




CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-2724

PLANNING DEPARTMENT
300 Sixth Street

MEMORANDUM

TO: Legal and Finance Committee

FROM: Vicki L. Fisher, Planner 

RE: Rapid City Club for Boys, Inc. Parking Requirements

The Rapid City Club for Boys, Inc. has submitted a building permit application proposing to construct a 12,500 square foot addition onto the existing 21,030 square foot facility located at the southeast corner of Fourth Street and Philadelphia Street. The property is zoned Civic Center District requiring that the off-street parking requirement be determined by the City Council.

The petitioner has indicated that the proposed addition will be used as a younger boys gym, additional offices for existing staff and a multi-purpose complex to include a cafeteria and a game room.

Section 17.50.270 of the Rapid City Municipal Code requires that four spaces per 1,000 square feet be provided for recreational centers. This would require that a minimum of 163 off-street parking spaces be provided for the recreational center. In many ways the Boys Club operates as a recreational facility; however, the nature of the facility is unique due to the clientele they serve. As a result, staff reviewed the specific parking needs of this facility. The petitioner has indicated that a maximum number of 20 employees, 5 visitors, and 350 members (boys) are on the property at any given time. The petitioner has also indicated that the vast majority of the boys who use the facility either walk or ride their bike(s). In addition, several of the boys are dropped off at the club by parents, family members or friends. The petitioner further indicated that there is an occasional car or two on the property from an older member that may drive to the facility. The petitioner has indicated that when special events occur at the facility, parking is coordinated with the Journey Museum, Minneluzahan Center or the Civic Center to insure that adequate off-street parking is being provided.

Based on the actual activity patterns associated with the use and the availability of off-street parking in the surrounding area to serve special events, staff is recommending that a minimum of 25 off-street parking spaces designed in accordance with all requirements of the Rapid City Municipal Code be provided and that a drop off zone be identified on the property.





A United Way
Agency

RAPID CITY CLUB FOR BOYS, INC.

P.O. Box 907 • Rapid City, SD 57709-0907
Phone (605) 343-3500 • Fax (605) 343-3501
The Morris & Bertha Adelstein Club for Boys Building
320 North Fourth Street

Thrift Store

319 North Third Street
Phone (605) 341-8878



*"Developing self-esteem through
love, discipline, and fun
for 37 years."*

August 23, 2000

TO: The Rapid City Common Council
FM: Dave Oyler, Executive Director, Rapid City Club for Boys, Inc.

RE: Parking

I submit this letter of request for your favorable review in granting us permission not to put in additional parking spaces during our building expansion project.

We currently have 51 on-site parking spaces. If we include the parking spaces on Third St., which are utilized by Thrift Store customers, we have another 10 spaces.

On a daily basis, we use between 20 and 25 spaces for visitors and staff parking.

We have a tremendous amount of traffic at the club when the boys are dropped off and then again when they are picked up. However, the parents are not parking. They just drop off their son and go. And, the vast majority of our 1,700 boys do not drive. Fifty percent of our members either walk or ride their bike to the club. Seldom is there a car or two in our lot from an older member.

When we do have special events that require more parking, we coordinate with the Journey Museum, or Minneluzahan Center or the Civic center and utilize those parking areas.

Existing parking is adequate for our present and anticipated needs. We hope you find in favor of this request.

