

September 24, 2019

City of Rapid City
Main Street
Rapid City, SD 57701

RE: Letter of Intent

This is a request to allow an indoor dog park at the Rushmore Mall. The indoor dog park will include a beer and wine bar that will allow dogs to accompany their owners with a safe off leash area. The owner will be responsible for their pet and must always have complete control over them. With Rapid City being such a dog friendly city, there are many other businesses that offer a similar concept (i.e. Murphy's, Thirsty's, Lost Cabin Beer co., etc.). The difference with our location is we will not be a full service restaurant, and there will be a confined, safe, off leash area for the dogs to play with their owners' supervision and control.

The Rushmore Mall is a great location for Bar K-9 and the mall has previously had a pet store, dog groomer, and many events that allow dogs inside the mall. The location we would like to use is in the JCPenney Wing and was the previous Payless Shoes suite. It is 4,253 square feet and would provide us with our own outside main entrance and plenty of parking for all our customers. All dogs must enter and leave through the exterior entrance dedicated to that space to keep dogs from being in the mall, and away from other mall customers. The two store entrances into the mall will be fenced off to keep the dogs from entering the main portion of the mall. The main entrance and check-in area will always be secured by several sets of gates, doors and an employee. This will allow dogs and owners to enter and leave in a very safe manner. At no time will any dogs encounter customers shopping outside of Bar K-9. A gate will be in place for customers without dogs to use our vicinity.

Noise and sound should not be an issue with the rules that will be set in place and posted in the bar. There will be a "No Barking Allowed" policy. If the dog is barking the customer will get a warning to control their pet, if barking persists the customer will be asked to leave the premises. We will also be installing sound proofing to all the walls in the location and will follow any other necessary means to ensure we do not disrupt the tenants or customers of the shopping center.

It will be the owner's responsibility to ensure their dog has urinated and defecated before entering the building. However, we do understand that accidents will happen, and it will be the owner's responsibility to clean up after their dogs immediately. We will have a designated area and cleaning stations for the customers to use if this happens. I have spoken with representatives at the Rapid City Landfill, The Humane Society and The Animal Clinic of Rapid City about requirements for disposing of dog waste. All confirmed that the policy is to simply wrap up the waste in a plastic bag and place in a covered dumpster. Our designated dumpster will be located outside at a safe distance from any customers, which should control the odor. The floors and the building will be spot cleaned at the time of accidents, and the floors will be deep cleaned after close every night.

Our operation plan will include: Bar K-9 will be an indoor dog park with on sale use of malt beverage "beer and wine". The dog owners will be 100% present the whole time and will be required to maintain control of their dogs at all times. The location I am looking at is inside the Rushmore Mall (the old Payless store). It is 4,253sqft. and will have a private outside entrance with plenty of mall parking. The max dog occupancy would be 30. Hours of operation will be Tuesday - Friday 10am-9pm, Saturday 10am-9pm, and Sunday 11a-3pm. For employees I will have myself and 3 others.

Bar K-9 is a great entertainment opportunity for growth within the mall. Our goal is to create a safe environment

and community for dogs and their owners, especially when weather is not appropriate for outside activities.
Thank you for your consideration.

Jared Batman



Rushmore Mall
2200 N. Maple Ave.
Rapid City, SD 57701
☎ 605-348-3379 ☎ 605-348-7631
rushmoremall.com

October 11, 2019

City of Rapid City
300 Sixth Street
Rapid City, SD 57701

To Whom it May Concern:

The Rushmore Mall is a 101-acre property with 832,040 square feet of gross leasable area with over ninety-one tenants.

The Rushmore Mall would benefit greatly from having Bar K-9 on property. This would generate additional traffic and a larger customer base within the center. Bar K-9 will give dogs and their owner the opportunity to have a safe indoor play area. The Rushmore Mall is looking for more experiences to bring the community together, we feel Bar K-9 would be a perfect fit. Ultimately, our long-term plan would be a continued partnership with Jared Batman to add an outdoor dog park to his concept. Pets are a huge part of our lives, and we recognized that. We want to embrace our community and our pets, Bar K-9 offers a service that is missing in our market. The Rushmore Mall is ready and willing to make this partnership happen.

