

Coming Down the Pike



Community Development Year End Report for 2020

2/1/21

See inside the details of a busy year despite the pandemic...

Planning for Affordability: Tiny and Small Garden Homes

As part of an effort to create additional affordable housing in Rapid City, Community Development reviewed zoning options in 2020 to allow for tiny houses and small garden homes. Such homes offer a smaller environmental footprint, greater financial freedom, and potentially a self-sufficient life. The tiny-house movement is becoming more popular nation-wide, promoting financial prudence, economically safe, shared community experiences, and a shift in consumerism-driven mindsets. An ordinance is underway to create a Small Home Zoning District, for small homes on small lots with reduced setback and parking requirements.



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"The City of Rapid City Community Development"



See the Comprehensive Plan, **Plan Rapid City**
at <http://www.planrapidcity.com>

Building Services

Curt Bechtel, Building Official

Top 10 permits issued in 2020:

1. **\$14 million:** Red Rock Apartments LLC for a 149-unit complex at 7175 Dunsmore Road
2. **\$7.5 million:** Lloyd Construction Company for a 96-unit apartment complex at 1466 Catron Boulevard
3. **\$7.15 million:** Samuelson Development LLC, first permit for the Tallgrass Apartments, 2202 Philadelphia Street
4. **\$6.5 million:** Samuelson Development LLC, permit for 59-unit Tallgrass apartment complex, 2212 Philadelphia Street
5. **\$5,614 million:** BT/OH LLC for new UPS Building at 2540 Rearden Court
6. **\$5.5 million:** Samuelson Development LLC for 43-unit Tallgrass apartment complex, 2212 Philadelphia Street
7. **\$5.28 million:** Blueline Development, Inc. for Discovery Village, 1075 Anamosa Street
8. **\$4.225 million:** Sharaf 5 Properties LLC for Kansas City Street Plaza, 18 E. Kansas City St.
9. **\$4.2 million:** Monument Health for fifth floor build-out, 353 Fairmont Boulevard
10. **\$4.112 million:** Fitzgerald Stadium renovations

2020 was a great year for development, despite issues with the Covid pandemic. High numbers of building permits were issued, total permits valuation and processing of development applications. Highlights include:

- Total building permits issued was 5,598, 2nd only to 5,906 in 2013.
- Total permits valuation = \$275,254,669, fifth-highest in the City's history after four consecutive years of more than \$300 million in valuation (2016-19).

Building Services Division Goals for 2021

- Provide excellent customer service
- Work on new permit system to become fully functional
- Work on new payment system to become fully functional
- Implementation of new Blue Beam plan review system



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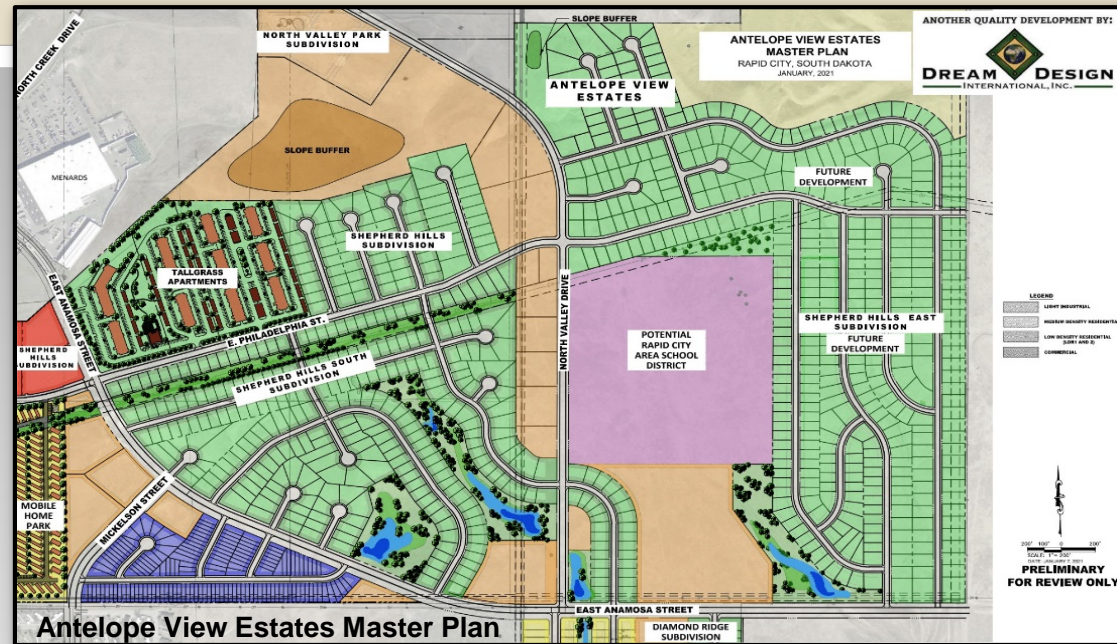
Current Planning

