

10PD052

ENGINEERING
LANDSCAPE ARCHITECTURE
LAND PLANNING



DREAM DESIGN
INTERNATIONAL, INC.

CONSTRUCTION OBSERVATION
REAL ESTATE DEVELOPMENT
PROPERTY MANAGEMENT

**LETTER OF INTENT FOR
FINAL PLANNED COMMERCIAL DEVELOPMENT – BUSINESS PARK, PHASE I – CAMBRIA SUITES
PROJECT: CAMBRIA SUITES HOTEL**

Submittal Date: August 13, 2010

DEVELOPMENT SUMMARY

This Final PCD is specific to Phase I of the Business Park Development. The Business Park parcel is approximately 6.5 acres, with Phase I being 2.8 acres +/- of the 6.5. Phase I will be a Cambria Hotel, built to continue the hotel chains brand image.

- Phase I building will include approximately: 154,064 sq.ft.
- Phase I will contain 113 stalls, 5 of the parking stalls will be accessible stalls.
- Phase I will contain 163,000 landscape points of the required 241,000 points

BUILDING CONSTRUCTION/ARCHITECTURAL CONTEXT

The proposed Cambria Suites is intended to serve the business community of Rapid City by providing amenities which will appeal to the business and leisure traveler in comfortable and convenient setting. The building will be a four story, wood frame structure clad in a combination of manufactured stone and synthetic stucco. The stone facing will be located primarily at the first story of the building and has been selected to reflect natural, regional materials. The stone will also be used to identify the main entrance to the facility and as pilasters to provide massing relief and rhythm throughout the upper levels of synthetic stucco. The synthetic stucco is designed so that the colors maintain the corporate identity of Cambria Suites while still identifying with the natural, vivid tones found in the prairie landscape. The roof of the structure is a low slope EPDM membrane. The overall design will provide an upscale, attractive building set on a well landscaped site that contains additional amenities for the guests including a large patio with a fire pit and seating.

Trash enclosures will be brick veneered over a 6" CMU wall. The gates will be painted to match the building EFIS (Aurora Brown).

Signage will also be handled as per the Cambria signage manual. The signage will stay consistent with the Cambria brand image.

RECEIVED

AUG 13 2010

Rapid City Growth
Management Department