

SHAPE
SIOUX
FALLS
2050



Advisory Committee Public Input Review Meeting

January 15, 2025



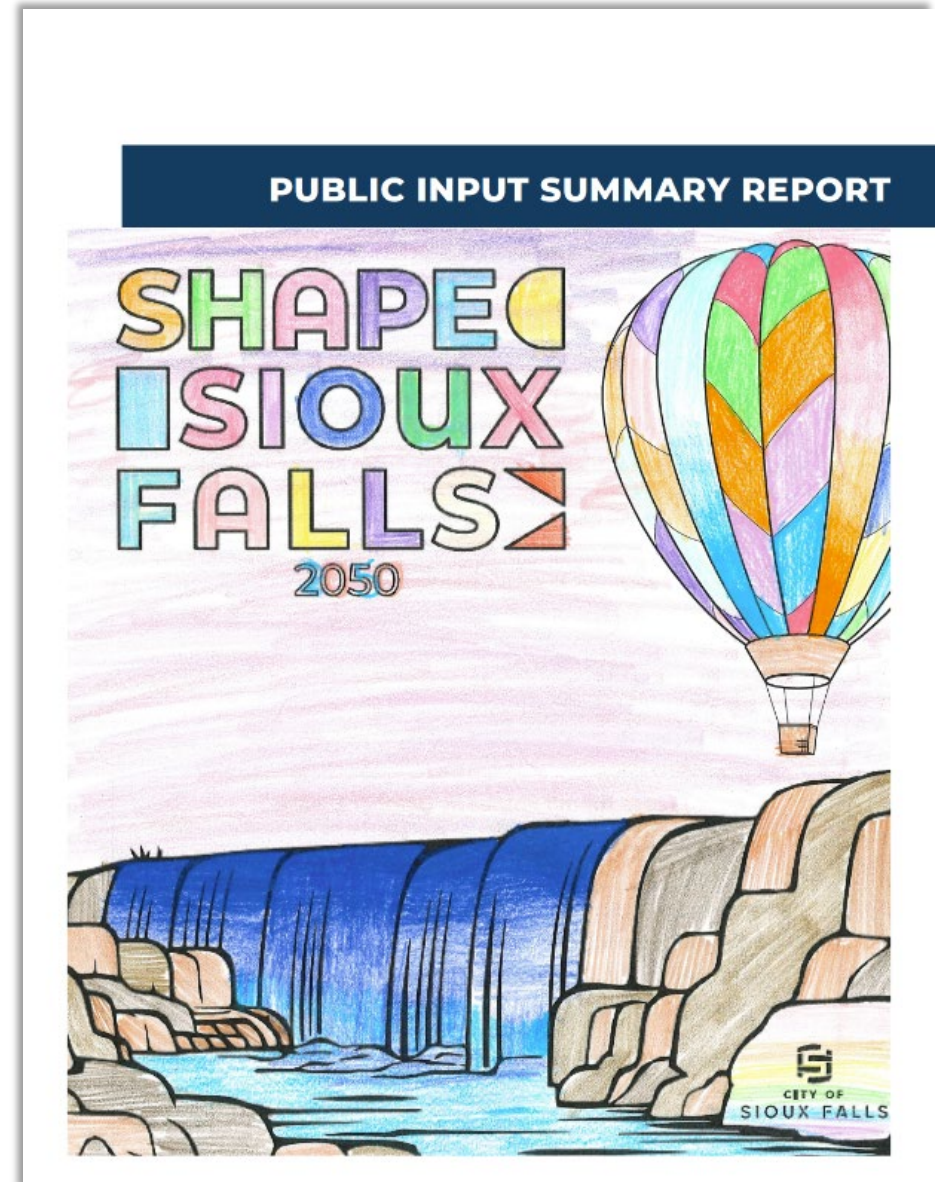
CONFLUENCE



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COLLABORATIVE

Agenda

- Project Scope + Schedule Overview
- Engagement Feedback by Activity
- Overall Key Takeaway and Themes
- Next Steps



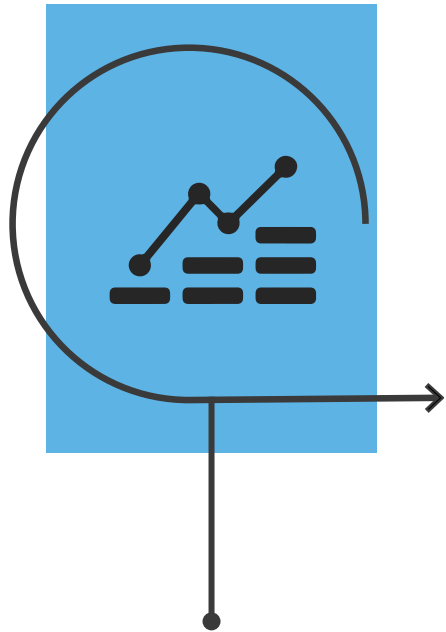


Project Scope + Schedule Overview

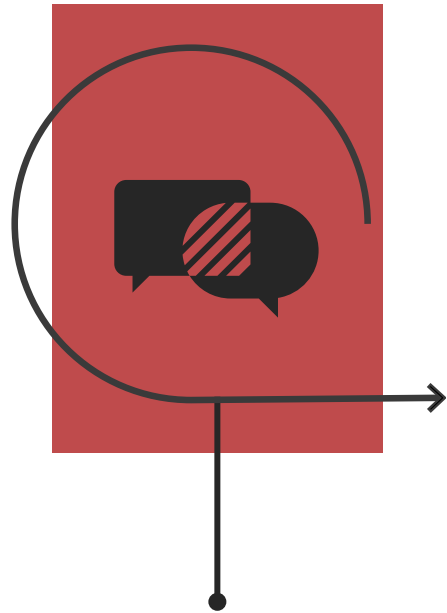


Project Scope + Schedule

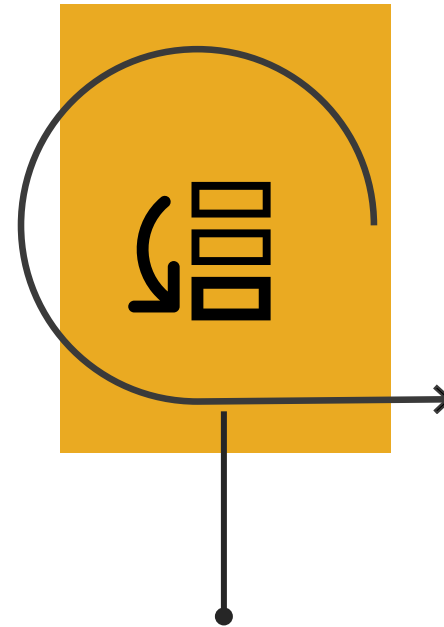
Three Phase Process:



Phase One
Project Kick-Off



Phase Two
Public Engagement



Phase Three
Draft Plan

Project Scope + Schedule

Phase 2 – Public Engagement (6 months)

- Engagement + Publicity Review with City Staff
- Online Engagement **Began July 2024 – Present (closing for draft writing end of January)**
- Community Listening Sessions (2 meetings) **September 9-11, 2024**
- Stakeholder Interviews + Focus Group Meetings **Fall 2024-Winter 2024/2025**
- Community Survey **Fall 2024**
- Pop-Up Events (8 events) **August-September 2024**
- Public Visioning + Neighborhood Workshops (4 workshops) **October 28-30, 2024**
- Public Input + Survey Results Review with Advisory Committee (AC#2) **TODAY!**
- Public Input + Survey Results Public Presentation **February 4, 2025**



Advisory Committee Input



Advisory Committee Input

Visioning Questions

Overall, how satisfied are you with the way in which Sioux Falls is developing today?
Please rate on a scale from 1 (low) to 10 (high).





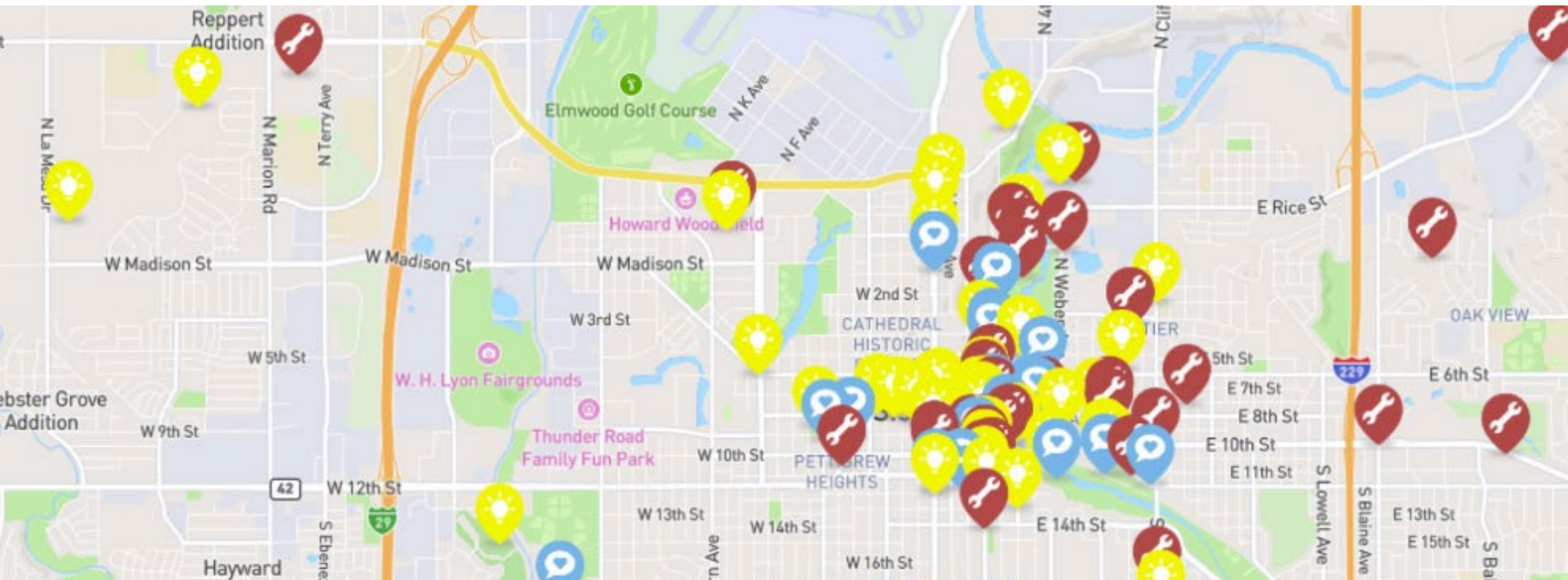
Interactive Engagement Website



Interactive Engagement Website

Engagement Overview

- As of January 2025, the interactive engagement website has been **viewed over 4,000 times** by over **1,700 unique visitors**.
- In total, there were **547** contributions made by **183** participants.



Interactive Engagement Website

Engagement Overview

- Four (4) engagement activities available on the site:



#1 Visioning Survey



#3 Evaluating Emerging Trends



#2 Mapping Activity



#4 Idea Wall

Interactive Engagement Website

#1. Visioning Survey

How would you rate the quality of life today?

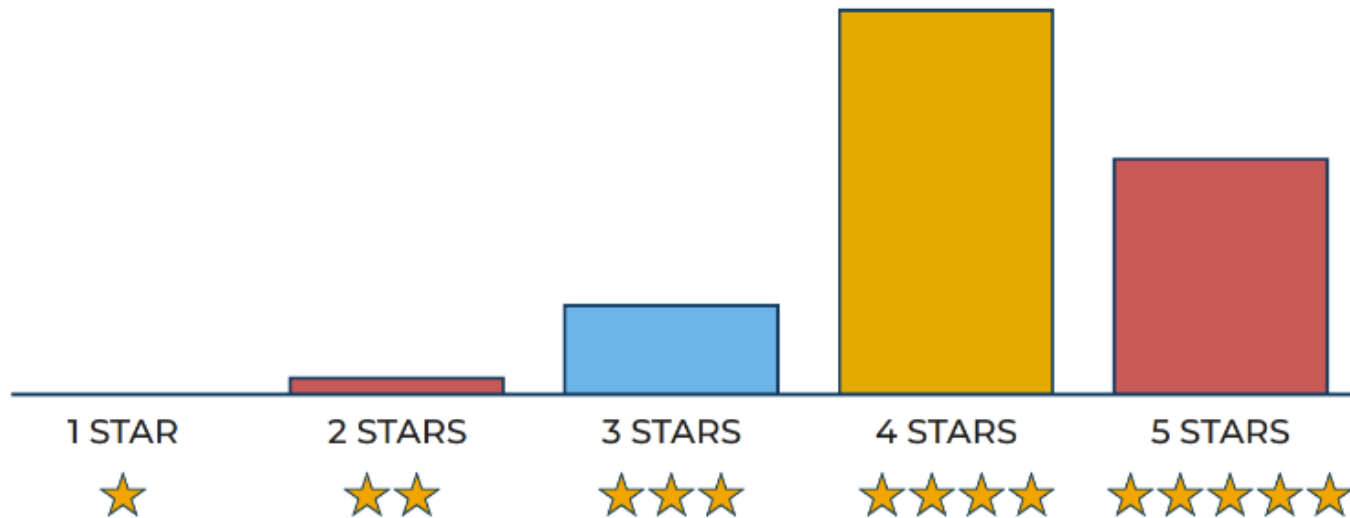


FIGURE 1 Star Rating Summary



“ I love the access to downtown the shops, concerts, great food/ restaurants and a quality atmosphere throughout the year. ”

#1. Visioning Survey

What type of improvements do you think the City of Sioux Falls should prioritize for the future? Select all that apply.

Top Priorities

1.



Sidewalk and Trail Expansion

3.



Reduced Traffic Congestion

2.



Neighborhood Improvements

4.



