

Community Development Year End Report for 2019

2/11/2020



Coming Down the Pike

Community Development Highlights

2019 was a good year for development, with high numbers of building permits issued, total permits valuation and processing of development applications. Highlights include:

- Total building permits issued was 3,974, up 7.2% over 2018
- Total permits valuation = \$330,164,418, 4th year over \$300 million
- 54 new subdivision plats approved, creating 244 new residential lots
- New developments including Downtown apartments, Ascent Innovation business incubator, and Kmart site redevelopment
- 10 transportation studies and plans through the area MPO
- 10 new projects funded through CDBG for housing and services

Department Goals

1. Improve public communications and information accessibility.
2. Work closely with economic development.
3. Focus on downtown growth and redevelopment.
4. Foster opportunities to increase affordable housing.
5. Continue an emphasis on great customer service.



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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

Brad Solon, Building Official

Building Permit Report and Analysis

In 2019 many areas of permits increased or held steady:

- A total of 3,974 building permits were issued in 2019, up 7.2% from 2018, the highest number issued since 2014.
- Total valuation of permits set a new record at \$330 million. 2019 was the fourth consecutive year with construction values exceeding \$300 million.
- The highest-valued permit ever issued by the City, at \$111 million, was issued for the new Civic Center Arena.
- Valuation of permits in the category of Stores and Customer Service projects represented a nearly 200% increase over 2018, at nearly \$42 million, compared to nearly \$14.7 million in 2018. This area was a major contributor to the record year in building valuation.
- The number of reviewed commercial projects that were brought to the City in 2019 was almost identical to 2018. A total of 229 projects were reviewed last year compared to 228 in 2018.
- Single-family housing starts (SFD) held steady with a total of 218, nearly equal to the 215 SFD in 2018.
- The valuation total for single-family housing starts has steadily increased in recent years. In 2019, the value SFD came in at more than \$39.8 million, a 42.6% increase of over SFD valuation in 2015.
- A total of 1,249 residential roofing permits were issued in 2019 – a five-year high. It was the highest number since 2014 when 2,418 roofing permits were issued.



Top 15 Permits

- 1) New Civic Center Arena (\$111,500,000)
- 2) Fleet Farm Retail Store, 1001 E. Mall Drive (\$20,380,124)
- 3) Ascent Innovation building, 18 E. Main Street (\$9,235,000)
- 4) Rapid City Regional Hospital, 353 Fairmont Blvd (\$7,500,000)
- 5) Common Cents facility, 1821 N. Elk Vale Road (\$5,465,685)
- 6) Pennington County Jail Expansion Project (\$5,282,300)
- 7) Whisper Rock apts, 424 Neel Street (\$4,965,188)
- 8) Boulder Creek apts, 1330 E. Minnesota Street (\$3,700,000)
- 9) Midwestern Office and Warehouse, 3536 Eglin, (\$3,060,000)
- 10) Holiday Store, 1610 Caregiver Circle (\$3,050,350)
- 11) Rapid City Regional Airport improvements (\$2,944,300)
- 12) Holiday Store, 3216 E. Highway 44 (\$2,844,255)
- 13) Black Hills Surgery Center, 216 Anamaria Drive (\$2,736,512)
- 14) Signify Call Center, 3330 Jaffa Golden Way (\$2,520,000)
- 15) Fleet Farm Convenience Store, 1115 E. Mall Dr. (\$2,500,000)

Permits System Upgrade

The City's TRAKiT permitting system is being updated to provide many benefits, making services quicker and easier, including

- Online payment and some self-issued permits
- Digital submittal and review of permits and plans
- Reduced cost to all parties by not requiring paper plans
- Continued public access to TRAKiT information

Coming Down the Pike

Current Planning

Vicki Fisher, Manager

A Banner Year for Development

2019 was a banner year for the City resulting in the expansion of residential, commercial and industrial development throughout the community. This included 120 platting applications to potentially create 926 lots. 54 Final Plats were recorded creating 244 residential lots, 26 commercial lots, and 11 industrial lots.

