



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-2724

Community Planning and Development Services

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MEMORANDUM

TO: Metropolitan Planning Organization Committee Members

FROM: Kelly Brennan, Long Range Planner II

DATE: March 31, 2017

RE: **17TP005** - 2014-2016 Socio-economic Report

Attached for your information is a spreadsheet identifying residential and non-residential growth during the period from 2014 through 2016. Information provided is all based on Rapid City, Box Elder, Pennington County, and Meade County building permit data within the Future Land Use Study Area, grouped by the Neighborhood Boundaries.

During 2016, the Box Elder/Ellsworth AFB Area experienced the highest growth in single family housing units, with 42 new units, or 16.54% of the total. For multi-family housing units, the US Highway 16 Area added 268 new units, or 60.09% of the total.

The Box Elder/Ellsworth AFB Area also experienced the highest growth rate in retail square footage at 69,870 gross square feet, or 37.26% of the total. The largest structure was Home 2 Suites, a 107-unit hotel located at 621 WaTiki Way. The US Highway 16 Area followed behind with 60,862 gross square feet, accounting for 32.46% of the total.

The highest office/service growth occurred in the U.S Highway 16 Neighborhood Area with 228,267 gross square feet, or 60.14% of the total increase. The new Black Hills Corporation building accounted for the majority of the growth. The Deadwood Avenue Neighborhood Area followed with 143,752 gross square feet, or 37.88% of the total.

For industrial square footage, the Deadwood Avenue Neighborhood Area experienced the highest growth rate with 51,314 gross square feet, or 20.11% of the total. This growth primarily included the Black Hills Power addition and the North Haines Storage. The Elk Vale Neighborhood Area followed with 50,902 gross square feet, or 19.95% of the total.

The Southeast Connector Area experienced the highest growth for public uses with 18,100 gross square feet, or 34.38% of the total. This growth was due to the new First Wesleyan Church. The Black Hawk Neighborhood Area followed with 16,330 gross square feet, or 31.02% of the total.



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STAFF RECOMMENDATION: Staff recommends acknowledging the 2014-2016 Socioeconomic Report.