We are reinventing the shopping experience at the mall. Offering several types of entertainment is the key ingredient to making this successful. Bar K-9 is the type of business/idea that will help propel the mall to further growth.

We appreciate your consideration and would be grateful for the opportunity to have a dog friendly bar at the Rushmore Mall.

Thank You,

A handwritten signature in blue ink that reads "Sandy Brockhouse". The signature is fluid and cursive.

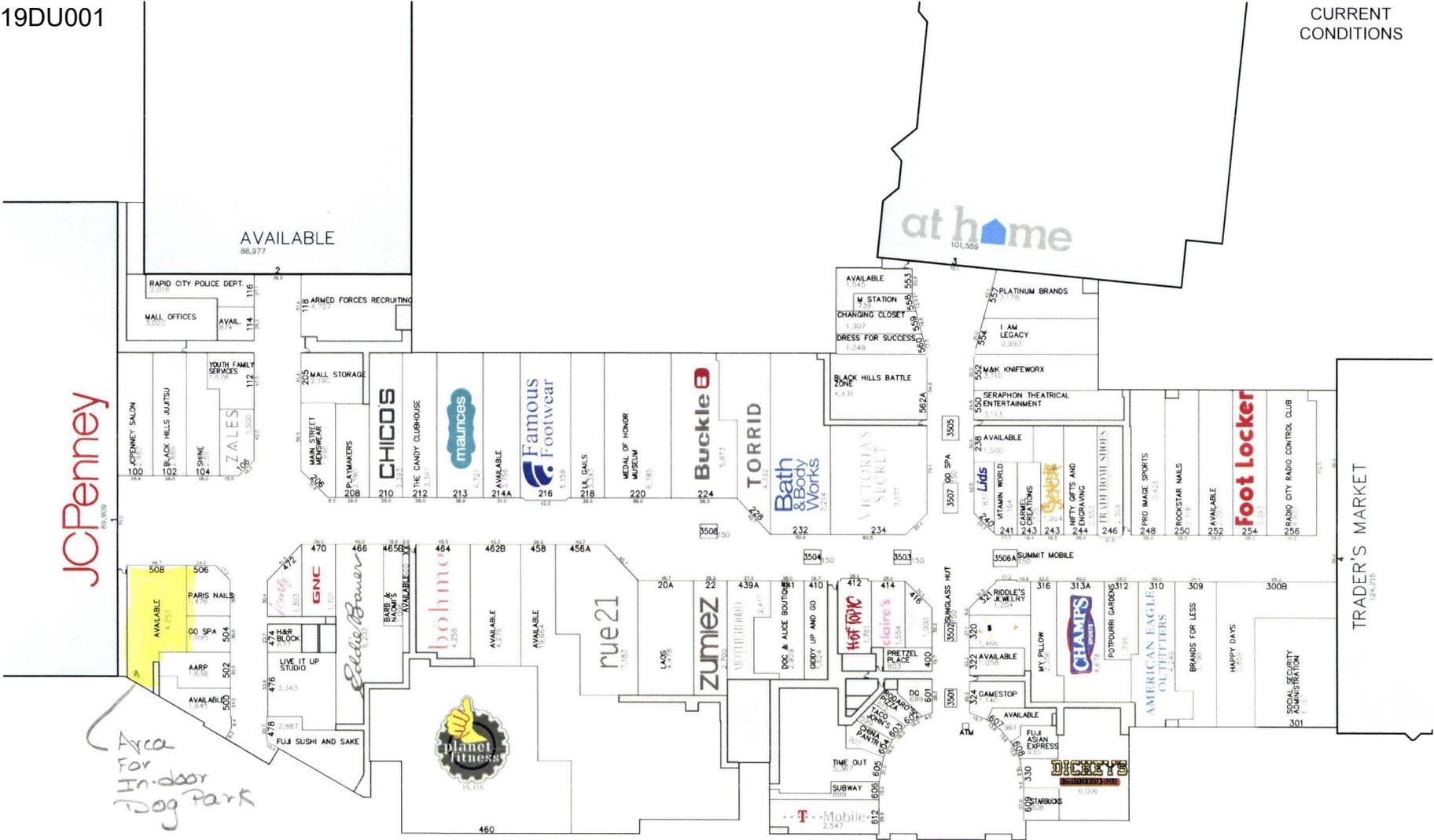
Sandy Brockhouse
General Manager/Rushmore Mall