Large Residential Subdivisions

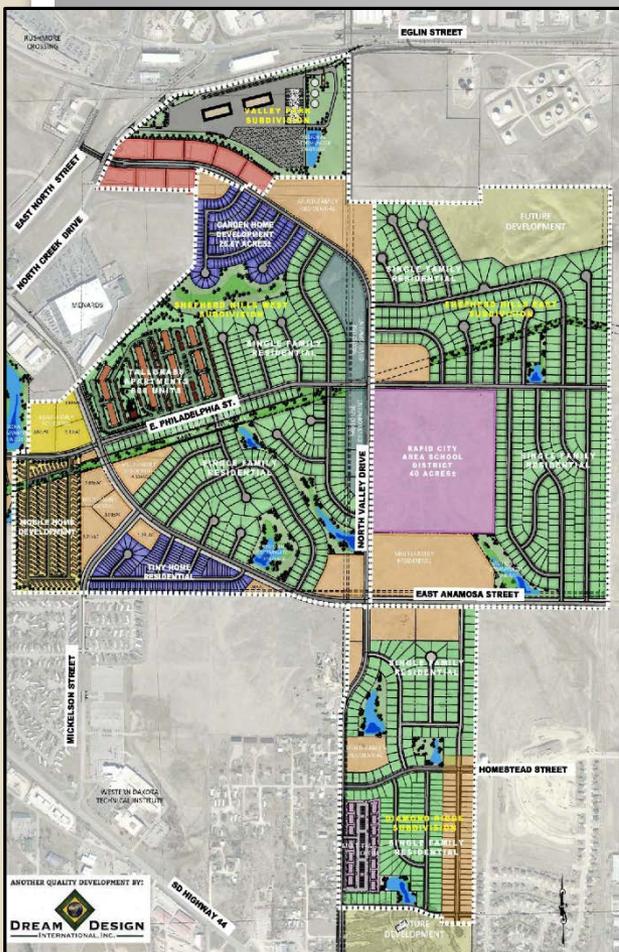
- Murphy Ranch Estates - 22 lots near Reservoir Road and Long Valley Drive
- Buffalo Crossing - 22 lots near Catron Blvd and Mount Rushmore Road
- Copperfield Vistas - 39 lots near Homestead Street and Copperfield Dr.
- Avenue A Subdivision - 25 lots near Degeest Street and Avenue A
- Robbinsdale Addition - 17 lots at southern terminus of Windfield Street

Diversified Housing Developments

Village on Monroe - 6 townhome lots with reduced lot sizes, setbacks and increased lot coverage to create affordable housing located at Dilger Avenue and Monroe St.

Scotland Hills - 35 luxury home lots located at the western terminus of Minnesota St. Lots range from ½ acre - 45 acres, providing options at the upper end of the market.

Shepherd Hills - 265 residential lots located south of Menards with a range of housing options. The 800-acre phased development will provide 2,600+ residential units, including standard single-family homes, small-lot homes, apartments, and a mobile home park. A 606-unit apartment complex will be completed this year.



Shepherd Hills Subdivision

New Downtown Apartments Developing

New residential developments will soon enhance downtown livability, including:

- ❖ Mixed-use project ability of the downtown, including 54 loft apartments at 6th and St. Joseph Streets, to be developed by Lloyd Companies.
- ❖ Four-story mixed-use building with apartments at East Blvd and Kansas City St.
- ❖ Redevelopment of the old Imperial Inn site on St. Joseph St. to include residential uses.

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Current Planning

New and Revitalized Commercial Developments

5th Street Retail Development - An 8,000 square foot retail facility on 5th Street, north of the Stumer Road Walmart, including retail, office and restaurant spaces. The project is the first development along the west side of 5th Street in the immediate area.

Abbott House – Two group homes for foster children with full time foster parents living in each house. Both facilities will have seven separate bedrooms and two, 2-bedroom apartment units for those over the age of 18 that wish to stay.

Ascent Innovation Center – The first large-scale project located in the new Urban Commercial District located East of 5th Street. The Ascent Innovation Center will be a 25,000 square foot new business incubator.

Lost Cabin – A proposed micro-brewery at 2441 Dakota Craft Drive to allow increased production capacity and greater distribution for a successful local business.

Dakota Market Square – The former Kmart site on E. North Street and Cambell is being redesigned to include a new exterior façade with landscaping and revised parking. Anticipated uses within the structure may include a health and beauty store, a fitness center and a grocery store.