Multi-Modal Expansion

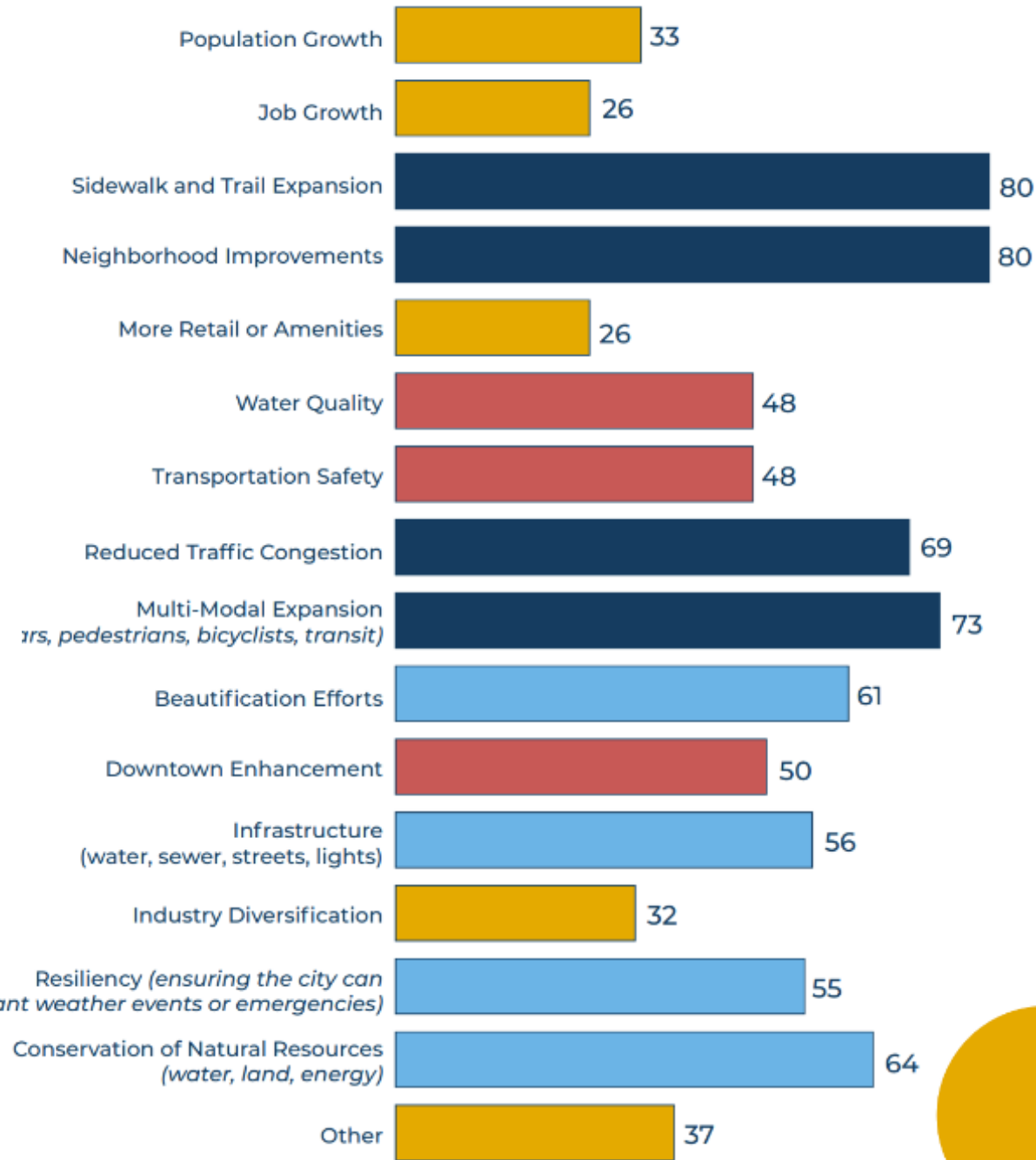


FIGURE 2 Improvement Priorities Summary Results

Interactive Engagement Website

#2. Mapping Activity



Love this!

What is your favorite place in Sioux Falls?
What is working well?



Needs Improvement

What don't you like?
What needs some improvement?



Idea!

Have an idea for Sioux Falls?
Let us know!

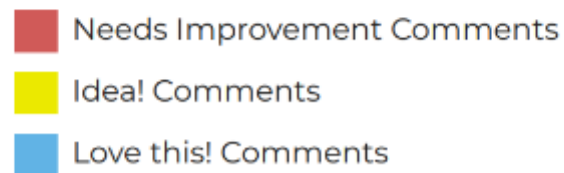
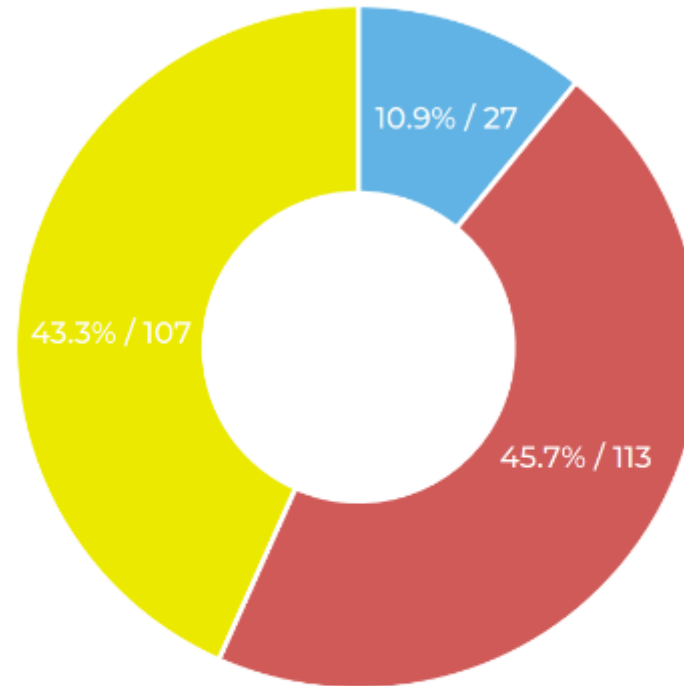


FIGURE 3 Comments by Type Summary

- The average number of map comments left per contributor was about **3.1 comments**.
- While 38 contributors left only one comment, **one contributor left 39 comments**.
- There was **no limit to the number of comments** each contributor could make on the map.



Interactive Engagement Website

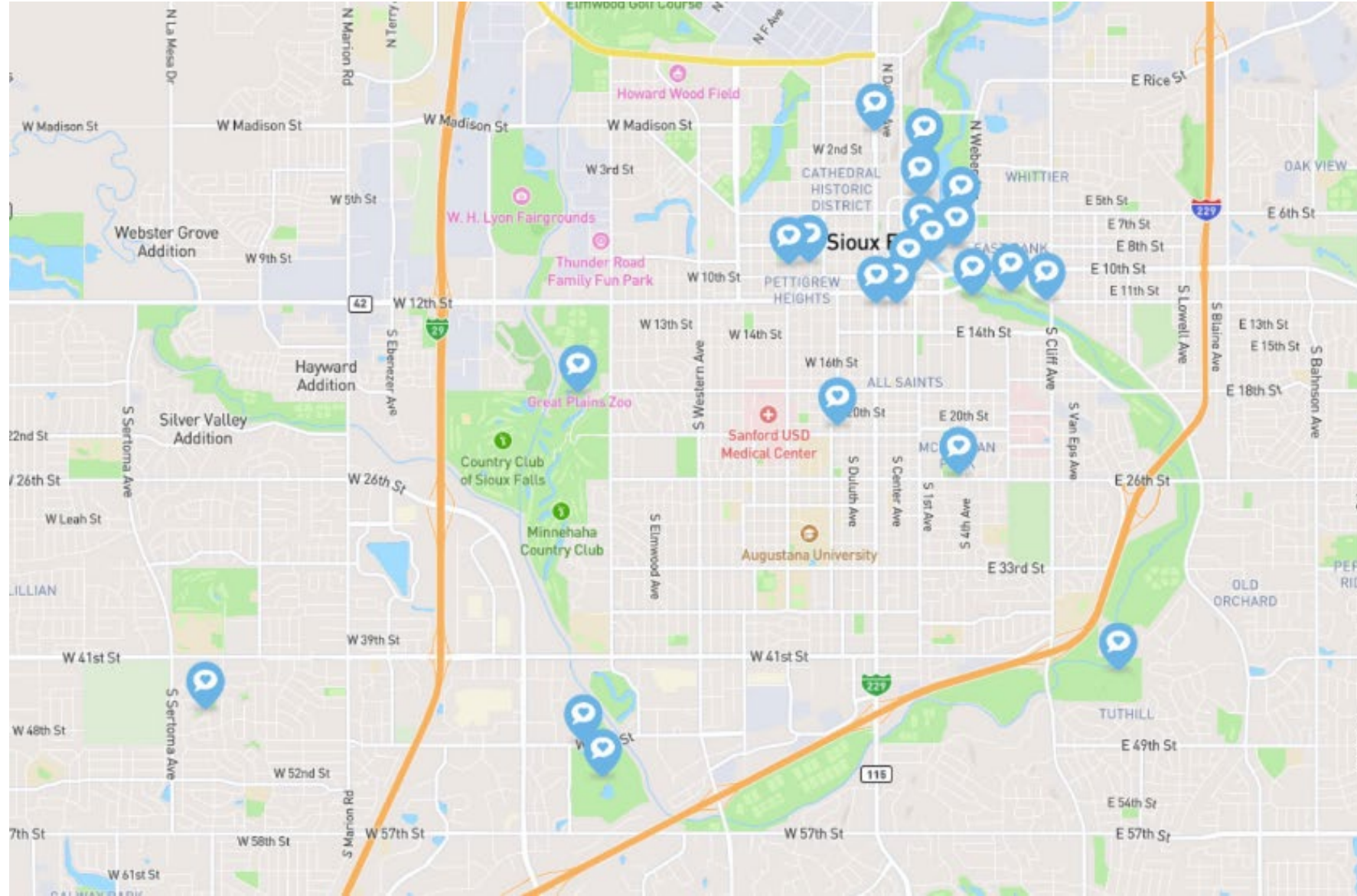
#2. Mapping Activity



Love this!

What is your favorite place in Sioux Falls?
What is working well?

- New Development – One Stop, 8th and Railroad
- Gateway Improvements – airport to Downtown
- Libraries
- McKennan Park
- Levitt at the Falls
- Tuthill Trails
- New pedestrian improvements
- Downtown
- Trails



Interactive Engagement Website

#2. Mapping Activity



Needs Improvement

What don't you like?
What needs some improvement?

Traffic and Road
Improvements

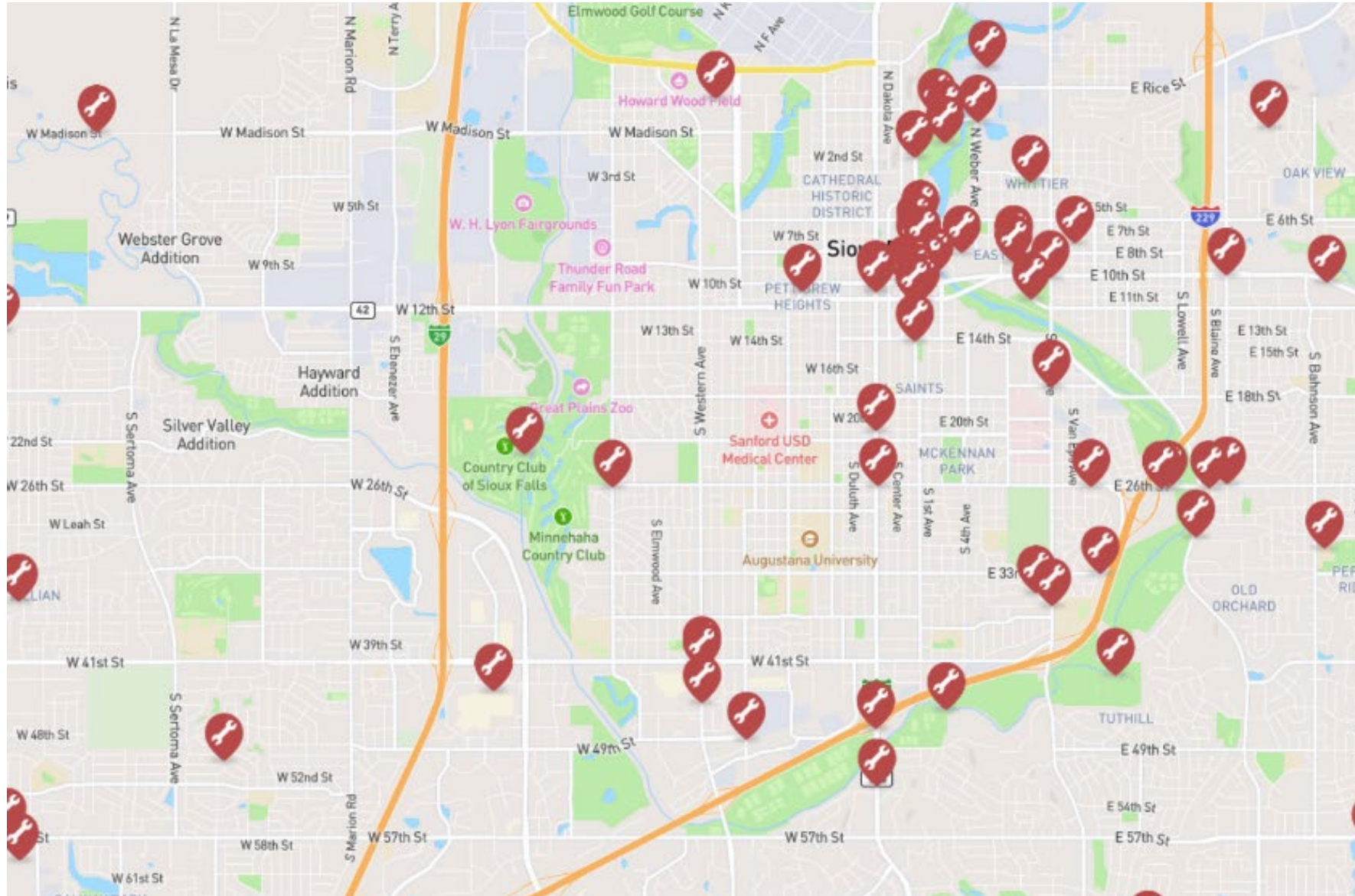
Public Spaces and Amenities

Homelessness and Social
Services

Environmental and Aesthetic
Concerns

Community Development

Safety and Accessibility



Interactive Engagement Website



Needs Improvement
What don't you like?
What needs some improvement?

#2. Mapping Activity

Traffic and Road Improvements

- Intersection upgrades – roundabouts, turn lanes
- Traffic Light Adjustments – re-timing, turn indicators
- Road Widening – 26th St, Six Mile Rd, 10th St
- Downtown Traffic Flow – re-timing, skywalk options

Public Spaces and Amenities

- Parks, Trails, and Nature Areas – more of all, especially on west side.
- Beautification Projects – Falls Park, Dawley Farms, litter, overall aesthetics
- Community Centers – training, celebrations, indoor play
- New Recreation Areas – new areas, including disc golf

Homelessness and Social Services

- Affordable Housing
- Spread Out Resources

Environmental and Aesthetic Concerns

- Litter and Cleanliness – Falls Park, bridges
- Noise Pollution – motor traffic neighborhoods

Community Development

- Mixed-Use Development
- Zoning – mix of uses allowable, storage units
- Public Transit – connections, USD-Sioux Falls

Safety and Accessibility

- Traffic Calming Measures – speed limits, visibility
- Pedestrian and Cyclist Safety – trails, sidewalks, especially near schools

Interactive Engagement Website

#2. Mapping Activity



Idea!

Have an idea for Sioux Falls?
Let us know!