SPINOSO Real Estate Group
112 Northern Crossway
N. Syracuse, NY 13212
315-455-1000

JCPenney

at home



Area for In-door Dog Park

RUSHMORE MALL
RAPID CITY, SD

CURRENT LEASE PLANS
LP

7.8.2019



Mall

Entrance

49.7

508

Fence

Fence

Off Leash Area

Bar and Seating Area

AVAILABLE

4,253

Off Leash Area

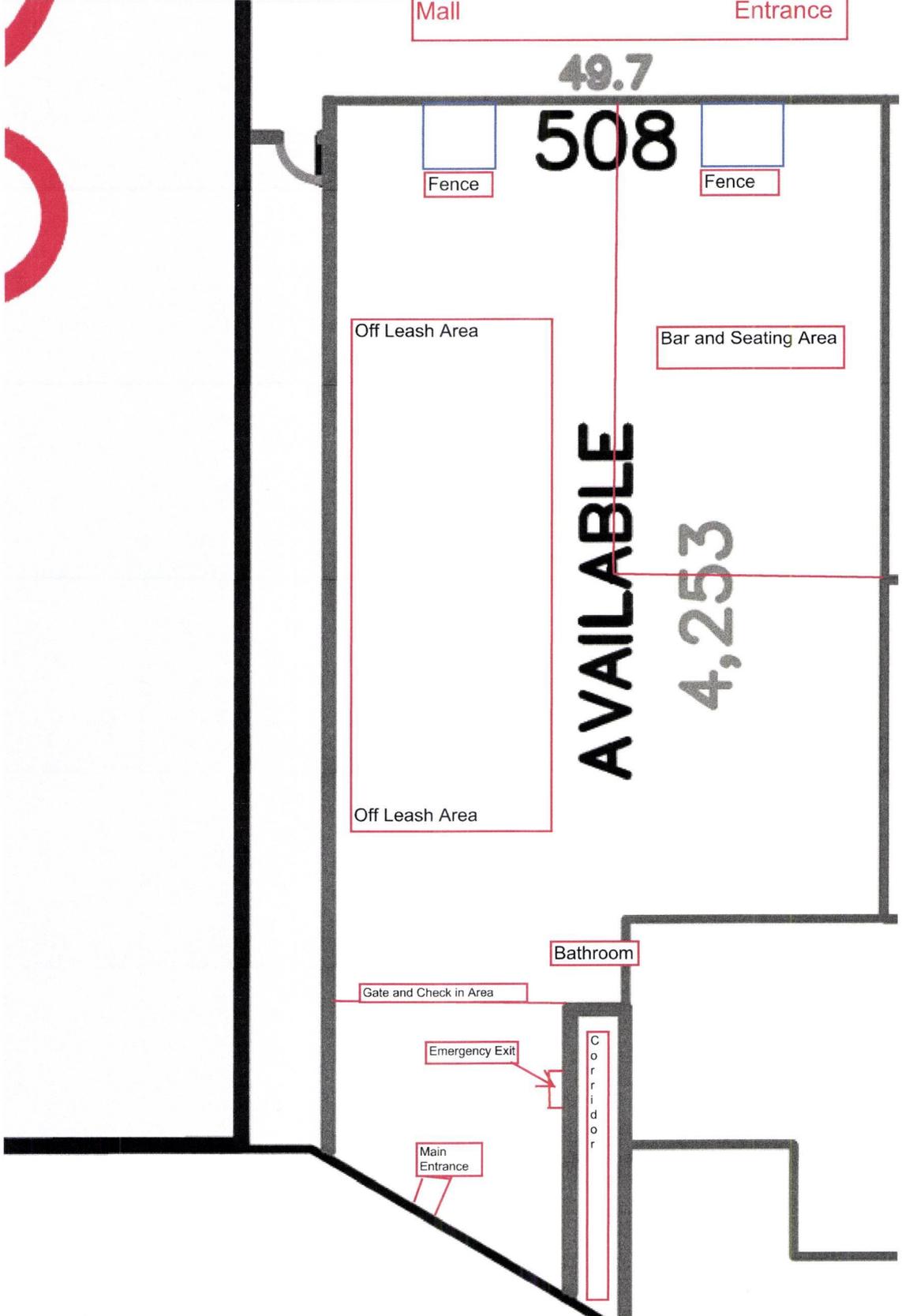
Bathroom

Gate and Check in Area

Emergency Exit

Main Entrance

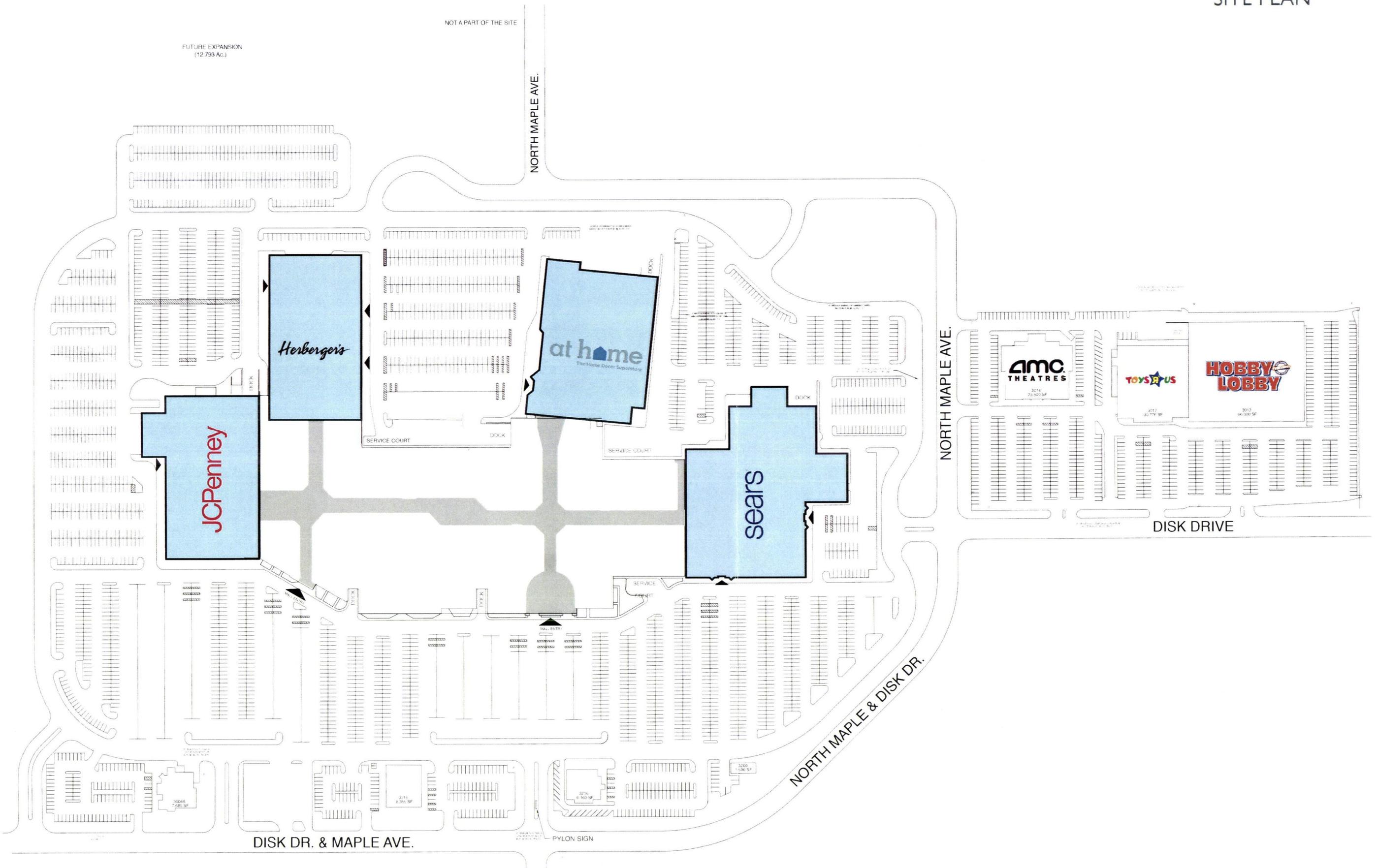
Corridor





Spinoso Real Estate Group
112 Northern Concourse
N. Syracuse, NY 13212
315-425-1000
SpinosoREG.com