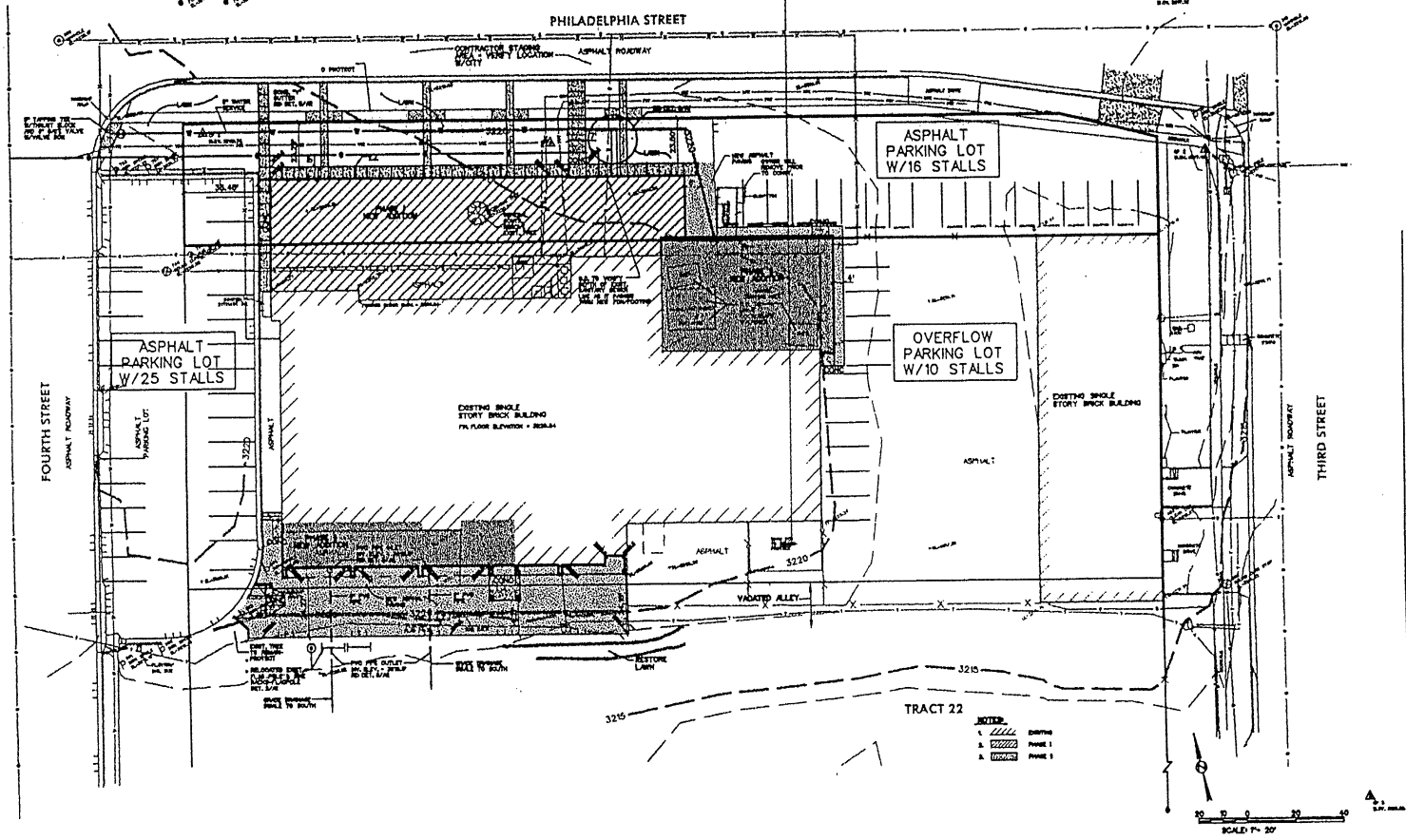
Sincerely,

Dave

Dave Oyler

*When your will includes a bequest to the Rapid City Club for Boys, Inc.,
it becomes an Eternal Living Memorial
to your faith in the Boys of Today - the Men of Tomorrow.*

LF091300-03



TOTAL PARKING STALLS SHOWN: 51

BY: P. J. W.
 CHECKED: M. J. W.
 DATE: 08/27/08
 JOB NO: 08-00000000
 PROJECT: 08-00000000

RAPID CITY CLUB FOR BOYS C
 EXPANSION 2000
 RAPID CITY, SOUTH DAKOTA

SITE PLAN



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