



DREAM DESIGN INTERNATIONAL, INC.

CIVIL ENGINEERING ♦ LANDSCAPE ARCHITECTURE
LAND DEVELOPMENT ♦ CONSTRUCTION ADMINISTRATION

Rapid Center (Forefather Flats)

Letter of Intent for Initial Planned Commercial Development

Development Summary

Rapid Center is an approximate 53.76 acre commercial - retail development located north of Interstate 90 along East Mall Drive between Dyess Avenue and Elk Vale Road. It will be served by entrances located along East Mall Drive. At total build out, Rapid Center will contain approximately 569,000 square feet of new retail, restaurant, and other service type businesses. This initial Planned Commercial Development (PCD) submittal includes an overall master plan layout, overall utilities master plan, overall conceptual landscape plan, overall grading plan, proposed phasing plan, proposed sign package, and traffic study. All parking required for the project will be located off-street and handled within the development, with a parking ratio figured using the Shopping Center designation at 5.0 vehicle spaces per 1000 SFGFA.

Development Concept

The concept, as shown, includes four major retail anchors located along the south edge of the property with several smaller retail shops, restaurants, and other businesses located along East Mall Drive and between some of the major anchors. It is intended that the shoppers will be able to walk between the businesses using the sidewalk connections throughout the development. This will allow for some shared parking throughout the shopping center.

The following is a general description of the known or possible uses proposed for the development:

- Major Hunting/Sporting Goods Retail Store (Cabela's)
- Major Retail Stores
- Home Improvement Center
- Fast Food Restaurants with Drive-thru
- Convenience Store with Gas Sales
- Other Specialty Retail Stores

Due to the preliminary nature of this plan, the final uses may vary slightly from those shown above.

Architectural Concept/Design

We have submitted architectural elevations for the proposed Cabela's retail store. These elevations reflect the image consistent with the Cabela's "branding" and features heavy timber accents, standing seam steel roofing, and concrete. Colors will be consistent with the Cabela's image and will consist of earthtone colors/accents. The Cabela's site will also provide areas for kenneling of patron's animals, as well as, animal comfort/wash stations. On average, the Cabela's patron's visit will last

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approximately 3-4 hours. There will be no overnight RV parking/camping allowed on this site. However, there will be an RV dump station provided for use by the Cabela's patrons.

Development Signage

There are three major monument signs proposed on the property. Two 70'-0" tall signs are proposed along the Interstate 90 right of way at the south edge of the property. One 40'-0" tall sign is proposed along the frontage of East Mall Drive on the north side of the property. The accompanying documentation for elevations and proposed materials has been provided.

Each building and/or tenant space will have its own building wall signage integrated into the building's architecture; these will be submitted at the time of Final PCD submittal.

The internal development signage consists of site directories, outlot ground signs, way-finding, directional signs, etc. The material palettes developed for the signage will reflect the overall architectural design character developed for the shopping center.

Development Amenities

In order to enhance the pedestrian nature of the shopping center, the project will utilize coordinated site amenities such as benches and other seating options, trash receptacles, bike racks, planters, and other comfort amenities. The amenities will be used throughout the project to provide continuity and cohesiveness to the entire project and encourage pedestrian travel throughout the shopping center. The hardscape design shall emphasize and play off of building features, crosswalks, plazas and other such areas and shall be afforded by a judicious use of colored, stamped concrete/asphalt and/or concrete pavers. Furthermore, landscaped parking islands and boulevard plantings are planned. Accent plantings will also be used where deemed appropriate.

Development Phases

As different "phases" are completed or needed, the developer will submit these "phases" for Final PCD. The phases may be submitted non-sequentially and as groups if needed. The preliminary phases are shown on the accompanying Phasing Plan.

Landscape Plantings

Plantings in the site are planned for:

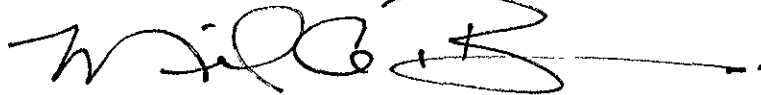
- Each ingress/egress along East Mall Drive
- Entrance boulevards along the entrance drives.
- Sidewalk plantings
- Parking lot island plantings
- Street trees
- Landscape buffers/softening along the perimeter of the property.

Street/Shade Trees will be incorporated along entrance drives and within the property boundary along East Mall Street. The trees will feature a variety of tree species with proven success within the Rapid City and Black Hills region. Ornamental trees will also be used as accents throughout the shopping center. Coniferous trees will be used to provide additional softening/buffering in areas where needed and as accents throughout the shopping center.

Ornamental plantings will include flowering deciduous shrubs of various sizes, coniferous shrubs, groundcovers, ornamental grasses, and perennials. Landscape Plantings will follow the final PCD submittals. Each phase will have an area in square footage; the building will be subtracted from that, resulting in the required landscape points. An overall Landscape Point Table has been included for general reference on the Overall Planting Plan. The final required landscape points will be determined when the Final PCD is submitted for each phase.

Respectfully Submitted,

DREAM DESIGN INTERNATIONAL, INC.

A handwritten signature in black ink, appearing to read 'Michael A. Bender', with a long horizontal line extending to the right.

Michael A. Bender, ASLA
Senior Landscape Architect