

Case No. 21PD008

Legal Description:

Lot 1 of Lot A of Block 6 of Northern Heights Subdivision, located in Section 25, T2N, R7E,
BHM, Rapid City, Pennington County, South Dakota



South Dakota Synod
Evangelical Lutheran Church in America
 God's work. Our hands.

February 23, 2021

Rapid City Planning Commission
 300 6th Street
 Rapid City, SD 57701

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FEB 26 2021

RAPID CITY DEPARTMENT OF
 COMMUNITY DEVELOPMENT

RE: REQUEST for MAJOR AMENDMENT
2018 Case #18PD024 Planned Development Overlay Project

The South Dakota Synod of the Evangelical Lutheran Church of America owns the property at 522 Anamosa, known as Woyatan Lutheran Church. In 2018, a Planned Development Overlay Project was approved for a Retreat Center on the property at 534 Anamosa, adjacent to the church parking lot. Since that time, the members of Woyatan and the North Rapid City neighborhood have come together with a recommendation to transition the Retreat Center, which is currently under construction, into an Indian Center. During the Covid-19 crisis, we have realized that our church and adjacent facility is the place where our neighbors turn for help during these trying times. ***Our goal is to build capacity to serve vulnerable populations in our community, especially during this COVID-19 pandemic.***

Our Vision

Woyatan has always been focused on our communities in the Black Hills, as well as on our collective reservations, and believe that we have a unique set of resources to make the Indian Center a reality. Our focus is Native American youth and their families. Programs and resources that we would like to implement or foresee in our planning would include the following:

- Distribution of food, diapers, vouchers for rent and utilities to individuals and families
- Liaisons to social services who are well versed on challenges to Native American families
- Certified trauma counselors that specialize in the unique historical issues of Native People
- Talking Circles and other Wellbriety programs that are Native-specific
- Personal finance counselors
- Youth mentoring and diversion programs that encourage school attendance, help with homework, and support to graduate from high school
- Community reentry classes that focus on the unique challenges of Native people under Department of Corrections
- Cultural classes to include knowledge traditional plants and herbs, language, sewing, cooking, and Treaty familiarization.
- Conducting of traditional ceremonies that were integral to the health and well-being of the people to include access to the Making of Relatives, Throwing of the Ball, Womanhood Ceremony, Naming's and other ceremonies as required.

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RAPID CITY DEPARTMENT OF
COMMUNITY DEVELOPMENT**Our Request**

We request approval of a Major Amendment, which remains consistent with the requirements of the Office Commercial Zone. This facility will not serve as a mission and will not house or feed the homeless population.

We envision the Woyatan Indian Center will be a strong presence of hope to the Native American families of our congregation and the neighborhood. The center will be an extension of our church, offering supplemental support for both spiritual and physical needs of those we serve.

Examples of the Woyatan Indian Center Activities

We are working to find grants and other funding sources for the programming at the new center. We plan to employ a director and assistants to assist families with basic needs and during times of crisis. We have one small apartment in the building and hope that it can be a home for a rotation of individual seminary students, learning to serve those in greatest need in our community. We envision the center to operate, as follows:

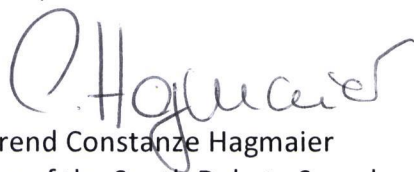
- 1). Parking will not be an issue because the primary staff offering services are leaders from the Woyatan Church, so services will not be offered when worship services are in session. Small groups of people will be coming and going during hours of operation, so parking needs will be minimal and easily accommodated with the existing parking lot.
- 2) The focus of the programs and services offered are to be within the context of the Lakota/Native Culture, always focusing **on** bringing the traditional beliefs and traditions into the activities and daily lives of the adults and children being served.
- 3) The Covid crisis has just intensified the existing stress on the individuals and families in this North Rapid neighborhood. Having this resource center available for them to come to for counseling, education and support will reduce significantly the negative effects from the stress they are living with long term.
- 4) This center will serve as a safe (warm or cool depending on the season) place for children and teens to come together to learn and play and develop social and emotional resilience.
- 5) Items such as diapers and formula will be available for Woyatan and neighborhood families when they encounter an emergency. This is a critical health and safety issue.
- 6) Serving nutritious meals and snacks to individuals and families who are served by the Center can contribute to alleviating the hunger they may be experiencing within their homes or at a minimum provide additional healthy food on occasion.