Infrastructure and
Development

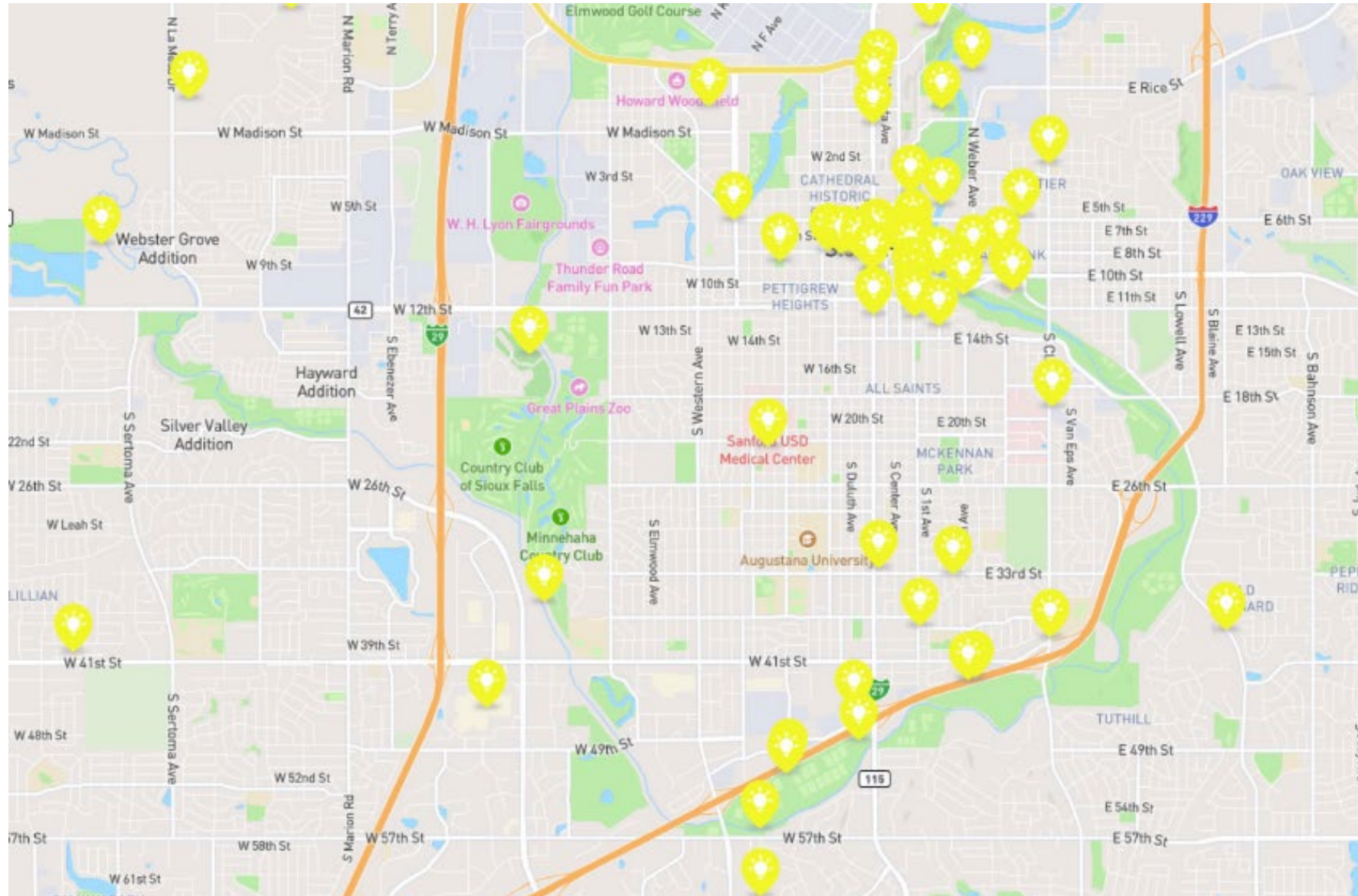
Public Transportation and
Connectivity

Community Spaces and
Amenities

Economic and Cultural
Development

Environmental and Aesthetic
Improvements

Safety and Accessibility



Interactive Engagement Website



Idea!

Have an idea for Sioux Falls?
Let us know!

#2. Mapping Activity

Infrastructure Development

- Road Extensions – adequate roadway planning.
- Commercial Development – specific businesses.
- High Rise Buildings – like to see more.

Public Spaces and Amenities

- Alternative Transportation Systems – City should explore more options for Minnesota Avenue.
- Pedestrian and Bike Infrastructure – pedestrian bridges, bike lanes, walking paths.
- Highway and Road Improvements – expand I-229.

Community Spaces and Amenities

- Parks and Recreation – desire for new parks, green spaces, and recreation facilities.
- Libraries and Community Centers – more/new.
- Public Restrooms and Facilities – Downtown.

Economic and Cultural Development

- Entertainment and Sports Centers - large indoor areas to support winter activity.
- Historic Preservation and Arts – preserve structures for community use (art center for example).
- Farmers Market and Local Businesses – multiple locations

Environmental and Aesthetic Concerns

- Beautification Projects – routes between Downtown and airport, trees, façade improvements
- Water Quality and Habitat – improve Big Sioux River.

Safety and Accessibility

- Traffic Calming Measures – stop signs, better pedestrian crossings, reducing speed in residential areas.
- Flood Mitigation – restrict development in flood prone areas and require flood resistant design.

Interactive Engagement Website

#3. Evaluating Emerging Trends

Highest Rated Trends:

- Conservation of Natural Resources (highest)
- Housing
- Infrastructure

Lowest Rated Trend:

- Retail + Economic Shifts

Trend #1: Resiliency

This emerging trend includes a range of issues such as infrastructure resilient to emergencies and other natural disasters, like flooding.



Interactive Engagement Website

#3. Evaluating Emerging Trends

Trend #2: Conservation of Natural Resources (water, land, energy)

This emerging trend includes a range of issues such as expansion of parks and greenways, water quality, preservation of agricultural land, and habitat restoration.

Average: 4.33



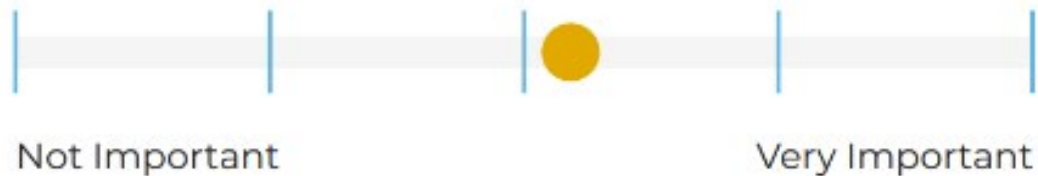
Interactive Engagement Website

#3. Evaluating Emerging Trends

Trend #3: New Technologies

This emerging trend includes a range of issues such as smart cities, use of AI technology, and IT modernization in cities to improve livability.

Average: 3.17



Interactive Engagement Website

#3. Evaluating Emerging Trends

Trend #4: Infrastructure

This emerging trend includes a range of issues such as the long-term strategies to replace aging infrastructure in cities with newer, more resilient technologies.

Average: 4.26



Interactive Engagement Website

#3. Evaluating Emerging Trends

Trend #5: Housing

This emerging trend includes a range of issues such as decreased inventory, lack of affordable housing, and new housing types.

Average: 4.27



Interactive Engagement Website

#3. Evaluating Emerging Trends

Trend #6: Transportation

This emerging trend includes a range of issues such as electric and automated vehicles, E-Bikes and scooters, and transit.

Average: 3.52



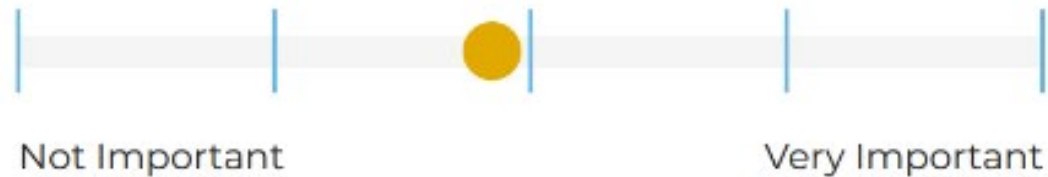
Interactive Engagement Website

#3. Evaluating Emerging Trends

Trend #7: Economic + Retail Shifts

This emerging trend includes a range of issues such as the changes in retail since the pandemic, the rise of online shopping, and the rise of experiential/entertainment retail.

Average: 2.98



Interactive Engagement Website

#3. Evaluating Emerging Trends

Trend #8: Future of Work

This emerging trend includes a range of issues such as the increase in work from home, decreased demand for office space, and remote work.

Average: 3.40



Interactive Engagement Website

#3. Evaluating Emerging Trends

Trend #9: Inclusive Design

This emerging trend includes a range of issues such as designing cities for all ages or inclusive design of amenities such as playgrounds and gathering spaces.

Average: 4.05



Interactive Engagement Website

#4. Idea Wall



Redevelop Wells Fargo block

I would love to see the redevelopment of the Wells Fargo block, adding more shops, restaurants, and bars along Phillips Avenue that would get rid of that gap. Pictured is an example of a vision of a redevelopment of that site back in 2015.

12 likes 0 dislikes

Bring passenger rail service to Sioux Falls

WELL LIKED IDEA

Bring passenger rail service back to Sioux Falls with building connections to the Twin Cities, Omaha, Rapid City and more. Many young professionals and companies who may want to live and work in the Sioux Falls area want the diversity of transportation options passenger rail can provide. Passenger rail is also a catalyst of economic growth around the station locations; something that can further enhance downtown Sioux Falls.

15 likes 0 dislikes

Parking , car dependency, and zoning

WELL LIKED IDEA

Sioux Falls needs to look at updating or eliminating parking minimums for developments like many other cities have. This adds extra cost to build new developments and takes up valuable land. We also need to get away from being so car dependent and sprawling. New developments should be easily walkable, bikeable and have access to transit. We also need to change zoning to allow small commercial properties in communities like we used to. Corner stores like groceries, restaurants, bars, coffee shops, etc. This helps lessen car trips and expensive car infrastructure and makes for far more enjoyable neighborhoods.

12 likes 1 dislike

1
2
3



Interactive Engagement Website

#4. Idea Wall

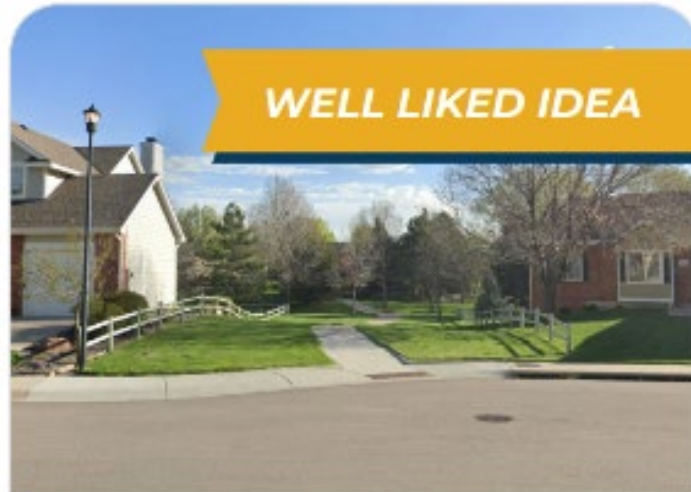
1
2
3



Be inventive with unused space. Optimize unused areas of the city.

Find areas that aren't used as much and spruce them up to make them more attractive. Just a thought.

16 likes 0 dislikes



Neighborhood Open Space

I would love to see neighborhood trails incorporated into new development.

11 likes 1 dislike



Safe Comfortable Sidewalks

I would love to see the right-of-way used more for creating a safe and comfortable experience along the sidewalks rather than streets.

10 likes 1 dislike

Interactive Engagement Website

#4. Idea Wall

1
2
3

WELL LIKED IDEA



Different Housing Types

I think we should support more street-fronted residential development and gentle density with row houses. These would be great for entry-level homeowners and seniors looking to downsize.

❤️ 12 likes

👎 1 dislike

MOST LIKED IDEA



Mixed-Use Developments

I'd love to see more exciting mixed-use developments here in Sioux Falls!

❤️ 18 likes

👎 0 dislikes



Community Listening Sessions



Community Listening Sessions

Community Listening Sessions

Overview

- Two (2) Community Listening Sessions held in September 2024
 - September 9 at Ronning Branch Library
 - September 11 at Caille Branch Library

Intent

- To provide opportunities to hear from residents on the strengths, weaknesses, opportunities, and threats facing Sioux Falls.
 - Postcard Exercise
 - Tell Us About You Dot Boards
 - Write-In Boards
 - Strengths, Weaknesses, Opportunities, and Threats Identification and Result Boards
 - Emerging Trends Dot Boards

Community Listening Sessions

Community Listening Sessions

Postcard Exercise

SHAPE SIOUX FALLS 2050 COMPREHENSIVE DEVELOPMENT PLAN

PLACE
STAMP
HERE

Dear Friend/Family,
It's 2050 and you should visit me here in Sioux Falls because...

*We've revitalized many of our historic
residential communities while further
developing our northernmost neighborhoods
and provided wide diversity of community
events and education.*



SHAPE SIOUX FALLS 2050 COMPREHENSIVE DEVELOPMENT PLAN

PLACE
STAMP
HERE

Dear Friend/Family,
It's 2050 and you should visit me here in Sioux Falls because...

