Fund (LWCF), newly created by Congress in 1965 to safeguard natural resources and provide recreation opportunities for all Americans. The fund was and continues to be a competitive and critical matching fund grant for community recreation in Rapid City and in communities throughout the United States. Robbinsdale Park’s 108.225 acres were platted on June 7, 1974; this plat is the official parkland designation, as no council resolution or minutes were discovered establishing the Park as "Parkland".
1980 - 2002

Soil borings indicate that a clay cap was placed over the former landfill areas, though it is not clear what year this occurred. A 1987 master plan shows the soccer field at its current location and limited baseball fields, while a 1997 master plan abandons the baseball field altogether. The ball fields installed in the early 1980’s were abandoned due to the exposure of glass and refuse by erosive forces. The ball fields were removed in 1998. The last LWCF project in Robbinsdale Park was in 1983. By 1983 the basketball court, parking lot, additional landscaping, and irrigation were installed. The final development, a privately funded BMX race track, took place in the early 2000’s.

The images below show the progression of development, demolition, and redevelopment in Robbinsdale Park over time from the last decade of the landfill to 2015. The aerial photos from 1982 and 1993 show the baseball fields constructed and expanded, these fields were removed in 1998. The current Legal Description of Robbinsdale Park is now "Robbinsdale Park Less Lot 1" as Lot 1, 0.808 acres, was platted and recorded June 15, 1993 removing it from Robbinsdale Park, this parcel as developed as a fire station.
TRANSFORMATION | 1952-2015

SOUTHWEST RAPID CITY 1952

Robbinsdale Park Boundary
The image above and the image on the facing page demonstrate the importance of park land planning as Rapid City, over the course of 63 years, grew around Robbinsdale Park.
PHYSICAL AND MUNICIPAL PARK CONTEXT
The parcel the park occupies is currently zoned "Public District", (Ordinance 6109 dated May 2, 2015). The Public District zoning designation is established to provide for facilities which serve the general public that are operated by the United States of America, the state of South Dakota or any political subdivision which qualifies for exemption from property taxes, or nonprofit organizations. Facilities within the public district are generally not involved in commerce and frequently are sited with public safety and government efficiency in mind. Utilities are provided for in the public district to aid in the development of efficient systems. Examples of allowable uses in Public District include: schools, fire stations, parks, playgrounds, sport fields, libraries, storm water detention facilities, and public transit facilities.

Residential zoning districts surround Robbinsdale Park, Low-Density Residential and Medium-Density Residential. Low-Density Residential is intended for single-family residential development with low population densities. Rapid City Fire Department Station No. 4, south of the park, is in this zoning district, allowed through a conditional use permit. Medium-Density Residential is intended to provide for medium to high population density. The principal uses of land may range from single-family to multiple-family apartment uses. Certain uses which are more compatible functionally with intensive residential uses than with commercial uses are permitted. See the Rapid City Municipal Code for a complete listing of the zoning regulations.

Other districts in the Park’s area include General Commercial and Light-Industrial. The General Commercial district is for personal and business services and the general retail business of the city. Light-Industrial is established to provide areas in which the principal use of land is for light manufacturing and assembly plants, processing, storage, warehousing, wholesaling and distribution in which operations are conducted so that noise, odor, dust and glass are completely confined within an enclosed building. These industries may require direct access to rail or street transportation routes; however, the size and volume of the raw materials and finished products involved should not produce the volume of freight generated by the uses of the heavy industrial districts. A considerable land use buffer exists between the park’s land use designation and the commercial and Light-Industrial districts.
- ZONING & NEIGHBORHOOD CONTEXT

**KEY**

- GAD: General Agriculture District
- PF: Forest District
- LDR-1: Low Density Residential District 1
- LDR-2: Low Density Residential District 2
- MDR: Medium Density Residential District
- OC: Office Commercial District
- NC: Neighborhood Commercial District
- SC-1: Neighborhood Shopping Center District
- GC: General Commercial District
- BP: Business Park District
- LI: Light Industrial District
- HI: Heavy Industrial District
- P: Public District
- FH: Flood Hazard District

**LEGEND**

- Fire Station
- Hospital
- School
- Church

**NOTE:** Robbinsdale Park was rezoned from Park Forest to Public District, Ordinance 6109, May 2, 2016

[28]
Robbinsdale Park is located at 631 East Oakland Street and is a major destination in southeast Rapid City for Little League Baseball, BMX, walking and running, and off leash dog walking. The park is embedded within a residential neighborhood, commonly called the Robbinsdale neighborhood. Fairmont Boulevard, a minor arterial street, runs along the south border of the park. Rapid City Fire Department Station No. 4 is located on a lot adjacent to the park boundary.

Nearby parks and recreational facilities include Centennial Parkway and LaCroix Links Golf Course (YMCA), two blocks to the south, and Parkview Pool and Softball Complex, about one mile away.

Robbinsdale Elementary School, South Park Elementary School, Grandview Elementary School, South Middle School, St Paul's Lutheran School (private) and St Thomas More High School (private) are all within a mile radius of the park.

The park is 2.5 miles from downtown Rapid City and is located within Ward 1 political district. Ward 2 borders the park's northern property line.
GROWTH AND DEVELOPMENT

According to the Rapid City Comprehensive Plan, in 2010 Rapid City’s population was 67,956. The City’s population is forecasted to reach between 85,000 and 97,000 by 2035. While some amount of greenfield development is anticipated to occur, opportunities for infill and revitalization of underutilized commercial corridors and activity centers and reinvestment in established neighborhoods must also be considered.

CHANGING DEMOGRAPHICS

Rapid City’s population is becoming increasingly diverse ethnically as the American Indian, Hispanic/Latino, and international student segment of the population grows. The community is also economically diverse, with a range of income levels and household types, including a growing population of seniors.

Additionally, many young people in the community leave Rapid City following graduation to pursue other opportunities. Meeting the varied needs of these diverse groups and increasing numbers of young people who want to return to Rapid City to raise their families are key considerations with respect to housing and economic diversity.

Table 1. (below) provides historical US Census population growth trends for the City of Rapid City, Meade County, and Pennington County in 10-year increments. The historical population growth data quantify annual growth rates over the entire period, along with the last 10 years, and identify a general slowing in growth over time.

<table>
<thead>
<tr>
<th>Year</th>
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<td>1940</td>
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<tr>
<td>1950</td>
<td>25,310</td>
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<td>2000</td>
<td>59,607</td>
</tr>
<tr>
<td>2010</td>
<td>67,956</td>
</tr>
<tr>
<td>Annual Growth Rate (1940–2010)</td>
<td>2.3 %/year</td>
</tr>
<tr>
<td>Annual Growth Rate (2000–2010)</td>
<td>1.3 %/year</td>
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RAPID CITY COMPREHENSIVE PLAN

The City of Rapid City has had an estimated steady one to two percent annual growth over the past 30 years. Although considered “manageable,” Rapid City has recently experienced a significant increase both within the corporate limits and outlying areas, providing a challenge regarding provision of infrastructure. From 2009 to 2011, the City has seen the addition of over 163 single-family dwelling units and over 73 multi-family units. The majority of this growth has occurred in the north and southwest quadrant of Rapid City.

Existing retail and commercial development is primarily located along Interstate 90. However, as the population continues to expand, other properties are quickly developing along Catron Boulevard (US Highway 16B), providing new residential and commercial development opportunities and challenges. Additional growth is likely to occur in this area with the addition of a new commercial shopping center just off Catron Boulevard.

As part of the City’s responsible planning efforts, in April 2015 the City of Rapid City adopted a revised Comprehensive Plan. “The Comprehensive Plan is a tool for ensuring orderly, efficient, and resourceful growth and development in the community. It established the long-term vision for Rapid City and provides guidance for decision making to support and advance the vision.” As part of the Comprehensive Plan, a 2020 Strategic Plan establishes a vision for the City, made up of five strategic goals; in which strategic goal no. 4 states that the City is to “Develop an interconnected parks, arts, and recreation system that provides diverse opportunities for enjoyment and adds to our family friendly quality of life.”

Master Planning for Robbinsdale Park represents a multifaceted opportunity to meet Rapid City Comprehensive Plan goals for park development and equity throughout the Rapid City Parks system. In addition master plan provides an opportunity to connect to multiple community recreation and transportation corridors.

At the heart of the Comprehensive Plan are 7 core values. The core value closely tied to the development of this plan is the City’s development of “outstanding recreational and cultural opportunities.” This core value states: “We are proud of our community’s parks and recreation system. Our community will ensure that the legacy of our park facilities, trails, recreation centers, aquatic centers, and golf courses continues to develop as a system of interconnected amenities that provide diverse opportunities for residents and visitors alike. Our visual, performing arts and cultural activities have flourished in Rapid City because of our community’s support for a diverse range of cultural events, music and theatre performances, museum and art exhibits, and other events throughout the year. We will continue to support and enhance the presence of these assets in our community and ensure they are accessible to all ages, abilities, and income levels.”

In order for the City of Rapid City to support this core value, several principles, goals, and policies were developed. The first principle is that the City will provide a safe, accessible, and interconnected parks and trail system. Supporting goals and policies are:

- **GOAL:** Align the park system with the community’s growth and needs.
- **POLICY RC-1.1A:** EXISTING PARK MAINTENANCE AND ENHANCEMENT
  Maintain high quality City parks. Pursue opportunities to improve parks that are in need of enhancement and re-purpose underutilized facilities as appropriate to adjust to changing demographics and needs.
• POLICY RC-1.1B: PARKS PLANNING Provide for the incremental expansion of additional parks, greenways, trails, open space, and recreational facilities to meet the needs of future residents. Seek to anticipate and plan for acquisition of land for future parks where they will be needed. Review and periodically update the City’s Parks and Recreation Plan as needed to monitor progress towards the community’s goals and identify new priorities.

• POLICY RC-1.1D: DISTRIBUTION OF PARKS AND FACILITIES Identify opportunities to balance the amount and types of parks or recreational facilities within existing and future neighborhoods by prioritizing new parks in areas that are currently underserved and in new neighborhoods. Proactively identify potential park sites in areas of the City that are anticipated to grow significantly.

• GOAL: Expand and enhance greenway, open space, and trail connections.

• POLICY RC-1.2A: PRIORITIZE IMPROVEMENTS IN UNDERSERVED AREAS Prioritize improvements and linkages to greenways, open space, and trails in underserved areas, with a particular emphasis on areas where “missing links” can be readily addressed.

• POLICY RC-1.2B: OPEN SPACE AND NATURAL RESOURCE CONSERVATION Pursue opportunities to expand or enhance the community’s open space network and areas of natural resource conservation like greenways, forested hills, and drainages. Seek opportunities to achieve conservation objectives as development occurs, such as through land set-asides or cluster development.

• POLICY RC-1.2C: NEIGHBORHOOD DESIGN Encourage the protection of unique natural features and the incorporation of linkages to the overall system of trails in the design of new neighborhoods.

• POLICY RC-1.2E: COORDINATED IMPROVEMENTS Coordinate planning and development of greenways and trails with the development of stormwater facilities to identify opportunities to maximize available resources.

The second principle recommends the enhancement of community and recreation facilities. Rapid City will continue to provide a broad range of community and recreational facilities and programming for all ages, abilities, and varying interests. As the City grows, Rapid City will explore enhancements or new additions to its offerings to meet the needs of existing and future residents. Supporting goals and policies are as follows:

• GOAL: Provide a variety of community and recreational facilities and offerings.

• POLICY RC-2.1D: AGE-SPECIFIC OPPORTUNITIES Provide community and recreational opportunities for Rapid City residents of all ages, with age-specific opportunities for youth, seniors, or other groups.

• GOAL: Promote recreational equity at a neighborhood level.

• POLICY RC-2.2A: MAINTAIN AND ENHANCE EXISTING FACILITIES Maintain existing recreational facilities and pursue opportunities to improve facilities that are in need of updating or expansion.

• RC-2.2B: BALANCE FACILITY DISPARITY Balance the disparity in recreational facilities to the extent possible, regarding the types and conditions of the facility, their location, and their access from surrounding neighborhoods. Distribute future facilities to provide facilities convenient to all neighborhoods in Rapid City.

RAPID CITY AREA BIKE AND PEDESTRIAN MASTER PLAN

The Rapid City Area Bike and Pedestrian Master Plan was adopted as part of the Comprehensive Plan and will guide the development of a network of bicycle and pedestrian routes that link activity centers within the city and provide opportunities for connections to surrounding areas. The plan’s vision is to enhance transportation choices by developing a network of on-street and off-street bicycle and pedestrian facilities that provide connections to destinations throughout the city. To support this vision, the plan lists three main goals:

1. Support bicycling and walking as viable transportation modes in Rapid City.

2. Promote bicycling and walking in the Rapid City...
area by improving awareness of bicycle and pedestrian facilities and opportunities.

3. Integrate bicycle and pedestrian planning into Rapid City’s planning processes.

The Master Plan recommends a multi-use trail be installed at the southern border of the park along with a bike lane along Fairmont Boulevard.

The road network surrounding the park is a considerable influence on the park’s edge. Robbinsdale Park is bordered by Fairmont Boulevard on the south. Traffic counts on Fairmont Boulevard ranged from 7,932 vehicles per day (VPD) in 2013, to 7,646 VPD in 2014, to 7,976 VPD in 2015. This high traffic count is consistent with traffic next to other large parks in Rapid City. Canyon Lake Park experienced 9,550 VPD in 2015 and Sioux Park has counts of 4,598 VPD along 32nd Avenue and 13,861 VPD on Canyon Lake Drive. The Major Street Plan has classified Fairmont Boulevard as a minor arterial.

Bicycle and pedestrian conflict points must be addressed during the park planning. The Bike and Pedestrian Master Plan includes the bike and pedestrian crash reports from 2004–2008. No crashes between bike, pedestrian and vehicle were reported during this time frame along Fairmont Boulevard, south side of the park. Pedestrian, bike and vehicle crashes were reported at the north residential entrance; one bicycle, minor injury and two vehicle crashes at the intersection of Elm and Fairmont, west of the park. One pedestrian, no injuries; and one bicycle, minor injuries, were reported at this location.

RAPID CITY PARKS AND RECREATION PLAN

In 2007, the Rapid City Parks Department produced the “Rapid City Parks and Recreation Plan,” outlining the department’s mission, goals, and philosophies. The department’s mission is to create and promote recreational opportunities and to preserve and enhance Rapid City’s parks and natural areas to enrich the lives of the citizens of Rapid City. The five primary goals of the Department are as follows:

1. Acquire, develop, renovate and maintain a system of parks, recreational facilities, and open space that is attractive, safe, functional and available to all.

2. Enhance the quality of life in the community by providing services and programs that offer positive opportunities for building health productive lives.

3. Protect and preserve publicly-owned natural resource areas.

4. Promote economic growth through recreational tourism, and attract visitors and new business by enhancing the image of the community through beautification programs.

5. To create smiles.

The report discusses the need for a balance of recreational possibilities in all neighborhoods. The Parks Department must address equality shortfalls. Major issues in balancing recreational opportunities include:

• As the number of recreation facilities grow and demands for maintenance increase, we must continually evaluate facility maintenance practices, methods and priorities especially as resources decline.

• Provide on-going renovation and ensure balance in the maintenance of parks and facilities.

• Provide neighborhood park facilities that contain a mix and variety of recreation opportunities for young and old, and are located within easy reach of all residents.

The Parks Department would like to fulfill these key objectives in terms of equality:

• Continue to promote, sponsor, and partner with others in the development of new special events, especially in the non-peak seasons, to enhance economic development through tourism.

• Promote fine arts as an economic target market for tourism.

• Provide more opportunities for adult and youth recreation.

