



CITY OF RAPID CITY

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MEMORANDUM

TO: Rapid City Public Works Committee

FROM: Vicki L. Fisher, Planning Manager

DATE: August 12, 2010

RE: Parking Determination for Phase II of Central High School within the Civic Center District

Larry Hermanson, P.E. of Hermanson Egge Engineering has submitted the attached request for a parking determination for Central High School's second phase of expansion. The school's second phase of expansion includes the construction of a 36,000 square foot theater and music support space.

Pursuant to the provision 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 Municipal 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." As such, the City Council may review the parking needs of both Central High School as well as the other uses and available parking in the Civic Center District.

On March 1, 2010 the City Council determined that 3,864 off-street parking spaces are required for the Civic Center District, including the 1,102 off-street parking spaces in place on the Central High School site.

On May 17, 2010, the City Council reviewed a parking determination request for the first phase of the expansion to Central High School and determined that 813 off-street parking spaces were required. The expansion included the addition of a two story 9th grade pod, a two story science lab building and a new recreation/gymnasium addition. As previously noted, the second phase includes the construction of a 36,000 square foot theater with a music support space.



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The off-street parking requirements for a high school are based on the provision of 1 space per employee and .33 spaces per student. The information provided by the applicant indicates that there will be 202 faculty members at the school and 1850 students at the school for a total off-street parking requirement of 813 spaces. No additional students or teachers are anticipated as a part of the second phase of expansion. Currently there are 1102 off-street parking spaces on the Central High School site and the same number of spaces will be provided when the construction is completed. The off-street parking significantly exceeds the anticipated number of spaces required for the use of the facility.

Staff Recommendation: That the City Council determine that 813 off-street parking spaces be required for Central High School including the Phase II Development.