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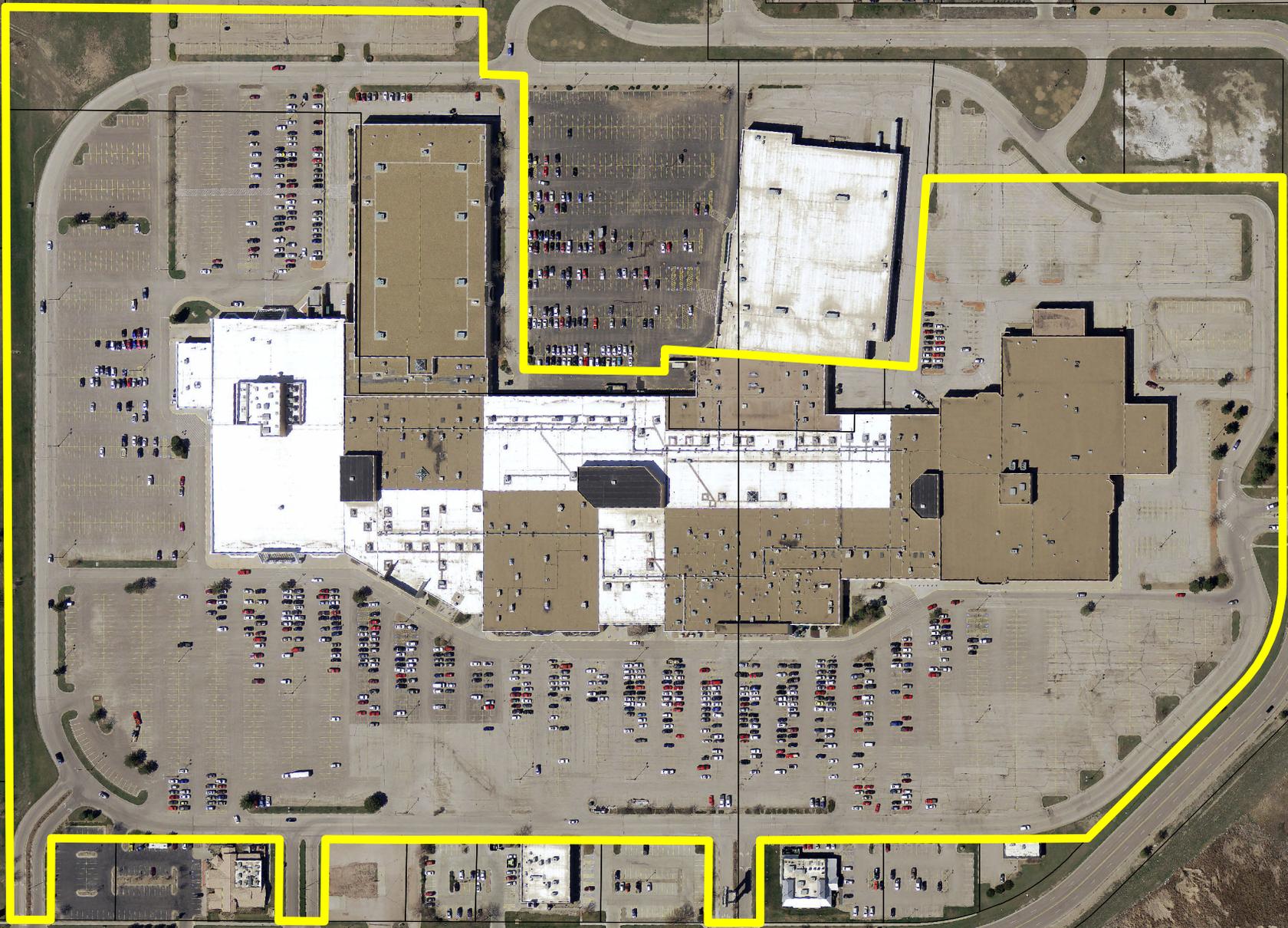