Vicki Fisher, Manager

Platting

In 2020, the City approved 104 subdivision plat applications, which created 340 new residential lots and 30 new commercial and/or industrial lots. As a part of platting, Master Plans were submitted showing future development. Three of the larger developments include Master Plans for 205 acres:

- Antelope View Estates, 45 acres
- Copperfield Vistas, 90 acres
- Homestead Subdivision, 70 acres



ORDINANCE AMENDMENTS

The Current Planning Division continues to promote the City's Comprehensive Plan goal of improving and streamlining development review processes to provide greater efficiency. In 2020, the following Ordinance Amendments were approved:

- **General Commercial District.** Revising the permitted and conditional uses allowed in the General Commercial District. Language was updated to reflect the Planning Commission's authority to set criteria and approve temporary uses. All Planning Commission decisions may still be appealed to City Council.
- **Planned Developments.** Revised language and clarified process for the application of an Initial and Final Planned Development Overlay. Revisions clarified the exception to obtaining approval of a Final Planned Development Overlay when a property is located within an approved Planned Development Designation.
- **Microbreweries.** To allow an on-sale liquor establishment as a conditional use in the Light Industrial District when accessory to a microbrewery and revised the language in the District to remove specific numbers regarding production to South Dakota Codified Law.

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Current Planning

Planned Developments in 2020

Despite the pandemic, Rapid City is continuing to see a large number of applications for residential development. 35 Planned Development Overlay applications were submitted for review and approval in 2020, including a total of 2,683 dwelling units. The following are few examples of these developments:

- ❖ **The Elements, LLC**: A four-story, 99-unit apartment building with first floor commercial space of 29,419 square feet at 100 Saint Joseph Street with mixed-uses and pedestrian amenities to encourage a “live-work-play” setting in the downtown core.
- ❖ **Orchard Meadows Apartments**: An Initial Planned Development Overlay to allow a 659-unit apartment complex in the Orchard Meadows Subdivision.
- ❖ **Shepherd Hills West**: An Initial and Final Planned Development to allow a 118-unit mobile home park on approximately 19.37 acres of land in the Elk Vale Neighborhood Area.
- ❖ **Tall Grass Apartments**: A Final Planned Development including 3 apartment buildings with a total of 161 units, a clubhouse and pool with other green space amenities. Located in the Shepherd Hills Subdivision.
- ❖ **Johnson Ranch** continues to see a mix of housing types being proposed and constructed such as townhome style apartments, three-story apartment complexes, and single-family dwellings.



The Elements Apartments



- ❖ **KC Lofts**: A four-story, 45-unit apartment building with first floor commercial space of 10,672 square feet at the intersection of East Boulevard and E. Kansas City Street.

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Current Planning

Conditional Use Permits

The City approved 24 Conditional Use Permits, including a variety of uses such as a firefighting training facility, a church, a community park, and two microbreweries. The largest Conditional Use Permit approved this year was for a new multi-million dollar entertainment venue already under construction, part of the Baken Park renovations. The event space will include a restaurant, bar, nightclub, and casino along with an open-air patio where patrons can enjoy dinner or drinks overlooking Rapid Creek.

Baken Park
Renovations



Current Planning Division Goals for 2021

- Approval of a **Small Homes Residential District Ordinance** (tiny and garden homes) to increase affordable housing opportunities.
- Approval of an amended **Landscape Ordinance** to enhance aesthetic impacts of landscaping in commercial, industrial and multi-family developments.
- Review the **Parking Regulations** to determine if the City is “over-parking” some uses. The City currently has several large parking lots associated with uses that are generally underutilized except for special occasions, such as Black Friday shoppers. Reducing the amount of required parking would allow more green space in having a direct positive impact on the environment and on the aesthetics of these corridors.

Rezones Approved in 2020

The City approved 41 Rezoning requests, resulting in the following:

Zoning District	Acres Lost	Acres Gained	Total Change
OC	101.73	2.89	-98.84
GA	93.11	0	-93.11
NU	15	0	-15.00
PUD	7.53	0	-7.53
NCD	4.71	0	-4.71
PF	0.12	0	-0.12
HDR	0.32	0.6	+0.28
GC	8.35	10.03	+1.68
HI	0	15	+15.00
MDR	20.86	51.49	+30.63
LI	0	47.92	+47.92
LDR-2	0.75	53.2	+52.45
LDR-1	0	71.35	+71.35

The City shed nearly 100 acres each of Office Commercial and General Ag Districts while gaining almost 125 acres of Low Density Residential.