• Continually evolve recreation programming to meet current demands.
• CITY-WIDE PARKS PLAN
KEY

1. Braeburn Park
2. Bike Skills Park
3. Canyon Lake Park
4. Centennial Parkway
5. Chuck Lien Family Park
6. Cliffside Park
7. College Park
8. Dinosaur Park
9. Founders Park
10. Halley Park
11. Hanson-Larsen Memorial Park
12. Horace Mann Park
13. Jackson Park
14. Knollwood Drainage/Off Leash Area
15. Legion Park
16. Mary Hall Park
17. Memorial Park

18. Parkview Recreation Complex
19. Quarry Park
20. Promenade & Legacy Commons
21. Red Rock Meadows Park
22. Robbinsdale Park
23. Roosevelt Park
24. Scott Mallow Park
25. Sioux Park
26. Skyline Wilderness Area
27. Star of the West Sports Complex
28. Steele Avenue Park
29. Storybook Island
30. Vickie Powers Memorial Park
31. Thomson Park
32. Wilderness Park
33. Willow Park
34. Wilson Park
• CONNECTIVITY

KEY

- PRINCIPAL ARTERIAL STREET
- MINOR ARTERIAL STREET
- PROPOSED MINOR ARTERIAL
- COLLECTOR STREET
- SHARED LANE - PROPOSED
- BIKE LANE: PLANNED/PROPOSED
- SHARED LANE: PLANNED/PROPOSED
- SIGNED SHARED ROADWAY: PROPOSED
- SHARED USE PATH: EXIST./PROPOSED
- SIDE PATH: EXIST./PROPOSED
- EXISTING PARK
- GOLF COURSE
- FUTURE GREENWAY
- CONSERVATION
- SCHOOL
- POTENTIAL GREENWAY (NOT IDENTIFIED IN SOURCE PLANS)
The future land use plan indicates Robbinsdale Park as “Parks and Greenway.” Robbinsdale Park was rezoned to “Public District”, Ordinance 6019, May 2, 2016 from Park Forest. The park’s surrounding districts remain the same as the current zoning, Single Family, Multi-Family, General Commercial and Light Industrial. The continuity in density from current zoning to future land use indicates that the park’s role as a regional and neighborhood park will remain. See the future land use plan on the facing page.
REGIONAL RECREATION

Robbinsdale Park serves as a local and regional hub for a number of recreation purposes; Little League Baseball, Rapid City BMX and college and secondary school cross country races. All of these uses are currently expanding or wishing to expand in their current locations. Although there are few instances of recreational events conflicting with each other, these uses do compete for adequate space within the park.

Harney Little League enrolled 400-450 children in 2015. They currently lease their facility from the City and provide all maintenance and repairs to the fields and associated buildings. The City maintains the parking lots. Batting shed use begins in February. Use of the baseball complex runs from March through September.

Rapid City BMX riders come from throughout the Rapid City and surrounding area, though summer events attract riders from around the country. 40-50 riders were registered to use the track in 2015. Amateur BMX age classes span from under 5 years old to over 61 years old, in different wheel size categories. Rapid City BMX ages are in general from 3-18 years old. In addition to BMX, this track also hosts some Strider (no-pedal, balance bicycles) events. They lease their facility from the City and provide all construction, maintenance and repairs to the BMX facility. The facility is used from April through September.

South Dakota School of Mines and Technology cross country and regional high school and middle school cross country competitions have been held at Robbinsdale Park in the past. It is one of the few public parks large enough to accommodate cross country events. SDSM&T uses the park for training. Cross country teams like Robbinsdale Park for its variety of terrain creating challenging courses and

![Image of Robbinsdale Park map]

- SITE PROGRAMMING

![Image of BMX riders on track]
excellent race view-ability for spectators. College cross country regional events can draw as many as 32 teams of 5-7 members and 5,000 spectators. High school/middle school cross country events can draw 400-500 runners and 4,000 spectators. The Cross country season runs from late August until early November.

A high school sized soccer field was leased by Soccer Rapid City. The lease was not renewed to Soccer Rapid City because of soccer’s consolidation efforts at Dakota Field.

COMMUNITY RECREATION
Robbinsdale Park is one of five municipal parks with off-leash dog areas and is well used for that purpose. Public input meetings indicate that the off-leash dog park has wide local draw with patrons who travel from other parts of Rapid City to walk their dogs.

The park has more than one and a half miles of walking paths that are in use at all times of the day by walkers and runners.

Other amenities at the park include two playgrounds, park shelters with seasonal bathrooms, a basketball court, and shady mowed lawns. The northern playground is used by the neighborhood and by local preschools and child care centers. During the summer months, park shelters are in use nearly daily for birthday parties, family reunions, picnics, meetings and other gatherings.

OPEN SPACE
Approximately 52 acres of Robbinsdale Park is unprogrammed open space and includes the northeast wetland area. This area is primarily unmown grasses, wetland, volunteer shrubs, and trees and is located directly on top of the old landfill pits. The majority of this area is used for the off-leash dog park, but it is occasionally mowed in some areas for cross country events described in this section.

The northern "neighborhood" area of the park has about 13 acres of unprogrammed open space; irrigated, mowed lawns with mature trees and occasional picnic benches. Use of this open space appears to be very limited. This could be because of the terraced topography, absence of sidewalks or pathways, or lack of clear programming.

HABITAT
Small urban bird species were observed in this area during site visits. No other wildlife was observed. Wetland areas have slightly fragmented connection to water corridors that connect to the Rapid Creek corridor.
Robbinsdale Park is located in the rolling foothills east of the Skyline Drive hogback ridge that bisects Rapid City. Elevation in the park varies by over 70 feet throughout the park, with the lowest point in the NE wetland and the highest point at the Fairmont Boulevard park entrance. Two prominent hilltops mark the center of the park; the current BMX location and the adjacent hilltop, currently open space.

Park drainage flows primarily to the NE wetland, with some areas draining to the detention basin in the NW corner of the site. See the Wetlands and Stormwater page for more drainage information.

Soils are disturbed by former landfill and consequent grading operations for the park. Landfill area soils consist of thin topsoil over a fat clay landfill cap with hard shale bedrock below. The remainder of site soils consist primarily of thin topsoil over hard shale bedrock associated with the Belle Fourche Formation.
• ARCHITECTURAL REPORT

CONCESSION BUILDING

ADDRESS: N/A
YEAR CONSTRUCTED: 1992
LATEST REMODEL: Currently maintained (Restrooms on north are an addition).
FOOTPRINT: 504 (14’x36’) SF enclosed, 1,056 SF (24’x44’) covered.
CONSTRUCTION: Main structure and restroom addition of painted CMU, wood roof framing and overhang, 4” tube steel posts under roof corners, block foundation (apparent), plywood roof sheathing, metal roofing (unconfirmed) and flashing, no gutters, colors (white and red), concrete walk around.

STORAGE/BATTING

ADDRESS: N/A
YEAR CONSTRUCTED: 1992
LATEST REMODEL: Currently maintained.
FOOTPRINT: 2,400 SF (30’x80’) primary storage, 360 SF (18’x20’) secondary.
CONSTRUCTION: Main structure pole barn construction, white metal siding, 9’x8’ garage door, 36” metal south door, metal roof, propane stove inside, colors (white).
INTERIORS: Unavailable.
HISTORIC SIGNIFICANCE: Not a historically designated structure.

ANALYSIS

EXTERIOR CONDITION:
Poor. Despite frequent painting roof is failing, restroom addition foundation is tipping away from primary building causing significant crack between structural elements.

INTERIOR CONDITION:
Unknown.

ACCESSIBILITY:
Not ADA restrooms (doors too narrow), connects to parking, but paths are.

DRAINAGE:
No concerns around the building.

CONX

ADDRESS: N/A
YEAR CONSTRUCTED: 2001
LATEST REMODEL: Ongoing.
FOOTPRINT: 300 SF (10’x30’) enclosed.
CONSTRUCTION: Wood frame construction, slab on grade, with multiple additions.
INTERIORS: Unavailable.
HISTORIC SIGNIFICANCE: Not a historically designated structure.
ORGANIZATIONAL STRUCTURES

HISTORIC SIGNIFICANCE: Not a historically designated structure.

ANALYSIS

EXTERIOR CONDITION: Poor.
INTERIOR CONDITION: Unknown.
ACCESSIBILITY: No ADA access, connects immediately to parking, but curb is a barrier.
DRAINAGE: No visible concerns.
CONNECTIVITY: N/A

LIGHTING: Lights on side, uncertain of use.
WAYFINDING: Buildings unmarked and their dilapidated condition makes their use and functions unclear. Visitors are left not knowing if they are part of the park or a private enterprise located within the park.

AMENITIES: Large parking area with good access to building.

INTERIORS: Unavailable.
HISTORIC SIGNIFICANCE: Not a historically designated structure.

ANALYSIS

EXTERIOR CONDITION: Poor. Despite frequent painting roof is failing, restroom addition foundation is tipping away from primary building causing significant crack between structural elements.
INTERIOR CONDITION: Unknown.
ACCESSIBILITY: Not ADA restrooms (doors too narrow), connects to parking, but paths are narrow.
DRAINAGE: No visible concerns.
CONNECTIVITY: N/A
LIGHTING: Limited.
WAYFINDING: Logo below faces fields.

AMENITIES: A/C unit above condiment counter. ADJACENT AMENITIES: Ball fields.

ANALYSIS

EXTERIOR CONDITION: Poor to moderate. Materials in aged, facility appears cobbled together. Poor weatherproofing, easy to vandalize.
INTERIOR CONDITION: Poor
ACCESSIBILITY: No accessible route to building from street.
DRAINAGE: No concerns around the building. Users indicated that the track requires frequent repairs after rainstorms if a rider hits the track before it has dried.
CONNECTIVITY: Limited. At highpoint of the park it is visible to all park visitors. Not directly accessible from park paths.
LIGHTING: Limited, overhead power to lights
WAYFINDING: Gate marks only clear entry point. 8’ Fences are in moderate condition with several areas of damage.
UTILIZES: No potable water, no sanitary sewer.

AMENITIES: 750’ BMX track, 4 turns.
• ARCHITECTURAL REPORT | BALLFIELDS

COACH PITCH FIELD

YEAR CONSTRUCTED: Late 1990's
LATEST REMODEL: Currently maintained.
CONSTRUCTION: Includes dugouts, grandstands, and storage shed.
HISTORIC SIGNIFICANCE: Not a historically designated structure.

NINE YEAR OLD FIELD

YEAR CONSTRUCTED: Early 1970's
LATEST REMODEL: 2015-2016
CONSTRUCTION: Includes dugouts, grandstands, press box, and storage shed.
HISTORIC SIGNIFICANCE: Not a historically designated structure.

MINOR’S FIELD

YEAR CONSTRUCTED: Early 1970’s
LATEST REMODEL: Currently maintained.
CONSTRUCTION: Includes dugouts, grandstands, press box, and storage shed.
HISTORIC SIGNIFICANCE: Not a historically designated structure.
ANALYSIS

GRANDSTAND: CMU with wood railings, 2x seats and decking, moderate condition.
PRESS BOX: 8’x20’ CMU on slab. Crack in door jam, fence in front, upper window, appears slightly tilted.
SOUTH DUGOUT: CMU on slab, bench needs repairs.
WEST DUGOUT: CMU on slab, tipping to west at 5°.

ANALYSIS

GRANDSTAND: Aluminum. Good condition.
PRESS BOX: newfound wood construction, concrete foundations, 8”x8” posts, 5’ off ground with corrugated roof and cement board siding.
EAST DUGOUT: CMU on slab, standard 26 gauge roofing on 2x frame sloping 1:12, chain link in front is warping, bench.
NORTH DUGOUT: CMU on slab.
STORAGE SHEDS: None.
LIGHTING: 4 poles.
FENCE CONDITION: 4’ height.
INFIELD SURFACE: Gravel fines mix.
HOME PLATE TO OUTFIELD FENCE: 180’
IRRIGATED: Yes. Coverage is moderate, approximately 70%.
TURF: Moderate condition.

ANALYSIS

GRANDSTANDS: (2) aluminum five row grandstands on gravel. Good condition. 1 CMU and 2x in poor to moderate condition.
PRESS BOX: 2x construction mounted 8’ off ground with Musco lighting controls below. 10” diameter telephone foundation poles. Corrugated roof, 1/2” x 12” buffalo board siding, fascia warped, 4’x8’ window facing field, overall moderate condition.
EAST DUGOUT: 6’x20’ Good condition, CMU on slab, standard corrugated roof, step up into from adjacent walk (not accessible).
NORTH DUGOUT: CMU on slab.
STORAGE SHEDS: 8’x12’ on concrete slab.
LIGHTING: 6 poles and Musco lights. Good condition.
FENCE CONDITION: 4’ height, moderate condition.
INFIELD SURFACE: Gravel fines mix and turf.
HOME PLATE TO OUTFIELD FENCE: 200’
IRRIGATED: Yes. Coverage is good, approximately 80%.
TURF: Good condition.
MAJOR'S FIELD

YEAR CONSTRUCTED: Early 1970's
LATEST REMODEL: 2015 - Painting.
CONSTRUCTION: Includes dugouts, grandstands, and storage shed.
HISTORIC SIGNIFICANCE: Not a historically designated structure.

ANALYSIS
GRANDSTAND: CMU with wood railings, 2x seats and decking, poor condition.

PEE WEE FIELD

YEAR CONSTRUCTED: Early 1970's
LATEST REMODEL: Currently maintained.
CONSTRUCTION: Includes dugouts, grandstands, and storage shed.
HISTORIC SIGNIFICANCE: Not a historically designated structure.

ANALYSIS
GRANDSTANDS: (2) aluminum 3 row and 18' long.

PAUL HAMMERQUIST FIELD

YEAR CONSTRUCTED: Early 1970's
LATEST REMODEL: Not currently maintained.
CONSTRUCTION: Includes dugouts, grandstands, press box.
HISTORIC SIGNIFICANCE: Not a historically designated structure.
PRESS BOX: 24'x24' 2x construction, 1"x12" buffalo board siding, four doors (one with steel barricade, corrugated metal roof overhangs 18", base boards rotted, well cared for, but aged and dilapidated looking.

EAST DUGOUT: CMU on slab, standard 26 gauge roofing on 2x frame sloping 1:12, moderate condition.

WEST DUGOUT: CMU on slab, standard 26 gauge roofing on 2x frame sloping 1:12, quick coupler in north wall, puddling water on floor from poor drainage.

STORAGE SHEDS: 8'x8' shingle roof.
LIGHTING: 6 poles, Musco lights.
FENCE CONDITION: 6' height.
INFIELD SURFACE: Gravel fines mix and turf.
HOME PLATE TO OUTFIELD FENCE: 220'
IRRIGATED: Yes. Full coverage.
TURF: Good condition.

ANALYSIS

PRESS BOX: 11' x 8'-4" new wood construction, concrete foundations, 8"x8" posts, 5' off ground with corrugated roof and cement board siding.

WEST DUGOUT: CMU on slab, standard 26 gauge roofing on 2x frame sloping 1:12, chain link in front is warping, bench, posts are leaning.

NORTH DUGOUT: Same as west dugout but in worse condition.

STORAGE SHEDS: 8'x8' on 4" concrete slab.
LIGHTING: 4 steel poles. 33' height.
FENCE CONDITION: 4' height, moderate condition.
INFIELD SURFACE: Gravel fines mix.
HOME PLATE TO OUTFIELD FENCE: 150'
IRRIGATED: Yes. Coverage is moderate, approximately 75%.
TURF: Good condition.

ANALYSIS

GRANDSTANDS: (3) CMU and 2x in extremely poor condition.
PRESS BOX: 2x construction in overall poor to moderate condition.
EAST DUGOUT: 8'x40' metal post and corrugated roof in moderate condition.
NORTH DUGOUT: 8'x40' metal post and corrugated roof in moderate condition.
STORAGE SHEDS: None noted.

LIGHTING: 6 wood poles and lights. Unknown condition.
FENCE CONDITION: 6' height, moderate condition.
INFIELD SURFACE: Currently torn up.
HOME PLATE TO OUTFIELD FENCE: 300'
IRRIGATED: Currently torn up.
TURF: Poor condition.

TEE BALL FIELD

The small tee ball field is not reviewed as part of this document.
BASEBALL BLEACHERS

The wood and concrete block bleacher condition throughout the baseball complex is typically poor to extremely poor and pose several health and safety hazards to visitors, including lack of cross-bracing, degrading concrete block, openings behind seats of greater than 4" with a fall height of greater than 30". Many lack a foundation. Paint is peeling by the end of each season. Bleachers should be replaced with bleachers that include safety features and fall protection.

PRESS BOXES

The new press box at Nine Year Old Field should be a model for how to renovate the others, of which all are in mixed condition. While serviceable, they all have a negative aesthetic value.

DUGOUTS

The dugouts are generally cared for well, and typically provide good protection for the players against the elements. Their wear levels are high. Areas of wear in some locations include rotting wood fascias, eroded tuck pointing, concrete blocks that are cracked and separating from the structure, and aged, peeling roofing.
FENCES
The fence condition varies throughout the park. There are many minor repairs required throughout the facility. While generally serviceable a regular replacement schedule should be considered to keep fences in a safe condition.

MISCELLANEOUS
The storage of maintenance materials in the parking lot and the random organization of the supporting elements contribute to the overall sense of dilapidation.

