

RAPID CITY (continued) PROGRESS REPORT



DOWNTOWN MASTER PLAN

Recap

- The Downtown Master Plan was adopted in October 2016. The top priorities for the Downtown Master Plan include:
 - Providing housing everywhere
 - Creating and promoting new jobs and innovation
 - Making Rapid City a “college town,” not a town with a college
 - Developing places for people
 - Implementing a parking management program
 - Making downtown safe and clean
 - Improving key streets for pedestrians and bicyclists
 - Enhancing connections to Rapid Creek, SDMS&T, and surrounding neighborhoods
 - Revising the zoning and land use code to be more ‘mixed-use’ friendly

Zoning

- Following adoption of the Plan, City staff began creating a new zoning category for the East of 5th District that would support many priorities from the plan.
- The proposed District is called Urban Commercial. The Planning Commission is reviewing the ordinance that will create the District at their meeting on February 8. Then there will be two public hearings at City Council, estimated for February 20 and March 5.
- The new District can be thought of as a “hybrid” Central Business District that allows a broad mix of uses, substantially reduces parking requirements, and introduces urban design standards to support a pedestrian oriented environment. The District encourages infill and redevelopment at greater densities than are currently allowed. The District introduces new uses to support the “Innovation and Creative Sectors” and a range of multi-family housing types.
- The proposed zoning regulations were developed with input from an advisory committee, stakeholder focus groups, and three public open houses held over the past year.
- Once the ordinance to approve the district is created the next step will be to rezone property to the new category. There are about 120 parcels, 50 acres (does not include Right of Way), that will be rezoned. The timeline for this is anticipated February 22 Planning Commission and March 5 & 19 City Council hearings.

Historic Preservation Architectural Survey

- The Historic Preservation Commission utilized grant funding in 2016-2017 to perform an architectural survey of the East of 5th District. The survey resulted in a finding that nine properties within the East of 5th area are eligible for listing on the National Register of Historic Places. Listing these properties to officially designate them historic would be a property owner decision. This can be a powerful redevelopment incentive tool because there are tax incentives at both the State and Federal Level for rehabilitation of historic property.

Innovation District/Redevelopment Site

- The Downtown Master Plan identifies the East of 5th area as an “Innovation District,” a dedicated area of the community with intentional clustering of entrepreneurs, university talent, startups, business accelerators, etc. in a walkable, urban environment.
- In November the City agreed to donate the 4.3 acre parcel at 108 E. Main Street to the Rapid City Economic Development Foundation. The site will be developed as an innovation center for entrepreneurs and startup companies and builds on the vision of the Downtown Master Plan in partnership with community entities.

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DOWNTOWN MASTER PLAN (CONTINUED)

Parking

- In 2017, the City hired a Parking Consultant to analyze existing conditions and project future needs for parking. The Parking Study was created through guidance of a Steering Committee, stakeholder focus groups, a public open house, and an online survey. The study is being wrapped up and will be presented to Council and public in the coming months. The report is extensive and built on data collected about Rapid City's parking system and projected growth. The recommendations emphasize strategies for Rapid City to better manage its existing parking supply through technology upgrades and pricing.

6th & Saint Joseph Street/Redevelopment Site

- Completion of the Parking study is the first step in initiating a path forward for the City owned lot at 6th and Saint Joseph Street.

The Promenade/6th Street Corridor Planning

- Long Range Planning Division along with downtown stakeholders and community members will be developing a vision and Plan for the Promenade/6th Street Corridor that connects the Performing Arts Center, Main Street Square, Memorial Park, and the Civic Center. The process is in its early stages. Over the next year the Plan will look at physical improvements as well as opportunities for activities and programming.

BUILDING PERMITS

- For the second consecutive year, the City of Rapid City issued building permits with a combined total valuation in excess of \$300 million.
- In 2017, the City issued 3,936 building permits with a total valuation of \$302,570,950. In 2016, the City issued 3,242 permits with a total valuation of \$320,054,359. There were 38 permits issued in 2017 with a valuation of more than \$1 million.
- The top 10 permits in valuation issued by the City's Building Services Division in 2017:
 - 1) Rapid City Regional Hospital, Phase 2 Expansion, \$38 million
 - 2) Rapid City Regional Hospital for its Advanced Orthopedic and Sports Institute facility, 1635 Caregiver Circle, \$34.9 million
 - 3) Presbyterian Retirement Village for a new Westhills Village facility, 133 Texas Street \$14,511,493
 - 4) GCC Dakotah Inc. for a kiln upgrade, 501 N. Saint Onge Street, \$9,899,324
 - 5) Pennington County for its new County Health Building, \$9,135,000
 - 6) Icon Holdings LLC/Simet for Icon Senior Living Apartments, 1770 Tablerock Road, \$7,213,700
 - 7) Black Hills Federal Credit Union, interior finish, 2700 N. Plaza Drive, \$6,146,147
 - 8) Rural America Initiatives, new facility, 2112 S. Valley Drive, \$6,108,911
 - 9) Pennington County, Highway Depot Shop and Office Building, 3601 Cambell Street, \$5,458,107
 - 10) Wellspring, Inc. for its Wellfully facility, 22 Waterloo Street, \$4,142,100
- In January of 2018, Rapid City's Building Services Division issued the largest building permit in the City's history. The permit, with a valuation of \$92,500,000 was issued to Rapid City Regional Hospital for its Phase II Expansion.