Zoning Ordinance Amendment Goals

1. Small Homes. Create a Zoning District with reduced lot sizes, setbacks and parking requirements in an effort to create sustainable affordable housing options.
2. Planned Development Overlay (PD). Amend the required minimum development standards, limiting the use of PD to obtain a variances to design requirements.
3. Accessory structures. Create consistent development standards for constructing or expanding detached accessory structures in all residential zoning districts.
4. Vacation Rentals. Create regulations for the rental of air bed and breakfast (bnb) and vacation home rentals.
5. Landscape Ordinance. Revise regulations to improve aesthetic and environmental impacts of new developments.



Ascent Innovation new business incubator



Kmart site to become Dakota Market Square



Lloyd companies mixed use – 6th & St. Joseph

Coming Down the Pike

Long Range Planning

Patsy Horton, Manager

Transportation Plans and Studies

Unified Planning Work Program (UPWP). The annual Rapid City Metropolitan Planning Organization (MPO) work program describes the MPO and upcoming activities, planning studies and products, and financial commitment from each member agency.

- The City's portion of the 2019 budget of \$1,186,232 is 81.95% federally funded, with an 18.05% local match.
- \$200,000 is allocated for the Southern Meade County Corridor Study to identify the best road location between Erickson Ranch Rd and 143rd Avenue just north of Pennington County.
- South Dakota Department of Transportation identified a need for \$1,150,000 in funding to complete the Exit 63 Study as well as finish the US Highway 16 Corridor Study. Each member agency provides the required local match for their projects.

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. The 2019-2022 TIP includes the \$13 million reconstruction of Exit 59 interchange (La Crosse Street), scheduled for 2020-21, and \$11 million reconstruction of Omaha Street from Mt. View Road to the divided lanes near 12th Street in 2020.

East Rapid City Traffic and Corridor Study. The study addresses capacity constraints and future road network connection located within East Rapid City. The study was completed in 2019.

Sheridan Lake Road Corridor Study. The study addresses capacity constraints within the Sheridan Lake Road corridor between Corral Drive and west of Dunsmore Road. The study was completed in 2019.

I-90 Exit 63 Study. In conjunction with South Dakota DOT, the study will address the obsolete interchange design of I-90 Exit 63. To be completed in 2020.

US Highway 16 Corridor Study. In conjunction with South Dakota DOT, the study of US Highway 16, between Cathedral Dr. and the Keystone Wye, will address corridor and intersection improvements. The study is expected to be completed in 2020.

Meade County East/West Corridor Study. Due to increased demands on the county road system, the MEADE Moving Forward 2040 Transportation Plan identified a need for an additional east/west connection between Erickson Ranch Road and 143rd Avenue. Expected to be completed in early 2020.

RapidTRIP 2045 Metropolitan Transportation Plan. Update began in early 2019 and expected to end in late 2020, including an update to the Travel Demand Model, analysis of the Major Street Plan, year 2045 traffic forecasts, year 2045 transportation needs fiscally constrained plan, and update to the Bicycle and Pedestrian Master Plan.

Sixth and Omaha Pedestrian Crossing Study. Examining the feasibility of a grade-separated pedestrian crossing at 6th Street and Omaha Street to provide a pedestrian route between the Performing Arts Center through downtown to the Civic Center. The study is expected to be completed in 2020.

Transit Development Plan. A study of the future needs of Rapid Transit System, including existing service and ridership, needed changes or expansion, and capital improvements plan. To begin in 2020.

Coming Down the Pike

Long Range Planning

Long Range Planning Activities in 2019

1. A team of City staff and a community advisory committee **worked on a plan to implement parking recommendations** in the downtown parking study. The plan was implemented in the late summer and early fall, resulting in more efficient use of public parking, new parking technology and features, and additional options for employee parking.
2. **Design guidelines for signs in historic districts** were approved. For most proposals, City staff can now administer the design guidelines in lieu of a committee. This procedural change streamlines the review process while maintaining a high standard for the visual impact of signage in historic areas. The Downtown Master Plan calls for additional Design Standards to guide new developments as well as preserve the integrity of the historic structures and ambiance of Rapid City's Downtown.
3. Department staff created an ordinance to **allow accessory dwelling units**.
4. Historic Preservation Commission began the update to the Historic Context Document and **Historic Preservation Plan**.
5. An **Affordable Housing Policy** was prepared and approved.
6. Submitted a proposal on behalf of the City to **acquire the State-owned railbanked right-of-way** between Rapid City and Kadoka to preserve and convert the right-of-way into a rails-to-trails multi-use facility for public purposes in perpetuity.



