Case No. 20VA004

Legal Description:

Block 7 less west 17.57 feet and less right-of-way, Airport Addition, located in Section 25, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
To: John Green - Rapid City Planning Department

Project: NDN Collective Headquarters

Date: 8 May 2020

Requested Variance

NDN Collective is an Indigenous-led organization dedicated to building Indigenous power. Through organizing, activism, philanthropy, grantmaking, capacity-building and narrative change, they are creating sustainable solutions on Indigenous terms.

The organization currently has 30 employees, with plans to double in the next 5 years. The new headquarters facility provides space for NDN Collective to continue their work and growth into the future. Half of NDN Collective’s employees are located in Rapid City and the other half work remotely across the nation. The entire staff meets regularly in Rapid City and the new headquarters provides the resources to accommodate NDN Collective all-staff gatherings.

The project consists of three major program pieces, an office space (located in the existing building) a workshop space and caretakers suite (both located in the addition to the North). The addition will also house a new restroom facility and mechanical rooms accommodating the change of use from a health clinic to office space and the increased number of occupants.

OFFICE: The office space will house both Rapid City staff and provide them the flexibility to conduct virtual meetings with remote staff, while also having enough space for remote staff to work at the headquarters while in town.

WORKSHOP: This space will be utilized for fabrication and storage of event materials (banners, t-shirts, etc.) and also a flexible space for hosting various workshop activities and large group meetings when the entire staff is in town.

CARETAKER’S SUITE: The suite above the workshop will be utilized by NDN staff and partners only, to conduct the business of the organization. Many of the NDN staff in Rapid City live on the Pine Ridge Indian Reservation, for them the apartment will provide an option for staying the night in the case of inclement weather. For remote employees it provides a place to stay while in town visiting headquarters. The organization also partners with various consultants from around the nation and the suite will be utilized by those individuals while collaborating with NDN Collective.

To accommodate the planned building expansion, NDN Collective is requesting a variance to City of Rapid City Code 17.18.050.A Front Yard setback of a minimum of 25 feet from property line. The project is able to accommodate a setback of 6.57 feet from building overhang to north property line along I-90. The north property line is approximately 205 feet from the eastbound I-90 on-ramp, providing ample buffer to the actual roadway.

Sincerely,

[Signature]

Joshua M Hemberger, AIA