7) Classes on creating beadwork and other Lakota cultural items will be offered to enhance cultural pride and knowing. Additionally, getting these skills has the potential for participants to generate additional income through creating and marketing their work.

8). Services offered through a Disaster Recovery Grant that is being made available will enable selecting families to receive a number of services that can support them to obtain and retain stable housing, enhanced life skills, and other supports they need.

Thank you for your favorable consideration for this Major Amendment. The Woyatan Indian Center is unique to Rapid City. Supporting families, teens and children to remain self-sufficient and physically, emotionally and spiritually healthy will reduce stress on the crisis support systems in the city while ensuring dignity and a basic quality of life for those being served.

Sincerely,



Reverend Constanze Hagmaier
Bishop of the South Dakota Synod
Evangelical Lutheran Church of America

cc: Vicar Jonathan Old Horse
Tarah White Eagle
Chris White Eagle
Pastor David Piper
Karen Pearson
Cheryl Chapman
Pastor Jonathan Steiner

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RAPID CITY DEPARTMENT OF
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Woyatan Indian Center—Available Space and Planned Usage*

Total Building : Approximately 5184 square feet.

Main Floor:

Small office- 132 sq ft- Used by the Woyatan Indian Center Manager for administrative and management duties for Center activities; including volunteer coordination.

Large Room-660 sq ft- This room has kitchen appliances along the north and west walls and the rest of the space is filled with tables and chairs to be used for children doing remote learning weekdays, eating lunch etc. Also used for culturally related nutrition and food preparation classes and any other cultural and educational programming offered.

Four Offices (each with their own bathroom) 208 sq ft each-These offices will be used for individual counseling and life skills planning or any other educational or cultural activity that may be individual or with a small group.

Seminary or other volunteer apartment-425 sq ft- This is the only space in the building that will provide sleeping quarters. It has a small combination kitchen and living area, with a small bedroom and bath to make it self-contained. This will provide a continual presence in the building and the student/volunteer will work in service to the Indian Center goals.

Lower Level:

One large room-780 sq ft- This area is intended to be used either as one big space for either the younger children or the teens or it can be easily divided into two areas with a smaller area for each. It will be furnished with bean bag and other soft seating that can easily be moved as needed. There will be a setup for movies, games, music and other entertainment available, so as to provide a safe and nurturing gathering place for young people with adult supervision. It will also be used for cultural gatherings and circles as desired. This room will serve all ages and a variety of needs. (Maximum number of occupants in this room -30)

Two rooms -255 sq ft each-These rooms are located near an exit door on ground level. One room will store diapers, formula and other items needed for babies and young children, in addition to clothing for all ages. The other room will store food and other emergency items for distribution as needed. Individuals served by the Center will qualify for these emergency resources.

