



**Letter of Intent for Initial Planned Commercial Development
Black Hills Center**

THF Stoneridge Development, L.L.C. is proposing to develop a 58.20± acre tract of ground at the corner of Fifth and Catron. In anticipation of future development, the site currently has infrastructure on the property that makes the location the most attractive for commercial development to occur in the southern area of Rapid City.

Those improvements are:

- Stumer Road.
- Sanitary sewer.
- Gas, electric, and water extensions.
- Access to Catron (Hwy 16).

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The initial planned development site of 41.17 +/- acres includes the following:

- Wal-Mart tract of approximately 18.82 +/- acres, and a building footprint of 154,750 sq. ft.
- Retail tract of approximately 6.34 +/- acres and a building footprint of 46,900 sq. ft. of retail (broken down between a mini-anchor of 30,900 sq. ft. and shops of 16,000 sq. ft.).
- Regional Detention Facility of 5.18 +/- acres
- Future Development Outlot – Outlot #2 of approximately 4.98 +/- acres.
- Future Development Outlot – Outlot #11 of approximately 4.31 +/- acres
- Future Development Outlot – Outlot #1 of approximately 1.54 +/- acres, current Fifth Street Office Plaza, Block 2, Lot 1

Development | Leasing | Management

2127 Innerbelt Business Center Dr.
Suite 200
St. Louis, MO 63114
314.429.0900 phone
314.429.0900 fax

The Overall Master Development will include a total of 14 outlots, comprising 27.86 ± acres and a regional detention of 5.18± acres to service the entire watershed. Final Development plans will be submitted on a lot by lot basis

Traffic and Access

Modifications to the existing right-of-way infrastructure include:

- Traffic signalization and turning modification at the intersection of Fifth and Stumer.
- Traffic signalization at the intersection of Catron and Black Hills Blvd.

The final configuration and design will be prepared based upon an updated traffic study, which is currently underway and will be available to Rapid City and the State of South Dakota upon completion.

Grading and Infrastructure Installation

The entire 58.20 +/- acres will be graded in preparation for vertical construction on all phases of the development. Necessary utility and stormwater management improvements will be completed during the initial grading operations.

Vertical Construction Phasing

The vertical construction will define the phasing of the project.

- Phase 1 – Wal-Mart.
- Phase 2 – Retail Tract.
- Phase 3 – Future Outlot #2 Development

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Site Design

The site design will be prepared to anticipate items of interest to the adjacent property owners and conformance with Rapid City's codes and ordinances.

Those designs will consider the following:

- A. Traffic – The initial traffic study for this property was performed by Felsburg Holt & Ullevig (FHU) in 2005 FHU. The traffic study will be updated to include trip generation data and analysis for submittal to Rapid

City and the State of South Dakota their review and conformance with the design elements of both the on-site and off-site improvements.

- B. Lighting – A photometric plan will be submitted for review and comment, so as to provide the most effective means of lighting the development while preserving any influence into adjacent properties. Site lines will be prepared and submitted for evaluation to prepare the most efficient designs to screen unsightly items in the best manner possible with landscaping and other means.
- C. Landscaping – Concept landscaping plans will be submitted with the design intent, meeting Rapid City’s ordinances and requirements and provide an attractive design.
- D. Stormwater\Hydrology - The current stormwater management plan is to expand the existing regional detention facility that exists on the site and design in accordance with the city, state, and federal requirements, to service the entire watershed, as well as the anchor, retail, and outparcels during the grading and infrastructure operations. Stormwater quality will be designed within the stormwater detention facility.
- E. Building Materials and Colors – The anchor and retail buildings will be designed in accordance with the intent of having harmonious colors and materials. Outparcels will undergo the same development criteria for review at both the developer and city level. The developer will reserve rights for building, and site plan for approval, of anything that is proposed for the future outlot development.
- F. Current Zoning – The current zoning of the project is general commercial with planned commercial development designation. Listed below, we have identified variances and exceptions, which we would respectfully request in order to efficiently mitigate the concerns of all parties. Easement and setbacks will be established with the approval of the development plan, as well.

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Development Plan Issue Matrix			
Number	Code Description	Need for Variance/Exception	Code Section*
1	Continuous retail business or structure on a developmental lot with > 25,000 SF of paved parking	Request approval for a Conditional Use Permit	17.18.030.20
2	All outdoor storage must be screened	Dry goods storage enclosed on 3 sides only	17.18.020

3	Maximum allowable parking ratio is 5.0 spaces per 1,000 SF.	Reduction in parking ratio from 5.0 spaces per 1,000 SF to 4.5 spaces per 1,000 SF.	17.50.270.D
4	Number of loading spaces required for Walmart is 8 (6 + 1 per each 40K SF over 110K SF building area).	Reduction in loading space requirement for Walmart from 8 to 4	17.50.290.A
5	Loading space minimum width is 12'.	Reduction in loading space size from 12' wide to 10' wide per standard Walmart truck dock dimensions used nationwide	17.50.290.B.1
6	Maximum driveway width allowed is 40'	Increase maximum driveway width from 40' to 48' wide	17.50.270.G.1.a & Section 2.16.5 of the City's 2008 Infrastructure Design Criteria Manual
7	Minimum spacing for traffic signals is 1200'.	Decrease minimum spacing for traffic signals to 600' +/-	Section 2.16.6 of the City's 2008 Infrastructure Design Criteria Manual
8	Must provide water quality treatment for the development	Extended dry detention pond shall provide necessary water quality for the development	City Storm Water Quality Manual, 2009 Edition
9	Detention Pond slopes shall be 4:1 maximum	Pond slopes may be 3:1 pending the results of the geotechnical evaluation	Section 4.10.4 of the City's 2008 Infrastructure Design Criteria Manual
10	Landscape islands shall be provided for every 50 parking spaces. Each parking space shall not be less than 120 feet from a landscape island.	Affirm that the site plan landscape island layout is acceptable by meeting the requirement of each space within 120' of landscape area. Eliminate requirement of individual landscape island every 50 parking spaces.	17.50.300.E.c
11	Off-premises signs require a conditional use permit	Propose one business sign located off-site	17.18.030.29
12	On-sale liquor establishments require a conditional use permit	Allow on-premises liquor sales and consumption	17.18.030.17

* All Code sections shown are from the City Code of Ordinances, unless otherwise noted

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