

THE VILLAGE AT FOUNDER'S PARK

Planned Development Submittal

August 10, 2007

The proposed development rehabilitates the 20-acre former packing plant site located due west of the Executive Golf Course on the north side of Rapid Creek. The site is conveniently located to the central business district, park system, roadways, and public facilities. Primary access to site is from Omaha Street at Twelfth Street. A proposed collector street north of Century Condominiums PRD also provides access to the site. The site is developed to have minimal impact on the natural beauty of the land with buildings and associated site features concentrated on previously disturbed, level areas. On a significant portion of the site - 6.61 acres, the topography, rock outcroppings, and native vegetation are left largely intact.

INITIAL DEVELOPMENT PLAN:

An Initial Development Plan for the entire 20-acre site was submitted and approved in March 2006. It proposed to develop the property in three development phases; Phase 1 / Area 'B' - Office/Commercial District located along the east side of property adjacent to Executive Golf Course; Phase 2 / Area 'A' - Office/Commercial District located in the southwest corner of property adjacent to Rapid Creek; and Phase 3 / Area 'C' - Medium-Density Residential District located on the north end of development.

FINAL DEVELOPMENT PLAN:

A Final Development Plan for the 4.14-acre area 'B' was submitted and approved September 28, 2006 (No. 06PD083) with the stipulation that future buildings for Lots 6, 8 and 9 be submitted as a major amendment to the Planned Unit Development. This submittal is for the building to be located on Lot 8. As stipulated in the previous P.U.D. submittal, all of area 'B' shall have at least 228 parking stalls with the provision that a maximum of 52,000 square feet of gross square footage of office building may be built not including mechanical and storage areas.

PLANNED UNIT DEVELOPMENT - AREA 'B'

Parcel Size:	4.14 Acres
Location:	Founder's Park Drive (west of Executive Golf Course)
Existing Zoning:	Office Commercial District
Proposed Land Use:	Office Commercial District

Bldg. B1 / Lot No. 6:

- Lot Area: 0.82 Acres
- Bldg. Use: Future Office
- Bldg. Type: Unknown (required Major Amendment)
- Coverage: 6,800 SF or 20%
- Levels: 1 ½ Stories with partial basement
- Office Space: 9,800 SF
- Mech / Storage: 4,000 SF

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Bldg. B2 / Lot No. 7:

- o Lot Area: 1.22 Acres
- o Bldg. Use: Office and Future Office (under construction)
- o Bldg. Type: Office Commercial
- o Coverage: 7,755 SF or 15%
- o Levels: 2 Stories
- o Office Space: 14,200 SF
- o Mech / Storage: 1,265 SF

Bldg. B3 / Lot No. 8:

- o **Lot Area: 1.22 Acres**
- o **Bldg. Use: Office with lower level parking**
- o **Bldg. Type: Office Commercial**
- o **Coverage: 7,015 SF or 13%**
- o **Levels: 3 Stories with basement parking**
- o **Office Space: 11,437 SF**
- o **Mech / Storage: 4,503 SF**
- o **Parking (interior): 4,068 SF**

Bldg. B4 / Lot No. 9:

- o Lot Area: 0.88 Acres
- o Bldg. Use: Future Office
- o Bldg. Type: Unknown (required Major Amendment)
- o Coverage: 6,800 SF or 20%
- o Levels: 1 ½ Stories with partial basement
- o Office Space: 9,800 SF
- o Mech / Storage: 4,000 SF

DEVELOPMENT FEATURES - AREA 'B'

Joint Use Parking Area: The parking proposed for Area 'B' has been designed as a joint-use parking lot to be shared by the four buildings planned for this office park complex. The parking will be accessed from Founder's Park Drive at the north and south ends of parking. The radial parking consists of two parking bays separated with a landscape buffer. The 24' wide island with extensive landscaping is designed to reduce the visual impact of large parking area. To improve pedestrian circulation and safety, two crosswalks will be provided to link both parking areas to frontage walkway. The joint-use parking area would provide the following parking:

Private Parking Area: Private parking for Lot 8 is proposed as enclosed, underground parking. Access to this parking is through a private drive that is appropriately landscaped, which leads to a grade level garage door and interior ramp. There are seven parking stalls and appropriate access/turn-arounds.

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Total Parking Numbers

- West Parking Area - 115 spaces
- East Parking Area - 103 spaces
- Barrier-free Parking - 6 spaces
- Van Accessible - 2 spaces
- Private, underground - 7 spaces
- Total Provided - 233 spaces

ARCHITECTURAL THEME

All buildings shall harmonize with the natural setting and express an architectural character respectful of the past historical and agrarian forms. (See attached architectural elevation of office building for Lot 8.) Required design elements include:

- Roofs - pitched, earth tone roofs with multiple dormer roofs and oversized bay elements (no visible rooftop mechanical equipment).
- Exterior walls - combination of stone or brick, wood on exterior walls with heavy timber accents.
- Exterior lighting (ground and/or soffit) to provide glare-free nighttime illumination of buildings.
- Signs - Ground signage in character with architecture. No signs shall include neon, colored, or flashing lights. (See attached conceptual sign sketches.)
- Building entrances shall be expressed in a design element that is taller than adjacent rooflines and clearly evident as the entry.

EXTERIOR HVAC EQUIPMENT (Refer to attached letter from John W. Hey & Company)

The building on Lot 8 will have ground-mounted condensing units that will be located east of the building and screened as shown on the attached site drawing. The overall sound power level at the east property line would be 54.5db without taking into effect the screening wall, which would only reduce the level.

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