However, the continual volunteer efforts are to be commended for their endurance and dedication to the facility. Their dedication to the sport and athletes is evident by the efficient and continual upgrades made to the facilities.

STORAGE SHEDS
The storage sheds are all serviceable, but their haphazard condition contribute to the overall sense of dilapidation.
**NORTH PARK SHELTER**

**ADDRESS:** 631 East Oakland.

**YEAR CONSTRUCTED:** 1960s

**LATEST REMODEL:** 2014 (restrooms).

**FOOTPRINT:** 1,056 SF (24’x44’) covered.

**CONSTRUCTION:** Painted CMU, painted steel pipe posts, wood beams & roof framing, block foundation (apparent), plywood roof sheathing, metal roofing and flashing, no gutters, colors (standard park brown and light brown colors).

**INTERIORS:** Tile wainscot and flooring, ss urinal, ss dryer, ss toilette, ss ADA bars, counter, vents, skylight, electric light.

**HISTORIC SIGNIFICANCE:** Not a historically designated structure.

**ANALYSIS**

**EXTERIOR CONDITION:** Moderate, some minor maintenance needed to alleviate tired feeling. Foundation appears solid.

**INTERIOR CONDITION:** Good.

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**CENTRAL PARK SHELTER**

**ADDRESS:** 631 East Oakland.

**YEAR CONSTRUCTED:** 1960s

**LATEST REMODEL:** 2014 (restrooms).

**FOOTPRINT:** 1,056 SF (24’x44’) covered.

**CONSTRUCTION:** Painted 6x8 square steel tube posts, steel 6x8 roof beams, 1x6 tongue and groove wood roof deck, steel roofing. Concrete pier foundations (apparent), metal roofing, no gutters, colors (standard park brown color).

**INTERIORS:** Unavailable.

**HISTORIC SIGNIFICANCE:** Not a historically designated structure.

**ANALYSIS**

**EXTERIOR CONDITION:** Good apart from concrete cracking, water pools on foundations, structurally sound still.

**INTERIOR CONDITION:** Odd water shadow on underside of roof.

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**PICNIC SHELTER**

**ADDRESS:** 2827 Julia CT.

**YEAR CONSTRUCTED:** 2001

**LATEST REMODEL:** Tables 6-10 years old.

**FOOTPRINT:** 1,056 SF (24’x36’) covered.

**CONSTRUCTION:** Painted 6x8 square steel tube posts, steel 6x8 roof beams, 1x6 tongue and groove wood roof deck, steel roofing. Concrete pier foundations (apparent), metal roofing, no gutters, colors (standard park brown color).
INTERIORS: Tile wainscot and flooring, ss urinal, ss dryer, ss toilette, ss ADA bars, counter, vents, skylight, electric light.

HISTORIC SIGNIFICANCE: Not a historically designated structure.

ANALYSIS

Maintenance needed to alleviate tired feeling. Foundation appears solid. Some weeds within.

INTERIOR CONDITION: Good.

ACCESSIBILITY: ADA restrooms, connects to parking, no designated ADA parking.

DRAINAGE: Some light ponding to south due to surface grading, west side lumpy, slough to north.

CONNECTIVITY: Adjacent to playground and path network, walkway in good condition.

LIGHTING: Limited.

WAYFINDING: None, building address only.

AMENITIES: (4) Table, permanent
(1) Table, loose under shelter

ADJACENT AMENITIES:
(4) Outdoor BBQ’s
(5) Tables, concrete foundations
(1) Table, loose
(3) Benches
(2) Trash receptacles
Drinking fountain
Playground

INTERIORS: Tile wainscot and flooring, ss urinal, ss dryer, ss toilette, ss ADA bars, counter, vents, skylight, electric light.

HISTORIC SIGNIFICANCE: Not a historically designated structure.

ANALYSIS

Maintenance needed to alleviate tired feeling. Foundation appears solid. Some weeds within.

INTERIOR CONDITION: Good.

ACCESSIBILITY: ADA restrooms, does not connect to parking with accessible path of travel, no designated ADA parking.

DRAINAGE: Some light ponding to south due to surface grading, west side lumpy, slough to north.

CONNECTIVITY: Adjacent to playground and path network, walkway in good condition.

LIGHTING: Limited.

WAYFINDING: None, building address only.

AMENITIES: (1) Table, loose under shelter

ADJACENT AMENITIES:
(4) Outdoor BBQ’s
(4) Tables, concrete foundations
(3) Trash receptacles
Drinking fountain
Playground
Slope

INTERIORS: Unavailable.

HISTORIC SIGNIFICANCE: Not a historically designated structure.

ANALYSIS

EXTERIOR CONDITION: Good apart from concrete cracking, water pools on foundations, structurally sound still.

INTERIOR CONDITION: Odd water shadow on underside of roof.

ACCESSIBILITY: Connects to designated ADA parking spaces.

DRAINAGE: Some light ponding to south due to surface grading, west side lumpy, slough to north.

CONNECTIVITY: Adjacent to playground and path network, walkway in serviceable condition.

LIGHTING: Limited.

WAYFINDING: None, building address only fields.

AMENITIES: (6) Tables

ADJACENT AMENITIES:
Lawn
Open views
**Asphalt Paths and Concrete Sidewalks**

The shared use asphalt paths were constructed between 1998 and 2002. The linear edge cracking indicates weak or thin surfacing or base. Dips occur throughout the path system in the former landfill area, with the most severe dips on the southern portion of the loop suggesting unstable subsoils due to landfill settling.

Concrete sidewalks are located near park shelters and inside the baseball complex. The sole western entrance to the park, a sidewalk connecting to the Idaho Street sidewalk is inundated with water at times. Baseball complex sidewalks lack a clear organization and don’t connect critical locations to meet ADA criteria.

Properly installed, reinforced concrete sidewalk can last up to 80 years, according to the Federal Highway Administration, though most municipalities expect a 25 year life span.

Asphalt life expectancy ranges from 15-30 years between complete replacement depending on a number of factors, including subgrade preparation, depth of asphalt layer, installation method, maintenance and subsoil conditions.

**KEY**

- **POOR / FAILURE**
  Paving has severe fatigue cracking and degradation. Complete replacement is necessary to bring paving up to good condition.

- **POOR**
  Paving has fatigue cracking, significant pot holes, linear edge cracking, transverse cracking or indications of subgrade instability. Remediation depends on investigation of subgrade stability and existing asphalt thickness.

- **AVERAGE**
  Paving has some cracking with no signs of significant subgrade instability. Remediation is generally crack repair, but depends on site-specific conditions.

- **GOOD**
  Paving has no significant cracking or signs of subgrade instability. Asphalt is aged, but in sound condition.

- **EXCELLENT**
  Paving is in like-new condition.
• PAVED SURFACE CONDITIONS - PEDESTRIAN

Asphalt Walking Path - Demonstrating subgrade failure and subsoil movement.

Concrete Walkway and North of Detention Cell - Drainage over takes walkway.
ROAD AND PARKING LOT CONDITIONS

All roads and parking lots in Robbinsdale Park are heavily used, and through traffic is common. Parking lots are often filled to capacity during sporting events in the summer and fall months.

The roads in the park are all asphalt and range in condition from fair to poor. Numerous patches and asphalt section replacements have been done throughout the park over time. Fatigue (alligator) cracking (pictured above), linear edge cracking (pictured below), pot holes, and some transverse cracking are present in the roads. Excessive loading, weak or thin surface or base, poor drainage, soil shrinkage and frost heave are culprits in most of the poor road condition issues. Dips and other evidence of non-uniform settlement are present in the roads in the southern area of the park.

Asphalt life expectancy ranges from 15-20 years depending on a number of factors, including subgrade preparation, depth of asphalt layer, installation method, maintenance and subsoil conditions.

Rapid City currently requires that pavement structure is designed for a minimum 20 year performance period.

KEY

- **POOR / FAILURE**
  Paving has severe fatigue cracking and degradation. Removal would be required to bring paving up to good condition.

- **POOR**
  Paving has fatigue cracking, significant pot holes, linear edge cracking, transverse cracking or indications of subgrade instability. Remediation depends on investigation of subgrade stability and existing asphalt thickness.

- **AVERAGE**
  Paving has some cracking with no signs of significant subgrade instability. Remediation is generally crack repair, but depends on site-specific conditions.

- **GOOD**
  Paving has no significant cracking or signs of subgrade instability. Asphalt is aged, but in sound condition.

- **EXCELLENT**
  Paving is in like-new condition.
Central lot – access to trail
Harney Little League Stalls
Lot East of BMX
North playground and basketball court
parking stalls, park wide. A breakdown is as follows:

- Robbinsdale Park has 430
- The walking loop parking lot is accessible and has
- Portions of the spectator areas
  slope of those spaces exceed the maximum allowable
  issues are addressed. Two ADA parking spaces are
  parking, but are generally accessible if a few maintenance
  Baseball facilities have varying levels of ADA access from
  ADA access from parking lots is available only to the north
  which has no designated ADA parking lot
  slopes greater than required for ADA parking.

METHODS

A visual survey for ADA compliance and safety was conducted throughout the park. Where significant issues were present, measurements were taken to confirm the exact nature of the compliance or safety issue. Generally speaking the greatest ADA issues are in the playground areas of the parks. The 2010 Standards for Accessible Design were used to determine ADA requirements.

Playground equipment was visually inspected for CPSC safety requirements. The Handbook for Public Playground Safety published by the CPSC was used to determine playground safety requirements.

PARKING, ACCESS TO AMENITIES

Robbinsdale Park has two park shelters with restrooms and one covered picnic shelter. A recent ADA compliance project was completed in the north park shelter restrooms.

ADA access from parking lots is available only to the north park shelter, which has no designated ADA parking lot

PLAYGROUNDS

The two playgrounds, one near each park shelter, generally consist of several different unconnected play structure and swing areas surrounded by pea gravel play surfacing with mowed grass and concrete walkways between equipment areas. A concrete sidewalk to one play structure in the north playground is intended to give ADA access to the structure, however the structure lacks other accessibility elements such as turn around space and the required number of accessible play events. Neither play structure meets equal access standards. Play structures are estimated to be about 23 years old with an expected normal life span of 25 years.

PLAYGROUND SURFACING

Both playgrounds use pea gravel for playground surfacing. Pea gravel is not an ADA compliant surfacing and in addition must be carefully and regularly maintained to the proper depth to meet ASTM 1292 criteria for impact attenuation.

AMERICANS WITH DISABILITIES ACT

Three pieces of federal legislation regarding accessibility affect this park master plan:

1. Architectural Barriers Act of 1968 (ABA) - This is the first federal law created to ensure access by persons with disabilities to all facilities that were designed, built, altered, or leased using Federal funds. Since this park used LWCF money, all associated improvements require compliance with ABA.

2. Section 504 of the Rehabilitation Act of 1973 - extends access beyond architecture to include programs and employment. The Rehabilitation Act states that “no otherwise qualified individual with a disability in the United States, shall, solely by reason of her or his disability, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance or under any program or activity conducted by any Executive agency or by the United States Postal Service.” The act requires specific actions from agencies including a self-evaluation of its policies, facilities, programs, and services.

3. Americans with Disabilities Act of 1990 (ADA) – Title II of the Act requires state and local governments to remove barriers to access in facilities, programs, activities, and services. This includes providing modifications to policies, practices, and procedures. There are two accessibility standards to follow for the built environment; the ADA Accessibility Guidelines (ADAAG), and the newer 2010 ADA Standards for Accessible Design. The 2010 ADA Standards for Accessible Design went into effect as of March 15th, 2012 for all new or altered facilities or buildings.

There is no “grandfather clause” in any accessibility legislation or standard. It is commonly believed that facilities built before accessibility standards are naturally “grandfathered in” and do not have to comply with accessibility modifications but this is simply not true.

Any significant alteration of a facility, building, or amenity triggers the use of the accessibility standards. All new facility or building construction is required to comply with the new ADA standards.

There are many facets of park and program planning to consider when implementing ADA and other accessibility laws, such as:

- Advertising
- Registration
- Scheduling
- Facilities
- Safety/alarms
- Signage

ACCESSIBLILITY

• Parking
• Lighting
• Sound systems
• Equipment
• Bathrooms
• Picnic and play areas
• Seating/benches
• Transportation
• Policies and procedures

Not all barriers relate to physical access. Park users and community members may temporarily or permanently experience other barriers to their recreation. Some other barriers might include Communication issues, Program limitations, Organizational shortfalls, and attitudes.

Another method of eliminating physical and social barriers is the use of Universal Design, the design of products and environments for all people, to the greatest extent possible, without the need for adaptation or specialized design. The concept is based upon seven principles:

1. Equitable use
2. Flexibility in use
3. Simple and intuitive use
4. Perceptible information
5. Tolerance for error
6. Low physical effort
7. Size and space for approach and use.

PLAYGROUND ADA COMPLIANCE

ADA compliance must be part of the playground planning. All new playgrounds must be compliant with the 2010 ADA Standards for Accessible Design.

This includes:

- Playground Components
- Playground Surfacing
- Access to the playground area

An accessible route from the parking area to the playground must be provided that is stable, firm and slip-resistant.
Wetlands perform a multitude of critical ecological functions that range from microorganism habitat to global climate moderation. As such they are protected by the United States Clean Water Act. Regulatory authority for the protection of wetlands falls under the Department of the Army; Army Corps of Engineers.

As part of this project a jurisdictional determination was requested and supplied by the South Dakota Regulatory Office of the U.S. Army Corps of Engineers. The determination found that Robbinsdale Park has two jurisdictional wetland areas, indicated in the adjacent graphic. Several low areas with seasonally saturated soils and hydrophytes were examined and found to be non-jurisdictional.

Jurisdictional wetlands make up approximately 6.5 acres of the park. Non-jurisdictional areas that hold or carry water include 3 acres of stormwater detention and several other locations that may be seasonally saturated. These wetlands are fed by overland flow through the park, adjacent upland neighborhood, and by stormwater from a residential area south of the park via a constructed channel. These waters eventually flow east and meet the creek system that feeds Rapid Creek.

Any alterations or development of the jurisdictional wetlands, even those intended to enhance the wetland, will require permitting through the Army Corps. Alterations include dredging, filling, changing the physical characteristics or hydrology of the wetland and may include the addition of trails or boardwalks. Alterations with negative consequences may require remediation or mitigation.

Stormwater

The stormwater detention basin in the northeast quadrant of the park captures runoff from 660 acres of urban watershed. These waters flow from the park into the storm sewer system to the Meade Ditch, north of East Meade Street, and east to Rapid Creek. The existing detention basin is significantly undersized to contain 100 year storm events and is currently being redesigned simultaneously with this master plan. For a more complete description of that project, see the Amendment to the Meade-Hawthorne Drainage Basin Design Plan, 2016, Sperlich Engineering.

While much of the park’s stormwater is captured by the NE wetland and NW detention basin, some stormwater flows off-site onto other properties. A swale running along the north property line of the park was installed to capture park water, which had been freely flowing over residential properties. A limited amount of water appears to flow off-site to the west. A low, saturated area in the southeast park area drains to the southeast toward the neighboring church property. No significant impacts were noted at the time of this assessment.
The graphic to the left shows existing condition information reproduced from a survey provided by Sperlich Consulting, Inc. dated 2015 overlaid on a USGS aerial map dated 1952. The intent of this graphic is to give a historical perspective of the site’s use near the end of its former use as an uncontrolled landfill compared to its current uses. The former landfill is understood to have been utilized until the late 1950’s to early 1960’s.

The graphic to the left also indicates subsurface boring locations. A general summary of findings is shown below. A full report of subsurface findings produced by American Engineering Testing, Inc. and FMG Engineering can be found in the Appendix of this report. Additional geotechnical services will be necessary based on the proposed improvements in the park Master Plan.

