

Case No. 21PD014

**Legal Description:**

Unit 1 and 1/2 interest in common area of Abys Feed and Seed Condominium, located in Section 1, T1N, R7E, BHM, Rapid City, Pennington County

Seed Studios (406 5<sup>th</sup> St Suite 500) & Aby's (406 5<sup>th</sup> St Suite 400)

The legal description of the property is; a 9,148 square foot area described as building #2 under Pennington County parcel ID # 37-01-137-002 of Aby's Feed and Seed condominium.

We want to establish two businesses that share a common vision of helping artists and musicians succeed, and together with the Cave Collective in Front of Aby's (406 5<sup>th</sup> St.), and Woodland Republic Brewery in back of 412 5<sup>th</sup> St, establish Aby's Feed and Seed complex as Rapid City's next landmark destination.

Seed Studios, located in the cinder block and cement floor corner building, will feature 4 music rehearsal rooms and an adjacent small recording studio with two acoustic room, an area for clay and ceramics, a kiln, a space for screen printing, painting, drawing, and other art forms including: Pod casts, skit production, comic creations, videography, and possibly a small magazine production, as well as a shower and laundry facility for our patrons.

The rehearsal spaces will have a door that separates the band rooms and clay area from the rest of the corner building, which will house screen-printing equipment, a printer for magazine and easels, and paint/drawing supplies.

Aby's, located in the loading dock portion of the complex parallel to the railroad, will be a music and art venue with a beer and wine bar. We will have 8-12 taps featuring local brewed beer. We will also have a wide selection of canned beers, and other adult beverages. Our wine selection will use modern technology to allow any bottle to be opened without having to buy the whole bottle. We will be doing wine tastings. We plan to sell upscale teas and other soft drinks. We will also sell art and other retail items, and some prepackaged food items.

Aby's will have indoor and outdoor seating. The indoor area will have a large occupancy, and the outdoor area is even larger. The indoor area will be used every day, and the outdoor parking lot area will be used for large show production, and smaller productions (music, etc.) will be relocated outside when weather permits. If weather doesn't permit then larger planned shows will come inside. We would like the city to license us the right to use the parking lot in this way anytime after 5:30pm on weekdays and all day on weekends as our site plan outlines. Some events in the parking lot will have outdoor seating, but not all of them will. When outdoor seating is being used a barricade, detailed below, will be set up blocking parking spots, just as it will be for Woodland Republic Brewery as outlined on site plan for events.

Our barricade will be constructed out of wood pallets. It will serve to separate 21+ area from rest of parking lot, which will be at end of parking spots adjacent to new outdoor bar/counter we want to install along the railing from stairway to end of loading dock going east where people can have a drink and smoke cigarettes. The wood pallet barriers will also be where we stack recycling cans and garbage cans to increase the width between drinkers and non. Inside of Aby's we will construct a half wall that will serve as this separation for all ages shows. Sometimes the shows/events/activities will be 21+ only. We ask the city to provide us with a beer and wine license that covers all of the Loading dock and corner building as well as the whole parking lot. Some shows in the parking lot will be 21+ only.

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There is a sliding steel fire door between the loading dock (Aby's Suite 400) and Seed Studios (Suite 500). During larger productions we plan to open up the sliding door to allow access to additional bathroom and room for table tennis, foosball, and other gaming tables (tables that are normally kept in loading dock by beer/wine bar area, Aby's.) In this situation we want out beer/wine license to be applicable to the corner building space and 21+ will be enforced. The area to the East of the new deck will be the green room for bands.

There will be 4 unisex bathrooms, which will all be ADA compliant, 3 in loading dock space and one in corner building. Additional portable toilets will be delivered for larger shows when we expect standing room occupancy. We are building a deck for show performances in the NE corner parking lot, adjacent to the corner building (Suite 500). We eventually want to build an overhang to cover this area. We want to have 3 food trucks locations, which are detailed on our evening/weekend site plan.

The gate at the South end of the parking lot will be closed off to automobiles during large events. Pedestrian access will be allowed for guests with wristbands for exit and reentry.

There will be outdoor lighting for evening concerts, and eventual construction of a shelter overhang above new deck and cement area along corner building. Bouncers/security personnel will be doing ID checks, give out wristbands, and mark under 21 attendees with an X on their upper hand at appropriate locations.

We envision having live music and other productions every weekend and regularly during the week. Large events attendees will enter and be ticketed and show ID along the South side of the tower where the one way drive through is located, next to Stump Signs and Party Peddler area.

We have located on our site plan a place for a bike rack on east end of tower. We will continue to pile snow up at NE corner but without blocking new steps up deck. Aby's will also allow people to buy food from food carts and eat it inside if they like. There is also a 1,944 square foot tin shed adjoining the building that would be used for dry storage: Art, PA equipment, staging and lighting equipment, and other random stuff.

These two businesses will both be under Seed Studios LLP.

