



**FENNEL DESIGN INC**  
 Architecture | Interiors | Project Management  
 201 Main Street, Suite 201  
 Rapid City, SD 57701

# RECEIVED

February 10, 2012

FEB 10 2012

Re: #11008  
 PCD for Block 99, Pennington County, SD  
 Narrative related to Parking Counts

Rapid City Community Planning  
 & Development Services

Reference: Table 17.50.270(D)

Assembly:	Commission Room	25/1,000 SF
Office:		5/1,000 SF
Laboratory:		(Lab is counted in Office/Work area – Lab worker also occupies office area)
Warehousing:	Evidence	
	Admin. Building & Grounds	.25/1,000 SF

Suggestion: For Evidence Laboratory & Office use 1 per employee space.

**Administration Building Areas 1<sup>st</sup> Floor – 34,143 GSF @ 5/1,000SF = 186**

Assembly:	1,721 SF @ 25/1,000SF = 44
Office:	24,459 SF @ 5/1,000SF = 122

Shared Training/Conference	4,805 SF
(Occasionally used by in-house office occupants who are already in the building.)	
Storage:	3,145 SF @ .25/1,000SF = 1
<b>=167 Cars</b>	

**Administration Building Areas 2<sup>nd</sup> Floor – 29,359 GSF @ 5/1,000SF = 147**

Office:	27,250 SF @ 5/1,000SF = 136
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Shared Training/Conference	838 SF
(Occasionally used by in-house office occupants who are already in the building.)	
Storage:	2,110 SF @ .25/1,000SF = 1
<b>=137 Cars</b>	

**Administration Building Areas 3<sup>rd</sup> Floor – 25,990 GSF @ 5/1,000SF = 130**

Office:	18,215 SF @ 5/1,000SF = 91
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Storage:	7,775 SF @ .25/1,000SF = 2
<b>=93 Cars</b>	

**Administration Building Areas 3<sup>rd</sup> Floor – 8,966 GSF @ 5/1,000SF = 45**

Office:	8966 SF @ 5/1,000SF = 45
<b>=45 Cars</b>	

**Total Administration Parking Per Ordinance = 442 Cars**


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**Block 99 Off-street Parking Supplied:**

## Block 99 North-East Site:

Standard Spaces	40 Spaces
HDCP Spaces	2 Spaces

## Block 99 South-Central Site:

Standard Spaces	31 Spaces
HDCP Spaces	2 Spaces

Block 99 Evidence – Inside Vehicle Bays	2 Spaces
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<u>Parking Structure Addition</u>	<u>185 Spaces added</u>
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 Rapid City Community Planning  
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**262 spaces provided**
**Campus Parking Analysis**

- |  |                                       |                     |
|--|---------------------------------------|---------------------|
| • February of 2003                           | Projected Need on Campus at that time | 982 Spaces          |
| • June 2006                                  | Parking Provided at that time         | 595 Spaces          |
| • June 2006 – Present                        | Parking re-configuration – Re-counted | 584 Spaces          |
| • March & April 2011                         | Parking Counts Accomplished           |                     |
| ○ Apparent average surplus                   | (37.9%)                               | +227 Spaces Surplus |
| ○ Apparent parking need                      |                                       | 357 Spaces Utilized |
| ○ Apparent 63% surplus                       |                                       | +625 Spaces         |
| • February 2012                              | Projected Block 99 Parking need       | 461 Spaces Required |
| ○ Apparent Parking Need                      |                                       | 171 Spaces Needed   |
| ○ Block 99 and Addition to Parking Structure |                                       | 262 Spaces Provided |
| ○ Apparent 35% surplus                       |                                       | 91 Spaces Provided  |

From The attached March & April parking counts, we suggest that the Ordinance stipulated Parking Space need is inappropriate and oversized for this campus' historically proven need. Even using a conservative 35% surplus from the Block 99 projection of 461 spaces would leave us with a realistic **need of 171 spaces** on Block 99. We have documented an average **surplus of 227 Spaces** existing. We are supplying 262 additional spaces between the parking structure and the surface parking @ Block 99.

We feel that we have exceeded the parking demand required for this use and have demonstrated that historic usage justifies the spaces we propose to provide.

## Exhibits Provided:

March &amp; April 2011 Parking Counts



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**Energy Plant/Evidence Building 1<sup>st</sup> Floor – 16,440 GSF**  
Office: 5 employees = 5  
Storage: 6,344 SF @ .25/1,000SF = 2  
=19 Cars

**Energy Plant/Evidence Building 1<sup>st</sup> Floor – 7,280 GSF**  
Office: 7 employees = 7  
Laboratory: See Above  
=14 Cars

**Public Parking (From Historical observation) = 3 Cars**  
Off Site Atty. Visit = 2 Cars

**Total Evidence Need = 19 Cars**

**Total Block 99 Parking Per Ordinance = 461 Cars**