**BOREHOLE LOCATION AND FINDINGS**

<table>
<thead>
<tr>
<th>Borehole locations</th>
<th>Garbage present</th>
<th>Landfill cap present, no garbage</th>
</tr>
</thead>
<tbody>
<tr>
<td>BH 1: No garbage</td>
<td>BH 21: Fill (organics present) @ 6” to 4.5”, Garbage @ 4.5” to 15.5”</td>
<td></td>
</tr>
<tr>
<td>BH 2: No garbage</td>
<td>BH 22: Fill (organics present) @ 3” to 7.5”, no garbage</td>
<td></td>
</tr>
<tr>
<td>BH 3: No garbage</td>
<td>BH 23: Landfill cap @ 2” to 4”, Garbage @ 4” to 18.5”</td>
<td></td>
</tr>
<tr>
<td>BH 4: No garbage</td>
<td>BH 24: Landfill cap @ 4” to 3.75”, Garbage @ 3.75” to 12”</td>
<td></td>
</tr>
<tr>
<td>BH 5: No garbage</td>
<td>BH 25: Landfill cap @ 6” to 6’, no garbage</td>
<td></td>
</tr>
<tr>
<td>BH 6: No garbage</td>
<td>BH 26: Landfill cap @ 6” to 6.5”, no garbage</td>
<td></td>
</tr>
<tr>
<td>BH 7: No garbage</td>
<td>BH 27: Landfill cap @ 4” to 3.5”, Garbage @ 3.5” to 17”</td>
<td></td>
</tr>
<tr>
<td>BH 8: No garbage</td>
<td>BH 28: Landfill cap @ 6” to 3”, Garbage @ 3” to 7”</td>
<td></td>
</tr>
<tr>
<td>BH 9: Garbage @ 3” to 8.5”</td>
<td>BH 29: Landfill cap @ 8” to 6”, no garbage</td>
<td></td>
</tr>
<tr>
<td>BH 10: Garbage @ 4” to 14.5”</td>
<td>BH 30: Landfill cap @ 3” to 2.75”, Garbage @ 2.75” to 7.25”</td>
<td></td>
</tr>
<tr>
<td>BH 11: Garbage @ 3” to 17”</td>
<td>BH 31: Landfill cap @ 3” to 4.5”, Garbage @ 4.5” to 7”</td>
<td></td>
</tr>
<tr>
<td>BH 12: Garbage @ 5” to 15”</td>
<td></td>
<td></td>
</tr>
<tr>
<td>BH 13: Garbage @ 3” to 19”</td>
<td></td>
<td></td>
</tr>
<tr>
<td>BH 14: Garbage @ 2.5” to 15.5”</td>
<td></td>
<td></td>
</tr>
<tr>
<td>BH 15: No garbage</td>
<td></td>
<td></td>
</tr>
<tr>
<td>BH 16: No garbage</td>
<td></td>
<td></td>
</tr>
<tr>
<td>BH 17: Fill (organics present) at 6” to 5.5”, no garbage</td>
<td></td>
<td></td>
</tr>
<tr>
<td>BH 18: No garbage</td>
<td></td>
<td></td>
</tr>
<tr>
<td>BH 19: No Garbage</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*Note: All landfill cap samples had organics and glass present.*
Very little information as to the extent and general operation of the historic landfill exists. This report does include an aerial photo dated 1952 (pictured on the previous page) showing ground disturbance of the landfill area. Through discussions with city staff, the landfill operated in an uncontrolled and unstructured manner with no specific cut and fill areas or general planning areas recorded. Therefore, unable to determine specific limits, depths, or types of refuse placed in the area. Through stories and anecdotes, the landfill appeared to accept all types of garbage, such as: automobiles, kitchen appliances, general household garbage, construction waste (concrete and steel), paint and paint thinners, paper products (cardboard and newspaper) and animal carcasses. The team has reviewed past soil boring and worked with American Engineering and Testing (AET) to explore other areas of the assumed landfill extends. Based on the 1952 aerial, past bore logs and soil test discussion, and additional boring; we are able to generally indicate the landfill extents.

The historic landfill area sat vacant until the late 1970’s and early 1980’s when an area over the landfill was utilized as a baseball/softball complex. An asphalt parking lot was also constructed to serve this recreational complex. Within several years after construction, the fields experienced unsafe playing conditions as glass and general trash had begun to migrate through the clay cap and to the surface, in addition, the field were experiencing severe settlement issues. FMG Engineering was retained by the City of Rapid City to investigate the settlement issues. FMG completed a “Preliminary Geotechnical Evaluation for Robbinsdale Softball Complex Settlement Problems,” dated October 21, 1988. The report had six exploratory borings in the softball fields, all bores reported garbage beginning at varies depth ranging from 2-1/2-feet to 5-feet. Garbage indicated, at that time, was paper, glass, metal, bricks, wood, and cardboard. The report recommended two remedial alternatives other than abandonment to addressing the settlement problems. Ultimately, the fields were abandoned in the 1990’s and the area was reverted to an open grass field. An asphalt walking path encompassing the area was constructed in the early 2000’s. Two asphalt parking areas were constructed in the 1990’s along Fairmont Boulevard. In 2014, the yard waste collection site was decommissioned because of significant settlement issues. Exploratory borings in the parking lot area indicates subsurface landfill material.
Community input and support are critical to master plan development. Community input helps guide decision-making and programming while community support helps with long-term “buy-in.” The following is the analysis of the community workshop showing the community’s common themes for Robbinsdale Park. Participants were asked for their ideas, explain any park problems and issues, and share their vision for the park.

The Master Plan divides the stakeholders into two groups, (1) Organizational Stakeholders and (2) Community Stakeholders. Organizational stakeholders are activity and recreation groups that are leaseholders and run an organized activity or they are organized groups that have secured a permit from the Parks Department to hold an event in Robbinsdale Park. The organizational stakeholders include Harney Little League, Rapid City BMX, Soccer Rapid City, Rapid City Area Schools Cross Country, and South Dakota School of Mines and Technology Cross Country. Community stakeholders are individuals, neighbors, concerned citizens, and community groups such as dog walkers and running groups.

Stakeholders have always been an important and consistent proponent for Robbinsdale Park and the activities therein. Harney Little League is the oldest stakeholder group in the park; Harney Little League’s location in this area predates the Rapid City Council’s resolution to form Robbinsdale Park. The June 15, 1960 edition of the Rapid City Journal reports that the South Side Civic Association was a proponent of establishing a park at the landfill site because development and housing would be detrimental (in their opinion) to the Harney Little League Field and the baseball association.
• **METHODS | AFFILIATED ORGANIZATIONS**

The design team met with each affiliated organization stakeholder on a one-on-one basis. Each group was asked a standard set of questions during the meeting. Questions explored the groups’ use of the park, specific needs and requirements, ability to share park amenities, and what their fan/spectators require. While each group did express specific issues there were some common discussion points:

- All groups feel that Robbinsdale Park is in a good location in town for their activities and events.
- While all groups like being located in Robbinsdale Park, a majority of the groups feel constrained in terms of facility expansion capabilities.
- A majority of the groups would like a playground or activity that “the rest of the family” can go to while there are down times during events and/or while family members are participating in events or games.
- Concession facilities are vital to several organization’s cash flow. Logistically, concession facilities are difficult to share between groups.
- Parking can be shared between all groups. The group events overlap on some occasions, but mostly allow for shared parking facilities. Insufficient parking is an issue for all groups.
- Leased facility security is a concern but not a major issue. Vandalism does occur.
- The groups do not officially use the picnic shelters for any of their events, such as an award ceremony. However, their fans or spectators may use them on a casual basis in between events.
- If required to relocate, a majority of the groups do not have the funds to completely reconstruct their facility somewhere else in town or in another location within the park.
- A majority of the groups would like to host larger tournaments in Robbinsdale Park. They feel this is a good location for their organization and benefits the City of Rapid City.
- All groups would like improved restroom facilities.
A public meeting was held on November 19, 2015 to gather community stakeholder input. The meeting began with our design team introducing the master planning process. The attendees (approximately 100 individuals) were divided into three groups and rotated between three stations. The stations included:

1. Park Designer
2. Where I Live and What I Do
3. What Does the Park Need?

Finally, the entire group participated in the Money Voting activity to help prioritize needs and wants from the three activities.

STATION NO. 1 - PARK DESIGNER

Attendees were invited to create their own layout for Robbinsdale Park on an aerial plan with park features on magnetic backing. Each group was able to participate in this ‘Park Designer’ activity. The resulting plans were then photographed and used to illustrate the locations and types of amenities the community would like to see at each of the park locations.

CONCLUSIONS FROM PARK DESIGNER

Public comments focused on the 1-mile walking trail. The number of comments about this area indicates that the walking trail is a very popular use of Robbinsdale Park. Requests for this area include the addition of lights, benches, restrooms (all-season), trail repair, and space for dog runs. Participants also wanted to keep the “wild” look and feel of the walking trail.

STATION NO. 2 - WHERE I LIVE IN RAPID AND WHAT I DO IN THE PARK

This station determined where users live in relation to the park. The stakeholders where also asked to highlight the route they take to the park. This information helped to understand where park users live and what routes they get to the park. Preferences emerge in routing, road networks, and modes of transportation.

CONCLUSIONS FROM WHERE I LIVE

Conclusions taken from the “where I live” station verify that Robbinsdale Park is both a neighborhood and a regional park. Participants indicated that travel to Robbinsdale Park can be as short as 50 feet (from a home directly adjacent to the Park) to a travel distance of 15 miles. Fairmont Boulevard is the street a majority of the park users utilize for access.
STATION NO. 3 - WHAT DOES THE PARK NEED

This station was composed of four identical Robbinsdale Park aerial photos that asked the participant to indicate:

• What are things you would like to do in the park?
• What are things you would like to build in the park?
• What are and where are ways to connect with the park?
• What are things to fix in the park?

CONCLUSIONS FROM WHAT DOES THE PARK NEED

A majority of the comments and suggestions were targeted at the walking trail and eastern portion of the park. Stakeholders would like the eastern portion of the park to be more accessible and supportive of their particular use. Participants would like path lighting, benches, a buffer between traffic on Fairmont Boulevard and the park area, and all-season restrooms. The most supported activities stakeholders would like, that do not currently exist in the park, were disc golf, cross-country skiing, gathering in a large pavilion, and adding a circuit workout course.

The top five things the community would like to build in terms of popularity in Robbinsdale Park include solar lighting along walking path, a skate park, new BMX track, 2-permanent all-season restrooms, and dog-park with benches, water, and an enclosed dog run area.

Participants indicated that enhanced connection between the residential neighborhood to the north is needed. In addition, safer access across Fairmont Boulevard and Fairlane Street are needed for local and regional users.

The “things to fix” also follow suit; stakeholders would like a new BMX track, better drainage along the walking trail, and new or repaired walking trail. Many participants want to see Hammerquist Field back in use. They see the dilapidated condition as having a negative impact on the park.

STATION NO. 4 - MONEY VOTING

Participants were asked to “spend” play money on their priority projects or amenities within the park. How much they were willing to “spend” and the number of $100 bills were used to identify community preferences. Each participant was given $136 in play money, one bill of each denomination. (Note: the amount is not correlated to average household tax spending on parks, rather a way for community members to understand the impact of spending choices.)

When stakeholders had to vote with a limited resource (their $136), the rating and support for park amenities, fixes, and connections began to change. This exercise indicates that while many people may support or feel they should support an event, activity, or cause; they don’t necessarily want to pay for it. For example; the top six amenities to build by voter support are: path lighting, new BMX, restrooms, dog areas and benches; but when stakeholders have to vote with a limited resource, they will spend on what they feel is the most beneficial to their personal cause. The top six things to build (in order of support by dollars)were; path lighting, a new skate park, new BMX park, restrooms, fences along Fairmont, and a 9-hole disc golf course. The following charts indicate the differences in popular voting when compared to voting with dollars.
THINGS TO BUILD

Support Votes

Money Votes

Total Money

• GRAPHIC COMPARISON OF VOTES

"THINGS TO DO" POPULAR VOTES AGAINST MONEY VOTES.

Support Votes

Money Votes

Add lights (solar suggestion) 11 $855 $855
Skate Park 15 0 $680 $680
Build new BMX Park 7 $236 $408 $644
2 permanent all-season restrooms 8 $229 $229
Fence along Fairmont 4 $220 $220
9-hole disc golf 4 $162 $162
"Barriers" between road & turf to reduce vehicle vandalism (east of loop road) 1 $152 $152
Baseball practice fields (just infields) 0 $136 $136
Plant more trees 3 $136 $136
Cross country course marked out with trees and landscape features (hills) 1 $120 $120
Restrooms 2 $105 $105
Small ice skate pond NW corner with bridge of Boxed Grate 1 $100 $100
More deciduous trees - water them 3 $100 $100
Dog park with water, restrooms, lights, small and large (dog) separate area - enclosed 6 $40 $40
More friendly walking path (rubber or different surface) 1 $30 $30
Pow-wow arbor 0 $26 $26
Mileage markers on existing and new paths 2 $25 $25
Water fountains 5 $20 $20
Solar powered lighting on new walking / running / biking path 6 $20 $20
Small shelter for garbage cans to keep them from blowing over 0 $16 $16
Watch for drainage on the east side 0 $16 $16
Permanent water fountain for dogs and humans 0 $15 $15
Community shelter 0 $10 $10
Tree stands - evergreens - orchards 0 $10 $10
Grand Entrance - an actual park entrance way with homeplate 1 $10 $10
Extend the length of the walking path 0 $6 $6
Curb and gutter 1 $6 $6
Need more shade 0 $1 $1
Fenced area for dogs 2 $1 $1
Lights and bleachers basketball court 0 $0 $0
Wal-Mart 0 $0 $0
Years ago this was flooded for ice skating - lots of kids skated (north part of detention pond) 0 $0 $0
2-3 picnic tables (basic) 1 $0 $0
Garden where recycling station was 1 $0 $0
Path across dog loop midway 1 $0 $0
Sand volleyball 1 $0 $0
Raise sidewalk through slough 2 $0 $0
Add speed bumps 3 $0 $0
More parking 4 0 $0 $0
Apple and Plum orchard 5 $0 $0
Add benches 6 $0 $0
Relocate BAA land to Hamme"
"WAYS TO CONNECT" POPULAR VOTES AGAINST MONEY VOTES.

Support Votes
Money Votes

Access from here @ cul-de-sac (inside elbow of cul de sac and park)
Walking access from Churchill ROW
Better crossing on Fairmont Blvd for peds / bikes
Access from Fairlane
Bike path connection from Elm to Finley to path in park
Get rid of access between Oak and Fairmont
There are better ways to access park than through playing field
Move parking over (to west side of road toward BMX)
6' dedicated public walkway as shown on Park Hill plat

Support Votes
Money Votes
"THINGS TO BUILD" POPULAR VOTES AGAINST MONEY VOTES.

<table>
<thead>
<tr>
<th>THINGS TO DO</th>
<th>Support Votes</th>
<th>Money Votes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Expand current BMX track</td>
<td>9</td>
<td>272</td>
</tr>
<tr>
<td>9 hole disc golf course along with other sports</td>
<td>7</td>
<td>230</td>
</tr>
<tr>
<td>Large pavilion with amenities for cooking, restrooms, bathrooms</td>
<td>2</td>
<td>101</td>
</tr>
<tr>
<td>Plan for x-country skiing in park</td>
<td>0</td>
<td>100</td>
</tr>
<tr>
<td>Horseshoes</td>
<td>4</td>
<td>30</td>
</tr>
<tr>
<td>Sledding hill</td>
<td>4</td>
<td>6</td>
</tr>
<tr>
<td>Workout circuit - exercise equipment</td>
<td>3</td>
<td>5</td>
</tr>
<tr>
<td>Volleyball / sand volleyball</td>
<td>3</td>
<td>0</td>
</tr>
<tr>
<td>Various wildlife lives in some of the wilderness' area</td>
<td>9</td>
<td>0</td>
</tr>
<tr>
<td>Nature trail walking trail of agrilime or wood chips</td>
<td>2</td>
<td>0</td>
</tr>
<tr>
<td>Make it so it is not a thoroughfare for traffic</td>
<td>2</td>
<td>0</td>
</tr>
</tbody>
</table>
"THINGS TO FIX" POPULAR VOTES AGAINST MONEY VOTES.

Support Votes
Money Votes

ANALYSIS
• LANDFILL REPORT & FINDINGS

Since the historic landfill was closed in the late 1950’s prior to the establishment of the South Dakota Department of Environment and Natural Resources (SDDENR). The SDDENR will view this historic landfill as virgin ground and has no jurisdiction requirements for development (verified via phone conversation with SDDENR on September 9, 2015).

AET SUMMARY FINDINGS

American Engineering and Testing (AET) preformed the following explorations and testings in Robbinsdale Park:

Drill a total of twenty-seven (27) Standard Penetration Test (SPT) borings at the following locations:

• Ten (10) borings to depths of up to about 30’ below existing grade within the area of the old landfill,
• Five (5) borings to depths of about 15’ below grade within the north Robbinsdale Park area,
• Two (2) borings to depths of about 15’ below grade within the existing detention basin area.