*You won't have to rent a car to exist in the city.
The streets are safe to bike on and there is a
robust local business scene.*



Community Listening Sessions

Community Listening Sessions

Write-In Boards | Tell Us About Yourself

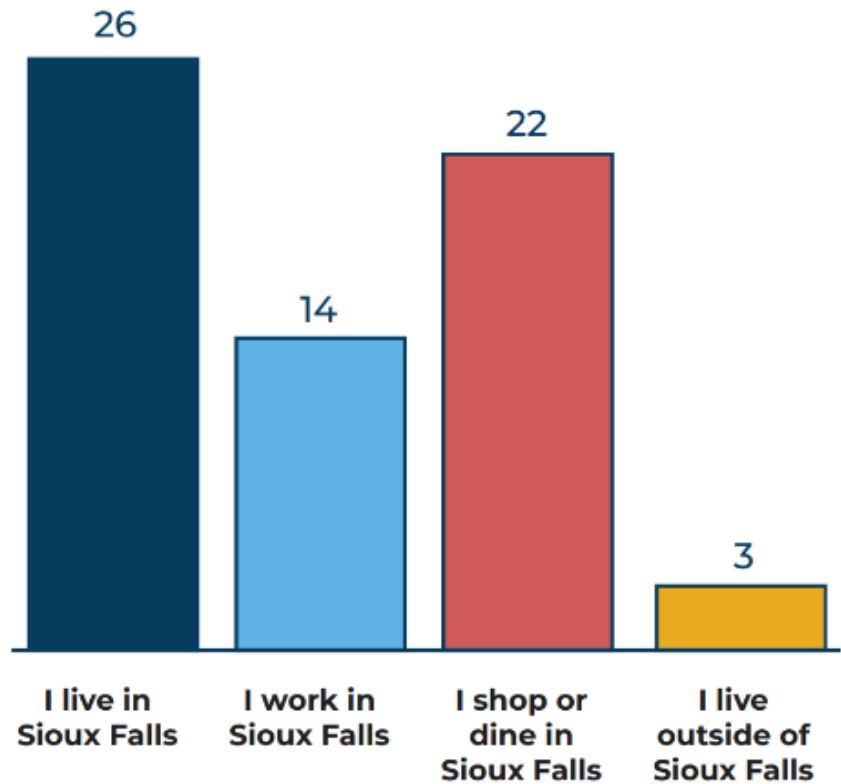


FIGURE 4 Tell Us About You Results - Community Listening Sessions

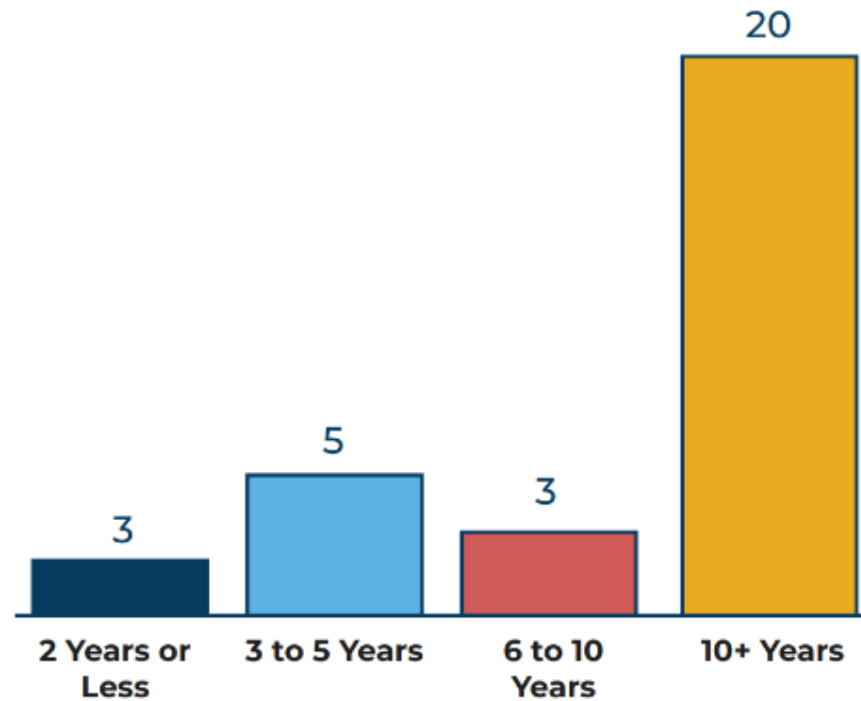


FIGURE 5 How Long Have You Lived in the Sioux Falls Area Results - Community Listening Sessions

Community Listening Sessions

Community Listening Sessions

Write-In Boards | One Word to Describe Sioux Falls today...

Welcoming

Successful

Potential

Awesome

Exploding

Close-minded

Relatively safe...
until midnight!

Big Small-Town
Atmosphere

Family-Friendly

Confused

Community Listening Sessions

Community Listening Sessions

Write-In Boards | One Word to Describe Sioux Falls today...

We need less
multi-family

Too much
growth

Exploding
too fast

Growing
too fast

Lagging

Community Listening Sessions

Community Listening Sessions

Write-In Boards | What is missing in Sioux Falls that would make life better...

Management of homeless

Funding for local artists

Decent Roads

Less Farmland Losses

More citizen efficacy

Lack of shared "third spaces"

Walk and bikeability

Walkability

Arts & culture grants

Management of homeless

"Missing Middle" Housing

Housing for everyone!

Community Listening Sessions

Community Listening Sessions

Write-In Boards | What is missing in Sioux Falls that would make life better...

Getting across town on 26th St

Incremental Development

Pool east of Vet Hwy

West side connections

Walkable neighborhoods with amenities like groceries.

Trader Joe's

"Missing Middle" Housing

Close-minded

Openness to other ideas

Parking Downtown

Community Listening Sessions

Community Listening Sessions

Strengths | Weaknesses | Opportunities | Threats (SWOT) Analysis

Strengths

- The Washington Pavilion
- Good music scene
- Philanthropic Community
- Something for everyone with a small-town feel
- Community engagements
- Non-profit organizations
- Universities / tech schools
- On-Demand transit
- Senior Centers
- Trails
- Big Sioux River
- Libraries
- Clean air
- Diversity (worldwide)
- Low unemployment
- Parks
- Neighborhood schools (k-12)
- Medical facilities
- Short commutes
- Safe
- Strong community growth
- Positive economic indicators
- Access to the arts
- Parks + greenspaces
- Short travel times
- Access to lawmakers
- Great youth spaces - recreation
- Bike trails
- Public schools
- Neighborhoods
- Medical professionals
- Restaurants + food trucks
- National retailers
- Downtown
- Dog parks
- Centralized Midwest location
- Consistent growth
- Economic stability
- Entrepreneur friendly
- Universities + tech schools
- Internet accessibility (fiber)

Community Listening Sessions

Community Listening Sessions

Strengths | Weaknesses | Opportunities | Threats (SWOT) Analysis

Weaknesses

- Road Maintenance
- Lack of Mental Health Resources
- Food Desserts
- Missing Middle Housing
- Road Designed for Vehicle Flow
- Absence of infill development
- Reuse of existing facilities
- Plan follow-through
- Long-term infrastructure maintenance cost
- Sustainability challenges
- Low Paid Teachers (state-wide)
- Walkability and Connectivity
- Lack of services in newly developed areas
- Lack of public park/open space
- Lack of direct flights at airport
- Transit - car central city, lack of bus locations
- Lack of family-oriented entertainment
- High Cost of Family Activities
- Acceptance of diversity
- Homeless Population
- Affordable Housing
- Bus System
- Less Downtown Parking Ticket Prices
- Moving Convention Center
- Transport routes across town
- Too much multi-family apartments
- Traffic and density
- Lack of leadership follow through
- Cost of living - unaffordable housing
- Low incomes
- Labor shortage
- Unsafe bike infrastructure to trails
- Car-centric city - pedestrian safety
- Cost of youth activities
- Low diversity integration

Community Listening Sessions

Community Listening Sessions

Strengths | Weaknesses | Opportunities | Threats (SWOT) Analysis

Opportunities

- Younger population under-served
- Cross-collaboration between city and promoting organizations
- Immigrant/refugee population
- Rail lines - passenger or rail-to-trails
- Shape 2050 Plan Implementation + Updates
- Infill development
- Vacant homes/lots
- Room for growth/learn from other communities
- Tourism/local art - River District
- City support of art and history
- Emerging tech environment
- City managed waste/recycling services
- Population growth
- Climate resilience
- River recreation
- Use of interstate crossroads
- Tourism marketing
- Accessibility + inclusivity (universal design)
- University + college grads - keep them local
- Room for community college / trades
- Passenger rail cars
- Indoor recreation (track)
- Citizen collaboration
- More integration of the arts
- Airport expansion

Community Listening Sessions

Community Listening Sessions

Strengths | Weaknesses | Opportunities | Threats (SWOT) Analysis

Threats

- Fear for the future
- Response / fix to crime
- Pros/cons of growth
- Weather severity
- Limits of city resources
- Lack of diverse funding sources
- Water quality
- Lack of good transit
- State government representation
- Lack of community connectedness
- Development density
- Trafficking
- Substance abuse
- Flooding (Weather Severity)
- Crime
- City budget sustainability
- Infrastructure return on investment
- Not just the shiny projects
- Apathy for positive change
- Sprawl
- Amenity support for existing and growing population
- Brain drain - loss of educated population to other regions.
- Food insecurity + food deserts
- Financial needs for seniors
- Smithfield - environmental + social impact

Community Listening Sessions

How do we take advantage of these Strengths?

- Add new connecting trails
- Support “Missing Middle” housing
- Consider pre-approved dwelling plans
- Utilize river clean-up policies
- Establish a lending agency
- Practice river flow management
- Enhance safe routes
- Bike trail connectivity + safe routes
- Support public transit investment
- Establish core principles
- Preserve local farmland
- Encourage infill development + density
- Balance growth of law enforcement
- Better street design for pedestrians
- Updates to engineering design standards
- Encourage shared-use parking

How can this plan address these Weaknesses?

- Promote walkability + transit
- Affordable housing for single-family
- Tiny houses + accessory dwelling units
- Integrate retail/commercial into older neighborhoods
- Investment into small improvements
- Quality park amenities and products
- Create density hubs - planned unit developments (PUDs) + variances for smaller housing developments
- Promote and invest in public transit
- Expand wayfinding signage

Community Listening Sessions

Community Listening Sessions

Dot Voting Board | Emerging Trends

Top Trends



1.

Conservation +
Resiliency

2.



Housing

3.



Transportation

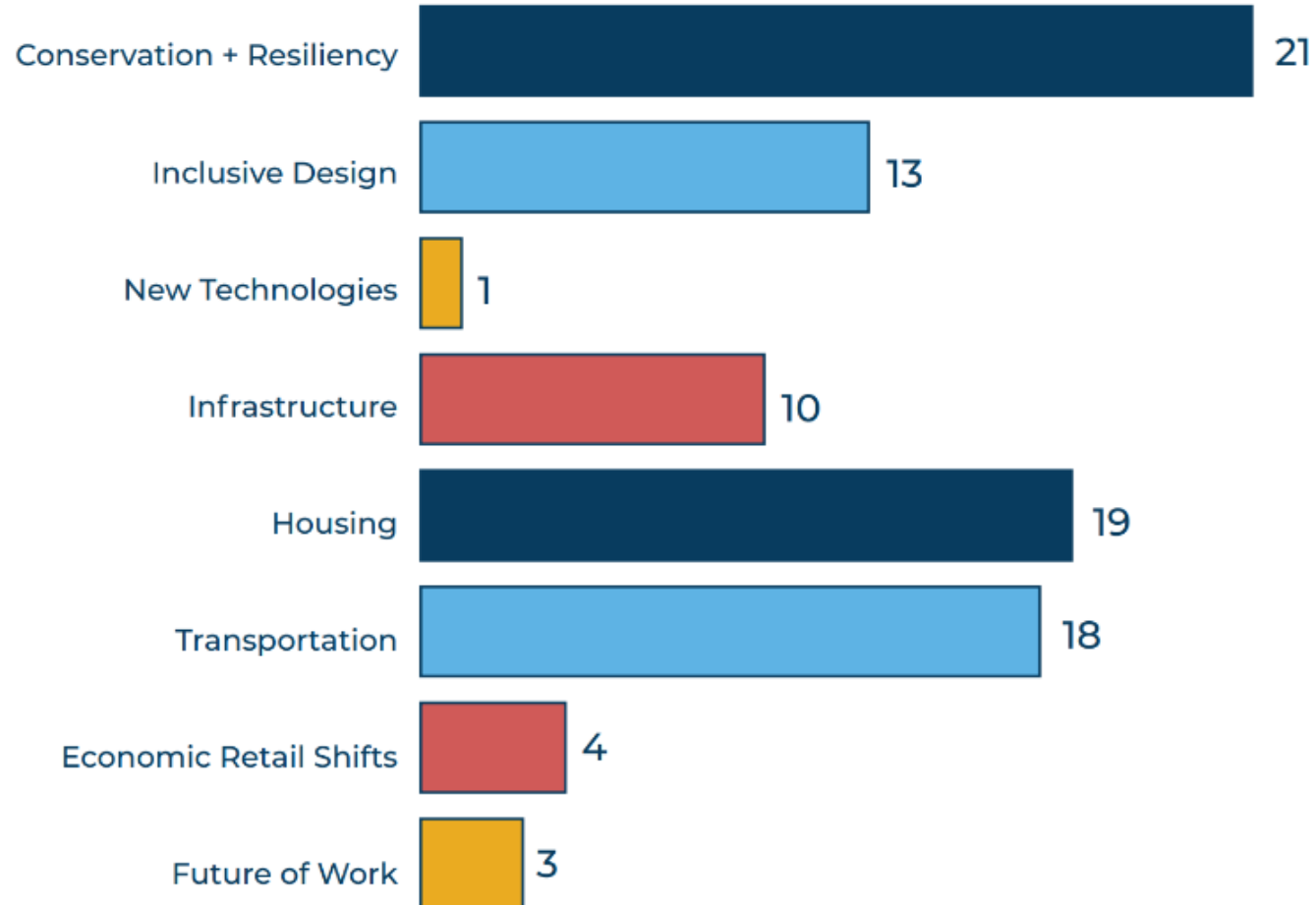


FIGURE 6 Emerging Trends Voting Results Summary - Community Listening Sessions



Stakeholder Interviews + Focus Groups



Stakeholder Interviews + Focus Groups

Stakeholder Interviews + Focus Group Meetings

Stakeholder Groups/Organizations

- Focus Group Meetings (13 meetings)
- Stakeholder Interviews (18 held, 3 more scheduled)

Stakeholder Interviews + Focus Groups

Stakeholder Interviews + Focus Group Meetings

- **Arts, Culture, and Downtown** - *Sioux Falls Arts Commission, Washington Pavilion, Sioux Falls Arts Commission, DTSF*
- **Higher Education** - *South Dakota State University, University of South Dakota, Augustana, Southeast Technical College*
- **Transportation** - *Airport Authority, Freight Rail, South Dakota Trucking*
- **Housing** - *Affordable Housing Solutions, SF Housing, Habitat for Humanity, SDMFA*
- **Economic Development** - *Experience Sioux Falls, Young Professionals, Chamber, Start-Up Sioux Falls, Sioux Falls Development Foundation, South Dakota Retailers Association*
- **General Non-Profit** - *Dakota Abilities, Lifescape, Volunteers of America - Dakotas*
- **Active Transportation and Transit** - *American Heart Association, Sioux Area Metro (SAM), Via Transportation*
- **Utilities** - *MidAmerican Energy, East River Electric Power Cooperative, Magellan Pipeline Co/OneOK, Northwestern Energy, Sioux Valley Energy*
- **Homelessness** - *Sioux Falls Thrive, Southeastern Directions for Life, Union Gospel Mission, Bishop Dudley Hospitality House, The Banquet*
- **Natural Resources** - *Friends of the Big Sioux River*
- **K-12 Education** - *Brandon, SF Catholic Schools, West Central, Canton, Sioux Falls Lutheran School, Tea, Tri-Valley Schools*
- **Water Districts** - *Lincoln County Rural Water, Minnehaha Community Water, Lewis & Clark Regional Water, Lincoln County Rural Water*
- **Healthcare** - *Avera, Community Health Workers, Sanford*
- **Development Community** – *local developers, local realtors, Realtors Association of the Sioux Empire, construction companies, Associated General Contractors of SD*
- **Local Government and Planning** – *City of Tea, Sioux Falls Planning Commission, SECOG, City of Brandon, City of Hartford, Lincoln County*

Stakeholder Interviews + Focus Groups



Stakeholder Interviews + Focus Group Meetings

Strengths | Weaknesses | Opportunities | Threats (SWOT) Analysis

Strengths

- **Downtown core is strong** – there are more opportunities to improve Downtown, but it is a highlight of the Sioux Falls community.
- **Growth** – Sioux Falls has grown significantly in the past few decades and has handled this very well.
- **Hospitals and universities** are stabilizing forces for neighborhoods and the community overall.
- **Excellent bike path system** – though some believe it is purely recreational as opposed to commuter friendly.
- Sioux Falls has enough growth momentum that it can **be more selective with new development** – make sure we are getting what we want, where we want it.
- Sioux Falls is **very family oriented**, which creates high demand for certain amenities and space like recreation.
- Recent **investment in transit**, specifically the contract with Via, has expanded micro and on-demand transit options in Sioux Falls.
- **USD Discovery District** is a great opportunity and should be expanded to grow into a larger university campus.
- The new, **high-end housing** being developed within the City is helping with employee recruitment.
- City is **great to work with** and very well planned.