RUSHMORE MALL
RAPID CITY, SD

RUSHMORE MALL
SITE PLAN
SPI
PLANAS OF
AUGUST 7, 2018



19DU001

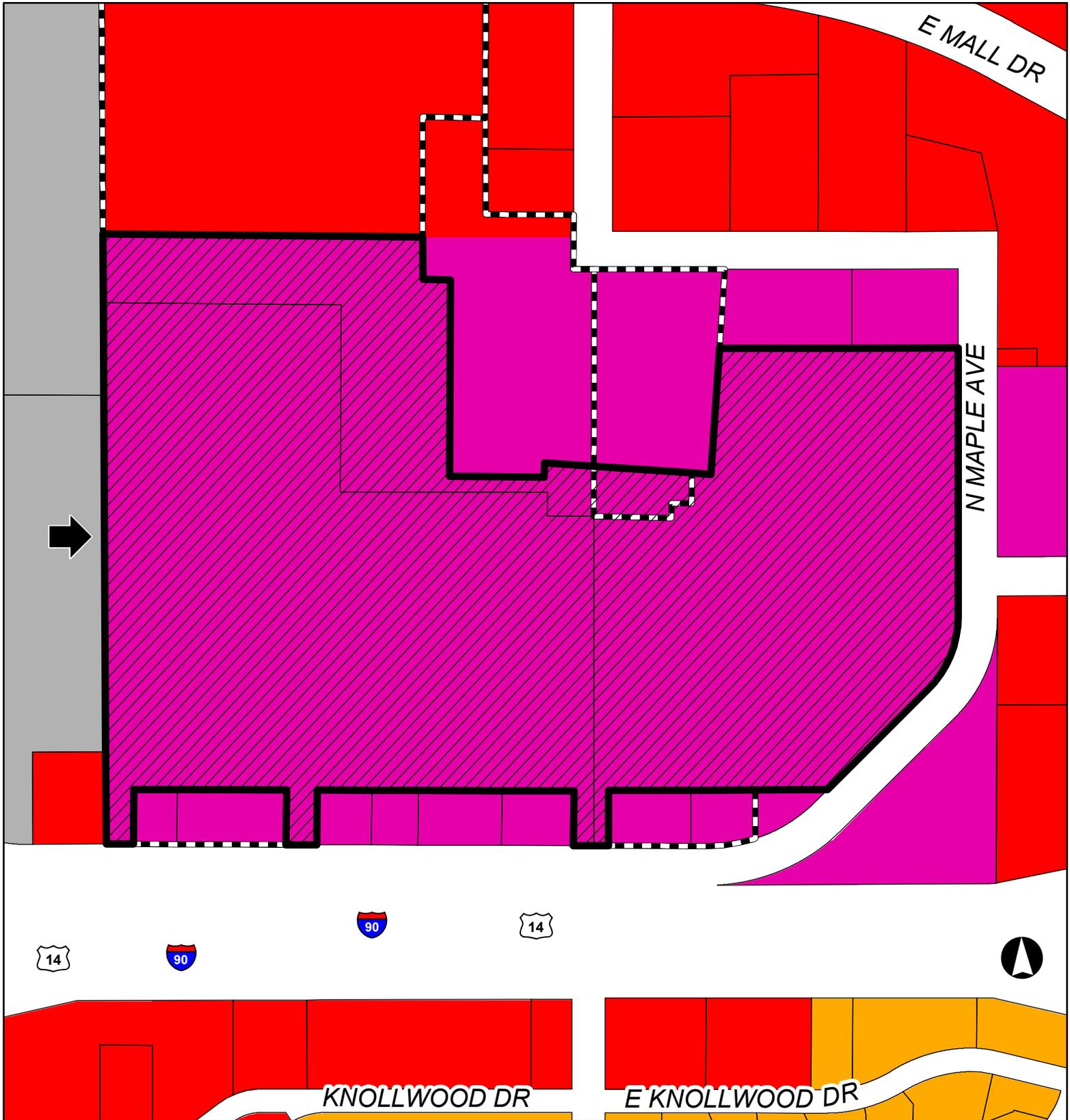


N MAPLE AVE

DISK DR



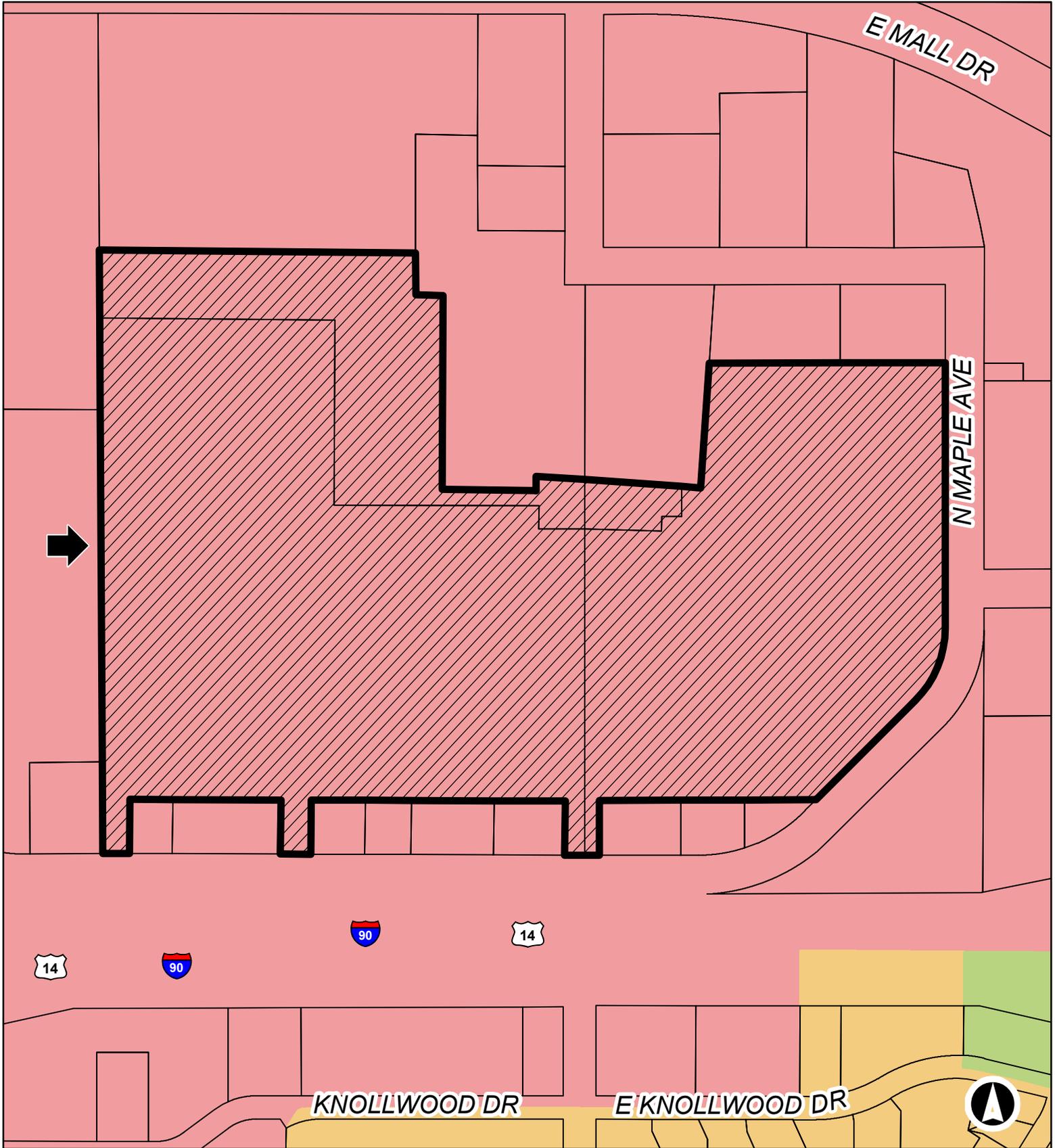
19DU001
Rushmore Mall



Rapid City Zoning

-  Subject Property
-  Planned Development
-  Medium Density Residential
-  Shopping Center-2
-  General Commercial
-  Light Industrial