In addition to the soil borings, 1-inch diameter hand-slotted PVC pipe piezometers were installed at selected locations to monitor for the presence and fluctuation of groundwater levels. Additionally, ten (10) temporary monitoring wells were installed within the former landfill area to monitor for the presence of methane gas.

SOILS

NORTHERN PARK AREA  Soils in the northern portion of the park includes a thin layer of topsoil with subsoils consist of lean to fat clay alluvium overlying hard shale bedrock.

DETENTION BASIN AREA  The detention cell area has a thin layer of topsoil covering about 6’ of clay alluvium overlying the shale bedrock. The area directly south of the detention cell (hillside north of the baseball field) includes approximately 24-1/2’ of lean to fat clay fill underlain by fat clay alluvium.

EASTERN PARK AREA  The eastern portion of the park over the historic landfill includes a thin layer of topsoil, subsoil consisted of varying depths of lean to fat clay fill overlying native clay alluvium and shale bedrock. The fill material is associated with the historic landfill and is comprised of about 3’-5’ of a clay cap overlying additional lean to fat clay fill material containing fragments of glass, plastic, metal, porcelain, wood, and concrete/brick remnants (pictured throughout). Glass fragments are also abundantly visible at the surface throughout the historic landfill area.
GROUNDWATER TESTING
(Taken from the AET Geotechnical Report)

Groundwater samples were obtained by AET personnel from the piezometers placed in borings B-3 and B-13, these borings were located in areas known to be above the historic landfill. Review of the analytical results indicates that multiple Volatile organic compounds (VOCs) were detected in the sample collected from B-13. These VOCs appear to be in the volatile range indicating the possibility of weathered gasoline, mineral spirits, or other solvent type products. The TPH-G concentration from the sample collected from B-13 was 8.3mg/L, while under the regulatory limit of 10mg/L, agrees with the weathered gasoline, mineral spirits, or other solvent type product possibility, but was not a high enough concentration to definitely determine its source identity.

During the laboratory analysis for toluene on the sample from B-13, the presence of additional VOCs was noted by MCT personnel. These analytes were brought to our attention and additional analyses were authorized and performed to determine the concentrations of these VOCs as well as total petroleum hydrocarbons as gasoline (TPH-G). The extended analysis was conducted also to further assist in the characterization of the impacts to the groundwater resulting from the former landfill that existed at the site.

Mercury was also detected at a measurable concentration (0.0004mg/L) in the groundwater sample collected from B-13. This concentration is under the applicable SD Groundwater Quality Standard (SDGWQS) of 0.002mg/L and, after further laboratory analysis, was determined to most likely be a result of the presence of sediment particulates in the water sample, not the groundwater itself.

Additional review of the analytical results indicates that no other analytes were detected at levels above their respective regulatory limits. (Note: an analyte is defined as a substance whose chemical constituents are being identified and measured). At this time, AET would recommend collecting groundwater elevation data from the monitoring wells on the site so that a groundwater contour map can be produced to ascertain the direction of groundwater flow beneath the site. Also, additional groundwater monitoring should be conducted at all the wells on the site to ascertain the source areas and to assure contamination is not migrating off site. Each of these samples would be analyzed for the same analytes as the samples collected at B-3 and B-13.

METHANE MONITORING WELL TESTING
(Taken from AET Geotechnical Report)

As part of AET’s scope of services, ten (10) 1-inch diameter methane monitoring wells were installed throughout the former landfill area to depths of about 10' below grade to detect for the presence and concentration of methane gas. Methane gas is typically a byproduct produced from the decomposing materials placed within landfills.

Because there are no enclosed spaces in the area of the methane monitoring points, there is little chance for the collection of gases to the point of potential ignition. However, upon review of the results of the methane monitoring conducted at the site, there does appear to be a plume of subsurface methane at the site. The plume exhibited high values (~100% volume) near the southern border of the site. With the limited amount of information regarding the extents of the former landfill, AET recommends continued monitoring as well as the possible installation of additional methane monitoring points south of the site to investigate the potential for migration of methane and other landfill gases in the subsurface soils beneath the properties across east Fairmont Boulevard.

RISKS OF DEVELOPMENT ACTIVITIES

METHANE GAS ACCUMULATION IN BUILDING AND OTHER ENCLOSED STRUCTURES

AET has placed methane-monitoring wells in the historic landfill to verify the presence and measure the amount of methane. According to the Environmental Protection Agency (EPA) Landfill gas (LFG) is a...
natural by-product of the decomposition of organic material in landfills. LFG is comprised of roughly 50 percent methane (the primary component of natural gas), 50 percent carbon dioxide (CO2) and a small amount of non-methane organic compounds. Methane is a potent greenhouse gas with a global warming potential that is 25 times greater than CO2.

When methane rises through the soil and enters a building, it gets trapped in the lower parts of a building, such as the basement. As more methane enters the building, the level in the air increases. When the methane level reaches 5 percent of the air, it can cause a fire or an explosion if a spark or flame is present. AET has indicated a methane plume and a risk of methane entrapment on this site.

UTILITY LINES ACTING AS CONDUITS FOR GAS AND LEACHATE

The typical depth of utility lines are 18" to 6' in depth. Depth of garbage levels in the historic landfill range from areas within the clay cap to 2'-7'. If utility lines are installed, the lines may be running through the heaviest concentrations of garbage. This may lead to settlement issues and the utility lines acting as conduits for gas and leachate to travel.

DEWATERING CAUSING CONTAMINATION AND ENVIRONMENTAL DAMAGE

During construction water may need to be removed when construction takes place below grade, such as the installation of frost footings or utility lines. Water infiltrating the excavation can come from surface runoff or groundwater. During removal process water is pumped away from the excavation site, this water will either be discharged downhill or contained and would either need to be contained and hauled off site or treated prior to being released on site to reduce environmental impacts.

The exploratory soil bores have indicated the soil throughout the historic landfill area and park is damp, although free water may not be visible. The soil may still have an over optimum water content. AET’s laboratory groundwater testing indicated: “Review of the analytical results indicates that multiple VOC’s were detected in the sample collected from B-13. These VOC’s appear to be in the volatile range indicating the possibility guidelines for development on the historic landfill area TPH-G concentration from the sample collected from B-13 was 8.3mg/L, while under the regulatory limit of 10mg/L, agrees with the weathered gasoline, mineral spirits, or other solvent type product possibility, but was not a high enough concentration to definitely determine its source identity.

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WORKER EXPOSURE

Workers performing excavations and dewatering activities must take extra precautions to limit exposure to any leachate or landfill gas.

The guidelines developed are recommendations to help guide development on the historic landfill that occupies approximately 50+ acres of Robbinsdale Park. These guidelines have the goal to help guide the decision making process to determine a recommendation that is a best use for the historic landfill area of Robbinsdale Park that is non-hazardous to public health and non-hazardous to the environment.

GUIDELINES FOR DEVELOPMENT ON THE HISTORIC LANDFILL AREA

Any develop, prior to approval, proposed in Robbinsdale Park shall have a full soil analysis and assessment for landfill presence. These reports should be used to determine final project approval and design direction. Any permanent type of building or enclosed structure should not be allowed within the estimated landfill area. An exception can be made for temporary structures that do not have foundations and are movable. Any permanent or temporary utility, etc. Water, sewer; should not be allowed within the estimated landfill area.
MINIMIZE DISTURBANCE OF THE SOIL CAP

No significant disturbance of the subsurface soils should take place. The historic landfill area has the presence of deep uncontrolled fills comprised of moderately expansive lean to fat clays that contain landfill debris. AET’s report indicates that “It appears from the borings that the majority of organic based materials such as paper and wood have decomposed; however, large pockets of wood and/or other debris are likely present. These deep fills and the associated landfill debris are highly variable in consistency and density that could lead to unwanted post construction movements to structures and utilities. Additionally, based on the results of the groundwater analysis, the soils could be contaminated and significant disturbance, at any depth, is not recommended.”

REDUCING SETTLEMENT POTENTIAL

Testing should be performed on the in-place waste to determine its stability and the need for specialized foundations. In some cases where the waste is not extensive, it may be more cost effective to excavate the waste and send it to a licensed landfill. Specialized foundations such as a slab (floating) foundation or the use of pilings are useful to prevent settlement from being detrimental to a structure. However, the use of pilings can create conduits for gas and leachate, and even a floating foundation requires that differential settlement be maintained within specific tolerances.

SURFACE WATER INFILTRATION

At the end of construction, the integrity of the cap should be better, less permeable, than it was initially. Replace the soil cap over all disturbed areas or upgrade the cap, if necessary. If the original cover was insufficient, 2' of recompacted soil should be replaced as a barrier layer. Clay is the best soil for reducing infiltration of precipitation into the waste. Create positive drainage by grading so that all surface water is drained away from the waste. Do not allow any areas where surface water may pond above or adjacent to the waste.

ELECTRIC INSTALLATION

Any installation requiring electricity should consider solar power sources. Electrical conduit installed through the landfill area may act as a conduit for methane gas and leachate.

WASTE HANDLING

Any excavated waste should be handled as follows:

All excavated waste must be disposed of at a licensed sanitary landfill or as otherwise approved by the SDDENR, except as described as follows;

Suspect waste (such as oily, sludgy, or solvent smelling materials) should be set aside and tested. If any waste is found to be hazardous, it must be managed in accordance with applicable hazardous waste regulations.

IRRIGATION

No irrigation should take place within the assumed landfill boundary. No portion of the assumed landfill area should be used for irrigation water storage. Irrigation in Robbinsdale Park should be taken from a potable water source.
DETENTION CELL CRITERIA

The following is adapted from the Condition Letter of Map Revision Meade / Hawthorne Floodplain - Zone A Hydrologic and Hydraulic Analysis Report by Sperlich Consulting, Inc. for the City of Rapid City. The need for detention cell expansion and reconstruction in the northwest quadrant of the Robbinsdale Park is, in part, the impetus for the Robbinsdale Park Master Plan.

The City of Rapid City is proposing to reconstruct streets and storm sewers in a portion of the Robbinsdale Subdivision. As part of this reconstruction, a portion of the drainage network within the Meade/Hawthorne Drainage Basin will be affected. The project will include the construction of a 60-in diameter RCP pipe along Fairlane Drive between Elm Avenue and the Ivy Avenue. Additionally, reconstruction of the western detention ponds will occur with Robbinsdale Park. Because this portion of reconstruction area is part of a FEMA Zone A floodplain, a study was conducted to determine the 100-year floodplain water surface elevation utilizing the proposed reconstructed storm sewer and detention pond network.

In the report, detention ponds are identified as Pond 220 and Pond 221.

Pond 220 (the smaller, northern detention basin) has been redesigned to aid in reduction of storm water flow entering from Subbasin 21. A smaller berm and area inlet have been placed inside the pond to accommodate the 10-year storm event. Any additional flows will overtop the berm and enter the large intake structure.

Pond 221 (the larger, southerly detention basin) has been redesigned to provide storm water quality for Subbasin 22 and to further reduce storm water flows from upstream. As part of the reconstruction project, the pond will have a 2’ deep shallow channel (Element 22). This channel is designed to be easy to maintain and to contain the 10-year storm event until storm flows backup at the water quality structure.

The overall goal of detention pond redesign is to reduce the above ground storm water flows during the 100-year storm event, effectively lowering the 100 year flood level and removing a number of residences in the Meade/Hawthorne Floodplain from the 100 year floodplain downstream of the detention basins.

In order to achieve the proposed flood plain map revisions, Pond 221 will require substantial reconstruction, both deepening and widening it. All of the trees must be removed from the existing basin, both to accommodate deepening of the basin and to provide unobstructed flow of storm water in the interest of protecting life and property within the drainage area.

Design and planning of the detention cell has taken place simultaneously with the Robbinsdale Park master plan.

Generally, neighborhood stakeholders are attached to the natural, wild appearance of the existing detention basin. As planned, the detention cell project will blend in with other park elements, in the northern area of the park with the appearance of a well-maintained public space rather than the "natural" look of the current detention basin. Significant tree planting is planned to replace lost trees and screen adjacent homes from the detention pond.

This project will also provide much needed neighborhood sidewalk connections to the park; replacing the Idaho Street sidewalk to the park that is often inundated with storm water with a bermed sidewalk that will remain dry and adding a new sidewalk connection from East Fairlane Drive to the park.
WETLANDS

Generally, wetland areas should be left undeveloped on this site. The wetlands and detention cell buffer adjacent residential development from the park, provide habitat, water cleaning, recreation areas and help preserve the open space characteristic of the site.

There is a unique opportunity for interpretive trails and signage both at the detention cell and the large jurisdictional wetland in the northeast quadrant of the site. These two locations represent two different ways urban areas deal with storm water; one is a constructed, controlled detention cell designed specifically to deal with an enormous volume of urban runoff, and the other is a remnant wetland from a pre-development era, providing increasingly rare urban habitat. While leachate was not detected or tested in the jurisdictional wetland areas as part of this project, these wetlands trap sediment and filter water passing through the landfill site before it enters Rapid Creek.

The "ditch" running north-south through the site delivers storm water from neighborhoods to the south to the large wetland area determined to be jurisdictional, but there are compelling reasons to consider piping this water. This storm ditch increases the volume of water infiltrating the former landfill, increasing the likelihood of transporting hazardous substances from the landfill to our wetland and river systems. It is also a barrier to the full use of the open space provided by the park, particularly by dog walkers and cross country running events.

PERMITTING

Any change to or development within jurisdictional wetlands is subject to the Department of the Army regulatory authority as granted by the Clean Water Act and may require permitting through the U.S. Army Corps of Engineers (USACE). The Jurisdictional Determination provided by the USACE is valid until December 29, 2020, after which a new determination will be necessary prior to the permitting process for any proposed development. Permitting may be necessary even for low impact development, like wetland boardwalks and nature trails.

• PROGRAMMING AND FACILITIES

NATIONAL TRENDS

According to the National Parks and Recreation Association (NPRA) Field Report (2015) programming is a key driver to park usage, with the majority of Parks Departments offering team sports, fitness enhancement classes, health and wellness education, safety training, visual arts, trips and tours, martial arts, performing arts and aquatics. Smaller towns are less likely to offer this range of activities than larger cities due to limited municipal resources. Partnerships with non-profit and other organizations are often built to respond to program needs that a municipality cannot provide on its own.

Many municipalities target providing recreational programming for specific groups, such as children, teens, people with disabilities and seniors.

Outdoor facilities trends range from playgrounds to field hockey facilities. The most popular current facilities are, in order, playgrounds, basketball courts, diamond fields (softball and baseball, youth and adult), tennis courts, outdoor swimming pools, multipurpose fields, community gardens, tot lots, and dog parks.

Increasing walk-ability of cities is a trend as municipalities try to draw millennials to their communities. While millennials are drawn to urban core areas, some walk-ability concepts can be applied to Robbinsdale Park, particularly access and connectivity to the park from the adjacent neighborhood and connectivity to the overall park system.

Looking into the future, the NPRA Field Report notes that cities are working to address equitable distribution of parks and recreation facilities throughout communities, create universal access and safe play opportunities, and capitalize on "green infrastructure" - rethinking transportation and storm water infrastructure to expand recreational use areas.

STATE TRENDS

South Dakota Game, Fish, and Parks periodically produces the South Dakota Statewide Comprehensive Outdoor Recreation Plan (SCORP). The 2013 SCORP identifies demographic trends that should be incorporated into planning for Robbinsdale Park. The out-migration of young adults, increasing population aged 65 and over, and population shift away from rural areas toward urban areas all influence the outdoor recreation needs of local residents.

1. Cities trying to attract and retain young adults to reverse the out-migration trend are increasing urban walk-ability and bike-ability, increasing cultural offerings, and increasing highly active outdoor recreation. To respond, the Robbinsdale Park Master Plan should include:

- Connections to the city wide bicycle master plan.
- Pedestrian connections from all surrounding neighborhoods.
- Opportunity for arts and cultural events in the park.
- Retain walking loops and increase active adult opportunities.

2. Projections from South Dakota State University predict that South Dakota will have a much larger percentage of residents age 65 and over in the next twenty years. Studies indicate that this generation may be unhealthier and more sedentary than their parent’s generation. Public health organizations, insurance companies, and health care providers are supporting increased access to recreational opportunities and programming as an integral part of chronic disease prevention and treatment. To respond, the Robbinsdale Park Master Plan should:

- Include opportunities for the recreational and facility needs of people 65 and older with universal and multi-generational access in mind; including parking, playground access, and facility access and programming for this age group.
- Plan for unprogrammed places in the park that can be used for future trends that engage this population in outdoor recreation.
3. Other social and community health trends in South Dakota that impact parks planning include the predominance of families with both parents working, poverty and low income households, high obesity rates, and the influence of technology in reducing outdoor recreation participation.