Stakeholder Interviews + Focus Groups

Stakeholder Interviews + Focus Group Meetings

Strengths | Weaknesses | Opportunities | Threats (SWOT) Analysis

Weaknesses

- **Plat fees, impact fees, and raw land prices** drive up the price of housing – exacerbating affordability issues in the region.
- **Infill housing** faces many challenges including high costs and issues with moving homes.
- There were **mixed views** on how to fund or promote **affordable housing** but most agreed that this is a major issue in the community and region.
- **Difficult to rehabilitate a house** located in a historic district and may need a program to help.
- Needs a plan to **work with counties and landowners** being annexed to limit islands and other **leapfrog development** types.
- City needs to focus on **infill opportunities**.
- Sioux Falls should **not just grow** for the sake of it.
- **Co-location of social services** is problematic – should be more spread out. This is impacting the Downtown’s ability to grow.
- Need **more sanitary sewer extensions** to open up more land for development in every direction.
- Need to push **vertical development**, density, and infill development due to cost of infrastructure expansion.
- Concern with **homelessness and crime**.
- **Workforce availability** is an issue and may be tied to **housing**.

Stakeholder Interviews + Focus Groups



Stakeholder Interviews + Focus Group Meetings

Strengths | Weaknesses | Opportunities | Threats (SWOT) Analysis

Opportunities

- Encourage/allow for more **flexibility on infill lots** help promote affordable housing.
- Focus **industrial growth** in northeast Sioux Falls.
- Smithfield Relocation - frequently mentioned.
- Be a leader in transportation planning, including a new long-range transportation or Vision Zero plan.
- Promote / allow for **Accessory Dwelling Units**.
- Reevaluate **subdivision standards and plat fees**.
- Need **subcontractor/trade job training**.
- Promote more **spacious senior housing options**
- Focus on **Cliff and Minnesota Avenue corridors**
- Encourage more creative and unique alternatives for housing development and not just focus on a suburban mindset to growth.
- Preserve **major corridor corners** for retail, no storage buildings on hard corners.
- **Tiny home community** to help transition the homeless population in Sioux Falls.
- Need to **increase density** in the core.
- Support **neighborhood maintenance assistance** programs, especially near the Downtown.
- Walkability and safe streets for all is important.
- Consider a short-term rental ordinance that protects housing stock and the economic interests.

Stakeholder Interviews + Focus Groups

Stakeholder Interviews + Focus Group Meetings

Strengths | Weaknesses | Opportunities | Threats (SWOT) Analysis

Threats

- **Affordable housing** is a huge concern. The City needs to track rules, regulations, and standards that will continue to push up the cost of housing.
- Multi-family housing is producing a lot of **kids from low-income households**.
- Sioux Falls gained a lot of population during Covid, but there is some **concern that people may leave due to lack of jobs, weather, etc.**
- **Short-Term Rentals** – some believe this is a major threat to affordable housing and should be more strictly regulated and/or prohibited.
- New landlords are **raising rates and pricing out current tenants** – especially Downtown service workers.
- Lack of **housing and affordability** will be the thing that could slow growth in Sioux Falls.
- Sioux Falls is at risk of creating a **north/south/east/west divide** – at 10th street generally.
- Not a lot of **creativity in our development community** on new housing types and layouts.
- Need to get residents to vote **in municipal elections** / more civic engagement

Stakeholder Interviews + Focus Groups

Stakeholder Interviews + Focus Group Meetings

Arts, Culture, and Downtown

- Arts and Culture Master Plan.
- Public engagement in design process.
- Public art and activated public spaces.
- Neighborhood commercial (ex. The Perch).
- Walkable neighborhoods.
- Funding gap for arts and culture.

Higher Education

- Students need transportation – especially international students.
- Housing is always an issue – universities open to infill opportunities.
- Daycare costs for students high.
- Increasing non-English speaking student body.
- Fewer Sioux Falls high school grads attending college – need jobs to support student body.
- Economic development-higher education need to work together.

Stakeholder Interviews + Focus Groups

Stakeholder Interviews + Focus Group Meetings

General Transportation

- Supply for aggregate important.
- Need a new quarry location.
- Airport growing to match population growth.
- Traffic bottlenecks exist in town.
- New regional aviation facility needed beyond Tea's airport.
- Road design to accommodate larger vehicles and dealing with salt/brine ruining infrastructure.

Housing

- Difficult to get infrastructure to new areas.
- Raw land prices are very high.
- Long waitlist for affordable housing units.
- Multi-family will be needed to fill gaps.
- More density needed, including smaller lots and ADUs.
- Multi-family property taxes in the City are high.

Stakeholder Interviews + Focus Groups

Stakeholder Interviews + Focus Group Meetings

Economic Development

- Downtown investment and development has been positive.
- Neighborhood retail needed.
- Great restaurant scene.

General Non-Profits

- Growth in demand for services.
- Non-profit services can be an economic development tool.
- Workforce constraints due to housing costs.

Active Transportation + Mobility

- Bike/Ped access is good but mostly recreational.
- Consider a Safe Streets for All or Vision Zero Plan.
- Low-income neighborhoods have limited access to healthy food or groceries.

Utilities

- Good communication on new projects.
- Leapfrog development is challenging.
- Preserve adequate right-of-way.
- Question data centers as a viable use.

Stakeholder Interviews + Focus Groups

Stakeholder Interviews + Focus Group Meetings

Homelessness

- SF serves four (4) states and 15 different languages.
- Over 1,000 shelter residents, including 47 families.
- Landlord abuse happening for low-income residents.
- Young adults facing homelessness.
- Strong need for low-income housing and supportive housing.

Natural Resources

- Big Sioux River clean-up needed.
- Growing interest in water quality/protection.
- Waterfront investment helps the cause.

K-12 Education

- City is a good partner for the school districts.
- Interest in more shared-use park sites.
- Apartments generating more students now.
- Safe Routes to School important.

Stakeholder Interviews + Focus Groups

Stakeholder Interviews + Focus Group Meetings

Water Districts

- Lewis and Clark wholesale provider for most of the region.
- L&C can expand to 60 million gallons per day by 2030-2031.
- Minnehaha Water gets water from Big Sioux aquifer and is maxed out of water use rights.
- Lincoln County Rural Water follows a 2008 settlement that covers much of southern growth areas for SF, Tea, and Harrisburg.
- Rural Minnehaha water does not have a heavy water supplier potential.

Community Health Workers

- Community Health Worker (CHW) is a new type of healthcare professional designed to improve community health and expand access to treatment.
- Transitional housing needed.
- Growing immigrant and diverse populations.
- Slum lords growing issue.
- Food deserts.
- Daycare growing demand.



Pop-Up Event Booths



Pop-Up Event Booths



Pop-Up Event Booths

Public Events with Pop-Up Booths

- National Night Out / August 6, 2024
 - Riverfest / August 17, 2024
 - Falls Park Farmers Market / August 24, 2024
 - Levitt Concert / August 30, 2024
 - Lake Lorraine Farmers Market / September 5, 2024
 - Levitt Concert / September 7, 2024
 - Touch A Truck / September 20, 2024
 - Our Team Meeting / September 24, 2024
- 

Pop-Up Event Booths

Pop-Up Event Booths

Write-In Boards

What are the most important emerging trends facing Sioux Falls?

1.



Housing

2.



Transportation
+ Mobility

3.



Conservation +
Resiliency

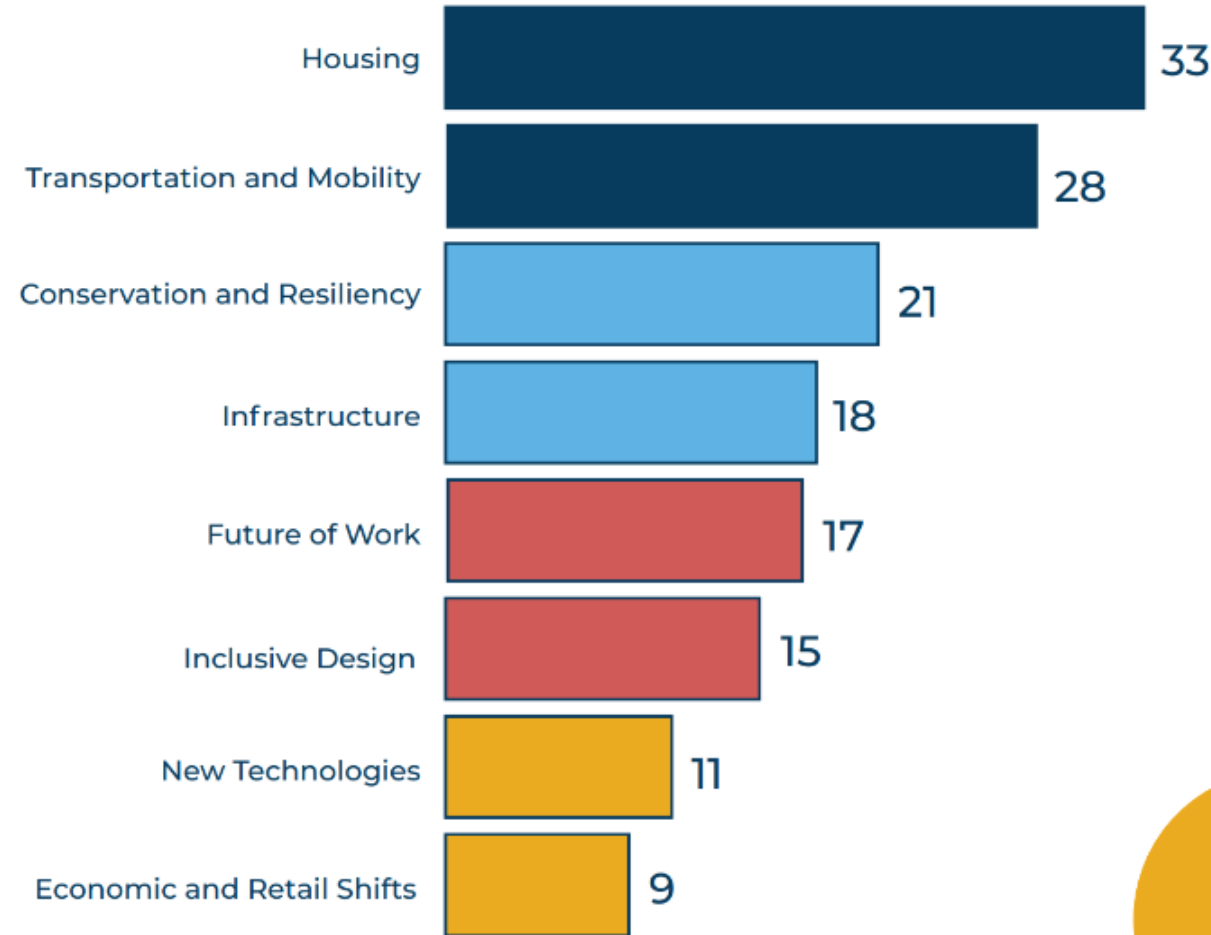


FIGURE 7 Emerging Trends Voting Results Summary - Pop-Up Events

Pop-Up Event Booths

Pop-Up Event Booths

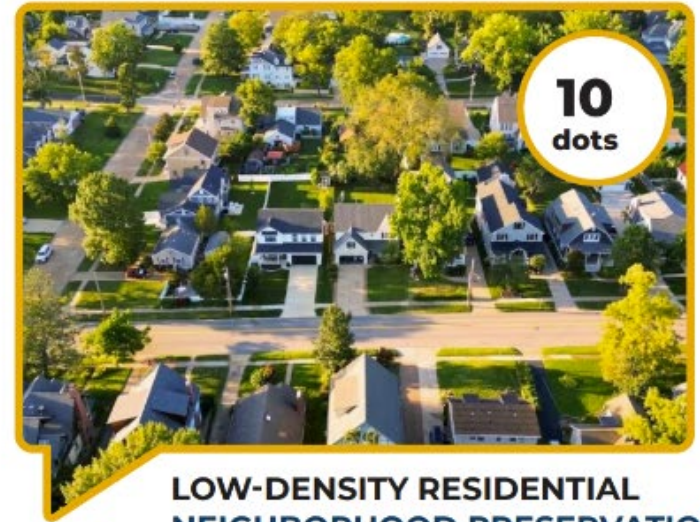
Write-In Boards

We will need an additional 78,000 residential units by the year 2050.

What types of housing should we build?



MEDIUM-DENSITY RESIDENTIAL ROW HOUSES



LOW-DENSITY RESIDENTIAL NEIGHBORHOOD PRESERVATION + INFILL



HIGH-DENSITY RESIDENTIAL MIXED-USE: RETAIL + RESIDENTIAL



LOW-DENSITY RESIDENTIAL COTTAGE COURT DEVELOPMENTS



Public Visioning Workshops



Public Visioning Workshops

Public Visioning Neighborhood Workshops

Overview

- Four (4) Public Visioning Neighborhood Works held in October 2024
 - October 28 at George McGovern Middle School
 - October 29 at Downtown Library
 - October 29 at Oak View Branch Library
 - October 30 at Ben Reifel Middle School

Intent

- To identify key issues, priorities, opportunities, and preferences that will guide the direction of the plan