Coming Down the Pike

Long Range Planning

Patsy Horton, Manager

Transportation Plans and Studies

Crossing Omaha and 6th Street Study

This study was completed in November 2020 and featured two components. The first examined the feasibility of creating a grade separated crossing for pedestrians and bicyclists at Sixth Street and Omaha Street to better provide non-motorized access between downtown and the Rushmore Plaza Civic Center. The study determined that a grade-separated crossing would enhance pedestrian and bicycle travel, have no impact on motor vehicle travel, and would have a minor impact on transit operations.

The second component provided recommended improvements to create a cohesive vision along the entire Sixth Street corridor from Rapid City High School and the Performing Arts Center on the southern end, through downtown and Memorial Park to the Rushmore Plaza Civic Center on the northern end. Recommended improvements included enhanced lighting and landscaping, improved sidewalks and crosswalks, public artwork, gathering spaces, and shopping and dining options.

US Highway 16 Corridor Study

In conjunction with the SD Department of Transportation, the study will address US Highway 16 between Cathedral Drive and the Keystone Wye, identifying recommendations to address corridor and intersection improvements. The study is expected to be completed in 2021.



Omaha Crossing

RapidTRIP Metropolitan Transportation Plan

Formerly known as the Long Range Transportation Plan, this study began in early 2019 and was completed in August 2020. The RapidTRIP 2045 Metropolitan Transportation Plan includes an update to the Travel Demand Model, an analysis of the Major Street Plan, 20-year traffic projections, identification of 20-year transportation needs along with a fiscally constrained plan, and an update to the Bicycle and Pedestrian Master Plan.

Coming Down the Pike

Long Range Planning

Transportation Plans and Studies

- **Unified Planning Work Program (UPWP)**. The 2020 Rapid City Area Metropolitan Planning Organization (MPO) work program of the MPO and the planned 2020 activities. The South Dakota Department of Transportation requested \$930,000 in funding to complete the Exit 63 Study as well as finish the US Highway 16 Corridor Study. Rapid City provided \$163,665 to fund its portion of the 2020 Work Program, bringing Rapid City's total allocation to \$906,732.
- **Transportation Improvement Program (TIP)**. The 4-year TIP is generated yearly to coordinate regionally significant transportation infrastructure improvements as well as projects using federal funds. A significant project scheduled for 2022 will construct sidewalks along East Omaha Street from Lacrosse Street to Covington Street, and a side path along Cambell Street connecting the Greenway Path to the intersection of Cambell Street and East Omaha Street.
- **Cambell Street Structure Replacement and Mutil-modal Routing Study**. The study will address replacement of the Cambell Street Structure over East Saint Joseph Street and the Rapid City, Pierre and Eastern Railroad. With no dedicated bicycle and pedestrian improvements in the vicinity of the structure, the study will examine routing options for all modes of travel and provide recommended improvements. The study is expected to be completed in 2021.

Meade County East/West Corridor Study Due to increased demands on the county road system, this study recommended an alignment for an additional east/west connection between Erickson Ranch Road and 143rd Avenue. Completed in late 2020.

Mead County Transportation Plan This update to the MEADE Moving Forward 2020 Transportation Plan will provide guidance on how to strategically maintain and expand the transportation system to accommodate current and future needs.

Transit Development Plan To study future needs of Rapid Transit System, including evaluating existing service and ridership, needed changes or expansion in service, and development of a capital improvements plan. Study to begin in early 2021.

Review of Applications

- ❖ 2 De-annexations and 1 Annexation approved, with a 12.5 acre net increase to the City boundary
- ❖ 3 Comprehensive Plan Amendments
- ❖ 18 Historic Preservation applications, one submitted to HPC as a full case report
- ❖ 14 Historic Sign applications
- ❖ 3 Tax Increment Districts dissolved, returning \$51,275,190 in equalized 2019 property valuations back to the taxing agencies, and \$868,885.30 in 2019 TID fund revenue, payable in 2020
- ❖ 6 Tax Increment District applications
 - 3 reallocated TID eligible expenditures
 - 3 applications; 2 new districts created, with a total base valuation of \$45,907,800; net property value within a tax increment district increased by \$179,853,715 or 3.03% total within a TID, up from the 2.32% year end 2019 total