- Access to childhood recreational programs that may have a child care component.
- Safe routes from Robbinsdale Park to other nearby parks and schools.
- Equitable distribution of playground areas and childhood recreational opportunities throughout the park.
- Playground equipment and recreational facilities that are well maintained and have scheduled equipment updates.

The most recent SCORP (2013) includes strategies for increasing outdoor recreation access and use, ranging from natural resource conservation to priorities for urban recreational facilities. Priorities identified in this document that could positively impact Master Plan implementation include:

- Playgrounds
- Winter recreation areas, including sledding areas
- Sports courts and fields
- Outdoor learning centers and interpretive facilities that promote outdoor recreation participation and education
- Trails and walking tracks

According to this document state and local Land and Water Conservation Fund project priorities should also include land acquisitions for park area and open space that provides outdoor activities for children.

LOCAL TRENDS

National and regional trends are generally reflective of the types of trends seen locally. Larger municipalities are able to provide a greater number and diversity of recreational opportunities than smaller towns. Rapid City fits somewhere in the middle.

The overall driver of this master plan process is the Rapid City Comprehensive Plan, which sets clear goals for outstanding recreational opportunities as key to maintaining the high quality of life in Rapid City.

One area of contrast is that many Parks and Recreation departments are internally providing outdoor and recreational programming, including team sports, after school and childcare activities, senior activities, etc. Rapid City, however, provides primarily indoor recreational programming and has developed partnerships with private and non-profit entities that fulfill the other recreational and program needs of the community. Shrinking budgets are forcing many municipalities to consider this partnership or partial partnership model.

A regional and local recreational trend which doesn't correspond to the NRPA report or SCORP is the local popularity of off-road hiking and mountain biking. Throughout the Black Hills region and in Rapid City, mountain biking has become a target sport for facilities development. Over 25 miles of urban wilderness hiking and biking trails have been developed in Rapid City since 2005. The 109 mile Mickelson Trail has national draw for bicycling, with many communities planning spurs to connect to the trail. The Mako Sica trail, another "rails to trails" regional trail connecting east from Rapid City to Kadoka, has been in discussion and planning for a number of years. With BMX located in the park, Robbinsdale Park is an important location to connect to the proposed Rapid City Bicycle Master Plan.
Plan. While dirt trail is not recommended within this park, because of the landfill, the internal paved trail system should be designed for shared use between pedestrians and bicycles.

Recent playground projects in Rapid City are raising the bar for playground facilities in the region. Because of it's dual role as a neighborhood and regional park, new playgrounds should include components that are unique to Robbinsdale Park and should be designed with a regional draw in mind.

Rapid City is echoing a national trend of moving away from small neighborhood team sports facilities toward consolidating facilities into team sports complexes, particularly for baseball / softball and soccer. While this reduces the costs associated with constructing and maintaining facilities, care should be taken to address the equitable distribution of recreational facilities. An unintended consequence of this consolidation is the need to drive to the facilities rather than walk or bike to them. The construction of a new regional soccer complex makes the single existing soccer field somewhat redundant. The Harney Little League is one complex that is well connected to high density surrounding neighborhoods, adequate space for limited field expansion, has a long history in the park, and with well-established organizational support. Even though it's well connected to the neighborhood, the regional nature of the park currently does impact the need for parking. Parking needs are expected to increase over time and should be addressed in the master plan.

CONTINUED AND EXPANDED USE

Based on public meetings, the preference is clearly that Rapid City BMX, Harney Little League, playgrounds, park shelters, off-leash dog area, and trails should be updated and expanded where possible.

BMX RAPID CITY Existing BMX facilities are too short by USA BMX criteria and there is a desire to expand the facility. Stormwater detention cell needs conflict with BMX expanding in place. The master plan should address alternative locations for BMX with space for a competition size facility and opportunity for an updated, secure storage, registration and concessions building. A new BMX facility should include track options with different levels of difficulty from young Strider Bike riders to intermediate riders. It should also address drainage, lighting, and parking needs. Full restroom facilities and potable water close to BMX are also needed.

HARNEY LITTLE LEAGUE Harney Little League's coach pitch field conflicts with space needs of the planned stormwater detention cell. Removal of this field would require its replacement in another location near the baseball complex. Other needs include practice and warm up fields, an updated concession and restroom facility, and some minor ADA compliance improvements.

PLAYGROUNDS Playgrounds are frequently used by the surrounding neighborhood and local child care centers. Playground equipment needs full replacement to correct ADA and safety issues and to respond to the increasing regional draw to Robbinsdale Park.

PARK SHELTERS/RESTROOMS Park shelters are also frequently used throughout the summer months. The structures are in usable, but aging and dated condition. The central shelter has no ADA access, which conflicts with goals of universal access to parks facilities. The shelter conditions contribute to an impression of inequitable park facilities development in the community. Recent ADA improvements to the northern shelter help extend it's life span, but ADA parking must be added to make this shelter fully compliant. The southernmost shelter, near BMX, is a simple sun shelter with no wind protection or sense of prospect and refuge. The southern area of the park has no shelters despite having the greatest number of park users.

The SCORP identifies picnic areas as one type of facility that people would like to see increased. Users of Robbinsdale Park would like year-round restroom facilities, which aren't possible with the current shelters. Year round restrooms should be easily accessible from the primary walking trail access parking lot. Landfill conditions will dictate where these types of facilities are feasible.

The master plan should consider proposing new
shelters and additional shelters that are spread throughout the park and include at least one location with year-round restrooms. Shelters should provide at least some wind protection from wind and a feeling of prospect and refuge. Shelters are also addressed in the "New Programming" section, below.

**WALKING TRAILS/OFF-LEASH DOG AREA**

Walking trails should be primarily paved, but there is opportunity for less formal gravel or mowed paths in the off-leash dog area. A boardwalk through the wetland area would not only provide an interpretive and wildlife viewing opportunity, but could be an important connection to the neighborhood northeast of the park. Dog walkers need access to potable water, such as a drinking fountain, for people and dogs. To mitigate dog waste with increased use, dog waste stations should be added throughout the off-leash dog area.

**CROSS COUNTRY**

Cross Country events may be continued and expanded depending on the extent of landfill remediation. The ubiquitous glass and other refuse from the landfill currently impact the safety of using the park for cross country running. Significant remediation would be necessary to allow flexible cross country course layouts that would meet the needs of multiple course lengths and runner age groups.

**BASKETBALL**

The existing basketball court is in degraded condition and is infrequently used as a result. The location near residences is not ideal as basketball games can be loud and rowdy. The master plan should identify alternative locations for basketball that are highly visible but in a location that doesn't negatively impact adjacent uses. Nighttime lighting is not recommended, but taking advantage of ambient light for security is encouraged; locations next to restrooms and other amenities is encouraged.

**OPEN SPACE**

The majority of stakeholders want to preserve the unprogrammed open space in Robbinsdale Park. The open space currently has the look of an abandoned industrial site, which it is, and tree failure is common. The current grassland consists of poor quality grasses with some native vegetation, but presents an opportunity to develop a high quality prairie grassland with a diversity of plant species that would provide better habitat for urban-adapted prairie species. The value of open space cannot be overstated - property values near open space are higher and studies show that nearby access to open space improved health and well-being.

Tree planting should be considered in low areas of the open space, along park borders to the neighborhoods and along Fairmont Boulevard. Buffering between the park and adjacent residences is desired by some neighbors. Investigation into the failure of existing trees should be made, and care taken to plant new trees in areas with conditions where tree failure seems less likely.

**NEW USES AND PARK ELEMENTS**

Based on national, state and local trends and input from public and stakeholder meetings, some new facilities and programming should be investigated for future Robbinsdale Park development.

**WEDDINGS/REUNIONS/EVENTS**

The climate and beautiful scenery in Rapid City make outdoor weddings, reunions, and other events popular. Large park shelters that can host weddings or family reunions are in high demand in the Black Hills area in general. Most are private facilities with a high cost of use. Rapid City Parks and Recreation currently has three shelters available for reservation, and two public gardens that are used for weddings. All, but one, are located in west Rapid City. A large park pavilion in Robbinsdale Park would not only meet equitable facilities goals, but would be well-used and could generate income for the park. The pavilion would...
need to accommodate 100+ guests with tables and include restroom and possibly kitchen facilities.

**SKATE PARK/TEEN SPACE** Teens struggle to find activities outside school sports. While parks respond well to childhood activities, organized sports, and adult exercise, they are challenged to provide the types of places that draw teens away from indoor technology. Teens like to hang out, socialize, develop their independence in a safe space, easily supported by adults if the need arises. Teens still want access to play and want outdoor places that they feel ownership of. Their play might be advanced motor skills play, like skateboarding, slacklining, or freerunning. Or creative play, like graffiti art, musical performance or dance. Teens still love to swing, climb, and sit quietly; much like the opportunities provided for younger children. Generally, swinging and climbing equipment is designed to attract young children, not the more discerning tastes of teens. Teens struggle with access to transportation - often not driving or having access to cars or public transportation.

Teens in the Robbinsdale area are strong proponents of a skate park within Robbinsdale Park. The downtown skate park is challenging to access for teens that don’t drive and feels remote and unsafe for those who would have to travel several miles to get there.

The master plan should consider including a teen-centric park area with a skate park, hang out area with plenty of seating, and potentially include age appropriate play equipment, like swings and climbing structures.

**LIGHTING** Lighting, particularly along the walking path, was one of the most requested additional park features by the public meeting participants. Many local users exercise or walk dogs daily and are challenged to visit the park during daylight hours in the winter. Landfill conditions make lighting the park by traditional methods difficult and cost prohibited. If lighting is desired in the historic landfill area, solar lighting the park paths. Relatively shallow landfill cap depths impede laying electrical line and placing light footings. The master plan should include lighting where feasible - along the park road and related to specific facilities.

**PUBLIC GARDENS** Rapid City supports 11 public garden spaces; all in the downtown or west side. Public gardens provide numerous benefits to cities; aside from beautification and opportunity to show community pride, public gardens teach plant and environmental awareness, planting techniques specific to a region, such as Fire Wise planting, and pollinator demonstration and information. They provide a location for neighbors to interact and an enticing place to connect to the natural world. Graduation photos are taken there.
STORM WATER AND WETLAND INTERPRETATION Municipalities are increasingly responding to local water issues, particularly pollution of water bodies and the impact of pollution on ecosystem health.

Nonpoint source pollution is an area where regulation and public education can result in changing behaviors that result in much cleaner water bodies. Most people don't realize how quickly pollutants from streets or driveways reach water bodies or the impacts these pollutants have on water habitats. The South Dakota economy depends on healthy ecosystems for recreation, tourism, and livelihoods. Two of the top five industries, agriculture and tourism, depend on clean lands and waters.

The Robbinsdale area storm water project has the potential to address nonpoint source pollution from the street or driveway source all the way to the tributary water body at storm drains, at the detention cell, and at wetlands in the park.

The street project will include storm drains with cleanouts that capture waste prior to entering the storm water system, but these are invisible infrastructure to residents.

Stencils or plaques can be effective means for creating public awareness about the eventual impact of storm water on public water bodies.

Another effective means of education is informational signage about the storm water detention basin and wetlands and how they function to clean and transport water. An example of this type of interpretation from The Watershed Company is shown below.


CIRCULATION

VEHICULAR CIRCULATION Vehicular circulation in the park consists of a park through-street that connects Fairmont Boulevard to East Oakland Street and internal parking. Several issues should be addressed by the master plan; safety, nuisance, and design.

SAFETY The Fairmont Boulevard park entrance is easily confused with the fire station entrance because of their close proximity. The intersection also has poor sight lines exiting the park, particularly to the east, and is poorly marked as an entrance from Fairmont. The confusion and high level of activity in the small area at the entrance can contribute to vehicular accidents and multiple points of conflict with bicycles and pedestrians.

NUISANCE Vehicle issues include unplanned traffic patterns, fast speeds, off-road driving through the park. Because the park road is a convenient north-south connection in an area where there are few through streets, it has high through traffic use. The road is used heavily by area residents and for medium to heavy truck traffic, like school buses, garbage trucks, fire trucks, etc. Vehicle speeds tend to exceed the posted speed limit, despite drain crossings that act as speed bumps.

DESIGN The entrance for a large regional park like Robbinsdale Park should be easy to find and attention grabbing. Park roads should be designed with park users in mind over vehicular use. Master planning should provide for traffic calming techniques, designing to reduce vehicular-pedestrian conflicts. In this particular park, with so many youth activities and off-leash dog walking, vehicular circulation should be designed as...
a child and dog-friendly environment. Shared roads (combined vehicle - bicycle use) would connect well with proposed shared road use along Fairmont Boulevard.

**PEDESTRIAN CIRCULATION** Pedestrian and trail bike path circulation is considered together as non-vehicular circulation. There are two types of circulation to consider; sidewalks and trails.

**SIDEWALKS** Sidewalks provide the connective framework to the park from the surrounding neighborhood. Sidewalks are a critical part of ADA and universal access to the park. Bicyclists often use sidewalks unless a shared use bike lane is provided, however, parents often prefer that children use sidewalks unless there is no other option.

Current sidewalk connections are poor - there are only two complete sidewalk connections in the north end of the park. There are no sidewalk connections into the park from Fairmont Boulevard sidewalks. There are no crosswalks to the park across Fairmont Boulevard. The master plan should provide sidewalk connections into the park in multiple locations with safe street crossings on all borders of the park if feasible.

**TRAILS** Trails can further be split into two categories; park trails and greenway trails connecting to other parks or park lands. Existing park trails are well developed and well used. Trail surface condition ranges from good to very poor to failing. Significant amounts of glass and other garbage line the trail in the landfill area. This makes the trail feel derelict and unmaintained.

Users would like some trail connections across the large meadow so they have more options in walking loop length. Trails could be developed to provide ADA or universal access throughout the park that avoid the steep mid-park slopes. The majority of the trails should be paved. Existing trails should be repaved with proper base course at minimum. Mitigating for glass and other garbage is an important part of making Robbinsdale Park feel like it is as well loved and deeply invested in as other Rapid City parks.

Greenway trail connections should be made wherever possible. Opportunities should be pursued to connect east to meet the Rapid Creek greenway and connect south to LaCroix Links and Centennial Parkway. A greenway trail could then connect along the ditch system to the Parkview Pool and sports complex.
• OPPORTUNITIES AND CONSTRAINTS

Opportunities and Constraint maps bring together the public and stakeholder meeting input with the physical site analysis. They were created to help understand physical site barriers and opportunities to implementing the stakeholder vision for the park and its future development and to illustrate the park’s connection to other planning efforts.

Some opportunities are related to projects outside Robbinsdale Park. The master plan can help lay the groundwork for these projects.

Robbinsdale Park could be part of an enhanced park matrix in southeast Rapid City if connected to locations identified in the Connectivity Map in the Physical Analysis section of this document. This includes new parkland and greenway properties, new bicycle and pedestrian connections, and making obvious connections between Robbinsdale Park and other nearby parks and recreation facilities.

Other opportunities build on the existing infrastructure and natural features of the park and the connections to the neighborhood that surround it.

The primary development constraint in Robbinsdale Park is the presence of the defunct landfill. Trails, roads, and parking within the landfill area will require construction techniques that mitigate the impact of settling and expansive soils. Buildings and any other developments that require excavation or footings and foundations should not be allowed within the landfill area.