Public Visioning Workshops

Public Visioning Neighborhood Workshops

Tell Us About Yourself Boards

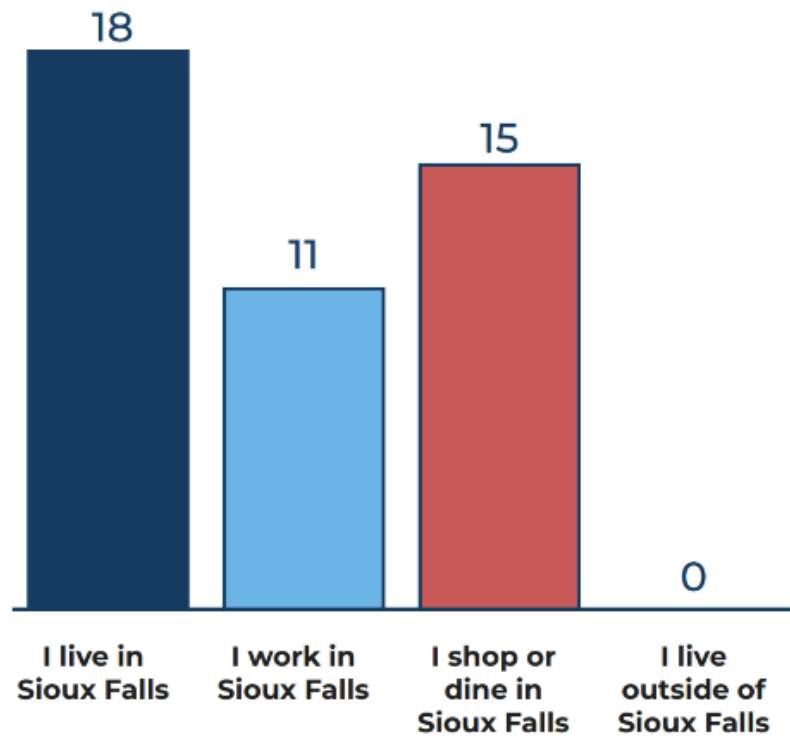


FIGURE 8 Tell Us About You Results - Public Visioning Neighborhood Workshops

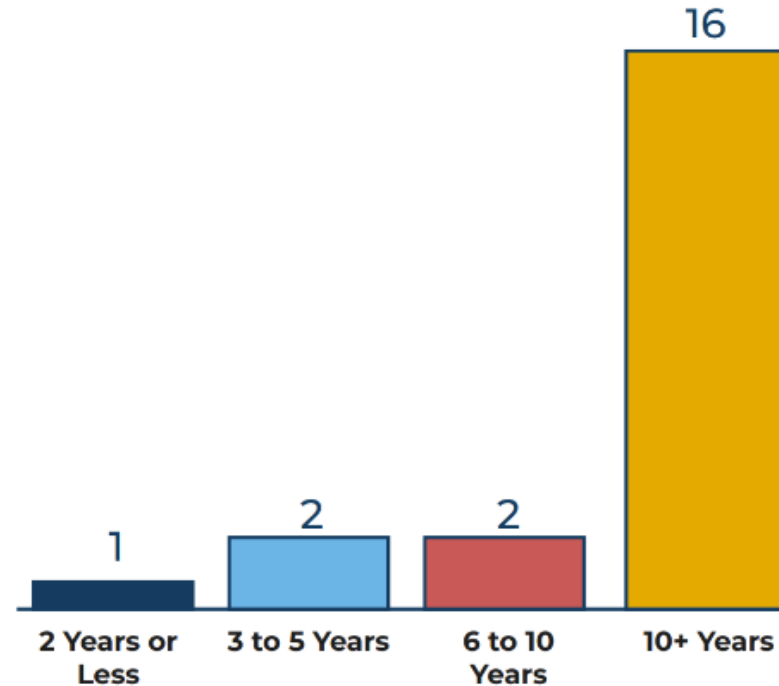


FIGURE 9 How Long Have You Lived in the Sioux Falls Area Results - Public Visioning Neighborhood Workshops

Public Visioning Workshops

Public Visioning Neighborhood Workshops

Postcard Exercise

SHAPE SIOUX FALLS 2050 COMPREHENSIVE DEVELOPMENT PLAN

PLACE
STAMP
HERE

Dear Friend/Family,
It's 2050 and you should visit me here in Sioux Falls because...

We got a train system downtown and there are restored prairies scattered throughout the city.

There's NO traffic. We have native trees + grasses for temperature regulation, and we have mixed-



use spaces and lots of small locally-owned shops and plenty to do. It is easy to get here because they built a light rail system.

SHAPE SIOUX FALLS 2050 COMPREHENSIVE DEVELOPMENT PLAN

PLACE
STAMP
HERE

Dear Friend/Family,
It's 2050 and you should visit me here in Sioux Falls because...

There are less freestanding signs. Our transit system covers 100% of the city. The built environment is filled with masonry and windows!



Public Visioning Workshops

Public Visioning Neighborhood Workshops

Write-In Board I What is your favorite thing about living/working in Sioux Falls?

City Government + Services

- The Fire Chief.
- Good Mayor!
- Well planned.
- Libraries.
- Clean and well maintained.
- Good schools.
- The wide variety of services, safe place, and bike trails.
- Small enough to get things done. Less bureaucracy.

Parks and Recreation

- Park system and green space.
- Outdoor activities.
- Trail system.
- Bike trail.
- Levitt / the River Greenway that showcases the waterfront.
- Open space, beauty, and cleanliness.
- Park system.

Public Visioning Workshops

Overall Sense of Community

- Neighborhoods.
- Small-town Feel.
- All four seasons.
- Friendly + safe community.
- Size.
- The Community.
- Great people!
- Clean and safe.
- Small big town.
- Small town feel with options.
- It's a big small town. Great atmosphere.
- Larger opportunities with a smaller town vibe.
- The people and can do attitude of the business community.
- Warm and open people that make it easy to join a community.
- Entrepreneurism and philanthropy.

Development + Amenities

- Downtown.
- Good variety of restaurant types.
- Downtown events and the Washington Pavilion.
- Small family owned restaurants
- Restaurants.
- Great hospitals.
- The quartzite.
- Good mix of chains and local businesses.
- Downtown and the Big Sioux River.
- Easy commute.
- Vibrant downtown!
- Mixing housing stock throughout the City.
- East Side Lutheran Church.
- Steel District.
- Easy commute.
- Progressive ideas and amenities.

What is your favorite thing about living/working in Sioux Falls?

Public Visioning Workshops

Visioning Questions

Related to new growth & redevelopment, what have been the **best trends** of the past 5 years in Sioux Falls? What did we get right? Provide examples.

- **Downtown** – vibrant, restaurants, hotels, redevelopment, mixed-use, Cherapa, Steel District.
- **Housing** – Mix of density, infill development, lower-income housing, historic homes restoration
- **Parks and Recreation** – new parks and rec, River Greenway development, skate park
- **Quality of Life Investments** – parks, law enforcement funding, art.
- **Public-Private Partnerships** - especially parks projects
- **Infrastructure Planning** - Water, wastewater, and stormwater master planning
- **Beautification** - Landscaping/trees with development, streetscaping.
- **Zoning Changes** – Midtown
- **Transportation** – Minnesota Avenue split, pedestrian safety

Public Visioning Workshops

Visioning Questions

Related to new growth & redevelopment, what have been the **worst trends** of the past 5 years in Sioux Falls? Provide examples.

- **Homelessness + Social Services** – centralization of social services, growth in homelessness
- **Crime + Nuisances** – nuisances become more visible
- **Land Use** – gas stations and convenience stores, storage units
- **Housing** – affordable housing, design standards needed for multi-family, too many apartments
- **Growth** – not enough density, traffic generation, lack of connectivity
- **Aesthetics** – excess signage, dilapidated structures, unattractive corridors, billboards
- **Costs** – inflation related to construction costs
- **Transportation** – traffic, public transit, private streets, cul-de-sacs, lack of pedestrian access

Public Visioning Workshops

Priority Ranking Boards | Highest Priorities by Topic

HOUSING + NEIGHBORHOODS



DECREASE HOUSING DENSITY AND
KEEP SINGLE-FAMILY ZONING IN
HISTORIC DISTRICTS*

** WRITE-IN PRIORITY*



ADDING MORE HOUSING AT A
WIDE RANGE OF PRICES.



CREATIVE SOLUTIONS TO HOUSING (ADUS,
TINY HOMES, NARROW LOTS, ETC.)

TRANSPORTATION SAFETY



MORE TRAILS AND SIDEWALKS
FOR PEDESTRIANS AND BIKES



SAFETY IMPROVEMENTS AT
INTERSECTIONS FOR ALL
MODES OF TRAVEL



MORE TRAFFIC CALMING
ELEMENTS

Public Visioning Workshops

Priority Ranking Boards | Highest Priorities by Topic

CONSERVATION + RESILIENCY



REDUCING URBAN SPRAWL



AGRICULTURE PRESERVATION

COMMERCIAL DEVELOPMENT



MORE SMALLER SCALE
COMMERCIAL IN
NEIGHBORHOODS



MORE MIXED-USE DEVELOPMENT

Public Visioning Workshops

Image Voting Boards | **Housing**

Highest Rated Images



ACCESSORY DWELLING UNITS



INFILL HOUSING



COTTAGE OR CLUSTER SUBDIVISION



Public Visioning Workshops

Image Voting Boards | **Commercial**

Highest Rated Images



**SMALLER-SCALE
NEIGHBORHOOD RETAIL**



**LARGE MIXED-USE
DEVELOPMENT**



**MID-SIZE
NEIGHBORHOOD RETAIL**

Public Visioning Workshops

Image Voting Boards | **Streetscaping** Highest Rated Images



SEPARATED BICYCLE LANES



IMPROVED CROSSWALKS



SHARED USE PATHS / TRAILS



Public Visioning Workshops

Image Voting Boards | **Natural Resources**

Highest Rated Images



**GREEN INFRASTRUCTURE
ON PUBLIC PROPERTY**



**USING NATIVE PLANTINGS IN
OPEN SPACE / PARKS**



TREE COVER EXPANSION

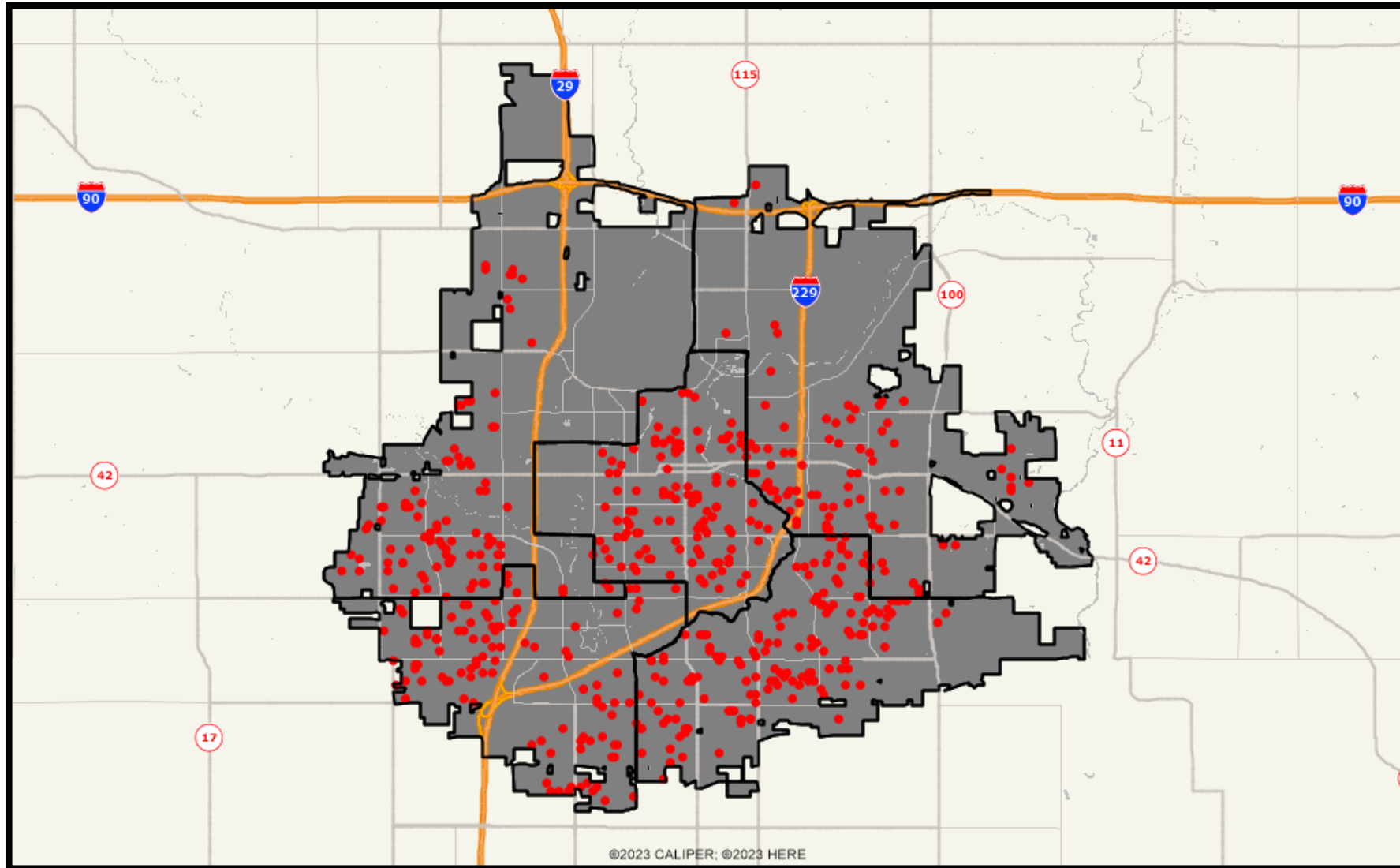


ETC Resident Survey



Location of Survey Respondents

(Boundaries by Council District)



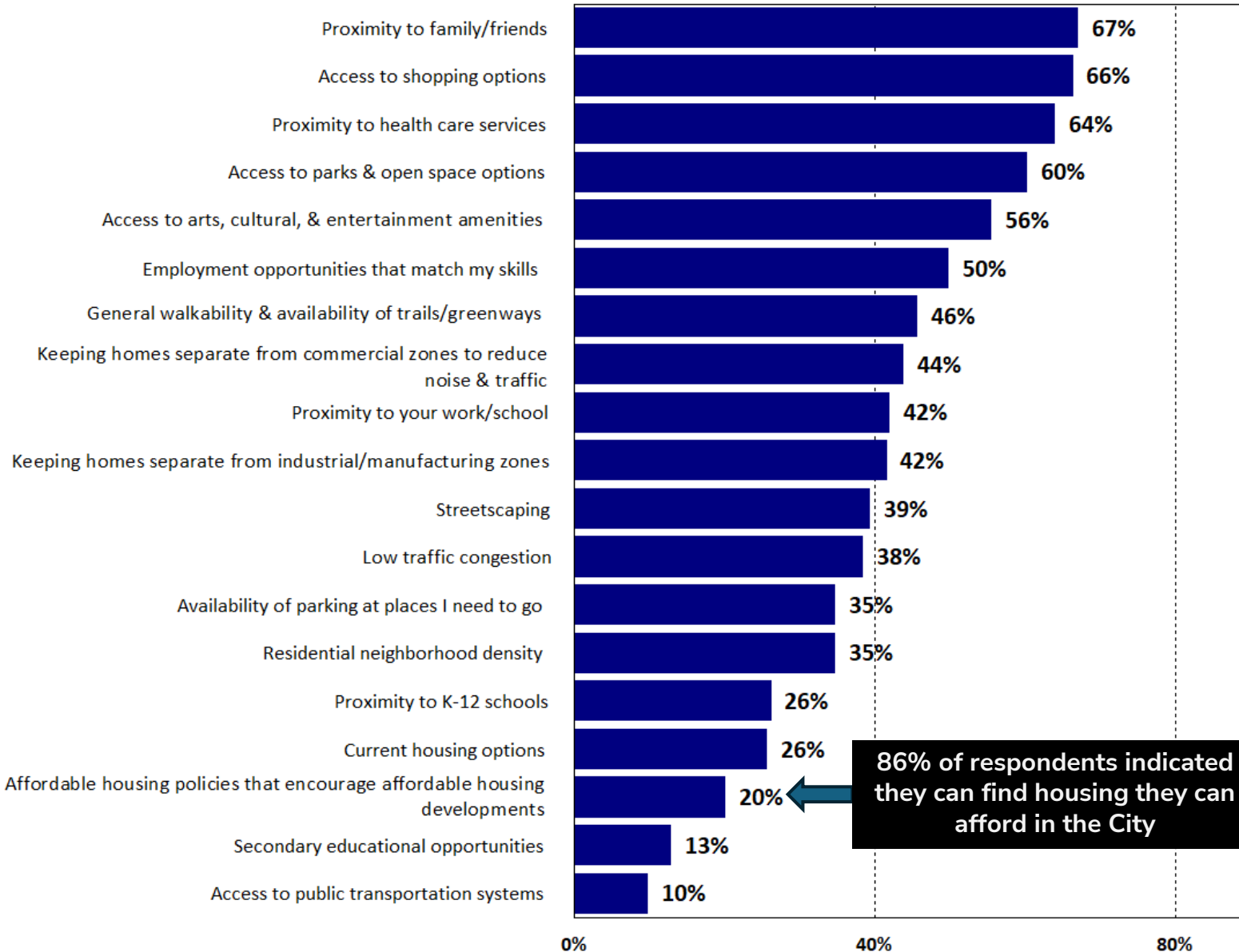
Perceptions

What Do Respondents Say About Priorities



Primary Reasons for Living in Sioux Falls

by percentage of respondents (multiple selections could be made)



