

00PD057

SCHLIMGEN

DESIGN

CONSULTING, INC.

1830 Lombardy Drive  
Rapid City, South Dakota 57701  
605-343-4216 Fax 605-342-6214

June 18, 2001

City of Rapid City  
Planning Department  
300 6th Street  
Rapid City, South Dakota 57701  
Attn: Vickie Fisher

Dear Vickie:

This letter is concerning the parking spaces at the proposed hotel, Walpole Subdivision on Mt Rushmore Road. We are asking for a reduction in the parking space requirements for the following reasons:

1. The required number of parking stalls for the Ridco Jewelry building is 247 stall, based on your review. There are presently 165 employees at the Ridco factory, and we would propose 35 stalls for customers. With 200 parking stalls for Ridco, we feel the likelihood of these space all being needed is very slim.
2. Regarding the Hotel, the 83 room facility with the meeting room, requiring 144 parking stalls based on the ordinance is higher than necessary. We feel the likelihood of the meeting room being used by people not staying at the hotel is slim, so the 66 parking spaces set aside for this purpose would not be necessary. We would ask that this number be reduced by 30 stalls.
3. Joint use factor. Because both the Ridco Jewelry and the Hotel are owned and operated by the Riddles, and they maintain the operation, they have control over parking shared by both. We have not ask for any consideration because of joint use, but feel that this is a viable consideration, due to the improbability that both occupancy would be full at the same time.
4. There are a number of parking stalls in the R.O.W. associated with this property. There have been as few as 22 stalls and as many as 45 that are not counted, because of being in the R.O.W. However, these stall are useable and will certainly impact parking at these facilities. We would ask that these be taken into consideration when calculating the total number of parking stalls required.

Based on these four items, we would ask that the total parking requirement for both facilities be 314 for both facilities combine.

Sincerely,

  
Robb Schlimgen, Architect

cc: Jess Riddle