The annotated Opportunities and Constraints maps lay the groundwork for public outreach, Master Plan concepts, and final Master Plan development.
**OPPORTUNITIES**

- **Future Park Connections to Proposed E. Oakland St. & Hawthorne Ave. Bike Routes**
- **Potential Focal Point/Signage**
- **Potential to Enhance Relationship**
  - High Point of Park - Views to Black Hills and Prairie
  - Potential Pedestrian Connection - Running Water in Jurisdictional Wetland - Potential to Enhance as Site Amenity
  - Potential Pedestrian Crossing Across E. Fairmont Blvd.
  - Potential Main Park Entrance
- **Potential Landscape Possibilities**
  - Stormwater Awareness - Enhance & Embrace
  - Intimate Nature Space
- **Potential to Enhance Park Edges & Relationship with Adjacent Residents**
- **Potential Pedestrian Crossing Across E. Fairmont Blvd.**
- **Potential Focal Point/Strengthens Neighborhood Entry**
- **Potential Focal Point/Grand Neighborhood Entry**
- **Potential Focal Point/Site Opportunities**
  - Winter Sports Opportunity
  - Potential Pedestrian Crossing Across E. Fairmont Blvd.
  - Potential Focal Point/Point of Interest --pedestrian paths & bike routes
  - Potential Focal Point/Greenway Development
  - Potential Focal Point/Intimate Nature Space
- **Potential Landfill Reclamation to Expand Use Possibilities**
- **Potential to Enhance Park Edges & Relationship with Adjacent Residents**
- **Potential Pedestrian Crossing Across E. Fairmont Blvd.**
- **Potential Focal Point/Point of Interest - e.g. fire department, parkway appeal potential**
- **Potential Focal Point/Grand Neighborhood Entry**
- **Potential Focal Point/Intimate Nature Space**
- **Potential Focal Point/Greenway Development**
- **Potential Focal Point/Intimate Nature Space**

**SITE OPPORTUNITIES**
**CONSTRAINTS**

- **MINOR ARTERIAL STREET** complicates potential crosswalk locations.
- **LANDFILL** - estimated boundary.
- **EXISTING REC. FACILITIES** - substantial costs to maintain, improve, or move.
- **LANDFILL** - exact boundaries and content unknown.
- **SHALLOW TOPSOIL** mixed with glass, plastics, and various other small debris.
- **UNSTABLE FILL/GARBAGE**.
- **VARIABLE GROUNDWATER DEPTH**.
- **PARK DRIVE** - through traffic issues to address.
  - Speed, pedestrian crossings, safety, emergency, and parcels access.
  - Structural failures.
  - Parking.
  - Entrance.

- **ENTRANCE POORLY DEFINED AND ALIGNED**.
- **POOR SIGHT LINES** to park entrance from E. Fairmont Blvd.
- **FIRE STATION** hinders opportunity for grand park entrance.
- **SIGNIFICANT CHANGE IN GRADE**.
- **SIGNIFICANT CHANGES IN GRADE** between residential and “Upper Park”.
- **HISTORIC CREEK** drainage.

- **DIRECT ACCESS TO ADJACENT PROPERTIES**.
- **POORLY DEFINED ACCESS ON EAST PARK BOUNDARY**.
- **NO DEFINED PARK ACCESS ON FAR EAST PARK BOUNDARY**.
- **PARK EDGE** along E. Fairmont Blvd. does not convey a “park feel”.

- **ENTRANCE POORLY DEFINED AND ALIGNED**.
- **SIGHT LINES** to park entrance from E. Fairmont Blvd.
- **FIRE STATION** hinders opportunity for grand park entrance.
- **SIGNIFICANT CHANGE IN GRADE**.
- **SIGNIFICANT CHANGES IN GRADE** between residential and “UPPER PARK”.
- **HISTORIC CREEK** drainage.

- **FIRE ADVANTAGE TO ACCESS**.
- **EXAMINATION OPPORTUNITY FOR GRAND PARK ENTRANCE**.

- **OCCUPATIONAL HAZARD**.
- **USE RESTRICTION, ACCOMMODATION OF WETLAND**.
- **USE RESTRICTION, ACCOMMODATION OF WETLAND**.
- **FUND IMPROVEMENTS**.
- **JURISDICTIONAL WETLANDS**.
- **JURISDICTIONAL WETLANDS**.
- **RUNNING WATER THROUGH GARBAGE**.
- **RUNNING WATER THROUGH GARBAGE**.
- **USE RESTRICTION, ACCOMMODATION OF STORMWATER INFRASTRUCTURE**.
- **USE RESTRICTION, ACCOMMODATION OF STORMWATER INFRASTRUCTURE**.
THE ROBBINSDALE PARK MASTER PLAN CONCEPTS ARE BASED ON COMMUNITY AND STAKEHOLDER INPUT AS WELL AS A COMPREHENSIVE SITE ANALYSIS.

All three Master Plan concepts have similarities, which include:

- A large multi-function park pavilion at the park’s high point.
- The required storm water detention cells in the northwest sector of the park and removal of one section of the existing street through the park to make room for the cell.
- Expanded Harney Little League Complex to include the Hammerquist Field area.
- Preserved wetlands along the park’s northeast border.
- Pedestrian/bicycle park connections to Fairlane Drive and Idaho Street.
- Off-leash dog walking area.
- A wetland boardwalk connecting to Churchill Street, providing an excellent opportunity for wildlife viewing and wetland education.
Concept A is designed around Robbinsdale Park’s current use pattern of three small parks with different and somewhat separated purposes: the traditional neighborhood park, the sports complex, and the natural area. The separation of uses is retained in the new Concept A with compatible features grouped together. The sports complex is kept west of the park drive and includes baseball, BMX and their support facilities. The neighborhood park is improved but geared toward neighborhood-scale play and gathering with some additional requested features. The natural area continues to be used for open space trails, off-leash dog walking and additional features.
• Concept A Overview

Road Improvements

• The south park entrance in Concept A is relocated to meet Fairmont Boulevard at the Locust Street intersection. This relocation makes the park entrance visible and significant, allows for better intersection visibility and safer pedestrian or bicycle crossing. This entry provides a direct connection with Centennial Park and LaCroix Links Golf Course a few blocks to the south. The location of the north park entrance stays the same.

• The road alignment in the north park area stays in a similar arrangement as is currently, with some measures undertaken to deter off-road driving.

• The active recreation areas of the park are located west of this new road alignment while the passive and natural areas are generally east of the roadway.

Pedestrian Connection Improvements

• In addition to sidewalk connections at Fairlane and Idaho and an improved pedestrian crossing at Fairmont Boulevard, a stairway connection is added at the end of Churchill Street and enters the park via an elevated wetland nature walk.

The Harney Little League Complex

• The Harney Little League Complex is reorganized and reconstructed in this concept for more efficient use of the space, expanded warm up areas and more parking. Hammerquist Field is reconstructed as a Little League championship field. The complex design includes new concessions building and batting cages. The indoor batting practice building is relocated north of the complex.

BMX Track

• The BMX track is relocated in this concept to the current soccer field location. A parking area and concessions building would be constructed in this area to accompany the track. A pump track is located near BMX for a challenging ride accessible to anyone. A pump track is a continuous loop of dirt berms and smooth dirt mounds that are ridden without pedaling. The name “pump track” comes from the pumping motion used by the rider’s upper and lower body as they ride around the track. The existing irrigation infrastructure will help make the track area more green, reduce dust, and make track maintenance easier. Berms surrounding the park will function as screening and race viewing areas.

Neighborhood Park

• The neighborhood park concept is preserved in the northern portion of the park. Playground equipment and shelters will be rebuilt or updated, some relocated to more easily accessible locations. Additional amenities and programming for the northern area include an ice skating rink, skate park, and basketball courts.

• Formal gardens will be the focal point for the northern park entrance and will have a character similar to Sioux Park, Wilson Park and Halley Park.

Shelters

• A large park pavilion occupies the highest spot in the park to take advantage of panoramic views of Rapid City. This pavilion is envisioned as an open use, but able to be rented, shelter that may be used for weddings, parties, reunions and other events. Year round restrooms will be located in the pavilion.

• Family or small group sized shelters will be located just steps below the large pavilion.

Playgrounds and Play Areas

• A large regional-sized playground is located south of the pavilion in a location easily
CONCEPT A OVERVIEW

- The planned storm water detention cell will be designed to blend the detention cell slopes into the existing park. The west-facing hillsides are designed for play, including slopes of different steepness for sledding areas with ample run space and a range of difficulty levels.

NATURAL AREAS

- The meadow area is redesigned as a sculpture park in a native prairie setting. Large sculptures occupy some of the natural areas along the walking path. The center of the meadow is contoured and raised to take advantage of views to the east and west. The quantity of walking paths is increased and connected through the path system to the rest of the park. The meadow area would be replanted with grasses and flowers native to the prairies of South Dakota.
- The drainage swale currently running through the existing meadow would be piped and covered to maximize usable open space.
- Dogs will remain an important user of the park. The meadow and lawn areas will remain off-leash dog areas with the addition of a fenced dog run or area.
- A Great Lawn is proposed bordering the natural area. This lawn will be a manicured surface that may host large concerts, gatherings or everyday users. Trees will frame the edges of the Great Lawn.

• Playground, formal gardens, ice skating
• Park pavilion and overlook
• Many small shelters throughout the park
• Large regional playground
• Reoriented little league complex
• Great Lawn for gatherings
• Fenced dog area
• Lighted walking paths
• South side BMX track and pump park with landscaped mounds
• Prairie open space with sculpture walk
• Wetland boardwalk with interpretive opportunities
• Centralized entrance to connect to Rapid City park system and promote safer pedestrian crossing of E. Fairmont

ROBBINSDALE PARK MASTER PLAN | CONCEPT A
APRIL 21, 2016 | RAPID CITY, SD

[Diagram of park master plan, including a concept layout with various features such as neighborhoods, play areas, and natural elements.]
Concept B emphasizes creating more usable open space and proposes the fewest changes to the overall site organization. A boulevard style street through the park helps slow and calm traffic and provides locations for sculpture or planting. The central great lawn in this area gives way to a shortgrass prairie meadow on the eastern side of the park.
• CONCEPT B OVERVIEW

ROAD IMPROVEMENTS
• The park entry remains at the existing location and the park street remains a through-street. The drive is reconstructed and a divided boulevard added in some locations to aid in traffic calming. Sculptures are proposed where the roads separate.

PEDESTRIAN CONNECTION IMPROVEMENTS
• In addition to sidewalk connections at Fairlane and Idaho, a stairway connection is added at the end of Churchill Street and enters the park via an elevated wetland nature walk. Pedestrian connections across Fairmont Boulevard would remain unchanged.

THE HARNEY LITTLE LEAGUE COMPLEX
• The Harney Little Complex is reorganized and reconstructed in this concept for more efficient use of the space, expanded warm up areas and more parking. Hammerquist Field is reconstructed as a championship field. The complex design includes a new concessions building and new batting cages. The indoor batting facility remains in its current location.

BMX TRACK
• BMX track is tucked between two naturally occurring hills in the middle of the park. Surrounding berms will be enhanced with trees for more screening from neighbors. A parking area and concession building is proposed in this area to accompany the track.

MULTI-USE SPORTS FIELD
• The soccer field becomes a multi-use field that park users would be able to reserve for field games such as lacrosse or soccer.

NEIGHBORHOOD PARK
• The neighborhood park contains three of the five park playgrounds and four family or small group sized park shelters in more accessible locations. An ice skating rink and relocated basketball courts help better utilize existing neighborhood park areas.
• Large formal gardens, similar to those at Sioux Park, will be the focal point for the northern park entrance.

SHELTERS
• A large park pavilion occupies the highest spot in the park to take advantage of panoramic views of Rapid City. This pavilion is envisioned as an open use, but able to be rented, shelter that may use for weddings, parties, reunions and other events. Year round restrooms will be located in the pavilion.
• Family or small group sized park shelters are spread throughout the park. These shelters would be open use or able to be rented for reserved use.

PLAYGROUNDS AND PLAY AREAS
• 5 playgrounds are spread through the park in this concept. The playgrounds could be concept playgrounds with different themes; for example, one would be a large climbing complex while another would be a fantasy playground.
• The planned storm water detention cell will be designed to blend the detention cell slopes into the existing park, with the west-facing hillsides designed for play, including slopes of different steepness for sledding areas with ample run space and a range of difficulty levels.
NATURAL AREAS

- The shortgrass prairie meadow shares the large central open space with a manicured, unprogrammed lawn area. The lawn could host large concerts, gatherings, or a number of general open space uses.
- The paved path system is expanded to increase the diversity of walking loops and provide easy maintenance edges between the natural space and lawns.
- Dogs will remain an important user of the park. The meadow and lawn areas will remain off-leash dog areas with the addition of a fenced dog run or area near the road.

CONCEPT B OVERVIEW

- Playground, formal gardens, ice skating
- Park pavilion and overlook
- Many small shelters throughout the park
- Five playgrounds
- Reoriented little league complex
- Great Lawn for gatherings
- Fenced dog area
- Centered BMX track
- Wetland boardwalk with interpretive opportunities
- Major meadow trails, not lighted
- Separated roadways for traffic calming
Concept C segregates Robbinsdale Park into two major parks use areas; the neighborhood park and an active destination sports and recreation facility. This design builds on the desire of park users for expanded recreation opportunities and responds to concerns from park users and neighbors about vehicle speeds and off-road driving in the park.
• **CONCEPT C OVERVIEW**

**ROAD IMPROVEMENTS**

- The park street in Concept C does not connect all the way through the park. The north park entrance serves the neighborhood park and two south park entrances serve the sports and recreation facilities. The road alignment in the north park area stays in a similar arrangement as now, with some measures undertaken to deter off-road driving. Cutting off through traffic will greatly reduce overall traffic and vehicle speeds. The primary south park entrance is located at the Fairmont/Locust Street intersection to make the park entrance more visible and significant, allows for better intersection visibility and create a more safe pedestrian and bicycle crossing. This entry provides a direct connection with Centennial Park and LaCroix Links Golf Course a few blocks to the south. The secondary entrance/exit helps alleviate traffic congestion during events and creates another opportunity for safe pedestrian crossing.

**PEDESTRIAN CONNECTION IMPROVEMENTS**

- In addition to sidewalk connections at Fairlane and Idaho and an improved pedestrian crossing at Fairmont Boulevard, a stairway connection is added at the end of Churchill Street and enters the park via an elevated wetland nature walk. Pedestrian connections across Fairmont Boulevard would remain unchanged.

**THE HARNEY LITTLE LEAGUE COMPLEX**

- The Harney Little League Complex is reoriented and reconstructed in this concept to allow for expanded warm up areas and more parking. Hammerquist Field is removed and three or four small fields would be installed. The concessions building would be reconstructed and new batting cages added. A shelter would also be added on the northern edge of the little league complex.

**BMX TRACK**

- BMX track is relocated to the middle of the park to more efficiently share parking and other infrastructure with adjacent recreational uses. A parking area and concessions building would be constructed in this area to accompany the track. Planting and earthmoving would take place to help buffer the BMX track from the residents.

**ADDITIONAL SPORTS AMENITIES**

- This concept includes nearly all ideas from the public about active recreation amenities they would like to see in the park.

- A disc golf course is proposed in the park meadow and wetland areas.

- A skate park and basketball courts are proposed near the center of the park.

- The current soccer field remains a multi-use field for soccer, lacrosse or other sports requiring a large, flat lawn space.

**NEIGHBORHOOD PARK**

- A number of small group or family sized shelters dot the slopes of the neighborhood park. An improved neighborhood playground, additional pedestrian sidewalks, winter ice skating and a formal garden complete the neighborhood park.

- Street access to and parking near the pavilion make the apex structure easy to use and access by neighborhood users.

**SHELTERS**

- A large park pavilion occupies the highest spot in the park to take advantage of panoramic views of Rapid City. This pavilion is envisioned as an open use, but able to be rented, shelter that may use for weddings, parties, reunions and other events. Year round restrooms will be located in the pavilion.
PLAYGROUNDS AND PLAY AREAS

• A large regional playground is located south of the pavilion and is accessible to neighborhood users via the park sidewalk system.
• Basketball courts and a skate park are proposed southeast of the pavilion.
• The planned storm water detention cell will be designed to blend the detention cell slopes into the existing park, with the west-facing hillsides designed for play, including slopes of different steepness for sledding areas with ample run space and a range of difficulty levels.

NATURAL AREAS

• A great lawn sits at the center of the shortgrass prairie meadow area. This arrangement provides natural barriers and screening around the fenced dog area, blending it in to the natural surrounding meadow.
• The meadow and lawn areas will remain off-leash dog area.
• A smaller manicured lawn area could have a band shell for park concerts or could remain simply an unprogrammed, open lawn space.
FINAL MASTER PLAN
• ROBBINSDALE PARK MASTER PLAN OVERVIEW

This master plan is the next step in the park’s evolution and will guide development of the park for the next 15 to 25 years. Robbinsdale Park is divided by terrain and park uses into three distinct park types: the Neighborhood Park, the Sports Park, and the Nature Park. The Master Plan retains the character of each of these areas, adjusting and adding improvements that respond to stakeholder needs in those areas. Connecting these three areas is a re-aligned park street and new, more evenly distributed parking.