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Long Range Planning

Long Range Planning Activities in 2020

- ❖ **The Historic Preservation Commission** continued a multi-phase project to update the Historic Context Document and Historic Preservation Plan. With pandemic public gathering restrictions, the Historic Preservation Commission and their consultant held virtual public meetings in collaboration with the Journey Museum and Learning Center.
- ❖ Developed a draft **Strategic Housing Plan** to identify policies that will improve opportunities for affordable housing throughout the community. The draft plan includes policy recommendations and two ordinances for the Council to review in early 2021.
- ❖ Participated in the development of the Rapid City **Strategic Housing Trust Fund**.
- ❖ Participated in Live Well Black Hills initiatives.
- ❖ Continued discussions with the State to secure the rail banked railroad right-of-way located between Rapid City

and Kadoka in order to preserve and **convert the right-of-way into a rails-to-trails** multi-use facility for public purposes in perpetuity.



Significant Projects Planned for 2021

- Complete and adopt the Strategic Housing Plan to guide opportunities for housing affordability strategies
- Adopt ordinances implementing the Strategic Housing Plan including a building permit fee waiver program and an administrative exception for affordable housing
- Complete the final phase of updating the Historic Context Document and Historic Preservation Plan
- Assist Historic Preservation Commission in planning education and activities related to the 1972 flood 50-year anniversary
- Update the 1998 Annexation Policy to guide future development to align with the Comprehensive Plan
- On-line improvements to *Plan Rapid City*, to create a user-friendly, interactive resource
- Complete the Cambell Street Structure Replacement and Multi-modal Routing Study
- Digitize/map all Rapid Transit routes and stops to enable public access on Rapid Map
- Complete a sidewalk connectivity map
- Implement permanent traffic count stations in conjunction with Public Works staff
- Create a mapping database for master plans to enhance decision making efforts
- Create an updated Major Street Plan that is spatially and topologically accurate
- Expand Virtual Public Involvement activities to reach a broader public sector
- Secure railroad right-of-way for public trail purposes
- Dissolve 5 tax increment districts by 2021 year

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Long Range Planning

Downtown Master Plan Implementation

Several efforts were pursued throughout the year to implement the Downtown Master Plan, including:

Downtown parking. A parking committee consisting of community volunteers and Rapid City staff members met to review parking management data and hear public comments.

Development Site at 6th and Saint Joseph Street.

Several redevelopment proposals for mixed-uses on this site have included a hotel, additional public parking stalls, residential units and retail and offices. The City anticipates development in late 2021.

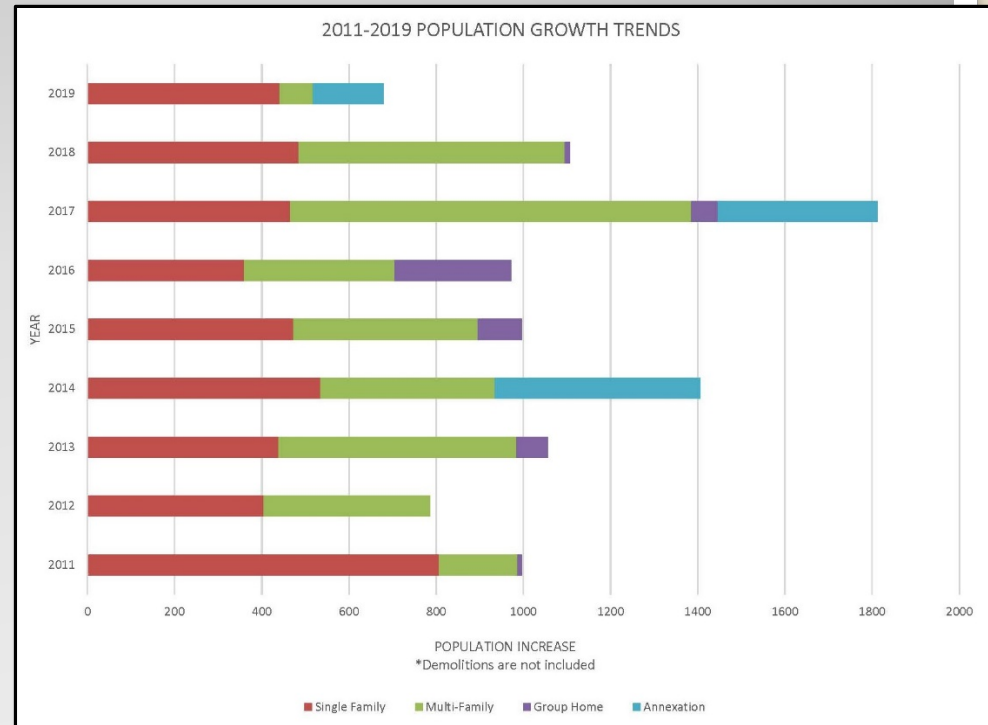
Demographics

Socio-economic Report. Identifies growth from 2017 through 2019 using building permit data from Rapid City, Box Elder, City of Summerset, City of Piedmont, Pennington County, and Meade County.

