



# CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-5035

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## Community Development Department

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### MEMORANDUM

TO: Public Works Committee

FROM: Vicki L. Fisher, Current Planning Division Manager

DATE: May 6, 2019

RE: Parking Determination for the Civic Center District

Michael Stanley with Stanley Design Group has submitted the attached request for a parking determination for the Civic Center District which includes the construction of a new arena. Pursuant to the provision of Chapter 17.48.060 of the Rapid City Municipal Code, off-street parking requirements for the Civic Center District are determined by the Rapid City Council. The Municipal Code specifically states that "Because parking needs vary due to time requirement, shared parking may be permissible if so determined by the Common Council. Parking in one area of the zoning district can be counted in the parking requirement in another area of the zoning district".

The City Council has previously determined that 3,632 off-street parking spaces are required for the existing uses within the district. These uses include the current Rushmore Plaza Civic Center, Central High School and the Journey Museum. At that time it was anticipated that the Civic Center had a maximum attendance capacity of 13,690. This included the Barnett Arena, ice arena, theater and convention space. The new arena is being constructed to accommodate a maximum attendance capacity of 11,700 seats. In addition, the Barnett Arena will be repurposed reducing the capacity to approximately 2,000. With the new arena, the maximum capacity of the Civic Center is anticipated to be 21,890 attendees. However, the typical normal site capacity is anticipated to be approximately 13,000 attendees. As such, the 3,645 parking spaces that will be available once the new arena is constructed will continue to meet the parking needs of the Civic Center district for a majority of the events. On those occasions that maximum capacity of the entire facility is met, additional parking has been identified as follows:

- 925 downtown leased City parking spaces (after 4:00 p.m. and week-ends)
- Shuttle services from Rushmore Mall, the Fair Grounds and Sioux Park
- Shuttle services from hotels/motels

With the pedestrian crosswalk on Omaha Street, pedestrian and bicycle connections between the



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downtown area and the Civic Center have been enhanced. In addition, preliminary discussions are on-going to create a free flow pedestrian movement which most likely will include a grade separation over Omaha Street. The improved pedestrian/bicycle access to the Civic Center promotes alternate means of access to the facility.

Our community has experienced a growing popularity with ride sharing, which includes utilizing services provided by "LYFT". As such, the new arena layout provides several drop off areas for ride sharing services which will reduce the amount of parking needed at the facility.

The Civic Center Director, Craig Baltzer, has indicated that through the booking process and facility management, City staff will know in advance the parking and facility needs per show and will address the needs specific for each event. As is the practice of most cities with a similar event center, shared parking throughout the community must be utilized to meet maximum capacity parking needs.

Based on the reasons noted above, it is recommended that 3,645 on-site parking spaces be determined appropriate for the Civic Center District.

**Recommendation: That the City Council determine that 3,645 off-street parking spaces be required for the Civic Center District.**