

08PD061

ENGINEERING

LANDSCAPE ARCHITECTURE

LAND PLANNING



**DREAM DESIGN**  
INTERNATIONAL, INC.

CONSTRUCTION OBSERVATION

REAL ESTATE DEVELOPMENT

PROPERTY MANAGEMENT

**LETTER OF INTENT FOR  
INITIAL/FINAL PLANNED COMMERCIAL DEVELOPMENT - LOT 4 BLOCK 3  
PROJECT: RUSHMORE CROSSING**

*Submittal Date: November 21, 2008*

**DEVELOPMENT SUMMARY**

This Initial/Final PCD is specific to Outlot 4 Block 3 of Rushmore Crossing.

- Outlot 4 Block 3 building is approximately 20,258 sq.ft. on a 2.41 acre site.
- The Parking Plan shows a total 130 parking spaces. Using 4.5 per 1,000 for general commercial (14,258 SF=64 spaces) and 11 per 1,000 for restaurant (6,000 SF=66 spaces).

**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.

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 front and rear of the building by the parapet. Trash enclosures shall be painted wood fencing with gates made of the same. The Signage and Landscape Plan is included in our package.

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