Family/Friends, Healthcare, Parks/Open Space, Arts/Culture, and Shopping

The areas that were most selected as the primary reasons why respondents choose to live in Sioux Falls also have the largest impact on whether they will stay in the City over the next 5 years

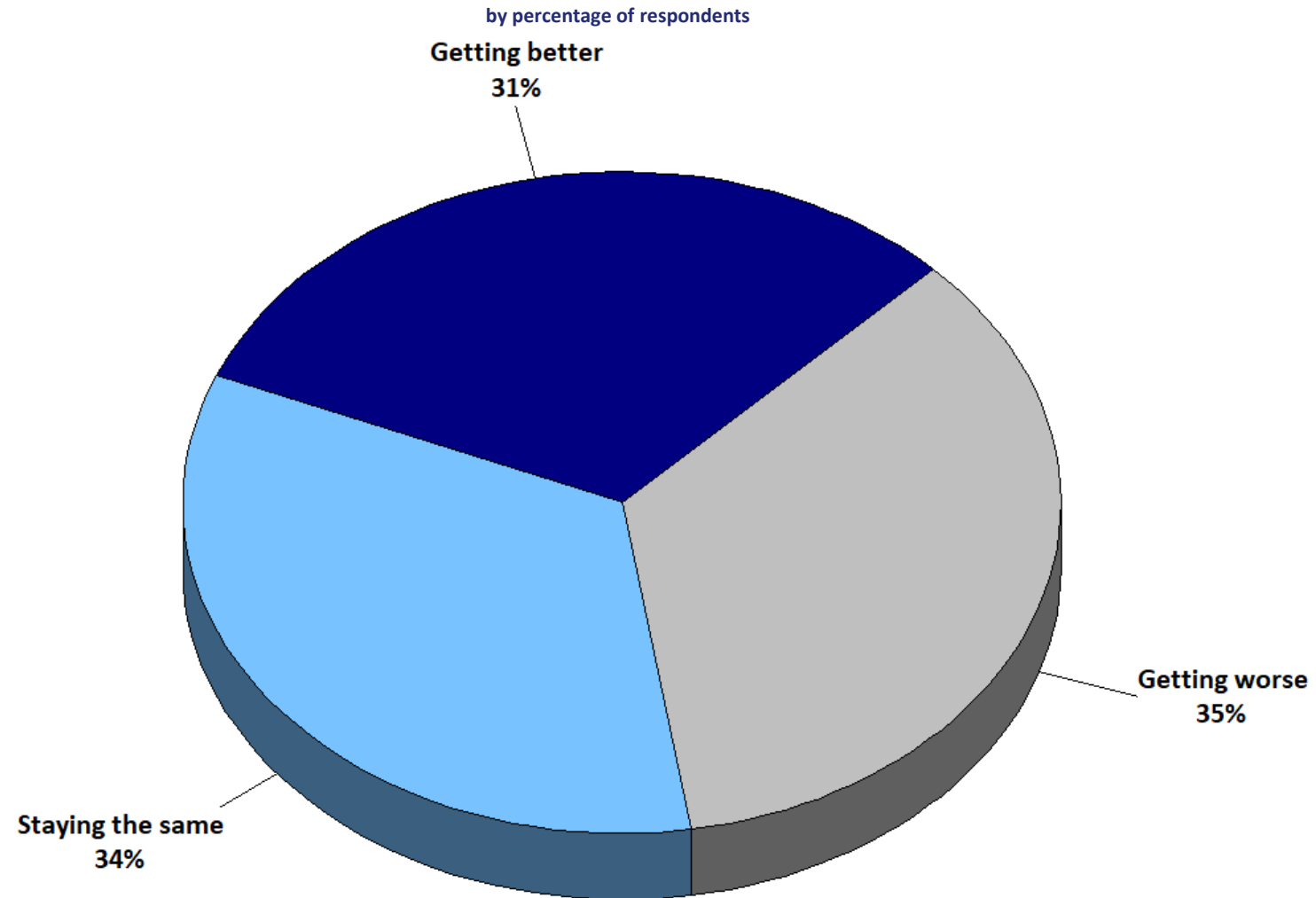
Access to public transportation, and secondary educational opportunities were selected least by respondents



Most Respondents Believe the Quality of Life in the City is Consistent

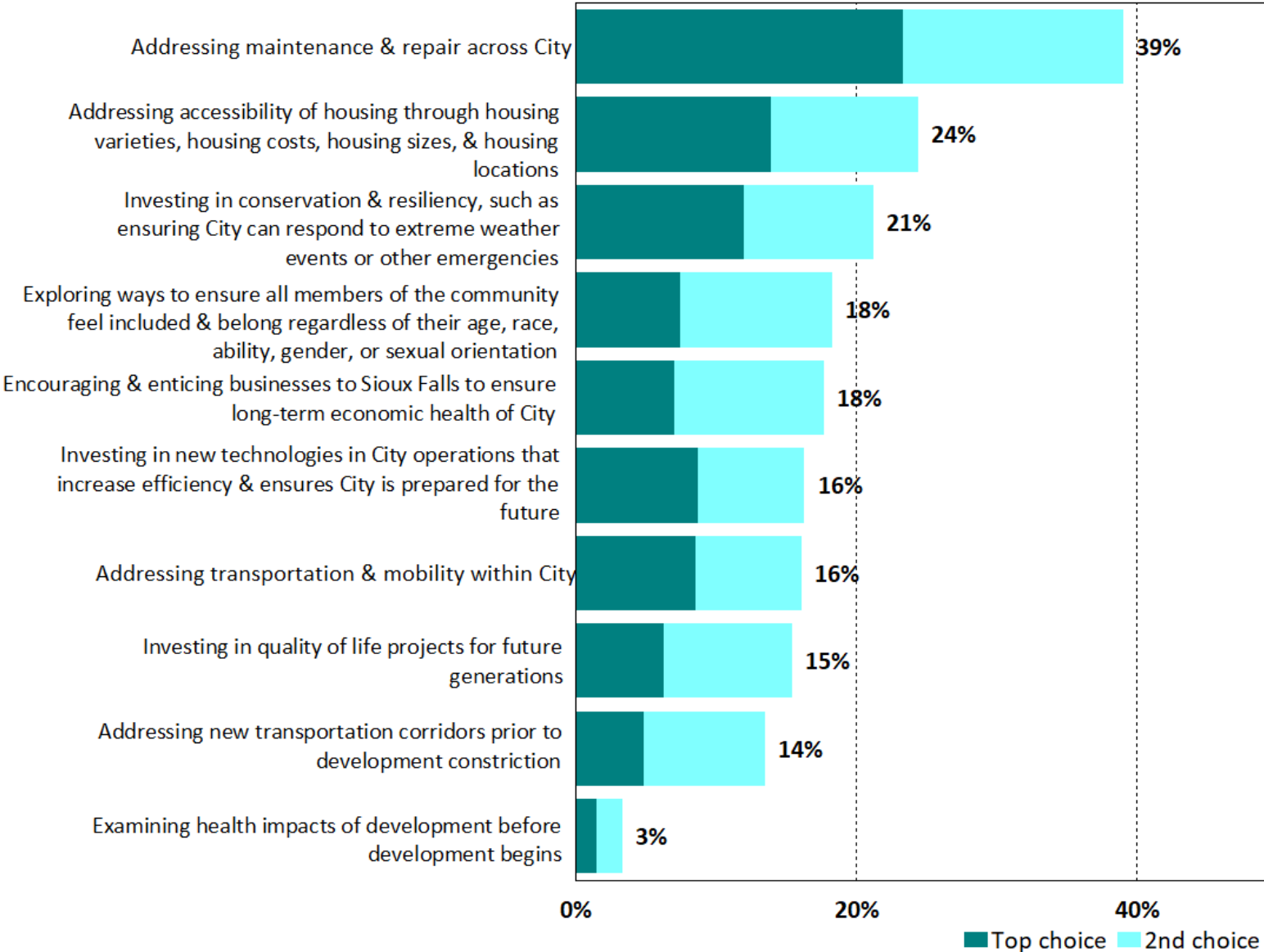
Most (94%) respondents indicated they think they will be living in Sioux Falls 5 years from now and 65% believe that the overall quality of life in the City is staying the same or getting better.

Do you think the overall quality of life in the City is getting better, staying the same, or getting worse?



As the City of Sioux Falls prepares for the future, which two areas should receive the most emphasis from City leaders?

by percentage of respondents who selected the items as one of their top two choices



Core Maintenance Activities Are of the Utmost Importance to Respondents

Addressing the accessibility of housing was selected by almost 1 in 4 respondents

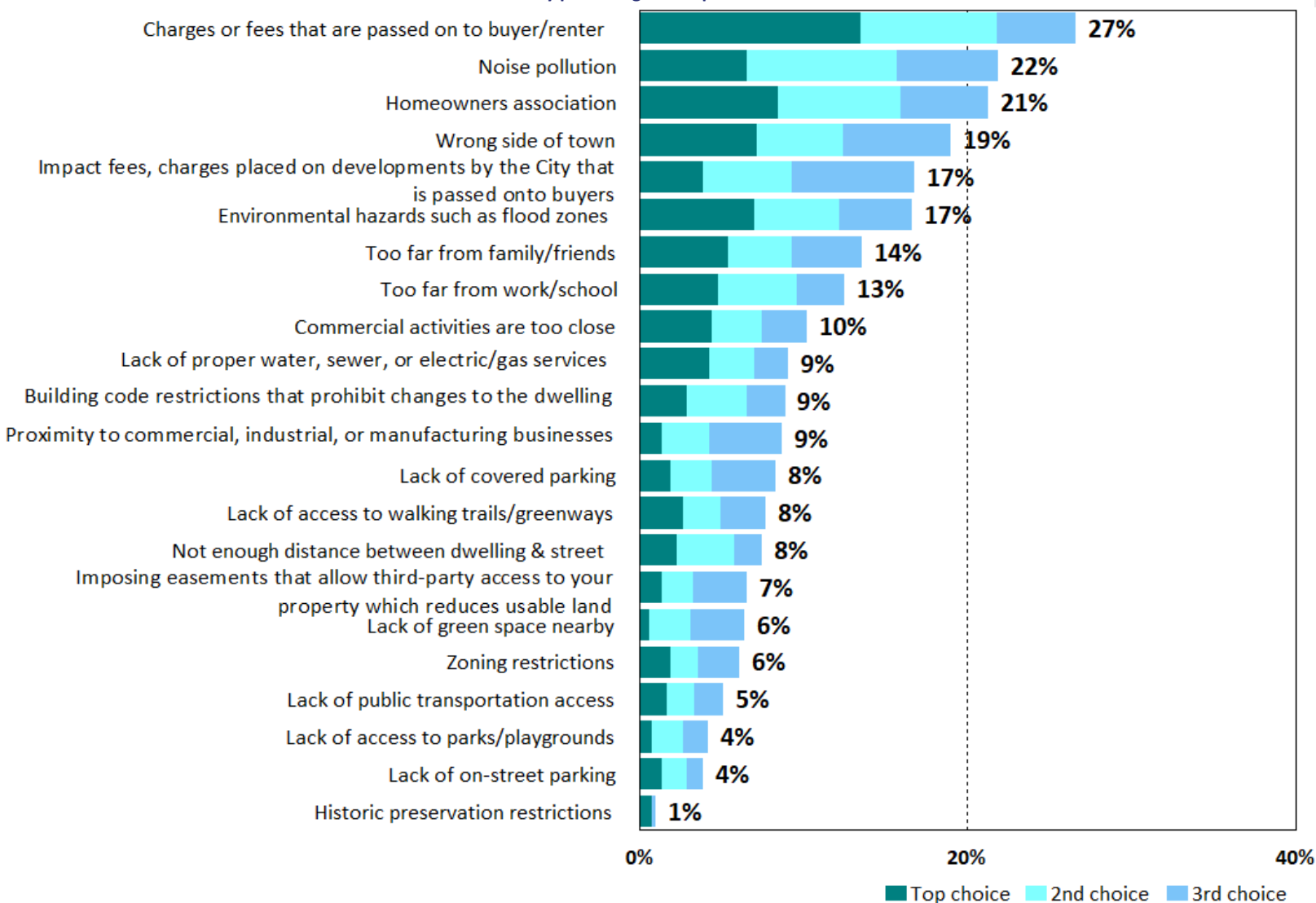
Residential Development

*Housing and Residential Development
Priorities*



If you were interested in purchasing or renting a new home, what would be your three biggest obstacles to purchasing or renting a home today?

