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MAR 24 2010

Rapid City Growth  
Management Department



**Letter of Intent for Initial Planned Commercial Development  
Black Hills Center (Revised 3/24/10)**

THF Stoneridge Development, L.L.C. is proposing to develop a 58.50± 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, phone and water extensions.
- Access to Catron Blvd (Hwy 16 Truck By Pass).
- Access to Fifth Street .

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

- Wal-Mart tract of approximately 19.17 +/- acres, and a building footprint of 154,750 sq. ft.
- Retail tract of approximately 6.51 +/- acres and a building footprint of 50,100 sq. ft. of retail (broken down between a mini-anchor of 30,900 sq. ft. and shops of 19,200 sq. ft.).
- Regional Detention Facility of 4.43 +/- acres

The Overall Master Development will include a total of 14 outlots, comprising 28.18 ± acres and a regional detention of 4.43± acres to service the entire watershed. Final Development plans will be submitted on a lot by lot basis

Development | Leasing | Management

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### **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.
- Round About to replace all way stop at the intersection of Stumer and Black Hills Blvd
- Entrance/Exit modifications along Stumer as required based on updated traffic study prepared by traffic engineer Crawford Bunte Brammeier (CBB).

The final traffic configuration and design will be prepared based upon the updated traffic study, prepared by CBB, and reviewed by Rapid City Growth Management, and the State of South Dakota.

### **Grading and Infrastructure Installation**

The entire 58.50 +/- 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.

**Design Data:** Complete construction plans for utilities and site improvements will be submitted for review and approval. A Stormwater Management Plan including Erosion and Sediment Control and a Post-construction Water Quality Plan will be submitted for review and approval. An Air Quality Permit application will be submitted for approval prior to any land disturbance activities.

**Drainage:** A complete drainage analysis report and geotechnical report and corrosivity analysis will be submitted for review and approval. Any required drainage easements will be obtained as needed. Ownership and maintenance of the facilities will be identified and included as required.

**Landscaping:** A conceptual landscape plan will be submitted and with the design input and intent to create harmonious and complimentary features considering adjacent properties to assist in mitigating light, and noise. Special consideration will be designed to create a boulevard between the anchor and retail phases of the development to promote connectivity.

Structural Design: Elevations will be prepared for the Anchor (Wal-Mart) first identifying colors and materials. The structural design of phase one will be under the scope of the Anchor architect.

### **Vertical Construction Phasing**

The vertical construction will define the phasing of the project.

- Phase 1 – Wal-Mart Anchor Tract
- Phase 2 – Retail Tract.

### **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. As indicated above, the traffic study will be updated to include trip generation data and analysis for submittal to Rapid City and the State of South Dakota for 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. Development Signage – The project has identified the potential location of a shopping center identification sign, on various tracts throughout the development. However, no final location has been established at this time. The potential locations, on property owned by the development, would be at the corner of Fifth and Stumer, or on the corner of 16<sup>th</sup> and Black Hills, with the additional possibility of locating an identification sign at the intersection of Fifth and Catron. The design intent is to compliment the architectural features used in the buildings.

<b>Development Plan Issue Matrix</b>			
Number	Code Description	Variance	Code Section*
1	Number of loading spaces required for Walmart is 8 (6 + 1 per each 40K SF over 110K SF building area). Loading space minimum width is 12'.	Reduction in loading space requirement for Walmart from 8 to 4. Reduction in loading space size from 12' wide to 10' wide per standard Walmart truck dock dimensions used nationwide.	17.50.290.A and 17.50.290.B.1
2	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

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