



Coming Down the Pike

A Newsletter of Rapid City Community Development

November 2019

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PUBLIC OPEN HOUSES

Held in the City Council Chambers

Wed, November 6th – 11:30 a.m.

Review proposed changes to Rapid City's **Tax Increment Financing (TIF) policy**. will be the focus of an open house next week hosted by the Department of Community Development. Will include a presentation from city staff and an opportunity for questions and feedback from the public.

Wed, November 13th – 4 to 6 p.m.

Review proposed changes to the **Office Commercial District** to remove residential uses, with the exception of apartments with 12 or more units, as permitted or conditional uses from the district. Will include a brief presentation and informal one-on-one discussions with property owners.



"The City of Rapid City Community Development"



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



The public is invited to participate in the process to update the Metropolitan Transportation Plan.

The first of three Public Open Houses for the Metropolitan Transportation Plan (formerly known as the Long Range Transportation Plan) and the Bicycle and Pedestrian Master Plan update was held on October 29th. Some of the topics presented included the existing transportation system performance, safety, transit, and bicycle and pedestrian facility improvements. The event provided an opportunity for members of the public to provide input and feedback on the current and future transportation systems in and around Rapid City. The turnout was excellent, with over 50 residents in attendance. The next meeting will cover preliminary recommendations, anticipated to be held in early spring.

The purpose of the Metropolitan Transportation Plan is to encourage and promote a safe and efficient transportation system to serve future year transportation demands.

Keep informed of the project at www.rapidtrip2045.com.

Strategic Housing Plan

An Affordable Housing Policy was adopted by the Rapid City Council in September 2019 which directs resources toward developing as many practical and necessary strategies to promote housing affordability in our community. The policy also identified the development of a Strategic Housing Plan as the next step.

Preliminary efforts are underway, and **public participation** planning opportunities will be announced.



The purpose of this Plan is to identify actions to be taken by the City of Rapid City which result in the creation and preservation of quality built housing units in diverse formats. The Plan aims to induce action by the City that will effectively stimulate housing opportunities for the homeless, those transitioning from homeless-ness, very low/low income, and moderate income.

A secondary purpose of this planning process is to demonstrate the current efforts of private and non-profit housing entities and to identify opportunities for the City to further support and connect those efforts.

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2019 Building Permit Activity

The total number of building permits issued in 2019 has kept a near identical pace with 2018, and all indications are that the year end totals will also be similar. In 2018, 3,706 building permits were issued. The total permits valuation number, however, is on track to be around 75% of last year's total. Even though the building activity remains healthy, the lower total valuation is due fewer permits issued for large construction projects, such as the Regional Hospital expansion. One sizeable project making an exception is the new Ascent Innovation Campus currently building at Main Street. and East Boulevard.

Commercial building permits so far in 2019 are down by about 10% from 2018, although there has been a substantial increase in the number and valuation of permits in the category of *Stores and Customer Service*.

Multi-family residential permits have decreased significantly in 2019, however, there are some new multi-family developments in planning that will bring a positive effect next year.

Single-family housing permits issued starts are almost identical from 2018 to 2019 so far. 190 SFD permits were issued through October 26, 2019 and 190 SFD permit were issued through October 23, 2018. The difference is negligible from 2018 to 2019.

Residential roofing permits issued has been similar in 2019 in comparison with 2018, which had a total of 1,156 permits issued.



What's Building?

- Fleet Farm Store, 1001 E. Mall Drive
- Signify Call Center, 3330 Jaffa Garden
- Discount Tire, 825 Creek Drive
- Juniper Restaurant, 405 Canal Street
- RC Regional Hospital HVI, 353 Fairmont
- Midwestern shop/office, 3414 Eglin
- BH Realty Shell, 4905 5th Street
- West Strip Mall, 2001 Hope Court
- Abbott House, 410 Neel Street
- City Hall renovation, 300 6th Street
- PennCo Jail expansion, 307 St. Joseph
- Moon Meadows Apts, 1701 Moon Meadows, 160 units
- 15&12 Plex Apartments, 4943 Haines Ave, 27 units
- Mae Jean Apartments, 605 Main St, 7 units
- Whisper Rock II Apts, 424 Neal St, 40 units
- 3 Apt Bldgs, 3124 Champion Dr, 45 units

For updates on development projects, **see the RAP Sheet** on the City's website at www.rcgov.org.

