

February 22, 2013

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Rapid City Community Planning  
& Development Services

Re: West River Electric Association Tenant Build-Out  
**Major Amendment to the PCD for Completion of Upper Level Tenant Space**

To Community Planning & Development -

The West River Electric Association is applying for Major Amendment to their previously approved Light Industrial Development Plan. Per the previous plan the second floor of the WREA facility was left uncompleted with the intention of accommodating a future tenant or future growth as needed. At this time WREA intends to complete the space to accommodate a future demand for tenant in an open office configuration. The final design will allow for a multi-year phased growth plan for the tenant within in the WREA facility. The final tenant space will include two open office areas with centralized conference rooms, team breakout rooms, a break room and restroom facilities. In addition to the tenant space the second floor will also house a wellness facility for the use of on-site staff only. Further amenities are being planned for with the design of a coffee and lunch bar within the first floor lobby, allowing for an on-site food option for building staff only.

Site improvements to accommodate this growth will include expanded parking for tenant use, modified site signage, the addition of building signage for tenant identification, additional site and signage lighting, and modified landscaping to maintain the existing approved landscaping points.

Items included in this Major Amendment Application include:

1. **Parking Requirements** – See Sheet A1.0 and Civil Drawings
  - a. Existing Parking Provided = 195 Spaces
  - b. Parking Required per table 17.50.270(D) = 269 Spaces
  - c. Total Parking Provided = 285 Spaces
  
2. **Landscape Requirements** – See Sheet A1.1
  - a. There is no intention to change the landscaping requirements from what has been provided for in the previously approved Light Industrial Development. The existing site has been evaluated and plans for the replacement and reallocation of landscaping will not modify the current landscaping points on the site.
    - i. Site Size – Building Footprint = 523,805 points
    - ii. Original PCD Landscape Plan Design = 776,050 points

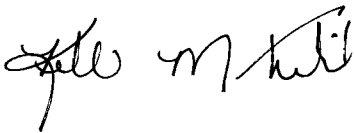
- iii. Survey of As-built landscape (living), done January 2013  
= 761,300 points
- iv. This project will add plantings to provide a total of  
776,300 points when completed

**3. Signage Requirements** – See Sheet A3.1

- a. The existing pylon sign and electronic reader will be maintained with no modifications.
- b. The existing monument sign will be maintained with no modifications.
- c. The existing directional signage (one at each driveway location) will be modified to include the new tenant's name on the sign. Existing sign construction, size and materials will remain unchanged.
- d. Building signage will be added displaying the building owner and tenant. Total signage size will not exceed 100 square feet which is less than the 1180sf (590' x 2') that is allowed.

Please let me know if you should require any additional information.

Sincerely,



Kelli Trebil, Director of Interiors  
**ARC INTERNATIONAL, Inc.**

Attached:   Application  
              Application Fee  
              Major Amendment Drawings