



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-2724

Growth Management Department

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MEMORANDUM

TO: Rapid City Public Works Committee

FROM: *me* Marcia Elkins, Director

DATE: May 18, 2006

RE: Parking Determination for Rapid City Civic Center

Pursuant to the provisions of 17.48.060 of the Rapid City Municipal Code, Off-street parking requirements for the Civic Center Zoning District are determined by the Rapid City Council. The Code specifically allows that "because parking needs vary due to time requirements, shared parking may be permissible if so determined by the Common Council. Parking in one area of the zoning district can be counted in the parking requirement in another area of the zoning district." The Rushmore Plaza Civic Center staff has submitted a request for a determination of the parking as part of the process of obtaining the required approvals to construct the new ice arena.

Existing Requirements - It appears that the previous action of the Council authorized the 1997 expansion of the Civic Center including the Food Court area recognizing the existing parking with the Civic Center District. It was felt that the expansion completed in 1997 did not significantly expand the need for parking as the improvements primarily enhanced the existing events and activities. Staff notes indicate that 3,470 off-street parking spaces were provided at that time. Based on the information available to the staff, the current parking requirement for the facility as it currently exists is 3,470 off-street parking spaces.

The proposed expansion incorporates a new ice arena/multi-purpose facility that can seat between 5002 and 6897 individuals. However, as noted in the letter of request submitted by the Civic Center Staff, it is not the intent to host large events in the existing arena and the new facility simultaneously; rather events could now be hosted on consecutive days in the two facilities (due to the ability to accommodate set up and tear down while an event is occurring in the other facility.) Because the facilities will not be used for major events simultaneously, the construction of a new facility will not generate any additional significant parking demand beyond that currently experienced.



EQUAL HOUSING
OPPORTUNITY

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A copy of the information regarding existing parking provided by the Civic Center is attached. That information indicates that currently 3765 off-street parking spaces are available in the Civic Center District. The information indicates that 133 of the existing off-street parking spaces will be removed due to the proposed construction, resulting in a total of 3,632 off-street parking spaces being available within the Civic Center Zoning District. This exceeds the number previously determined to be required for the facility. As noted, due to the proposed pattern of operations for the new facility, the ice arena/multi-purpose facility would not generate significant new parking demand. It appears that the 3,632 existing off-street parking spaces exceed the parking needs as previously determined by the City Council.

As noted in the letter of request, the Civic Center is pursuing additional opportunities for developing additional off-street parking facilities. The Growth Management staff would encourage the Civic Center staff to continue those efforts and replace the 133 spaces that are being removed and expand the available parking in the Civic Center District as opportunities become available.

Staff Recommendation: That the City Council recognizes the additional parking available in the Civic Center District as authorized by ordinance and determine that 3632 off-street parking spaces are required for the existing facility and proposed ice arena facility (exceeding the 3470 spaces previously determined to be required.) Further, that the City Council encourage the construction of a minimum of 133 additional off-street parking spaces to replace the parking being lost as a part of the expansion project.



444 Mt. Rushmore Rd., North, Rapid City, South Dakota 57701-1197 • 605/394-4115

To: Marcia Elkins, Growth Management

Re: Rushmore Plaza Civic Center Parking

The Rushmore Plaza Civic Center currently has 3,765 parking spaces available for our use. These spaces are broken down as such: 2,319 parking spaces directly controlled by the RPCC, 1,129 parking spaces to be used in conjunction with the Rapid City School District (via Central High School), and 317 parking spaces to be used in conjunction with the Journey Museum

In addition to these spaces, during our largest event, the Black Hills Stock Show and Rodeo, we provide a shuttle service to the 1,000 + parking spaces available at the Central States Fair Grounds and coordinate shuttle services to and from the local Hotels

With the multi-purpose center expansion there will be a proposed addition of 505 parking spaces that will constitute an expansion of the 5th and New York Street parking lot and an elimination of 133 parking spaces, (under the footprint of the expansion) Additional possibilities for parking will be forwarded by Rod Johnson, project manager.

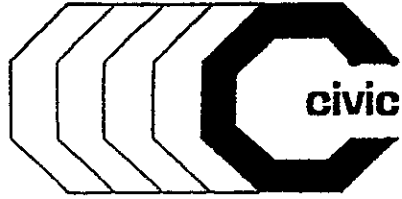
Our agreements with the School System for use of the parking lots stem from paying for the paving of portions of their parking lots in the early 1990's, and from providing free and reduced rent for a number of events, team practices and school sessions (along with equipment). Our agreement with the Journey Museum for use of the parking lots stem from the Rapid City subsidy provided each year for operations, and also providing throughout the year equipment and supplies for events hosted by the Journey Museum at their location.

Given the small size of our community, it is not the intent of the Rushmore Plaza Civic Center to host simultaneous competing events in the current Don Barnett Arena and the proposed expansion. Rather it will allow us to have an evening event during a large convention or tradeshow in the remainder of the facility, or to have an expansion of the event (such as the Black Hills Sport Show or Black Hills Homebuilders Home Show). As with any large event facility, it may take several days to set-up, produce and then tear-down an event. While this transition is going on, the other facility, whether that be the Barnett Arena or the proposed expansion, would be able to host an event (where normally we would turn that event away because of a lack of time for said set-up and tear-down) It would be foreseeable for a banquet or other non-ticketed function to be scheduled simultaneous to a public or ticketed event.

