

Design contracts accepted for city hall, ramp

Linda Vanderwerf
Staff Writer

3-6-84

Contracts for the design of the new city hall and parking ramp were accepted Monday night by the Rapid City Common Council.

TSP Two of Rapid City will design the new city hall. Preliminary studies will be done at an hourly rate at the direction of the city, and the design fee for the city hall will be \$117,000, plus 5.3 percent of the cost of the building over \$2 million.

Preliminary studies by Dunham Associates for the parking ramp will be done at an hourly rate, also. The fee for designing the ramp will be 5.7 percent of the cost.

Approval of the terms does not lock the city into building either project, said Public Works Director Leonard Swanson.

The city hall committee will meet at 2 p.m. Thursday and the next meeting of the parking ramp committee will be March 14 at 7 p.m. The next step for both committees is to choose locations.

The council also voted to continue discussion of an ordinance change that would allow churches to locate in the central business district under use on review permits, which the council can grant for zoning exemptions. The central business district is between Fourth Street and West Boulevard, and Omaha and St. Joseph streets.

The Joy Church, renting a downtown building at Seventh and Main streets, has requested a use on review. Churches are not allowed in the district, though churches already there when the zoning ordinance was passed have been allowed to remain, said city planner Ron Smith. The Joy Church rented its building before knowing about the zoning problems.

The Planning Commission has recommended approving the ordinance change, but council members had questions Monday night. Alyce McKay and others were worried about traffic problems.

If the use on review permit limited the hours of operation for the church to Sundays and evenings, when businesses

are closed, she asked, couldn't the city be sued for restricting religious freedom.

Smith said no traffic problems have been created by the church in its two months at the Seventh and Main location. It is a small congregation, he said, and the building has a limited capacity.

Gale Holbrook suggested granting a use on review that was three or six months long, rather than the usual year, to see if any traffic problems developed.

"I would hate to be the person to close down a church because there was too much traffic," cautioned Ald. Mike Wordeman.

He suggested the council postpone action until the city attorney, planning department and traffic engineer could give the council more information.

The council took no action on a request from Leonard Mamola and other businesspeople to help the Cornerstone Mission find a new location away from the downtown business area. Mamola runs the Appliance Warehouse at Omaha and West Boulevard.

Mamola said he would like to help the mission if he could, but doesn't feel it should be located next to a retail business. Mission director Dave Adams had come to businesses in the area asking if they would approve of the mission in their area, he said.

Gale Holbrook suggested the businesspeople allow the matter to go through the proper channels, where they would have a chance to discuss the mission with both the Planning Commission and the council.

Until Adams has applied for a use on review, Holbrook said, the council would be "chasing shadows" to take action without knowing his intentions.

Tuesday morning, Cheryl Adams, who runs the mission with her husband, said they had not found a site yet. They had been looking at a site on Omaha, she said, but not the one people spoke of Monday night.

In other business, the council also approved a preliminary resolution for \$3.5 million in economic development bonds for the Coca-Cola Bottling Company.