



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-2724

Growth Management Department

300 Sixth Street

Vicki L. Fisher, Planning Manager
Growth Management Department
city web: www.rcgov.org

Phone: 605-394-4120
Fax: 605-394-6636
e-mail: vicki.fisher@rcgov.org

MEMORANDUM

TO: Rapid City Public Works Committee

FROM: Vicki L. Fisher, Planning Manager

DATE: February 15, 2010

RE: Parking Determination for the Powwow Gardens and Indian Art Market within the Civic Center District

Pursuant to the provisions of Chapter 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 states 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 Alliance of Tribal Tourism Advocates (ATTA) has requested a parking determination for the Powwow Gardens and Indian Art Market proposed to be located within a portion of the existing parking located lot north of the Journey Museum. The property is a part of the City's Civic Center District.

In 2006, the City Council determined that 3,632 parking spaces were required for the uses within the Civic Center District which included the addition of the ice area/multi-purpose facility. The City has since constructed 445 additional parking spaces along New York Street resulting in 4,077 existing parking spaces within the Civic Center District. The proposed area for the Powwow Gardens and Indian Art Market will eliminate 183 of the existing parking spaces located north of the Journey Museum resulting in 3,894 existing parking spaces within the Civic Center District. Based on the previous parking determination for the Civic Center District, 262 extra parking spaces are available.

The applicant has submitted an operational plan for the Powwow Gardens and Indian Art Market. A copy of the information is attached for your review. The operational plan identifies that the hours of operation will be from 10:00 a.m. to 6:00 p.m. weekdays with extended hours of operation Friday and Saturday evenings. The operational plan also identifies that an average daily attendance of 270 visitors is projected with a maximum of 56 visitors and 29 staff members



EQUAL OPPORTUNITY EMPLOYER

on the site at any one time. An amphitheater with a maximum of 664 seats will be located within the Powwow Gardens for special events with 12 additional staff members. The applicant has also indicated that a minimum of 25% of the visitors attending events at the amphitheater will be bused into the site.

Based on the information provided by the applicant, staff is recommending that off-street parking be provided based on the following anticipated uses:

56 daily visitors X 1 space per visitor = 56 parking spaces
29 daily staff X 1 space per staff = 29 parking spaces
12 event staff X 1 per staff = 12 parking spaces
664 amphitheater seats X .33 per seat, less 25% = 165 parking spaces

Using this calculation, a total of 262 parking spaces are required. If parking is calculated using the square footage for the market and retail uses instead of anticipated visitor and employee counts, the following parking is required:

13,800 square foot area of market and retail uses X 5/1000 = 69 parking spaces.
664 amphitheater seats X .33 per seat, less 25% = 165 spaces

Using this calculation, a total of 232 parking spaces would be required.

Staff noted that 4,077 off-street parking spaces are currently available in the Civic Center District or 262 more than currently determined by the City Council to be required for the existing uses. The applicant has indicated that they are coordinating with staff members from the Journey Museum and the Civic Center to avoid parking conflicts for large events. It is anticipated that busing or shuttling event goers will be coordinated by the facilities as needed for the occasional larger events where the parking demand would be greater than typically experienced. The applicant also indicated that the Powwow Gardens and Indian Art Museum will be operational from around mid May to mid September of each year. This will eliminate parking conflicts for the Stock Show and Rodeo as well as several ice arena events. The applicant has indicated that they anticipate coordinating events within their facility with existing summer events held annually within the park, particularly the Heritage Festival and the Hills Are Alive Concert, to insure that their event does not create a conflict and will instead be an additional activity for the event goers to enjoy.

Staff Recommendation: That the City Council determine that the number of off-street parking spaces required for the Powwow Gardens and Indian Art Market be 232.