ROBBINSDALE PARK ROAD AND PARK ENTRANCES

The Robbinsdale Park Road is re-aligned in the master plan to slow traffic, provide space for increased parking, and create a distinctive park entrance. The new main park entrance is located at the intersection of Fairmont Boulevard and Locust Street which establishes the connection to Centennial Parkway and LaCroix Links Golf Course to the south. The entrance will have better sight lines for drivers and a crosswalk for safe Fairmont Boulevard crossing. A monumental gateway structure, similar to Canyon Lake Park and Memorial Park, at the entrance reflects the architectural style of the park and indicates Robbinsdale Park as the east side jewel of the Rapid City parks system.

The master plan distributes parking throughout the site, increasing overall parking numbers and improving ADA and universal access to the park’s amenities.

In addition to the crosswalk at Locust Street, new pedestrian and bike entrances are developed at East Fairlane Drive, Idaho Street and Churchill Street. The north Fairmont Boulevard sidewalk connects to the park in multiple locations; near the proposed basketball courts, at the south park entrance, and to the east along Fairmont. All but the Churchill Street connections meet ADA requirements. The Churchill Street connection requires stairs because of the steep slope, and connects to the wetland nature walk.
ROBBINSDALE PARK MASTER PLAN KEY

A  VEHICULAR ENTRANCES
B  PEDESTRIAN ENTRANCES
C  PLAYGROUND WITH SHELTER
D  ROBBINSDALE PARK PAVILION
E  STORM WATER DETENTION CELL
F  HARNEY LITTLE LEAGUE BASEBALL COMPLEX
G  COMBINED CONCESSIONS AND PLAYGROUND
H  RAPID CITY BMX
I  SKATE PARK
J  GREAT LAWN
K  MEADOW/OFF LEASH DOG PARK
L  WETLAND BOARDWALK
M  LANDSCAPE MOUNDS/SCULPTURE PARK
N  FORMAL GARDENS

ROBBINSDALE PARK MASTER PLAN
RAPID CITY, SD | DECEMBER 2016
1) NEIGHBORHOOD PARK

The neighborhood park is a traditional park area with rolling green lawns, mature trees, playgrounds, shelters and the park’s main pavilion. This part of the park is designed to meet the needs of local neighborhood residents, local child care organizations, and the storm water detention basins that serve the adjacent neighborhood and beyond. Small group or family sized shelters dot the slopes of this area. A large group pavilion that could host weddings, family reunions, or other large events sits at the high point of the park at the intersection of the Sports Park and the Neighborhood Park. Improved neighborhood playgrounds, additional sidewalks, a formal flower garden, and expanded parking complete the neighborhood park.

PLAYGROUNDS

• The large neighborhood playground will be re-built across the road to the eastern side of the street, adjacent to the existing large rolling lawn area. This expands the area available for play and playgrounds, utilizes one of the loveliest parts of the park, and reduces conflicts with vehicular traffic and storm water infrastructure. A small playground will be built near the mid-slope shelter. The playgrounds will have new playground equipment and ADA / CPSC compliant surfacing. The equipment requiring impact attenuation surfacing should be grouped together to reduce the required amount of surfacing. Distributed parking and a new shelter with restrooms will be constructed with the playground improvement.

PARK SHELTERS

• The master plan calls for additional shelters placed in the park’s northern section. One shelter (the current mid-slope shelter) will be renovated if feasible, while the other three will be new shelters. The additional shelters will provide much needed accommodation for the many groups using the park. All shelters will have picnic facilities. Shelters near the playgrounds will also have restrooms and drinking fountains.

• The Robbinsdale Pavilion is planned to be one of the Park’s main focal points and uses. The pavilion should be, at a minimum, 5,200 square feet of covered area. It occupies the highest spot in the park to take advantage of panoramic views of Rapid City and is envisioned as an open use, but rentable, shelter for weddings, parties, reunions and other events. Year round restrooms will be located in the pavilion.

• A large gently sloped lawn is associated with the shelter. This lawn may be used in conjunction with the pavilion or as a passive space in the park. Gardens and an arbor provide a transition between the pavilion and the pavilion Lawn.

FORMAL GARDENS

• The proposed gardens are located in the northeast corner of the Park and are envisioned to be similar to the formal gardens in Sioux, Roosevelt, and Wilson Parks. These gardens serve as the park’s entry point for pedestrians entering from the neighborhood at Idaho Street and for all traffic entering the park from East Oakland Street.

• The design is a symmetrical layout of planting beds with mowed lawn walking paths move between. Turf paths allow the planting beds to be reconfigured over time and are part of the design language of the other formal gardens in Rapid City. The garden structures, like pergolas and arbors, provide shade and create distinctive spaces within the garden. The Parks Department, Rapid City Garden Clubs or other organizations that take an interest in this park feature may plant and maintain the garden beds.

STORM WATER

• Robbinsdale Park has two storm water detention cells that are part of the Rapid City storm water drainage system. The two detention cells were constructed when the residential homes on the northern and western edges of the park were built, (approximately the 1960’s). These cells will be enlarged to reduce flooding in the neighborhood. The majority of the detention cell area will be designed to be dry except during and just after storms. The low flow channel will carry all of the water from small storms and other runoff.
• The cells occupy a large section of usable space in the northern area of the park. The master plan calls for the detention cells to be usable space for park activities. The bottom of the cell will be a gently sloping mowed lawn open play area large enough for Frisbee, soccer, or other lawn games. The low flow channel in the detention cell bottom will be seeded with a wildflower and grass mix to allow for water infiltration and absorption. Surrounding slopes will be a combination of mowed lawn and non-mown native grasses.

• The west-facing hillsides of the detention pond are designed for play, including slopes of different steepness for sledding areas with ample run space and a range of difficulty levels.

2) SPORTS PARK

The sports park includes the Harney Little League Complex, the BMX track, the Skate Park, basketball courts, and supporting amenities. This section of the park is situated to the west of the new park road to create a pedestrian and child oriented sports complex that keeps vehicular traffic at the periphery.

HARNEY LITTLE LEAGUE BASEBALL COMPLEX

• The Harney Little League baseball complex will be re-oriented and reconstructed. The master plan proposes a total of eight fields. Hammerquest Field will be removed and converted to four fields accommodating tee-ball, coach-pitch and pee wee divisions. The northern four fields will accommodate 9-year Old, Minors, and Majors divisions. The four northern fields will be re-oriented in a clover leaf pattern and moved closer together to create room for additional parking. Although the orientation isn’t ideal, the field layout is a compromise for ideal field layout for organization and facility function.

BMX RAPID CITY

• The master plan relocates the BMX facility to the former soccer field, the soccer field is no longer leased due to Dakota Fields Sports Complex. This allows for the needed track expansion and a shared concession and restroom building and playground facilities. The area will be re-graded and a fenced dirt track BMX facility constructed. The track will have 3 major turns, be approximately 1200 feet in length, and be USA BMX Sanctioned. Lighting for evening racing and irrigation to establish grass between tracks and reduce dust are included in the design.

• A strider course may be incorporated into the layout or be placed adjacent to the BMX course.

SHARED CONCESSION BUILDING

• Between the Harney Little League Complex and the BMX track a new shared concession building, outdoor patio, and large playground are proposed. The concession facility is planned in a location that Harney Little League and BMX can easily share and is envisioned to have separate concessions space for each organization, with restrooms and storage between. This concession facility would have year round restrooms to accommodate the large number of year round park users.

• A large playground is planned as part of the sports complex shared space. The playground is a critical part of supporting amenities to adjacent sports facilities and equitable distribution of amenities throughout the park. Many families spend the day at these facilities for sporting events and need a place to play for younger children or children who are not participating in the event. The combined concession-playground space creates an “activity hub” in the southern portion of the park.

SKATEPARK AND PUMP TRACK

• A skate park is proposed east of the new BMX track. The skate park is a highly visible and busy location in the middle of a well developed neighborhood. The skatepark responds directly to the needs of teens in the surrounding neighborhood. The skate park should be a minimum of 10,000 square feet and be designed with multiple use areas to accommodate double digit numbers of users simultaneously. Multiple difficulty levels and element types should be included; a bowl, different types of ledges, rails, half and quarter pipes, ramps and other fun and challenging elements. A poured concrete park is recommended if feasible.

• The Master Plan would allows for the development of a pump track adjacent to the skate park. A pump-track is a track that is either construction of earth or of a modular above-ground system that allows the bike riders to use a pumping motion instead of pedaling to propel the bicycle forward. The overall size of the pump track will be determined with the size of the skatepark and allowable space. Track length may be between 150 and 300 feet.

BASKETBALL COURTS

• Two basketball courts are planned part of the shared space between baseball, BMX and fire
station. This court location is highly visible from the street for safety and provides a nearby recreational opportunity for Rapid City Fire Department staff, who spend long hours at the station.

3) NATURE PARK

The nature park covers most of the eastern portion of the property and sits over the old landfill. This area contains walking trails, native grass meadows, wetland nature walk, and the park’s great lawn.

BROWNFIELDS
- The 55-acre historic landfill in Robbinsdale Park may be classified as a brownfield. Brownfield sites are defined as “real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant or contamination.” The grant program is able to fund four types of grants: (1) assessment grants: inventories, planning, environmental assessments, and community outreach. (2) Revolving loan fund grants provide funding to capitalize a revolving loan fund that provides loans and subgrants to carry out cleanup activities at brownfield. (3) Cleanup grants provide direct funding for cleanup activities at specific sites. (4) And Job Training grants provide environmental training for residents of brownfield communities. The Master Plan report recommends that prior to this plan’s implementation, the Park’s Department work with the South Dakota Department of Natural Resource an investigate the possibility of Brownfield grant funding for assessment and cleanup.

WALKING TRAILS AND NATIVE GRASS MEADOW
- The asphalt path will be reconstructed and re-located in some areas. Some new path sections will be added to provide connections across the meadow and connect to the greater path system in the park and surrounding sidewalks.
- The meadow area will remain an open space for exercise and the off leash dog park and will be similar to the current configuration. Trees will be added on and around the landscape mounds along Fairmont Boulevard to screen the park from street traffic. This visual and sound screen preserves the “outside the city” feeling of the park. The current open storm water ditch is recommended to be piped and buried to expand the usable meadow area. Additional trees will be planted in the drainage areas of the park to increase the tree cover in the park and provide separation between the great lawn, dog lawn, and meadow.
- A boardwalk through the low wetland area provides opportunity for wildlife viewing, wetland interpretation, and access to Churchill Street.
- Large sculptures are envisioned in a few locations on the Fairmont Boulevard landscape mounds and in the meadow. The incorporation of art in the park provide an opportunity for landfill interpretation and is critical to equitable distribution of cultural resources throughout the community.

GREAT LAWN
- The Great Lawn will be Robbinsdale Park’s living room. Inspired by Central Park’s Long Meadow, this large lawn is a 6-acre maintained and irrigated lawn area that can accommodate events, lawn sports, or leisure activities in the park. This area is planned to be a passive area for the park. It would not be a heavily programmed or leased space.
- Prior to the great lawn design, the design team shall complete an in-depth study of garbage depth at this location to determine appropriate installation techniques and sections that will allow the proper development of manicured turfgrass.

HISTORIC LANDFILL
- The master plan recommends the installation of methane vent wells at an interval, depth, and location determined by an engineering specializing in methane venting. Generally, the vent wells will be placed in the meadow sections of the park. Greater exploration into the vent placement and sizing is necessary prior to installation.
- The master plan recommends the City install ground water quality wells along the north wetland at intervals and depths recommended by an engineer specializing in water quality. These ground water quality wells will continually test the ground water to ensure that leachate is being contained within the historic landfill.
- The meadow is on the cap of the historic landfill. The master plan recommends that no structures with footings and/or foundations, or infrastructure that requires trenching or excavation be placed or constructed in this area. Based on soil borings, the master plan indicates the assumed extents of the historic landfill, however, a qualified engineer will define the final historic landfill boundary of the proposed construction limits if any construction is proposed adjacent to the assumed historic landfill boundary. The master plan does allow for road and path development in the meadow area. All pavement placed in the meadow area will be designed by a geo-technical engineer to avoid settlement issues currently plaguing park paths and roads.
- If lighting is installed in this area, lighting should be solar powered. Lighting should be limited to major intersections and parking areas; walking trails shall remain non-lighted to allow for night sky viewing.
- Erosion from wind and water has caused glass trapped in the upper layers of the fill to become exposed in areas of the meadow. The glass and other exposed garbage has been an issue for a number of years, rendering this part of the park less usable. The master plan recommends sections of the meadow be reconstructed to eliminate this issue. Reconstruction may include:
  a. The existing vegetation and topsoil be removed and disposed of.
  b. Landfill geotextile designed to eliminate migration of soil layers be installed over the area to be reconstructed.
  c. Topsoil be imported and spread to a grade matching or slightly higher than the original grade. The imported topsoil be taken from naturally-formed soil from off-site sources.
  d. The meadow be seeded with a seed mix containing a mix of native short and tall grass prairie grasses and wildflowers.

The goal of the meadow reconstruction is to be a park element that contains no hazards and can become fully usable with no exposed glass.
FAIRMONT BOULEVARD PARK ENTRANCE (LEFT)
The Fairmont Boulevard entrance to Robbinsdale Park will have a strong park gateway for both vehicles and pedestrians. Landscape berms on either side of the entrance protect the park from road noise and provide better planting soils for healthier trees along the road. Traffic signals may be installed if future traffic studies warrant such improvements. Prior to a future traffic light, stop signs and pedestrian crossings should be installed to assist in safe crossing.

EAST FAIRLANE DRIVE ENTRANCE (RIGHT)
The East Fairlane Drive entrance is a pedestrian and bikeway entrance, this entry is a 10-foot paved path that connects to other park sidewalks. The path is positioned mid-slope on the detention cell cut-slope.
PHASING & COSTS
Robbinsdale Park projects proposed in this Master Plan are intended to be a road map to a complete park that responds to current issues and provides for future needs. It provides the basis for spending park monies where they will have the greatest impact, applying for grant funds, and provide an example of how Comprehensive Plan goals are instituted. It is a long term vision for the park that was created by and for the stakeholders. Phasing was determined by project areas that are efficient in their spending by concentrating construction efforts within logical areas of the park. Please note, phases are not listed in a priority rating, phases may be completed in any order.
Neighborhood Park projects include some road re-routing, parking improvements, new sidewalks and trails, two new playgrounds (to replace existing playgrounds), one new shelter with restrooms, shelter renovation, two new picnic shelters, a new park pavilion, and the formal gardens. Utility infrastructure is included in the costs. This project could be divided into smaller projects as necessary as funding becomes available.

Phase 1 - Storm Water with Partial Park Improvements

Phase 1 projects are related to the storm water infrastructure project and its impact on surrounding park areas. This project capitalizes on construction necessary to enlarge the storm water detention cell to move and improve the BMX facility, recapture Hammerquist Field for playable fields for Little League Baseball, and lay the groundwork for future park improvement projects. Phase 1 Projects are designed to lay the groundwork for subsequent phases with no negative impact to the Phase 1 projects already completed. This type of phasing is critical for overall cost efficiency. This is a cost-sharing project between the Rapid City Parks Department and Rapid City Public Works Department.

Pavillion

This phase includes the construction of the Park’s center-piece, the pavilion. The pavilion is recommended to be, at a minimum 60-feet by 110-feet and include year round accessible restrooms. In addition, the master plan calls for the construction of gardens and an arched arbor outside the pavilion. A formal lawn is also associated with the pavilion to allow for addition usable space. The master plan recommends the re-location of the road approximately 100-feet to the south to allow for the construction of a formal lawn. The road may be grading so that the road surface is 8 to 10 feet below the formal lawn, essentially blocking views of the road from the pavilion.

Sports Park

The Sports Park projects include the balance of park road improvements, significant parking improvements, remodel of the Majors-Minors ball fields, shared concessions and restroom building, large playground, basketball courts, and skate park. The road and parking improvements will drive this project because of site work necessary to address drainage and slope issues. It is recommended that this project be completed as a whole because of the impacts of the road reconstruction.

Nature Park

The Nature Park includes pathway reconstruction, parking improvements, the creation of the great lawn, the wetland boardwalk, and meadow improvements. This project logically follows the road improvements of the Sports Park, though the majority of pathway reconstruction could be implemented at any time. The cost estimate for Nature Park improvements does not include methane mitigation, glass mitigation, or water quality testing in any location except adjacent to the walking paths. Costs and plans for methane, glass, and water quality should be developed as a next step in the planning process. Planning efforts should follow the Landfill Development Guidelines.
APPENDIX

- APPENDIX A - REPORT OF GEOTECHNICAL EXPLORATION AND REVIEW
  Robbinsdale Park Masterplan - Amendment 1 - September 1, 2016