



Coming Down the Pike

A Newsletter of Rapid City Community Development

May 2020

Working Strong Through Covid-19 Times

The Community Development Department has been open for business to do all building permits and development plans approval during the Covid-19 crisis time. **We continue to see strong numbers** in building permits and development plans. Some new procedures were put in place temporarily in response to health concerns for interacting with our customers.

Our staff have also developed **creative ways to engage the citizenry** through the use of WebEx for meetings, and Virtual Public Involvement techniques such as interactive mapping and virtual public meetings. These innovations have allowed meetings and processes to continue, and will provide an alternate means of participation in meetings, studies, and open houses in the future.

CDBG Funds Allocated

The CDBG Division recently allocated \$522,535 in FY20 entitlement funds compared to \$509,455 in FY19. Local non-profits will use the funds to carry out several projects including replacing windows at WAVI's domestic violence shelter and installing a fence around Rural America Initiatives' grounds.

Additional CARES Act funding will also soon be available for Covid-19 issues.



Like our Facebook page

"The City of Rapid City Community Development"



See the Comprehensive Plan, **Plan Rapid City**

at <http://www.planrapidcity.com>

New Residential Developments

The Orchard Meadows Subdivision is being developed as a model of mixed-use development providing a variety of housing opportunities in the southeast area. Planned Developments in Orchard Meadows include:

- 659-unit apartment complex - one of largest such developments in South Dakota
- 102-unit multi-family townhome development
- 90-unit apartment complex with a variety of housing options

Other multi-family residential developments include:

- 606-unit apartment complex, 160 units in 1st phase, Shepherd Hills Subdivision
- 99-unit apartment building with mixed commercial uses at 100 St. Joseph Street
- 45-unit apartment building with mixed commercial uses at 18 E. Kansas City Street
- 118-unit mobile home park, Shepherd Hills Subdivision.

157 new single family lots being created including:

- Murphy Ranch Estates – 32 residential lots on Long View Road, east of Rapid City
- Hills View Estates - 24 residential lots west of Long View Road
- Copperfield Vistas Subdivision – 24 residential lots located west of Elk Vale Road.
- Johnson Ranch Subdivision – 18 residential lots located south of St. Patrick Street and east of South Valley Drive.
- Shepherd Hills Subdivision – 22 residential lots at east terminus of Philadelphia St.
- Scotland Hills Subdivision – 37 residential lots near west terminus of Minnesota St.



Code Enforcement

Our team is out there helping to keep Rapid City orderly and beautiful. The officers have had *fewer abatements* during the end of winter and beginning of spring time frame. The community has been great keeping up with shoveling sidewalks and generally removing snow. There has also been a *much better response to violation notifications* sent out. The majority of these notifications are being answered and corrective action is being taken by the property owners.

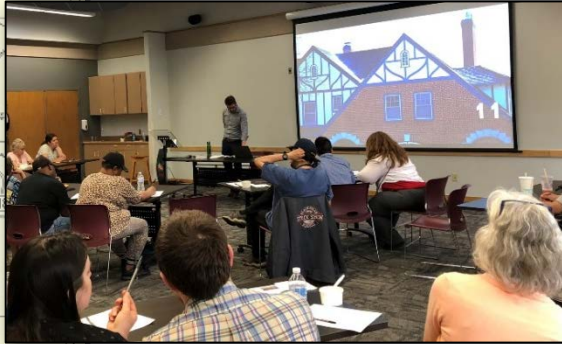
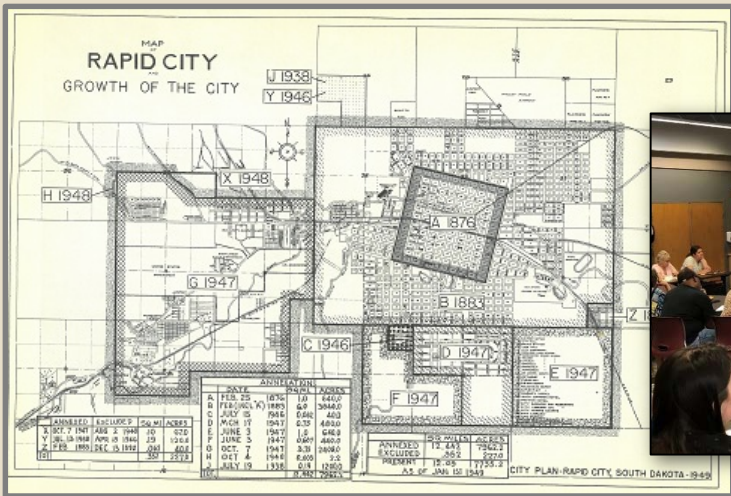
Our response to traditional nuisance code enforcement is being somewhat placed on hold at this point. We are and will be focusing our efforts on *ensuring the businesses of Rapid City are complying with the re-opening restrictions set forth by the City Council*. We are answering complaints, inspecting businesses, and making proactive visits to ensure compliance. Questions or concerns? Call 605-355-3465.

