



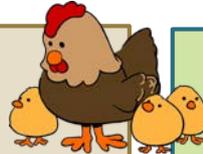
# Coming Down the Pike

A Newsletter of Rapid City Community Development

September 2020

## Should Chickens Be Permitted?

A hot topic at the recent Coffee with Planners event was the proposal to permit urban hens, or chickens in residential areas. **The City is looking at a potential ordinance** that would outline expectations for keeping and maintaining chickens within city limits. Some provisions could include a maximum number of four to six chickens, a site plan and requirements for a coop. An important point made at the Coffee event is that, even if the City approves an ordinance, it would not invalidate homeowner associations' covenants that might further restrict or prohibit chickens. Although no dates have yet been determined, **it's likely there will be an open house to allow further public comment** before approval.



## MPO Transportation Plans

The RapidTRIP 2045 Metropolitan Transportation Plan, recently approved by the Metropolitan Planning Organization which will serve to **guide transportation improvements for all modes of travel over the next 25 years**. The plan includes a travel demand forecast model update, a fiscally constrained improvements plan, and an update to the Bicycle and Pedestrian Master Plan. RapidTRIP 2045 will be presented to the City Council on September 21, 2020. For more information on the plans, please visit [www.rapidcityareampo.org](http://www.rapidcityareampo.org).



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"The City of Rapid City Community Development"



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

## Community Development Block Grant

### Available CARES Act Funding

The application for \$200,000 in supplemental CDBG funds provided by the CARES Act is now available. Funds may be used to reimburse allowable costs of activities performed that meet a National Objective and prevent, prepare for, and respond to the COVID-19 Pandemic. Application deadline is September 18, 2020.

#### Eligible programs

- **Short-term emergency rent and mortgage assistance programs** with a priority placed on rent over mortgage assistance. Assistance must be reserved for individuals and households affected by the COVID-19 Pandemic. Assistance may not exceed 3 months per household.
- **Assistance to child care programs** including but not limited to reimbursement of eligible expenses such as personal protective equipment (PPE), cleaning supplies, increased staffing costs (including salaries, wages, and fringe benefits), increased food costs, increased travel costs, and other increased or additional costs related to the COVID-19 Pandemic.

#### Coming Soon

Look for the **FY21 CDBG funding application opening this fall.**

Eligible projects include affordable housing, public facilities and improvements, economic development, and public services.

Application deadline is October 1, 2020.

#### Program Spotlight

Pennington County Health & Human Services' Economic Assistance program is partially funded with CDBG. The program helps meet the City's high-priority need of assisting with affordability in housing. If you feel you may be eligible for assistance, please call 605-394-2156.

*An exciting* revitalization project is underway in north Rapid City known as **Dakota Market Square**. The renovation includes new businesses at the previous Kmart site on E. North Street and Cambell Street.

**Also** under construction at this corner is the Tidal Wave Auto Spa.



### Code Enforcement

The Division of Code Enforcement has been working on approximately 465 cases. Of those, we have had to abate 90 properties. This includes trash and debris removal, grass/weed cutting, vehicle removal, and tree removal. We will continue to focus on these issues with a bit stronger focus on trash and debris removal.

Code Enforcement has recently worked with the City Attorney's Office and Zoning to create a more applicable and up to date ordinance regarding the parking of trailers and campers.

For questions or concerns regarding code enforcement in the community, call 355-3465.

# Coming Down the Pike



## Apartment Development

The City continues to see a growth in apartments throughout the community, including the following recently approved developments:

- **A four-story, 99-unit** apartment building by Legacy Development with first floor commercial space of 28,953 square feet and underground parking. The property is located on Saint Joseph Street between 1st Street and 2nd Street on the previous site of the Imperial Inn. The development supports the goals of a Revitalization Corridor near the central business district.
- **A 168-unit apartment complex** known as “The Vue”, located northeast of the intersection of Mount Rushmore Road and Catron Boulevard. The proposed apartments will provide additional housing options in the U.S. Highway 16 Neighborhood Area.
- **A four-story, 45-unit mixed-use** apartment building known as Kansas City Apartments, located on the northeast corner of the intersection of East Kansas City Street and East Boulevard, and will have 10,672 square feet of first floor commercial space. The development will provide pedestrian amenities to encourage a “live-work-play” setting in the downtown area.

## Affordable and Workforce Housing

Three residential projects have recently been approved that will provide affordable housing solutions in emerging neighborhoods, with excellent access to employment and commercial corridors.

