

FEB 28 2011

Rapid City Growth
Management DepartmentP.O. Box 601
RAPID CITY, SD 57709

February 21, 2011

Marcia Elkins
Growth Management Department
City of Rapid City
300 6th Street
Rapid City, SD 57701RE: PARKING ISSUE
POST 320 BASEBALL
TRAINING CENTER BUILDING AT PETE LIEN FIELD

Dear Marcia:

It has come to our attention that there are concerns related to the need for additional parking as a result of the proposed Training Center Building. We respectfully request no additional parking be required. Following is the logic for this request.

PARKING HISTORY

The City of Rapid City prepared a parking study for the Sioux Park Baseball Complex (Fitzgerald Stadium, Lien Field, McKeaque Field) in March 2005 and subsequently granted 11-6-19 Review approval for construction of a Training Center/Offices at Fitzgerald Stadium with no additional parking being required. A copy of these documents is enclosed.

Those documents indicate 1,418 stalls are needed for the baseball complex but only 693 stalls are available. The proposed Training Center/Offices at Fitzgerald Stadium in theory required construction of another 30 stalls; however, additional stalls were not required as it was determined by the City and Planning Commission that adequate parking exists at the Complex.

We agree with the comments in the March 2005 study that the number of stalls at the Complex is adequate and the adjacent parking exists for overflow if warranted by demand. Subsequent to that study we have continued to observe that parking is adequate for the normal use of the complex.

It is interesting to note that the City actually reduced the number of available stalls at the complex when they constructed the yard waste facility lending credence to the opinion that adequate parking is available in the area.

TRAINING CENTER AT LIEN FIELD

We believe the Training Center of Lien Field will not increase parking demand. The only time there will be activity/use of the facility will be when there are not other conflicting uses at the field which would also require parking such as a game or additional practices/clinics/events. The additional cages will not increase parking demand because they will not be used when there are no other games at Lien Field except by teams participating in that event. When we allow others to use the cages, such as organized use by High School,

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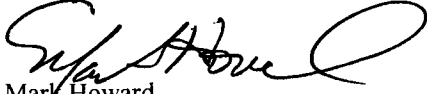
Little League or Pony League, this would be at times when games or other events are not occurring at Lien Field.

The building will provide inside parking for at least 3 vehicles. These vehicles are the 3 team vans so we have in effect added 3 parking spaces not previously accounted for by the City study.

Thank you for your consideration of this request. Please contact me if you have any questions.

Sincerely,

BASEBALL 320, INC.

A handwritten signature in black ink, appearing to read "Mark Howard", written in a cursive style.

Mark Howard
Baseball 320 Building Committee Member

Enclosures

CC FMG 8753