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Rapid City
Management

Submittal Date: February 6, 2009

**LETTER OF INTENT FOR
FINAL PLANNED COMMERCIAL DEVELOPMENT – SAM’S CLUB
PROJECT: RUSHMORE CROSSING**

DEVELOPMENT SUMMARY

This Final PCD is specific to the Sam’s Club portion of the Rushmore Crossing project. Sam’s Club, and the accompanying buildings (to be referred to as the “Sam’s District”), are replacing the previously planned Lifestyle District portion of Rushmore Crossing. The Sam’s District will be similar to the Target portion of the project with its high quality architecture, abundant pedestrian areas and significant landscape plantings. The overall building design and materials within the district will follow the previously established architectural theme for Rushmore Crossing.

As with the other tenants of Rushmore Crossing, the primary entrances to the Sam’s District will be off of Eglin Street. More specifically, the Sam’s District will have two access points along Eglin Street and further access from the remaining shopping center access points to the east along Eglin Street. In addition, there will be access to the Sam’s District from the rear service drive, which is accessible via Luna Avenue. The street improvements, traffic signals and main utilities that serve the Sam’s District have been previously completed as part of the overall Rushmore Crossing project.

At this time, Sam’s Club and the accompanying gas station are the only proposed buildings within the Sam’s District. The remaining building/parking areas are identified as “Future Development” on the attached plans. These areas will be part of a future phase of the project.

The Sam’s Club building will contain approximately 141,253 square feet of floor area. The Sam’s gas station will contain approximately 3,453 square feet under the canopy and 192 square feet within the kiosk. Sam’s Club will have 635 parking spaces on site which equates to a parking ratio of 4.5 spaces per 1,000 square feet of floor area. Cart corrals are supplied for customers’ convenience and handicap parking is being provided that meets ADA requirements.

This Final PCD submittal includes a vicinity map, site plan, utility plan, grading plan, lighting plan, landscape plan, architectural elevations and sightline studies. Storm water calculations have also been included to illustrate how storm water is being taken off the Sam’s District. In summary, storm water will be collected in a series of inlets and pipes and tied into the storm sewer in the rear service drive and Eglin Street. Storm water detention is provided by the multiple detention ponds located through the Rushmore Crossing project.

BUILDING CONSTRUCTION/ARCHITECTURAL CONTEXT

The proposed Sam’s Club provides a level above the Sam’s corporate brand identity and is designed to draw inspiration from the surrounding community. 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. Pre-cast concrete panels, integral color concrete masonry (CMU), cultured stone and synthetic stucco are the majority of materials used for the design of the club and complement the other prime building materials used throughout Rushmore Crossings. The Sam’s design is further augmented by the use of standing seam metal roofing and decorative wood trussing, providing greater interest and detailing, and pilasters, creating a change in the overall massing.

The roofing system shall be a single ply Thermoplastic Polyolefin membrane in light tan. Roof top units shall be screened from view by the parapet wall on all four sides and shall be painted to blend with the roofing membrane so as to be camouflaged.

DEVELOPMENT SIGNAGE

Sam's Club will have signage consistent with the corporate brand identity of Sam's Clubs. Sam's building signage will include two Sam's Club diamond signs on the front of the building and one Sam's Club diamond on the right elevation. The Sam's gas station will include four Sam's Club signs on the canopy. Sam's site signage will consist of one panel on both of the development pylon signs along Interstate 90 and will include representation on the gateway signs at the major entrances (currently, the only gateway sign constructed is located at the Lacrosse Street entrance).

LANDSCAPE PLANTING

See the attached Landscape Plan for the proposed layout. This site will require 491,881 landscaping points; this plan provides for 504,848 points.

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