



**DREAM DESIGN**  
INTERNATIONAL INC.

CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE  
LAND DEVELOPMENT • CONSTRUCTION ADMINISTRATION

RECEIVED

SEP 06 2007

Rapid City Growth  
Management Department

---

LETTER OF INTENT

---

September 6, 2007  
Revised

***Development Summary***

***PCD Area: 676,402 sq.ft. or 15.528 acres***

The West Parking PCD for Rushmore Crossing serves three different retail districts:

- Restaurant Core
- Lifestyle District
- Soft Power District

The project is centered on the Lifestyle District which is loosely based on a town square concept. Site circulation and limited parking are provided around an elongated town square or 'green'. Retail buildings face three sides of the green with the bulk of parking taking place at the rear of the buildings. The buildings are separated with pedestrian entry points, much like city blocks to allow for convenient access to the Lifestyle District and encourage the pedestrian nature of this portion of the project. This pedestrian feel is further enhanced with plazas and outdoor gathering spots facing the Restaurant Core which are located on the several water features located throughout the site.

The Soft Power District is a more conventional, twenty-first century retail experience in that the automobile will be the method of conveyance rather than by foot. However, the delight in attractive building details and pedestrian amenities will not be abandoned here. The intent is to carry through the feel of the smaller scale Lifestyle buildings with the limited use of similar architectural design elements and building materials.

The west parking PCD has a proposed 1,130 earmarked stalls. In this parking area 44 stalls are proposed to be shared. There are approximately 86 un-earmarked stalls that may be used for future sharing or future building expansion. A total of 1,216 stalls allows for a maximum of 270,222 sq.ft. of building. Currently, there is a proposed 256,763 sq.ft. of building.

***Landscape Plantings***

Landscape plantings have been submitted for review. As stated above the area is 676,402 sq.ft. equaling a required 676,402 landscape points - the building area and surrounding hardscape were not included in this submittal. 563,750 landscape points are included within this PCD boundary. An approximate 163,250 points are planned for plantings incidental to the building and for sidewalk plantings. The following is a breakdown of the landscape points in the West Parking PCD Boundary.

| <i>Plantings</i>    | <i>Quantity / Points</i> | <i>Point Subtotal</i> |
|---------------------|--------------------------|-----------------------|
| Medium Dec. Tree    | 84 @ 1,000/ea.           | 84,000                |
| Large Deci. Tree    | 18 @ 2,000/ea.           | 36,000                |
| Deciduous Shrubs    | 1,513 @ 250/ea.          | 378,250               |
| Small Deci. Trees   | 23 @ 500ea.              | 11,500                |
| Groundcover         | 545 sq.yd. @ 250 / yd.   | 54,000                |
| <b>Total Points</b> |                          | <b>563,750 points</b> |

528 Kansas City Street, Suite 4. Rapid City, SD 57701

Telephone: (605) 348-0538, Fax: (605) 348-0545, Email: engineers@dreamdesigninc.com