

March 9, 2007

Growth Management Department  
City of Rapid City  
300 Sixth Street  
Rapid City, SD 57701

Re: **Request for Major Amendment to Planned Commercial Development for First Western Gateway on 333 West Boulevard in Rapid City, SD;**

To Whom It May Concern:

We kindly request your review and approval of major amendments to the PCD, as follows:

1. Allow the use(s) within the facility to specifically include dental services so that a building permit may be issued for construction of a 3,485 s.f. dental clinic.
  - a. The original building design was intended for Banking and Professional Service type businesses. The Owner definitely intended that professional service type businesses could include law firms, accounting, design, engineering, insurance, etc. as well as a myriad of specialty medical/dental possibilities including clinics, dental, cosmetic dental/medical, psychiatry/psychology, medical consulting, etc.
  - b. The change in parking requirements to switch from office use (5/1000) to medical/dental use (4/1000) would be a **decrease of approximately 3.5 parking spaces.**
  
2. Allow the use(s) of an existing 540 s.f. "Coffee Kiosk" area in the public lobby of the First Western Gateway. The space is composed of a 140 s.f. sales area and two seating areas that total approximately 400 s.f.
  - a. The design of the public lobby was always intended to be spacious with an area for business mingling. The original design also included an area where coffee and drinks would be available and a bank employee attendant would direct incoming business traffic. The original design did not necessarily consider this function as a "coffee sales" area nor as a separate business. During the course of construction, the free service Coffee Kiosk evolved into a pay for service Coffee Kiosk. The business is called "Gateway Blends" and offers specialty coffees, drinks, and a few complimentary food items. They cater to the business people that are housed within the building.
  - b. The change in parking requirements to switch from bank use (4/1000) to restaurant table use (11/1000) would be an **increase of approximately 3.8 parking spaces.**
  - c. The change in parking requirements to switch from bank use (4/1000) to restaurant table use (11/1000) would be an **increase of approximately 3.8 parking spaces.**
  - d. The "Coffee Kiosk" amenity is complimentary to the varied business activities within First Western Gateway. The existing site development supports the existing and proposed uses and is consistent with the intent of the previously approved PCD.

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3. Parking requirements would remain unchanged for the entire development for the existing and proposed uses, as follows:
- a. The existing approved PCD required 228 parking spaces formulated as follows:
    - i. Basement 14,558 sf x .00025 (storage) = 3.6
    - ii. First 14,558 sf x .004 (bank) = 58.2
    - iii. Second 10,179 sf x .004 (bank) = 40.7
    - iv. Third 12,724 sf x .005 (offices) = 63.6
    - v. Fourth 13,127 sf x .005 (offices) = 65.6
    - vi. Subtotal 231.7 round up to 232
    - vii. PCD approved 4 spaces less to allow for increase landscaping = 228
  
  - b. The proposed parking requirements would be the same 228 spaces as follows:
    - i. Basement 14,558 sf x .00025 (storage) = 3.6
    - ii. **First 14,018 sf x .004 (bank) = 56.1**
    - iii. **First 540 sf x .011 (rest./table) = 5.9**
    - iv. Second 10,179 sf x .004 (bank) = 40.7
    - v. **Third 9,239 sf x .005 (offices) = 46.2**
    - vi. **Third 3,485 sf x .004 (medical) = 13.9**
    - vii. Fourth 13,127 sf x .005 (offices) = 65.6
    - viii. Subtotal 232
    - ix. PCD approved 4 spaces less to allow for increase landscaping = 228
4. Allow other potential uses that are complimentary to the existing and intended uses.
- a. Allow off premise sale for bottled wine which would allow sale of wine and one open bottle for wine tasting.

We also understand that Rapid City Growth Management may have a concern with regards to existing landscaping meeting the requirements of the original approved PCD. The landscape is currently being reviewed prior to expiration of the construction warranty. It is intended that the landscaping will meet the requirements of the construction documents and the PCD prior to completion of construction and the warranty.

Thank you kindly for your consideration of these matters. Please let me know whether you should have any concerns or questions regarding this issue.

Sincerely,

Donovan Blyberg, Architect  
 ARC International, Inc.



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