

07PD100

ENGINEERING

LANDSCAPE ARCHITECTURE

LAND PLANNING



DREAM DESIGN

INTERNATIONAL, INC.

CONSTRUCTION OBSERVATION

REAL ESTATE DEVELOPMENT

PROPERTY MANAGEMENT

LETTER OF INTENT FOR
FINAL PLANNED COMMERCIAL DEVELOPMENT - SOFT POWER BUILDING PHASE I
PROJECT: RUSHMORE CROSSING

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DEC 14 2007

Submittal Date: December 14, 2007

Rapid City Growth

Management Department

DEVELOPMENT SUMMARY

This Final PCD is specific to Phase I of the Soft Power district. The Soft Power district is a 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 Soft Power district building is identified on the attached plan as Phase I and II. Utilities are linked between the proposed and future phases. As a result, the future phases have been included for information only.

- Phase I building will include approximately: 154,064 sq.ft.
- Parking and Planting for Phase I was approved with the Soft Power Parking PCD (07PD074) by the Planning Commission on September 20, 2007.

BUILDING CONSTRUCTION/ARCHITECTURAL CONTEXT

Many of the proposed tenants for the project have specific requirements regarding their lease spaces and building images. However, the intent of this development is to provide more than the prototypical requirements of the tenants in a manner that is harmonious with the Rapid City historic environment. Detailing taken from the historic downtown of Rapid City, such as heavy cornices, brackets, decorative brickwork, etc. shall be used throughout. A palette of building materials has been developed to provide continuity in the overall design, but is flexible enough to meet the individual needs and desires of the tenants' imagery. Brick, integral color concrete masonry (CMU), cultured stone and synthetic stucco are the prime building materials. The design is further augmented with colorful canvas awnings, blade canopies and other covered entries. The proposed building height shall not exceed the General Commercial zoning ordinance of 45 feet or 4 stories.

Buildings P7-P15 will be built, leaving a common wall that P-16 and subsequent buildings shall join. Also, buildings P1, P2, P4 and P5 shall be part of this subsequent phase. Buildings P3 and P6 are covered under a previous LOI. The P7-P15 buildings shall be built as a shell and tenant finished or as full turn-key build-out as the lease requires.

The roofing system shall be a single ply ethylene propylene diene monomer (EPDM) ballasted system. The ultimate color shall be determined by the color of the ballast (rock) obtained locally. It is anticipated to be a light tan to a light gray in color. Roof top units shall be screened from view at the fronts of the buildings by the parapet and shall be painted to blend with the roofing ballast so as to be camouflaged.

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Trash enclosures shall be painted wood fencing with gates made of the same. Paint colors shall materials designated in the Design Guidelines and Materials Directory.

Signage will also be handled as a tenant finish. The Softpower, Lifestyle and Restaurant districts of Rushmore Crossing minus the Target, Scheel's, and the far west anchor tracts are allowed approximately 14,900 sq.ft. of signage. Each store (excluding Target, Scheel's and the far west anchor) shall be allotted a portion of that square footage based on a percentage which the linear footage of their store takes up, resulting in each tenant submitting for a sign permit. This shall be established by the Covenants the developer and lessee agree on.

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