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LETTER OF INTENT

To: Community Planning and Development Services

From: Michael Stanley, PLA
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Rapid City, SD 57701

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Project: Rushmore Crossing – Tract C and Lot 5A5/Block 2 Scheel's Expansion
Submittal Date: May 3, 2013

Rapid City Community Planning
& Development Services

LEGAL DESCRIPTION

Tract CR, Block 2 of Rushmore Crossing, Formerly Lot 5A5 and Tract C of Block 2 of Rushmore Crossing, North ½ Vacated Sunnyside Avenue, East ½ Vacated Riley Avenue and the Vacated Portion of Cambell Street Adjacent to Said Lot 5, Located in the W1/2SW1/4 of Section 29, and the E1/2SE1/4 of Section 30, T2N,R8E, BHM, Rapid City, Pennington County, South Dakota.

PREVIOUS APPLICATIONS/APPROVALS

The applicant is requesting a Final Planned Development for the parcel(s) described above located within the Planned Commercial Development for the area known as Rushmore Crossing. The following is list of approvals granted by the City that included this parcel:

- 07PD016 – Rushmore Crossing PDD – 3/10/07
- 07PD019 – Rushmore Crossing PCD Initial – 4/26/07
- 07PD048 – Rushmore Crossing PCD Initial – Major Amendment – 7/26/07
- 07PD061 – Scheel's PCD Final – 9/20/07
- 07PD074 – Parking West PCD Final – 9/20/07
- 08PD050 – Parking West & East – Major Amendment – 10/9/08

Please note that these areas, like the rest of the shopping center, will be recognizable for their high quality architecture, abundant pedestrian areas and significant landscape plantings.

DEVELOPMENT SUMMARY

This development is a 19,000 square foot expansion of the Scheel's Store. The expansion will be constructed in place of the two proposed tenants west of Scheel's. The expansion will be constructed of the same materials as the existing Scheels' store and carry on the same architectural theme. As with the exiting store, parking and access will be served from the existing parking lots located to the North of the store. Parking, access, and lighting for this square footage was approved in PCDs 07PD074 and 08PD050, attached are the area's as-built drawings. The expansion will be served by the existing store utilities, as a result; the utilities for two proposed tenants west of Scheel's would be abandoned and vacated (via the plat), see the attached drawings.

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RUSHMORE CROSSING

BUILDING CONSTRUCTION/ARCHITECTURAL AND SIGNAGE CONTEXT

Summary:

- The addition to the Scheels All Sports will be approximately a 19,000 square foot retail and storage addition to the existing 50,000 square foot retail store with a 50,000 square foot basement. The basement provides storage and office space, which are to remain as is for this project.
- The building's structural system will be the same as the existing building, which was 12" CMU on the perimeter walls with structural steel frame for the roof. The structural steel frame consists of steel columns, steel beams, steel joist girders and steel joists.
- The floor in the addition will be a concrete slab on grade.
- Roof will be metal deck with rigid insulation and a four ply built up asphalt roofing system, which will tie into the existing roofing system.
- The three addition sides of the building will have manufactured stone veneer and EIFS, which will match the existing building.
- The parapet walls of the addition will be 24' in height.
- The building will have three signs total. There is one existing sign on the entrance canopy that will remain. One existing sign that is currently on the east end of the north elevation will be relocated to the west end of that elevation. A new sign will be located on the west wall of the addition; this sign will match existing which are illuminated channel letters, with dimensions of 4'-0" tall by 35'-0" long.
- The roof top units located on the addition will be located such that the closest sightline will be approximately 255' away from the west side of the addition.
- Roof top units sound levels will conform to acceptable Environmental Protection Agency guidelines.

LANDSCAPING PLANTINGS AND IRRIGATION

When Rushmore Crossing was planned; the buildings, parking and landscaping were planned and approved as a whole. The landscape points, for this addition, have already been approved by previous PCDs and installed during the parking lot installations. The landscape plans for the entire Center (not including Target or Sam's Club) have been provided as a reference. The proposed landscape plantings around the Scheel's expansion will be an additional 26,442 to the existing points; see the attached planting concept.

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