



Vicki Fisher
Growth Management
City of Rapid City
300 Sixth Street
Rapid City, SD 57701

RECEIVED

APR 07 2010

**Rapid City Growth
Management Department**

April 6, 2010

Project: Powwow Gardens and Indian Art Market
Re: 11.6.19 Review Follow Up (Amended)

The Powwow Gardens and Indian Art Market is a 2012 Project proposed by the Alliance of Tribal Tourism Advocates (ATTA). The site is currently under a three year lease with construction on the initial phase planned to begin spring of 2010.

Based on our conversations over the last few weeks the following clarifications and additions are submitted for your review according to the Staff Review comments in the 11-6-19 Review to construct Structures on Public Property:

1. Sidewalk: A separate Exception Request was submitted March 31, 2010 to address the sidewalks along N. 3rd Street
2. Driveway: A separate Driveway Variance was submitted March 31, 2010 to address the Exception to the Design Criteria Manual.
3. Vehicle Access: Three points of vehicular access are provided to the site. The expected delivery vehicle for onsite deliveries at the East and West entrances is a mid-sized panel truck. The Central Entrance is provided for passenger vehicles, or ambulance entrance only and is intended only for off-hours loading and vendor tent deliveries. Vehicular circulation on site is described on the attached revised Site Plan, Sheet T3 of 31.
4. A Drainage Plan was required by the Fence Height Exception Permit. A previous plan prepared by Wyss Associates, Inc. was submitted, but is now retracted and replaced by a Drainage Plan submitted by FMG.
5. An operations plan has been requested. This is summed up in the following chart:

Attendance Calculations & Operation Plan

Annual Attendance	30000
Spring Start Date	24-May

Fall End Date	15-Sep
Days open	111
Average Daily Attendance	270
Daily Start Time	10:00 PM
Daily Close Time	6:00 PM
Standard Daily Hours Open	8
Extended Evening Close Time (Weekends)	10:00 PM
Special Event Close Time	10:00 PM
Average Visitors Per Hour	13.875
Visitor length of Stay in Hours	4
Visitors on Site at a Time	56

6. Staging Area: The attached General Notes, Sheet T1 of 31, identifies that only areas within the site boundary may be used for staging and stockpiling during construction so that there are limited impacts to adjacent properties. Also indicated is that North 3rd, North 1st and Denver Street are the designated construction delivery routes to be used during construction. Denver Street will experience partial street closures during abbreviated time periods during construction.
7. Design: The following items address the design comments:
 - a. The locations of the teepees were requested to be shown on the site plan. The attached revised General Site Plan, Sheet T3 of 31 has been modified to show the general location of the teepees and a note reading "Limits of area reserved for teepee setup and construction. Teepees shall not be located closer to one another than allowed by the fire code." has been added.
 - b. A typical elevation of the proposed vendor booths was requested and provided previously as follows:
 - i. Size: These are standard 10'x10' portable shelters that will come in a variety of types.
 - ii. Style: It is expected that the canopies will be of a variety of styles to suit the various vendor needs such as having sidewalls, panorama walls, food booth walls and other skirting configurations. They will all have fully zippable sidewalls for security at night.
 - iii. Color: The canopy colors are expected to be a variety of colors to add to the festive atmosphere of the art market, but the standard colors will be white, black, yellow and red.
 - iv. Attached is several cut sheets from a typical manufacturer of these products.
 - c. An elevation of the amphitheatre was requested. Please previously submitted sheet "Amphitheatre Elevation" that provided an illustrative rendering of this site feature.
 - d. The location and type of the dumpster and the proposed screening was requested. Please see the previously submitted and attached revised General Site Plan, Sheet T3 of 31 which has been modified to show the location of the dumpster screening fence. Also attached is a detail describing the construction of the screening fence which will be fully incorporated into our plans.
8. Landscaping: No further clarifications required.
9. Fencing: Continued discussions with City Staff will determine any necessary modifications to the fencing.
10. Journey Museum: The Journey Comments are addressed as follows:

April 6, 2010

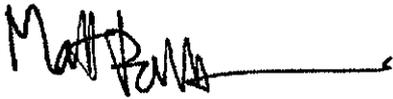
3 | Page

- a. See above for construction staging and stockpiling concerns, which clarify the use of their lot above.
 - b. The existing underground irrigations demolition and capping has been noted on our demolition plans. In addition any irrigation system appurtenances which are salvageable are designated as being returned to the Journey maintenance staff.
 - c. The lighting planned for this phase reuses the existing site lighting and centralizes their locations. The overall effect will be reduced offsite glare from these fixtures. A plan is available showing the expected lighting levels, if requested.
11. Civic Center Board of Directors: ATTA has confirmed the operations plan does not allow for events that will interfere with any of the Civic Center events, including the Black Hills Powwow, during the time of concern.
 12. Summer Uses within the Civic Center District: No further comment required.
 13. Signage: No further comment required.
 14. Permits: Our plans and specifications indicate that compliance with all city, state and federal permit requirements are necessary prior to beginning construction.

These items represent the extent of the request for additional information or clarifications from staff that we are aware of at this time. Thanks for your careful considerations of these plans.

If you have any questions, please do not hesitate to contact me.

Respectfully,

A handwritten signature in black ink, appearing to read "Matt Fridell", followed by a horizontal line extending to the right.

Matt Fridell, RLA
Landscape Architect