Coffee with Planners

Stay tuned for a special version, "**Meet Us In The Park**", of our popular planning get-together this summer, date TBA. We'll have fun with planning while observing social distancing!



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Population Estimate

The estimated population in Rapid City, as of 12/31/19, is **77,185**. This is an increase of .85% over the population estimate of 76,532 at the end of 2018. Rapid City grew by approximately 10,000 people over the last decade.

The estimate is based on a methodology approved by the US Census Bureau, and includes data based on building permits, housing demolitions, and annexations that have occurred since the 2010 Census.

Our History, Our Future: Preservation Plan Update

The **Rapid City Historic Preservation Commission (HPC)** is currently conducting strategic planning, and updating its *Historic Context Document* and *Comprehensive Preservation Plan* to inform the Commission's work in 2020's and beyond. The planning documents are available on the HPC's website at www.picturercpast.com/about.html. A virtual public meeting to present the project and obtain public input is being planned for May. Public comments may be directed at any time to sarah.hanzel@rcgov.org or submitted anonymously at <http://freesuggestionbox.com/pub/xpzjixx>

Phase I of the project included community meeting and a strategic planning retreat that created a revised mission document for the HPC and drafts of the Historic Context Document (Draft) and Comprehensive Preservation Plan (Draft). The original Historic Context Document was written in 1989. The most recent Comprehensive Preservation Plan was written in 2009. To date, Phase II has produced a Draft Themes Document that interprets the development of Rapid City along the lines of "Environment," "Government" "Economy" and "Building Community." This document will shape the development of a master list of representative types of places throughout Rapid City that reflect key attributes about the history of our community.

Phase II sets the stage for Phase III to occur in 2020-2021, where VPHS will conduct a Cultural Landscapes Survey and integrate all of the phases components into the City's updated and finalized Historic Context Document and Comprehensive Preservation Plan. This activity has been financed with Federal funds from the National Park Service, Department of the Interior through the South Dakota State Historic Preservation Office.

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Construction Projects Underway

With the virus and economic concerns, the Community Development Department has been pleased to see steady activity among developers and residents with building projects. Here are some relevant points to consider:

- Staff has been busy with calls and appointments with developers and residents
- There's been steady stream of submittals for proposed new developments
- Permit and application numbers are down *only slightly* from last year this time
- Compared to last year, the total number of building inspections is up by 8%.



The **Ascent Innovation Center** is under construction on Main Street and East Blvd. The new business incubator will have 48,595 sq. ft. on two floor. Steel continues to be placed, with structure stability being a major effort. Completion is anticipated in fall 2020.



In March, the Department of Community Development celebrated the retirement of two of our star employees, **Tom Kurtenbach** and **Jeanne Nicholson**. Thanks to both for jobs well done and Happy Retirement!

----- What's Building? -----

- Signify Call Center, 3330 Jaffa Garden
- West River Ear, Nose & Throat, 241 E. Minnesota St.
- RC Regional Hospital HVI / parking, 353 Fairmont Blvd
- Midwestern shop/office, 3414 Eglin Street
- BH Realty commercial units, 4905 5th Street
- West Strip Mall, 2001 Hope Court
- Abbott House, 410 Neel Street
- PDR Pros, 2341 Elk Vale Road
- Sherwin Williams store, 1625 Lando Lane
- Auto Zone store, 2005 Mt. Rushmore Road
- Rapid Wash #2, 5110 5th Street
- Common Cents Car Wash, 1850 Discovery Circle
- City Hall Renovation, 300 6th Street
- Civic Center Arena, 444 Mt. Rushmore Road
- Boulder Creek Apartments, 1330 Minnesota St, 32 units
- 3 Apartment Buildings, 3124 Champion Drive, 45 units
- Red Rock Apartments, 7175 Dunsmore, Road, 149 un.

See also the **Community Development RAP Sheet** at www.rcgov.org.



Renovations have begun at the future **OneHeart Campus**, a place for hope and healing, helping citizens move out of poverty and into permanent housing and a better life. Starting at 201 Kansas City St., the campus project is scheduled for completion in 2021.

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