Potential rails-to-trail corridor to Kadoka

Significant projects for 2020

1. **Develop a Strategic Housing Plan** to guide opportunities for housing affordability within Rapid City
2. Develop and adopt ordinances that **implement the Strategic Housing Plan**
3. Continue the planning process to update the Historic Context Document and **Historic Preservation Plan**
4. On-line improvements to *Plan Rapid City*, the **City's Comprehensive Plan**, to create a more user-friendly, interactive resource
5. Update the 1998 **Annexation Policy**
6. Update administrative processes of the **tax increment financing program**
7. Complete the **Promenade Corridor Study**
8. **Digitize/Map all Rapid Transit** routes and stops, enable access on Rapid Map
9. Create a sidewalk **connectivity map**
10. Work with Public Works and the Traffic Division to obtain and implement **permanent traffic count stations**
11. Create a **mapping database** for master plans.

Coming Down the Pike

Long Range Planning

Strategic Housing Plan

A strategic housing plan is being developed by Community Development with guidance from the Black Hills Area Community Foundation Affordable Housing Task Force. The Plan, estimated to be available for public review by the end of May, will comprise several elements including:

1. Determining Rapid City Needs

Rapid City has need for housing units along the entire market spectrum. This includes very low – low income units, as well as units for people who earn 80% - 120% of the median income, (sometimes referred to as workforce housing). In addition, large employers have commented that recruiting higher earning professionals is difficult in this market if there aren't enough upper end units.

2. Affordable Housing Definition and Recommendations

The plan will define affordable housing as it relates to various levels of household income. Households are considered cost burdened when they pay more than 30% of their income on housing, including utilities. The Plan will recommend policies and programs to assist households considered low-income to moderate-income.

3. Various Types of Housing Needed

The Plan will address need for not just the cost of units, but the type of housing units as well. Rapid City housing is about 70% single family homes. While single family neighborhoods are important, they are not the housing solution for everyone. The Plan will address strategies to diversify the housing stock and allow smaller scale rentals (duplex – 12 plex), multi-story apartment facilities, and small single family homes. Some progress has been made in this area with the recent passage of the Accessory Dwelling Unit Ordinance.

4. Guiding Opportunities for Affordability

This element will summarize key data about housing affordability conditions in Rapid City and identify targeted strategies the City can pursue that will help to both preserve existing units, and promote the development of new housing units.



Transit Planning

Coordinated Public Transit-Human Services Transportation Plan Yearly Update.

This plan identifies the gaps and needs in transportation related to persons with disabilities, seniors and individuals with low incomes, as well as strategies and priorities to fill the needs. The final report was completed in April of 2019.

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 2019, Black Hills Works was awarded funding to purchase two new wheelchair accessible buses. The 2020 competitive application process begins in January 2020.

Coming Down the Pike

Long Range Planning

Crossing Omaha and 6th Street Study

A study recently began to examine options to improve the current pedestrian crossing at 6th and Omaha streets, and to develop a comprehensive vision of the 6th Street Promenade corridor between the Rushmore Plaza Civic Center and Rapid City High School Performing Arts Center.

Omaha Street is a barrier to enhancing the flow of pedestrians and bicyclists between the downtown core and Memorial Park, and the pedestrian crossing signal at Sixth Street impedes traffic. As traffic increases on Omaha Street, the South Dakota Department of Transportation may require the removal of the existing crossing, which is specified as temporary in an agreement between SDDOT and the City, in order to enhance safety and traffic flow.

The study, which is **funded with federal transportation planning funds**, will seek to proactively determine the feasibility of alternative crossing designs at 6th Street by examining traffic patterns, transit service, and bicycle and pedestrian connections. Multiple public input and outreach sessions will be held over the upcoming several months.

Metropolitan Transportation Plan Update

Every 5 years, the Rapid City Area Metropolitan Planning Organization (MPO) is responsible for producing a Metropolitan Transportation Plan (MTP), formerly known as the Long-Range Transportation Plan, to guide the future for development over the upcoming 25 year period. RapidTRIP 2040, the previous plan, was adopted in 2015 and provided forecasted transportation needs out to the year 2040. RapidTRIP 2045 will replace the previous plan and will help guide transportation and development for the next 25 years.