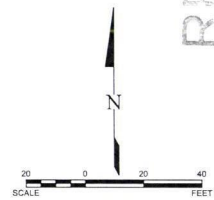
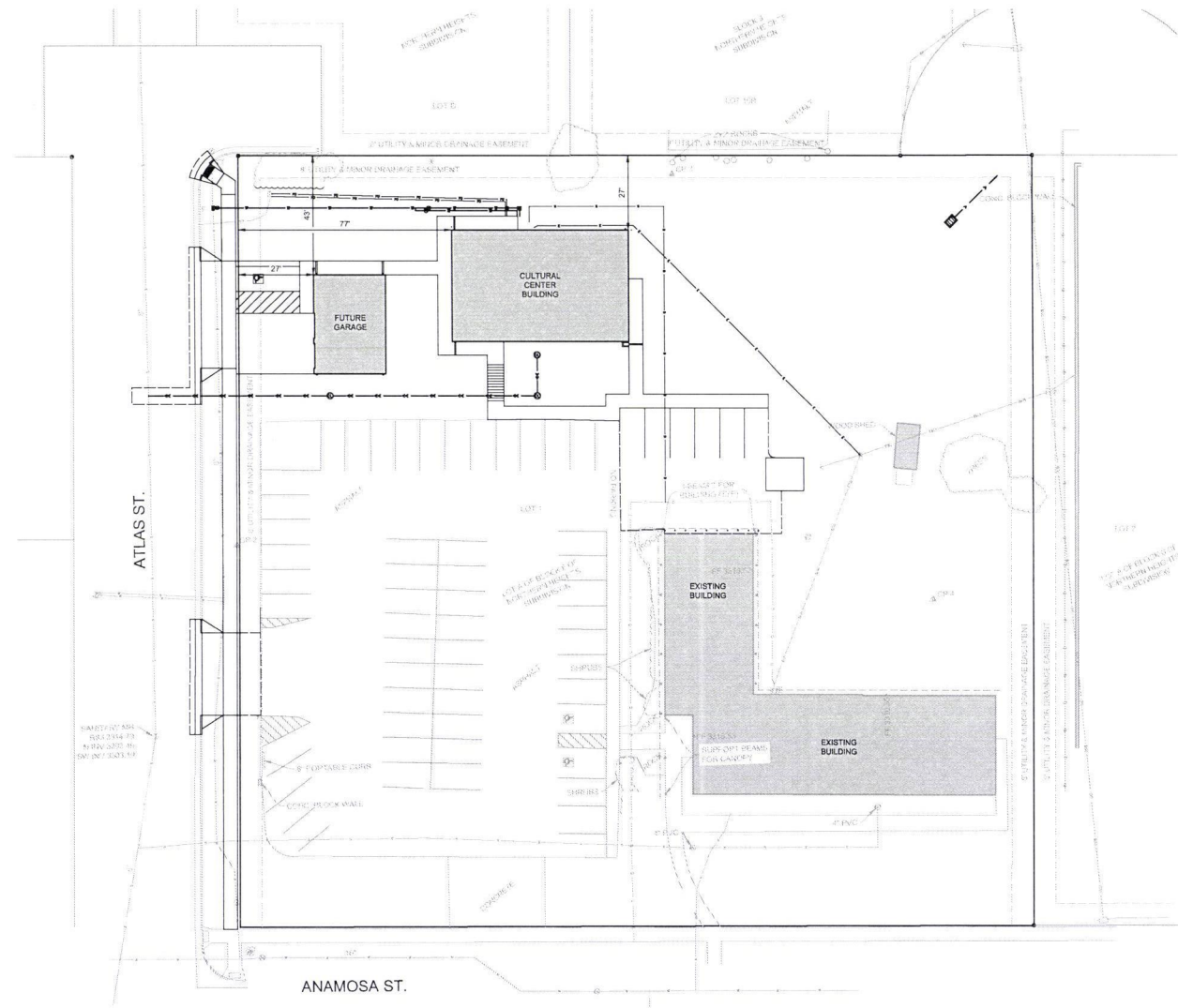
Two Offices (with bathrooms) 204 sq ft each-These rooms will be used primarily for small group cultural and life skill education and experiences. Plans are to offer classes on beading and other cultural crafts and art, geared towards sharing the Native culture and potentially providing a means to generate income, if desired.

Services and programs in this building will be offered by a small number of staff to mostly individuals, families or very small groups. People will come and go during the day and evening, with limited numbers present at any one time, with occasional gatherings for a cultural purpose mostly in the evenings. These group gatherings will be limited to numbers less than 30 people and never held at the same time as church services are underway, thus the existing parking lot will be available for parking. Many people attending will not have personal cars.

* Square footage not identified in these rooms is accounted for in general access bathrooms (not in an office), hallways, the mechanical and laundry rooms, stairs and entry areas.

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LEGAL DESCRIPTION
LOT 1 OF LOT A OF BLOCK 4 OF NORTHERN HEIGHTS SUBDIVISION, LOCATED IN THE SE1/4SW1/4 OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 7 EAST OF THE BLACK HILLS MERIDIAN, RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA.



OFFICE SPACE	
REQUIRED 5 PER 1,000 GFA	
PROPOSED 132 SQ FT = 0.7 SPACES	
LIFE SKILLS/LEARNING AREA (RECREATION CENTER)	
REQUIRED 4 PER 1,000 GFA	
PROPOSED 2,680 SQ FT = 10.7 SPACES	
STORAGE	
REQUIRED 0.25 PER 1,000 GFA	
PROPOSED 510 SQ FT = 0.13 SPACES	
APARTMENT	
REQUIRED 1.5 SPACE PER UNIT	
PROPOSED 425 SQ FT 1 UNIT = 1.5 SPACES	
PROPOSED BUILDING 5,194 SF	
PROPOSED PARKING	
PROPOSED PARKING LOT	6 SPACES
PROPOSED DRIVEWAY	2 SPACES
PROPOSED ADA SPACE	1 SPACE
TOTAL PROPOSED PROVIDED	9 SPACES
EXISTING PARKING	
0.25 PARKING STALLS PER 10' OF PEW LENGTH	
17 PEWS @ 10' EACH	29 SPACES
REQUIRED CHURCH PARKING	29 SPACES
EXISTING CHURCH PARKING	54 SPACES
TOTAL PARKING	63 SPACES

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