Population Estimates. Year-end Rapid City population estimates using a methodology to challenge to the US Census Bureau decennial census and yearly estimates if anomalies exist in the official count. ***The Rapid City 2019 year-end population estimate was 77,185***, up 0.85% from the 2018 population estimate of 76,532.

Transit Planning

Section 5310 Grant Program The MPO is tasked with soliciting competitive applications from transit service providers that specialize in services to meet the needs of seniors and individuals with disabilities, when public transportation is insufficient, inappropriate or unavailable. In 2020, Black Hills Works was awarded funding to purchase two new transit style buses and Adult Day Center of the Black Hills was awarded funding for one transit style bus. The 2021 competitive application process begins in January 2021.



Coming Down the Pike

CDBG Program

Michelle Schuelke, Manager

Rural America
Initiatives'
new facility



Pandemic Response

The CARES Act provided the City with \$723,905 in additional CDBG funds to prevent, prepare for, and respond to the Coronavirus pandemic. Through collaboration with other state and local responses, food security, housing, and childcare were determined to be the high-priorities to be addressed with these supplemental funds. Awards from the first tranche were made in 2020. Awards from the second tranche will be finalized in early 2021.

Tranche 1 - \$250,000 Awarded

- \$150,000 - mort/rent assistance program through Penn Co. Health & Human Services
- \$100,000 - childcare assistance program through United Way of the Black Hills

Low/Mod Income Housing Projects

- Black Hills Works began **constructing a group home** on Curtis Street as part of the City's Neighborhood Lift program. The City demolished a derelict property and made the lot available to the non-profit through a competitive application process.
- JB Holdings' project that includes a **tri-plex renovation and the replacement of mobile homes** on East Watertown St. The project was funded through owner equity, CDBG, the Neighborhood Stabilization Program, and state funds. The project will provide **17 affordable housing units** primarily for households earning less than 80% AMI.
- Two homeowners received **home repair loans** through Neighborhood Restoration loans.

CDBG Division Goals for 2021

1. Training the new Administrative Secretary growing the position from filing and processing to tracking and monitoring items like income, expenses, and the mortgage portfolio.
2. Complete 3 Davis-Bacon training sessions.
3. Focus on exploring other initiatives and/or programs to house in the division that complement the work of the Strategic Housing Trust Fund, incentivizes developers to produce lower-priced units, or a joint project with the Pennington County Housing and Redevelopment Commission.
4. Meet timeliness test one month early.

Public Facility and Public Service Projects

- ❖ Feeding South Dakota **installed a backup generator** to ensure food is stored at a safe temp should the facility experience a power outage.
- ❖ Rural America Initiatives **erected a fence** around the perimeter of its new 28,500 square foot facility.
- ❖ **Rapid rehousing and homeless prevention services were provided** to 40 households through Pennington Co Health and Human Services' Economic Assistance program.
- ❖ Behavior Management Systems leveraged \$43,000 in CDBG funds to provide \$2.3 million in free **medication to people with mental illnesses**.

Coming Down the Pike

Code Enforcement

Matt Owczarek, Manager

The Code Enforcement Division had 683 cases in 2020. 554 came into compliance and the remaining 128 properties had to be abated. These abatements included snow and ice removal, mowing and trimming, trash and debris removal, junk vehicle towing, and dead tree removal.

Accomplishments

- In 2020 Code Enforcement assisted in 1 demolition of a derelict structure and 3 board-ups of vacant properties.
- Assisted City Officials in notifying Rapid City businesses of Covid-19 restrictions and CDC guideline best practices.
- Cases opened and abatements completed were down from 2019.

Division Goals for 2021

- Become more proactive in enforcement not only in downtown core and main thoroughfares, but the outlying neighborhoods as well.
- Community outreach through the media and flyers will help bring awareness to this approach.
- We will also be working more closely with other City departments to be part of citywide clean-ups and finding solutions to some longstanding problems.

Coffee with Planners

Join a discussion on what's going on with current and proposed planning and development in Rapid City.

Next meeting date and time TBA.



Employee Recognitions



Jeff Larus, 2020 Employee of the Year

The Department of Community Development has recently given awards to department employees who have performed excellently in their service to the City.

In addition to Jeff, others recognized in 2020 with a **Great Employee Award** include:

Lon Schnittgrund

Kip Harrington

Kelly Brennan

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