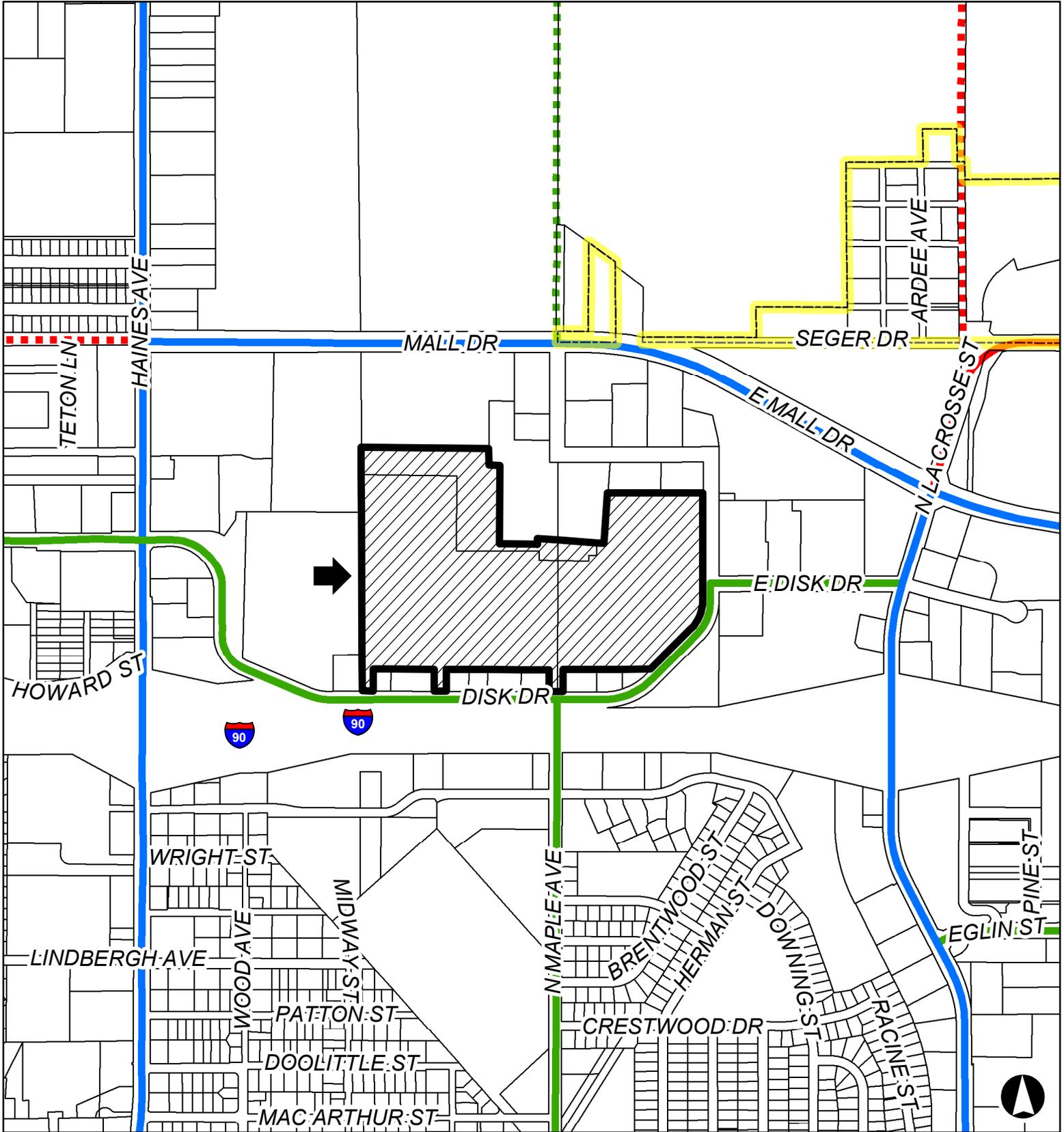
19DU001
Rushmore Mall



Future Land Use Categories

-  Subject Property
-  Urban Neighborhood
-  Mixed Use Commercial
-  Parks and Greenway

19DU001
Rushmore Mall



Major Street Plan

- Subject Property
- Collector
- Principal arterial
- Proposed minor arterial
- Rapid City Limits
- Minor arterial
- Proposed collector

19DU001