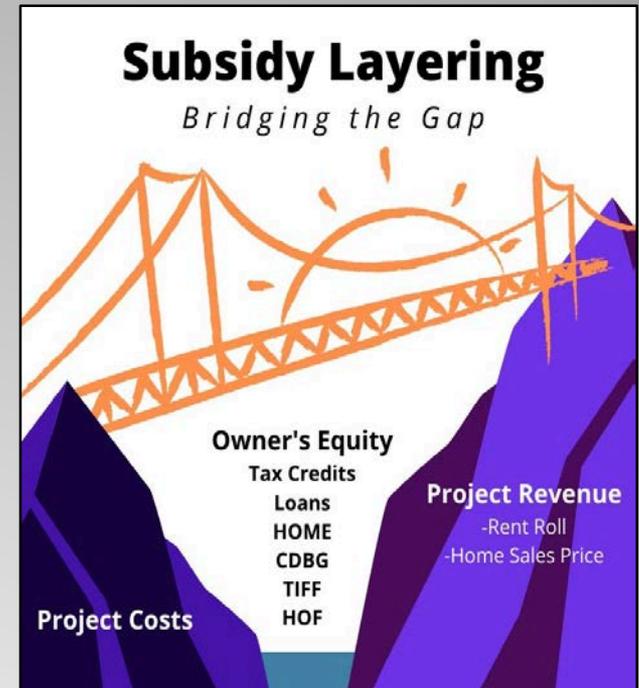
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Bridging the Gap in Housing Costs

Developers use **subsidy layering** to lower costs and increase affordability for end-users. It is a process in which multiple funding sources are thoughtfully pooled to bridge the gap between project costs and revenue. Sources include programs such as CDBG, TIFF, HOME, HOF, and other tools like tax credits and deferrals. Small margins make a big difference. Each funding source provides its own benefit; combine them and they can have a big impact on the bottom line.

Land prices, engineering costs, regulatory requirements, labor, and material all contribute to rising development costs. Developers and builders alike show immense creativity and ingenuity; subsidies allow greater flexibility in problem-solving. It is important to note, owner's equity is a critical component of the funding mix. Programs such as CDBG and TIFF are designed to *assist* with costs, not carry them entirely. This private/public partnership builds viable communities.

Subsidy layering is **worth exploring as a means to reduce costs** and increase affordability. For more information on layering with CDBG, contact Michelle Schuelke at (605) 394-4181.



Coffee with Planners on November 6th will offer the opportunity to rotate to three discussion tables featuring various topics, including:

- Proposed zoning for tiny homes and garden homes,
- Basics of the Community Development Block Grant (CDBG) program, and
- Update on the new Civic Center arena project.

The next event will be held February 5, 2020

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Keep it Safe

The City Code Enforcement Division is committed to keeping Rapid City a safe and prosperous place to live and work. Code Enforcement assists in administering and enforcing Rapid City Municipal Code, as related to safety and nuisance. Enforcement action may be initiated through citizen complaints or proactive observation.

With the change of seasons, Code Enforcement is shifting focus to prompt snow and ice removal from sidewalks. The direct areas of focus will concentrate in neighborhoods with schools, high foot traffic, and the downtown sidewalks.

Reminder:

Sidewalks must be clear of snow and ice within 24 hours after the end of a snow or ice event regardless of the amount of accumulation.

Questions? Call 605-355-3465.

Developments in Planning

Development applications for planning review continue at a healthy pace.