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COMMUNITY DEVELOPMENT



**New Construction for Seed Studios & Aby's (406 5<sup>th</sup> St Suites 500 & 400)**

Move 1 bathroom and convert the area into a beer and wine bar with new lighting

Install sister trusses to add structural integrity to rafters and raise rafter up a few feet in middle of room

Build and install 3 bathrooms and add shower/laundry to existing bathroom in corner building

Install Fire protection and alarm systems in loading dock area, including along outside porch area

Build 4 new band rehearsal spaces and 1 adjoining recording studio room with 2 acoustic rooms, with new lights and plug-ins

Switch all doors so they open out

Build a new deck outside by corner building, and eventually an overhang above it

Build a new counter/bar/railing along outside porch area that runs parallel to eastern portion loading dock. (East of stairway to central entrance)

Build a new half wall in loading dock that separates the room

Move and build a new mechanical room

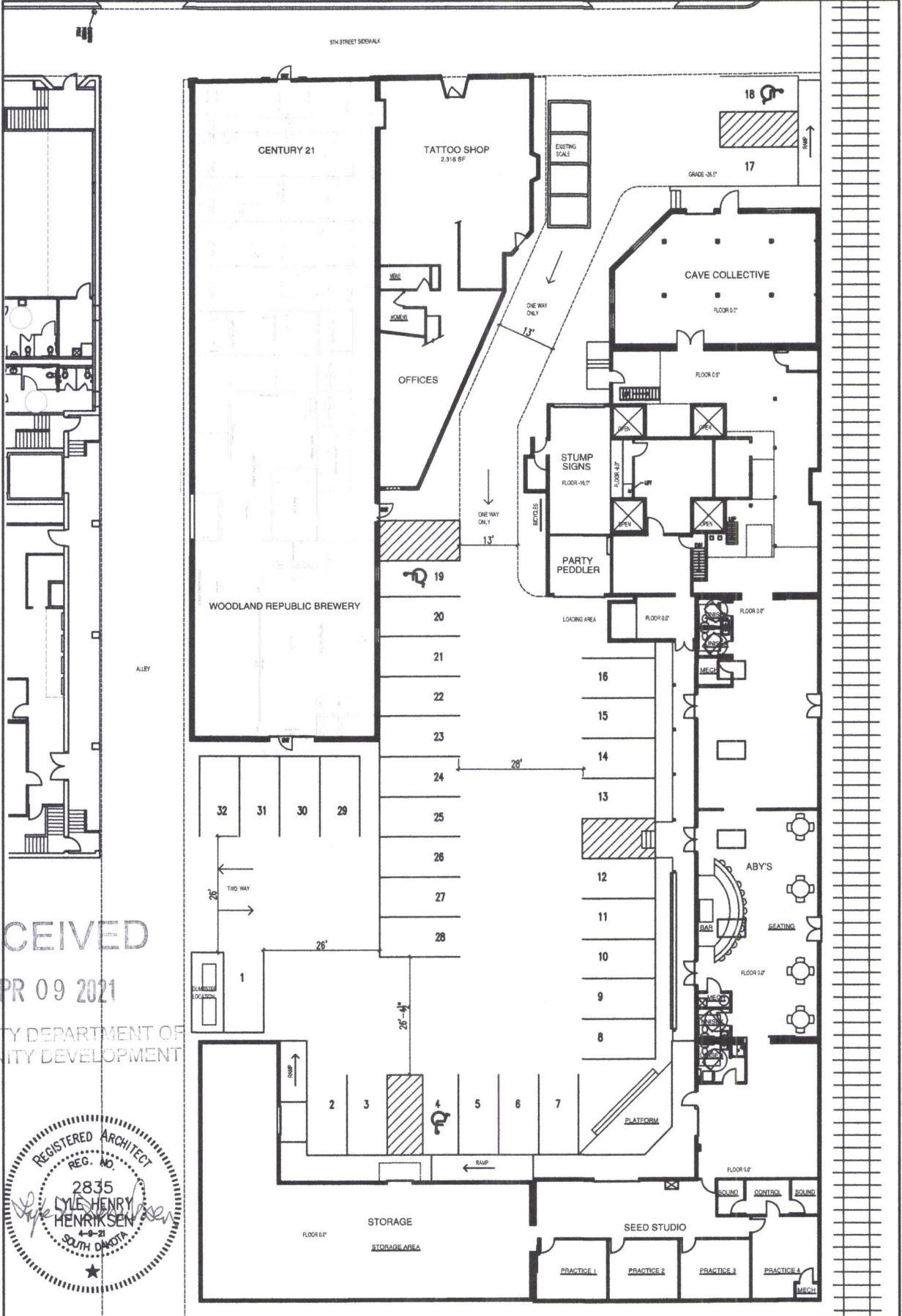
Build a new mop sink and water heater room

Install new HVAC once sister trusses are done, as well as new arrangement for lights, fans, and electricity, and new arrangement for ventilation and plumbing

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CITY DEVELOPMENT



Complex Site Plan  
Aby's Feed and Seed Complex  
Rapid City, South Dakota



Henriksen, Inc.  
526 Saint Joseph Street, Suite A  
Rapid City, South Dakota 57701  
Phone (605) 394-0189 Fax (605) 341-9288

Project Number: 21020  
File Name: Aby's Feed Site  
Drawn By: LHH  
Checked By: LHH  
Date: 4-9-2021  
Revised:

SP1  
Drawing Number



