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DREAM DESIGN
INTERNATIONAL, INC.

CONSTRUCTION OBSERVATION
REAL ESTATE DEVELOPMENT
PROPERTY MANAGEMENT

June 6, 2012

Honorable Mayor and Members of the City Council
City of Rapid City
300 Sixth Street
Rapid City, SD 57701

RE: President's Plaza Historic Review

Dear Mayor and Members of the City Council:

This afternoon, we received the anticipated findings from the State in regard to the adverse impact of the height of the building on the downtown historic district. These findings were expected based on South Dakota Administrative Rule 24:52:07:04. The City Council will now make the determination whether or not to proceed as specified in SDCL1-19A-11.1.

Please accept this letter as a formal request that the City Council make their final determination on the impact of this project on the Historic District. We have evaluated the feasible and prudent alternatives to the construction of a parking garage/commercial building and performed all possible planning to minimize harm to the historic property. Please refer to the case study.

As most of you know, this project is a long-awaited community dream and a goal for nearly 40 years. The project will have a huge economic impact on the community. It will have historical, far-reaching changes to the lifestyle and the social structure within our community. This project will satisfy all the goals stated in the request for proposals made by the City. Constructing a project that provides the needed parking is near impossible without tapping the general City funds. A six story parking ramp will be required to provide adequate space for 500 parking spaces. Building such a parking ramp will be an underutilization of such a great location within the heart of downtown Rapid City. We believe such a parking ramp will be more intrusive and will create less economic impact on the historic district than the project being proposed.

We thank you for your help and we look forward to working with you in making this project a reality for our community.

Please contact us if you need any additional information.

Sincerely,
DREAM DESIGN INTERNATIONAL

Hani Shafai, PE
President

CC: RNL

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