- **A 118-unit mobile home park** on a parcel of land in the Shepherd Hills West Subdivision. The Shepherd Hills West Subdivision is conveniently located near existing commercial and industrial employment opportunities and the emerging Shepherd hills Subdivision, consisting of additional single-family and multi-family residential development.
- **A 12-unit affordable apartment building** to be located at the intersection of Degeest Drive and Bernice Street, offering a multi-family rental option for citizens that may be employed in the surrounding office and light industrial neighborhood located along Elk Vale Road.
- **A 36-unit affordable apartment development** was approved on a property located in Scotts Addition, west of Interstate 190 and south of Anamosa Street. This project includes the redevelopment of several vacant properties in a multi-family residential neighborhood.

## Development Lots

During the last quarter, the City has approved plats creating a **total of 108 additional lots**. While only five commercial lots were created, a total of 103 single family and townhome lots were created.

Recently approved subdivisions include:

- Prairiefire Subdivision - 46 residential lots south of S.D. Highway 44, west of Anderson Road
- Homestead Subdivision - 22 residential lots east of the northern terminus of Homestead Street, west of Reservoir Road
- Auburn Hills Subdivision - 34 residential lots at the northern terminus of Coal Bank Drive, west of Haines Avenue
- Diamond Ridge Subdivision - 24 residential lots west of Elk Vale Road, north of Homestead Street

# Coming Down the Pike

# The Sixth Street Corridor Study

*Envisioning a cohesive plan for the Sixth Street Corridor between Rapid City High School/Performing Arts Center and the Rushmore Plaza Civic Center.*



**A main component to this study is an improved crossing** at Sixth and Omaha Street. The existing crossing has been designated a temporary crossing by the South Dakota Department of Transportation, since Omaha Street is also a state highway. Between 30,000 and 35,000 cars a day drive down Omaha Street, so when people cross, traffic stops, leading to congestion on the busy road. As traffic increases on Omaha Street, there may be a need to extend the turn lanes back through that crossing, causing the crossing to be eliminated. There would then be no way to get people from downtown to through Memorial Park to the Civic Center other than crossing at the very busy intersections at Mount Rushmore Road and Fifth Street.

**The study recommends some options** for a new crossing, including a proposed park cover pedestrian/bicycle bridge that would lower parts of Omaha Street, raise Sixth Street and extend Memorial Park to provide a “near-level crossing”. Recommendations also include looking into multiple options to fund the project, including Federal grants and possibly some Vision Funds.

**Additionally, the study looks at the entire Sixth Street Corridor** for ways to make it more of a high-quality pedestrian-oriented environment. The study recommends a consistent set of infrastructure and amenity improvements throughout to bring a sense of cohesion and vibrancy all the way from the Performing Arts Center to Rushmore Plaza (Monument) Civic Center. Recommended elements include enhanced lighting, enhanced crosswalks, art installations, sidewalk planters, bike boxes and parking, flex zones and parklets, plaza spaces and improved building frontages. Also, improvements to the promenade through Memorial Park are recommended.

**The final report of the Corridor Study**, along with the final report of the Sixth and Omaha Pedestrian Crossing Study, will appear before the MPO committees on October 15, 2020, with presentation to the City Council to follow. For more information on the study, please visit [www.sixthstreetstudy.com](http://www.sixthstreetstudy.com).

## What's Building? \*

- Boulder Creek Apts, E.1330 Minnesota St
- West River E,N &T, 241 E. Minnesota St
- OneHeart Care Campus, Kansas City St
- BH Chiropractic, 1120 W Rapid St
- Ascent Innovation Bldg, 18 E. Main St
- Abbott House, 2003 Provider Blvd.
- Monument Arena, 444 Mt. Rushmore Rd
- Common Cents Car Wash, 1850 Discovery

### Permit Numbers

- **992** Residential & Commercial roofing permits have been issued this year so far.
- **125** New residential homes and **10** New townhomes, totaling \$28,704,903 in building permit valuation
- **Over 1,800** residential roofing permits have been issued so far this year, over 1/3 of those within the last few weeks. The heaviest load of such permits since 2013.
- **2,418 permits**, total year to date (August 30<sup>th</sup>), representing \$110,674,467.62 in building permit valuation.

\* See also the **Community Development RAP Sheet** at [www.rcgov.org](http://www.rcgov.org).

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