Some ***notable coming developments include:***

- A 168-unit apartment complex northeast of Catron Blvd and Mt Rushmore Road, including a clubhouse structure, a dog walk area, swimming pool, playground, and grilling patio.
- A 607-unit apartment complex east of Menards in the Shepherd Hills Subdivision. The “Tallgrass Apartments” will include elevators with ADA access, underground parking, a leasing office, clubhouse, outdoor swimming pool, detached garages, landscaped greenways, pedestrian paths, dog park, outdoor seating, raised garden plots, gazebos, etc.
- A downtown tap-house, on-sale liquor establishment, highlighting local breweries and serving a variety of appetizers.
- Rezoning two properties on Farlow Avenue from Neighborhood Commercial District to Medium Density Residential District. The surrounding neighborhood has transitioned from commercial to traditional residential uses over the past few decades.
- A pet kennel, “Safe Haven Pet Resort”, at 2004 Creek Drive in the Lombardy Industrial Park. It will serve up to 100 animals and include a full-time caretakers residence.
- The Cathedral of Our Lady of Perpetual Help was approved for large scale expansion and renovation, include a relocation of baptismal elements, renovation of the main entrance, sanitary facilities and the kitchen, as well as additional parking.
- New residential and commercial lots. 43 single family and townhome lots and 4-commercial lots have been approved by Final Plats, as well as 66 additional residential lots in preliminary plans have been approved.

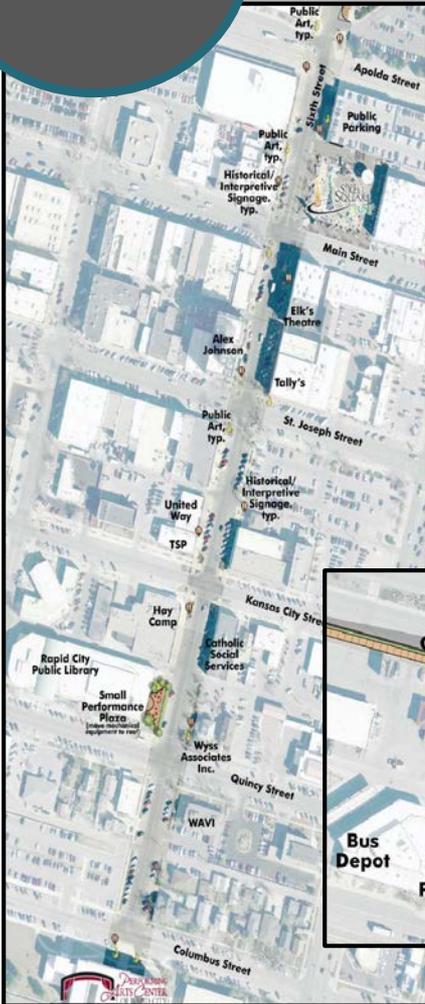
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SPOT ON

THE 6TH STREET PROMENADE

Planning and visioning for improving the ¾ mile 6th Street corridor have been underway for sometime. Forming a north/south spine in downtown Rapid City, the project known as the 6th Street Promenade is anchored by two prominent community cultural institutions, the Rushmore Plaza Civic Center on the north and the Rapid City High School/Performing Arts Center on the south.

A conceptual plan has been prepared which envisions improvements for a more vibrant and purposefully used pedestrian corridor in the future. Plans include an improved crossing over Omaha to separate pedestrians from vehicular traffic, increased landscaping, new Memorial Park amenities, and additional places for gathering, events, etc.



Omaha: Separating pedestrians from vehicles

The next planning steps will identify the benefits, costs, funding, challenges and feasibility of the various project components, including:

- 1) Pedestrian and bicycle network connections,
- 2) Traffic operations,
- 3) Rapid Transit system needs,
- 4) Improvements: public art, streetscaping, etc.,
- 5) Potential project funding sources, and
- 6) Public involvement in the planning process.

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