The City of Rapid City has a number of public parking spaces and parking ramps within easy walking distance of the Rushmore Plaza Civic Center; with more parking ramps scheduled for completion in the next 4 years. The Rushmore Plaza Civic Center would look to completion of these parking ramps as a possibility of shuttling during our largest events, consistent with what we do with the Central States Fair Grounds.

Brian A. Maliske,
General Manager

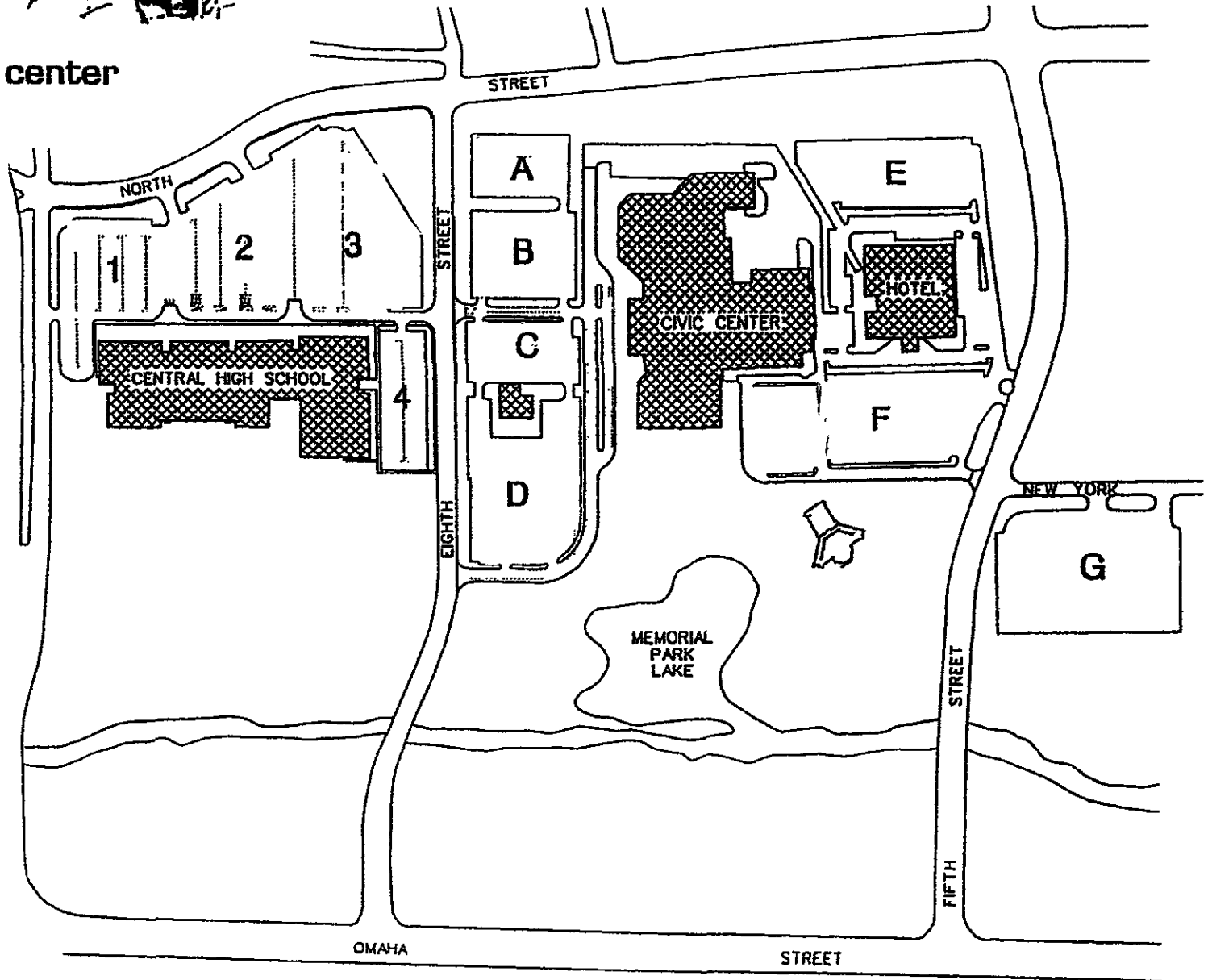
rushmore plaza



civic center

PARKING LOTS

Parking Lots	Number of Parking Spaces	Square Feet
Civic Center		
A	130	46,260
B	200	70,965
C	148	56,790
D	369	119,565
E	280	86,040
F	334	
G	503	147,000
Theatre		
Courtyard	122	
North Staging	25	
East Rush Upper	87	
East Rush Lower	22	
West Front	20	
Handicap	40	
Total	2319	
School Lots		
1	210	77,335
2	296	121,876
3	450	140,195
4	151	48,656
Handicap	12	
Personnel	10	
Total	1129	
Journey		
Handicap	298	
Bus	6	
Total	13	
Grand Total	3765	



Journey