



## DREAM DESIGN INTERNATIONAL, INC.

CIVIL ENGINEERING ♦ LANDSCAPE ARCHITECTURE  
LAND DEVELOPMENT ♦ CONSTRUCTION ADMINISTRATION

May 11, 2007

Growth Management Department  
300 Sixth Street  
Rapid City, SD 57701

RE: FURNITURE ROW - LETTER OF INTENT FOR FINAL PLANNED COMMERCIAL  
DEVELOPMENT

Growth Management Department:

The following is a general description of the intended use and appearance of the proposed development for the Furniture Row site within Rushmore Crossing.

### *Development Summary*

The property will consist of Retail Furniture Store containing Furniture Row with the following stores: Sofa Mart, Denver Mattress, Oak Express and Bedroom Expressions. The building is oriented toward the north to maximize the building's exposure along Interstate 90 and provide a "best face forward" to those arriving in Rapid City along Interstate 90.

The building will be a steel framed structure with various exterior finishes, as shown on the architectural elevations, ranging from E.F.I.S. wall finishes, horizontal lap siding, log post and beam, and cultured stone accents. Roofing will be standing seam steel. The colors will be earth tone colors with the exception of the Oak Express facade which will be a "barn red" color.

### *Development Signage*

A sign package was submitted under a separate package and contains the location and design of the signage for the project. The signage will consist of a combination of a painted metal illuminated monument sign along the Interstate 90 frontage and building applied signage for the various tenants of Furniture Row.

**RECEIVED**

MAY 14 2007

Furniture Row - DDI No. 07-0462  
528 Kansas City Street Suite #4, Rapid City, SD 57701  
Telephone: (605) 348-0538, Fax: (605) 348-0545, Email: [engineers@dreamdesigninc.com](mailto:engineers@dreamdesigninc.com)

**Rapid City Growth  
Management Department**

*Landscape Plantings*

The landscape for Furniture Row has been designed to be consistent with the landscape design for the entire Rushmore Crossing development. As shown, the Furniture Row tract has a proposed 187,738 landscape points while they are required to install 166,192 landscape points. The plantings have been selected to provide seasonal color, regional plant hardiness, and irrigation water conservation. The site's landscape will be irrigated through a combination of traditional turf irrigation and landscape drip irrigation.

If you have any questions, please feel free to contact our office at your convenience.

Sincerely,

DREAM DESIGN INTERNATIONAL, INC.

A handwritten signature in black ink, appearing to read 'M. Bender', written over a horizontal line.

Michael A. Bender, RLA, ASLA  
Senior Landscape Architect