Components of the MTP include population, land use, and employment forecasts which are used to develop a fiscally constrained list of transportation needs including roads, bicycle and pedestrian facilities, transit services, freight, and air and rail transportation services. In addition to the MTP, an update to the Bicycle and Pedestrian Master Plan, last completed in 2011, will be performed. A public Open House was held in October 2019 with the next meeting anticipated in the spring of 2020.



Coming Down the Pike

CDBG Program

Michelle Schuelke, Manager

Rural America
Initiatives'
new facility



Rapid City's CDBG program has been advancing housing development, neighborhood improvements, public services, and economic development initiatives for decades but the program's true success is driven by local decisions, problem-solving, and partnerships. In 2019, the city benefitted from the following accomplishments, funding in whole or in part by CDBG:

Accomplishments

- Black Hills Area Habitat for Humanity's Garfield Green project reached completion, **providing eight new homes** in the North Rapid Neighborhood Area, a Priority Revitalization Corridor.
- Rural America Initiatives completed **a new 28,500 square foot** energy-efficient facility featuring 12 classrooms and play areas.
- CDBG funding provided additional case management at Lutheran Social Services of South Dakota's Arise Youth Center/West **for homeless and at-risk youth** and their families.
- Black Hills Works' gymnasium bathroom was **renovated to be accessible** for all users. Also, construction of a new group home was completed.
- Rapid rehousing and homeless prevention financial services were provided to **over 50 households** through Pennington County Health and Human Service's Economic Assistance program.
- Behavior Management Systems leveraged \$46,000 in CDBG funds to provide \$2.2 million in **free medication to people with mental illnesses**.
- Feeding South Dakota's food pantry now features an **enclosed maintenance room** and exterior safety railing.
- Youth and Family Services **replaced an aging HVAC system**.
- The Community Health Center of the Black Hills installed **a paging system and outdoor security cameras**.
- One homeowner received a **home repair loan**.

Community Outreach

The following efforts and events were a part of the department's community outreach in 2019:

1. **Coffee with Planners** – An informal gathering of those in the community interested in learning more of the City's current and long range plans. Four events are held each year.
2. **Builders Roundtable** – An annual event inviting builders and contractors to meet in an informal gathering to learn and discuss issues related to Building codes and requirements. The next event is anticipated in May 2020.
3. **Coming Down the Pike Newsletter** – The quarterly newsletter includes reports and information regarding upcoming events, programs and issues related to community planning and development.
4. **RAP Sheet**, or report on active projects, is a weekly listing of development projects throughout the community that have been approved, permitted and/ or underway.
5. **Community Development Facebook** page highlighting plans, goals, issues and events related to planning and building.

Coming Down the Pike

Code Enforcement

Matt Owczarek, Manager

The City of Rapid City Code Enforcement Division had **1,436 cases** opened in 2019. Of those cases, 1,155, or 80% of the total, came into compliance. The remaining 281 cases, or 20% of the total, involved abatements, which included snow and ice removal, debris clean-up, mowing and trimming, and dead tree removal.

Accomplishments

- Assisted in completing three demolitions of substandard derelict houses and structures.
- Continued focus on proactive efforts on the City core and main thoroughfares.
- Number of open cases were down just slightly from 2018 even with an intense snow and growing season.
- Continued community outreach through the media and presentations. This may be contributing to more public awareness of City ordinances and lower infraction numbers.

Coffee with Planners

- February 5th
- May 6th
- August 5th
- November 4th



Held at 9 am in the City Council Room



Coming Down the Pike

Employee Recognitions

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

Those recognized in 2019 with a **Great Job Award** include:

Jeanne Nicholson, Administrative Assistant
John Green, City Planner I

Vicki Fisher was awarded the **2019 Employee of the Year** in the Community Development Department. She has worked in the planning profession for the past 38 years. After graduating from the University of South Dakota in 1981, Vicki began her planning career in Gillette, Wyoming. After 15 years working within the Hill Country of Texas with the cities of San Antonio and Austin, Vicki returned to South Dakota and joined the Rapid City/ Pennington County Planning team in 1995. Since 2001, Vicki has been the Manager of the Current Planning Division at Rapid City.

