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Rapid City Growth
Management Department

Narrative for Major Amendment to Planned Commercial Development for Parking Ramp (#98-PD-003)

Improvements have been planned to facilitate the addition of a Public Square Facility to Rapid City's Downtown for the area south of the existing City Owned Parking Ramp. These improvements consist of open space, a public lawn, seating areas, a sculpture garden, enhancements to landscaping, a public fountain, a performance stage, and facilities to support various public events (concerts, farmers market, winter ice skating, art and fashion shows, summer performances, etc).

In order to accomplish the improvements, some changes to the City Parking Ramp structure will need to be facilitated. As a whole, these changes can be described as vehicular/pedestrian movement modifications and infrastructure support to the Main Street Square facility. Both properties will remain City owned, and a memorandum of understanding is in place between the City of Rapid City and Destination Rapid City for Operation and Maintenance of the Square and the new facilities that will be added to the City Ramp. These improvements will require Major Amendment of the existing PCD for the Parking Ramp, and the proceedings from Council Meeting have been reviewed for April 6, 1988 when the last action on the Planned Commercial Development was taken.

Essentially, the following modifications to the Parking Ramp are proposed, and are detailed specifically under the Contract Documents for Main Street Square (City Project # PR2010-1901). As a courtesy and for clarity, illustrative site plans and architectural sheets have been developed to support this Amendment that show just the improvements that effect the Parking Ramp (see attached sheets labeled "Major Amendment to PCD#98-PD-003 for reference).

1. The existing vehicular approach at the SW corner of the Ramp will be demolished (curb and gutter, walks, etc) and a new approach will be installed at the NW corner of the Ramp.
2. The curb and sidewalk along the southern edge of the Parking Ramp at the SW Corner (approximately 182 feet) will be demolished.
3. Downspouts associated with the 182 feet of Sidewalk to be piped into Storm Sewer and Curb Channels Removed.
4. Two Public Restrooms to be added to the Parking Ramp (approximately 980SF) and all infrastructures added (Mechanical Electrical Plumbing) to support the Restrooms. A 380 SF Zamboni Enclosure and equipment storage facility will be added to the exterior of Restrooms. This facility will be brick clad and in keeping with style of parking ramp. Exterior/emergency lighting fixtures will be added at the entrances of the restrooms. The fixtures will match existing/replaced wall pack fixtures.
5. A Mechanical Room to be added to the Parking Ramp to accommodate the various infrastructures needs for the Restrooms in addition to various Mechanical Electrical Plumbing needs for the Main Street Square Facility. This facility will be brick clad and in keeping with style of parking ramp.
6. Awnings will be added to the southern façade of the Parking Ramp where it interfaces the Main Street Square (180 feet total) and will be retractable type and will not extend beyond the property line. Light fixtures over the awning will be replaced with LED fixtures (matching shape of the balance of exterior fixtures and of a color match the interior fixtures color and to facilitate.
7. Decorative Banners will be added to the southern façade of the Parking Ramp where it interfaces the Main Street Square (180 feet total) and will be retractable type and will not extend beyond the property line. They will be illuminated by light fixtures installed into the face of the parking ramp facade. These fixtures will be equipped with cutoff barn doors to minimized glare.

8. An awning will be added to the west exterior of Ramp to outline the walkway between the Mechanical Room and the existing Stair tower as well as above the doorway to the restrooms.
9. Guardrails will be added to various locations along the facades of the Parking Ramp to increase the protection for users who by chance would lean or stand at during performances.
10. A Bike Storage area to be added to the north of Mechanical Room.
11. A total of nine (9) Parking Stalls will be lost to accommodate the additional facilities.
12. A display screen to be added to the area under stair tower for use in showing events and schedules for downtown.
13. Two new electrical services will be added into the mechanical room area to serve the mechanical equipment and the needs of the square.
14. An additional electrical service will be added at the NW corner of the old sears facility on the north side of the alley to serve the square ice.