

July 27, 2020

Sarah Hanzel, AICP
Long Range Planner III
Department of Community Development
City of Rapid City
300 Sixth Street
Rapid City, SD 57701

Dear Sarah,

We are excited to share this information with you for your approval. Attached are renderings of a project we would like to proceed with on the empty gravel lot at 406 St. Joseph Street in downtown Rapid City. The project ultimately is forecasted to be the office for over 100 employees with an average salary of \$75,000. The building we would like to build is two-story with approximately 14,000 square feet. It fills an empty lot in downtown Rapid City and is a positive step toward making Rapid City's master plan a reality.

This project fits with the adopted downtown plan innovation district design guidelines. We understand clear/architectural glass and fiber cement board are recommended primary materials for the innovation district—these materials are planned for in the design. Please see the drawings and product cut sheet for examples of the type of material we are planning to use.

This building will not connect to The Garage, which is located next to the lot at 402 St. Joseph Street. Instead a three-hour fire wall will separate the two buildings. Neither building will accentuate or detract from the other by way of maintenance or weatherization.

We have designed the building to include features that are found in the neighborhood, including large glass windows facing the street and incorporating a garage door in the front. Both elements are in the surrounding buildings which were once used as car dealerships or repair shops. This building carries forward those elements in a contemporary way and will house a company that is planning to have 100 employees working downtown. We have included a number of images from our façade study.

We are designing the building with a couple of options which are shown in the attached images. The two options are a rooftop patio, and the garage doors. The elevation and perspective drawings show the alternatives.

Thank you for your consideration of this project. We look forward to moving forward and adding a new building and employees to our downtown community.