by percentage of respondents

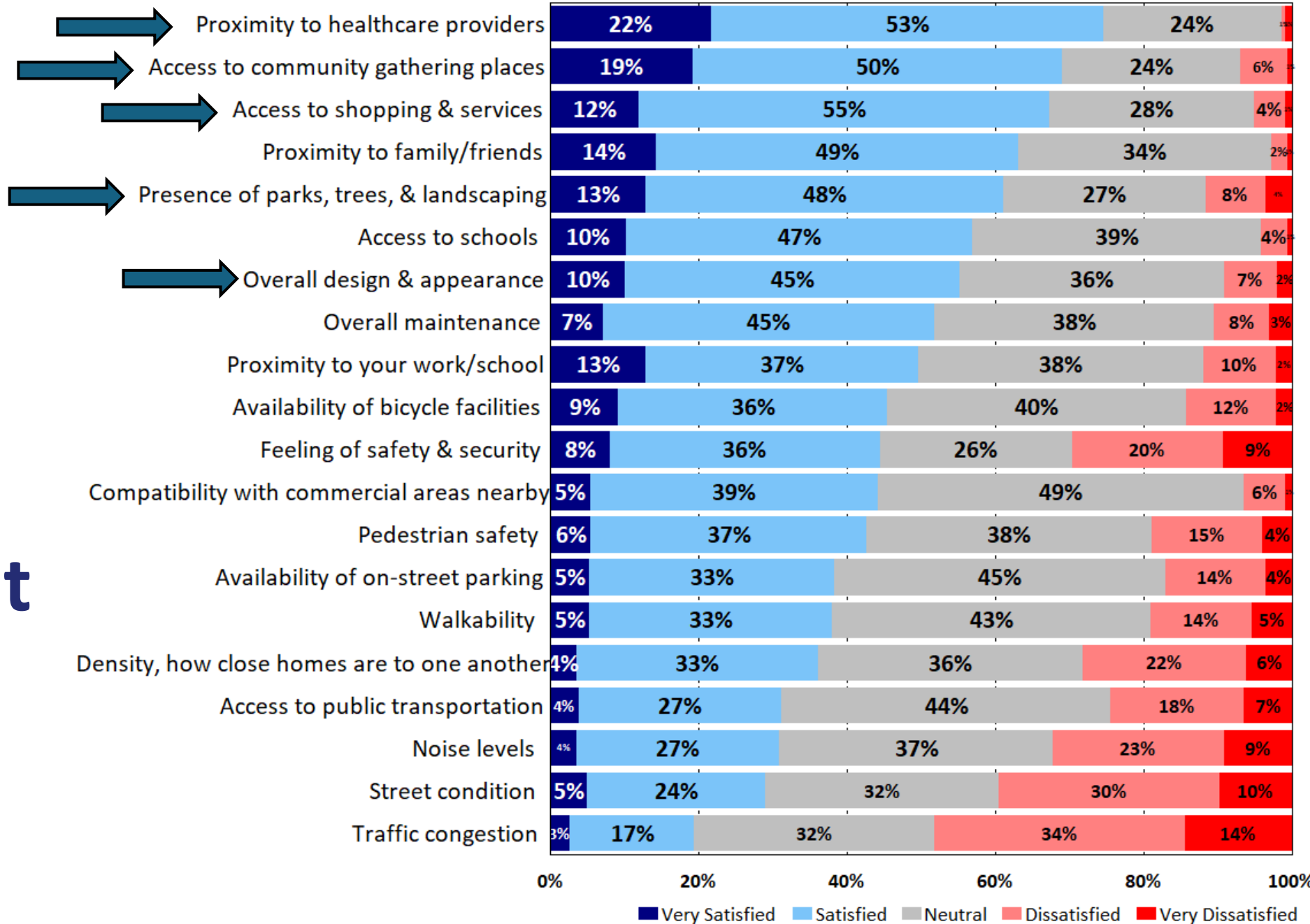


New Home Preference

When asked to indicate what home type respondents would be most interested in if in the market, 59% selected “single-family detached home,” 11% selected “twin home/duplex,” and 10% selected “condominium.” Only 1% of respondents selected manufactured home, modular home, or cooperative housing

Satisfaction with Residential Development

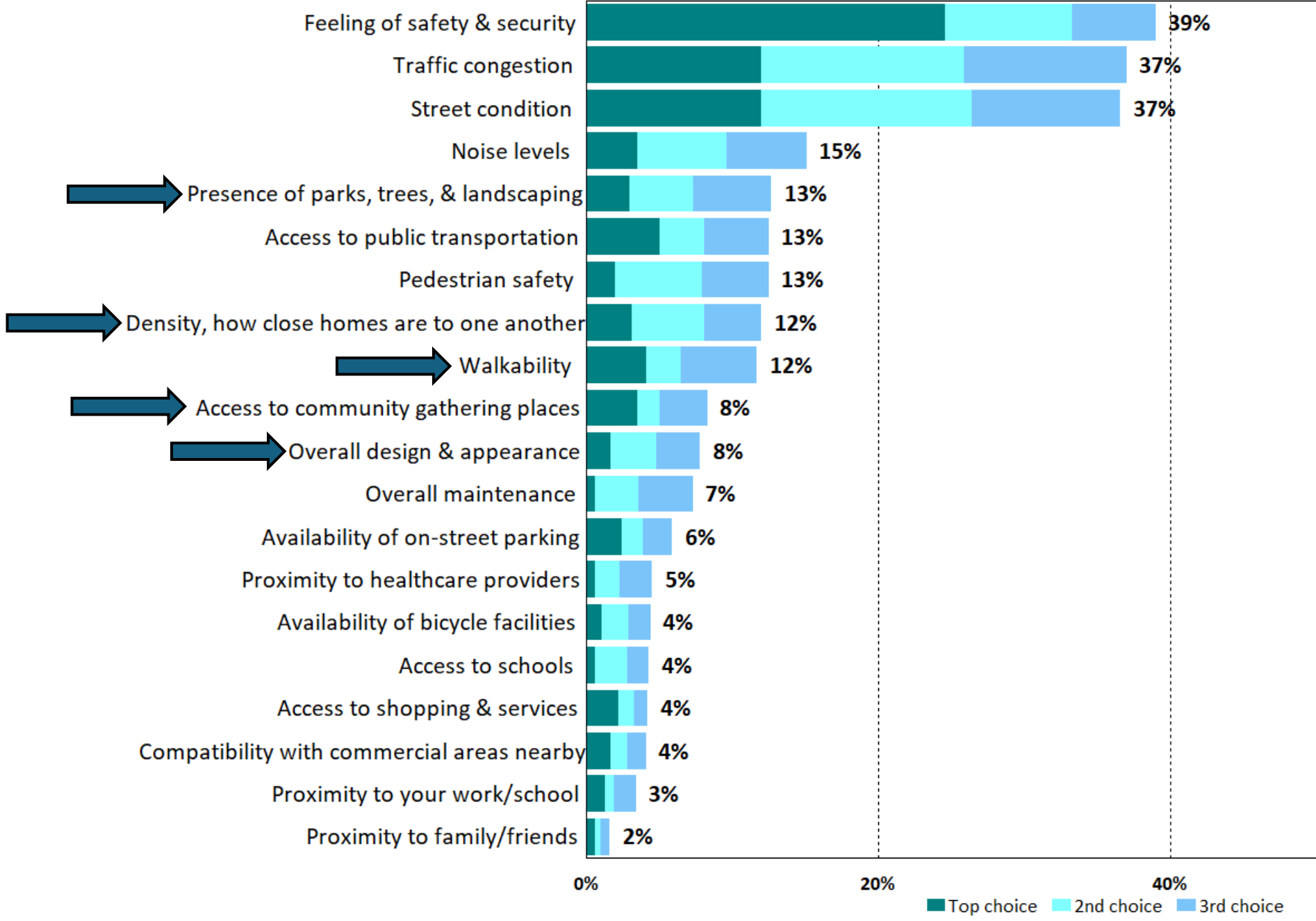
by percentage of respondents
(excluding don't know responses)



0% 20% 40% 60% 80% 100%
 Very Satisfied Satisfied Neutral Dissatisfied Very Dissatisfied

Items Respondents Think Should Receive the Most Emphasis Over Next 5 Years

by the sum percentage of respondents top three choices

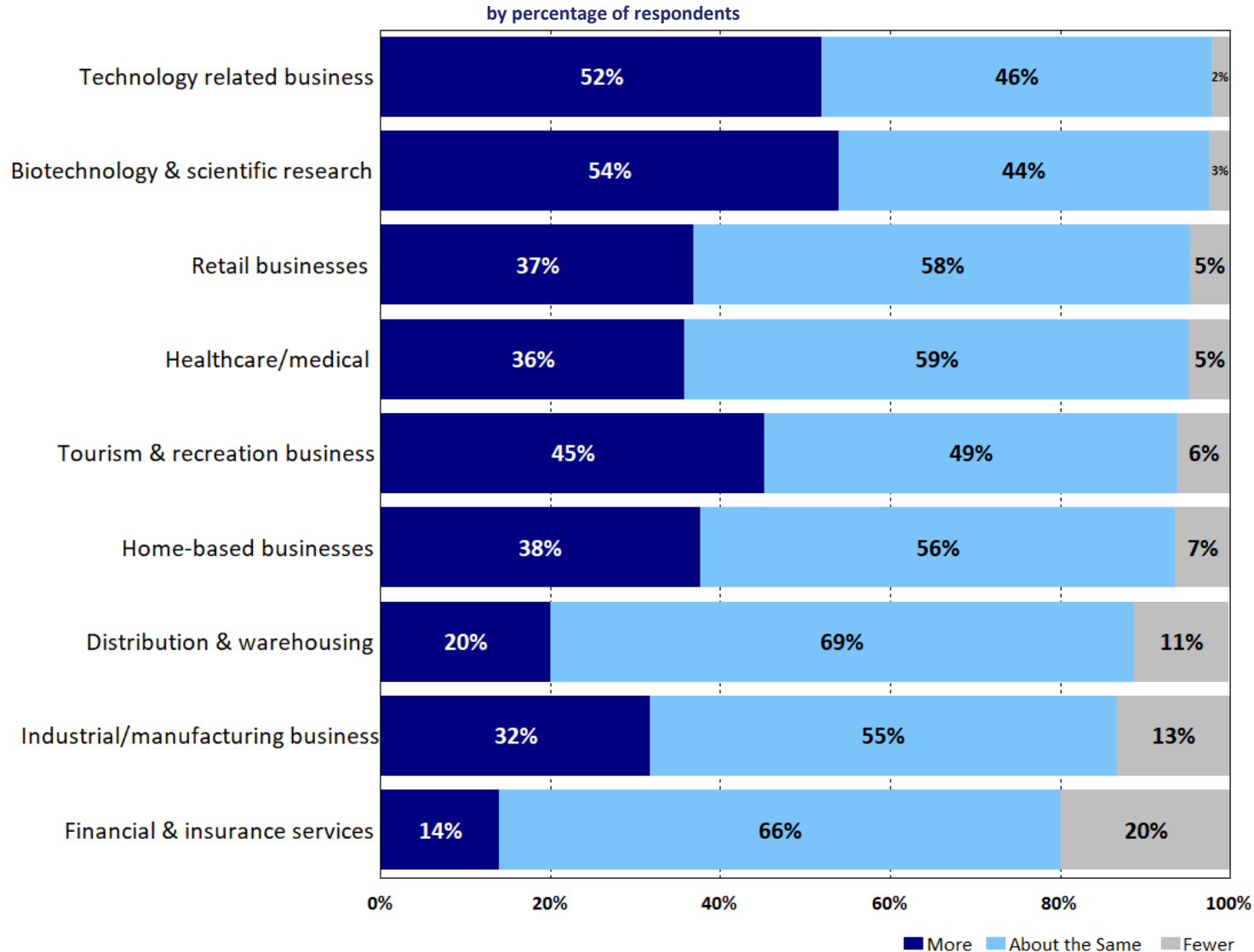




Commercial Development and Business Sectors

Commercial and Business Sector Priorities

When you think about the number and variety of businesses in Sioux Falls, would you like to see "More," "About the Same," or "Fewer" of the following types of businesses in Sioux Falls?



Support for Incentives

The following sectors were the most selected when respondents were asked to select the three sectors they would support the City offering incentives to:

Biotechnology & scientific research (38%)

Technology related business (38%)

Healthcare/medical (32%)

Tourism & recreation business (29%)

Retail businesses (28%)



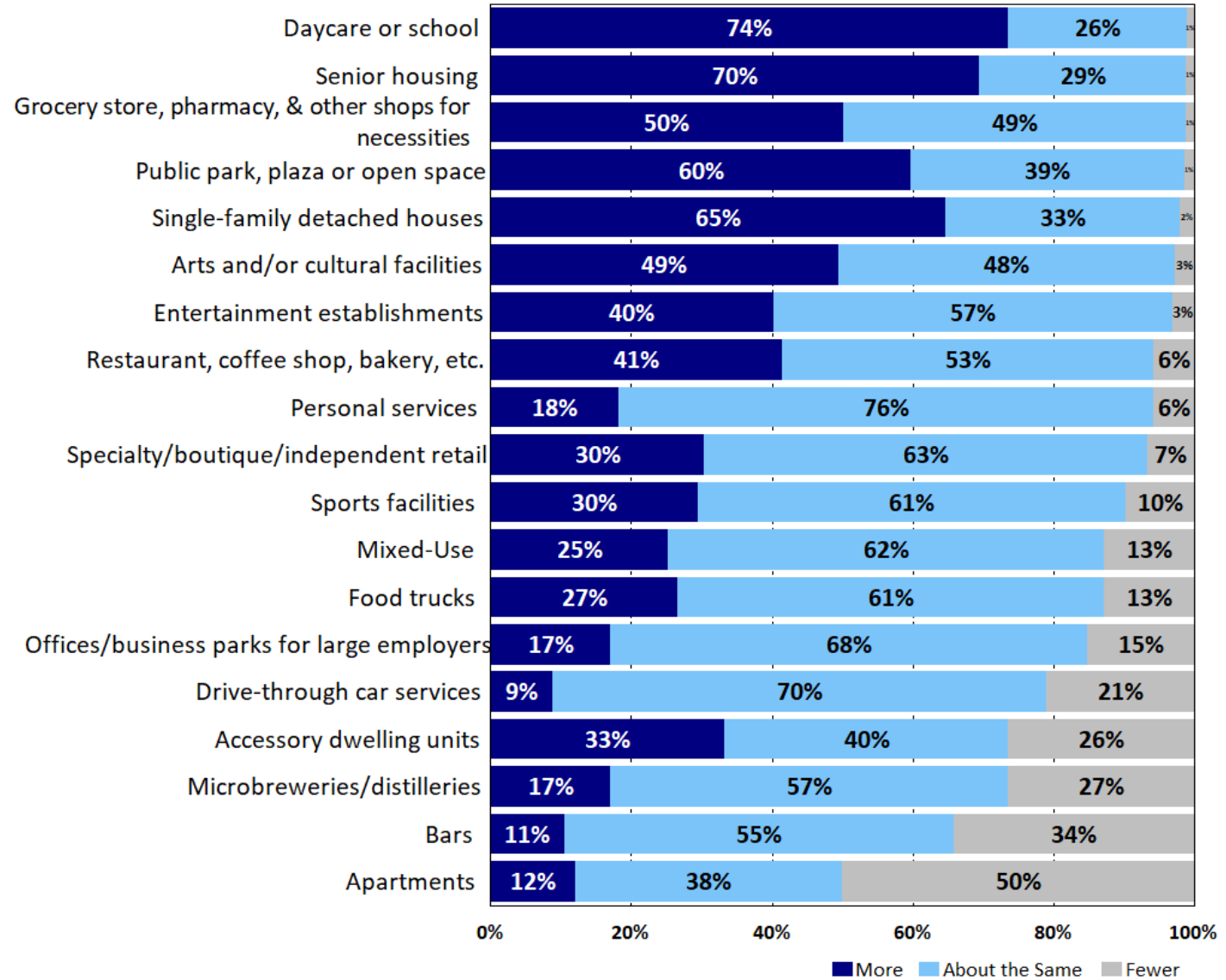
Favorite Building or Site Developed in Past 5 Years

Respondents were provided an open-ended question to indicate what their favorite building or site developed in the City within the past 5 years. Some common responses

included:

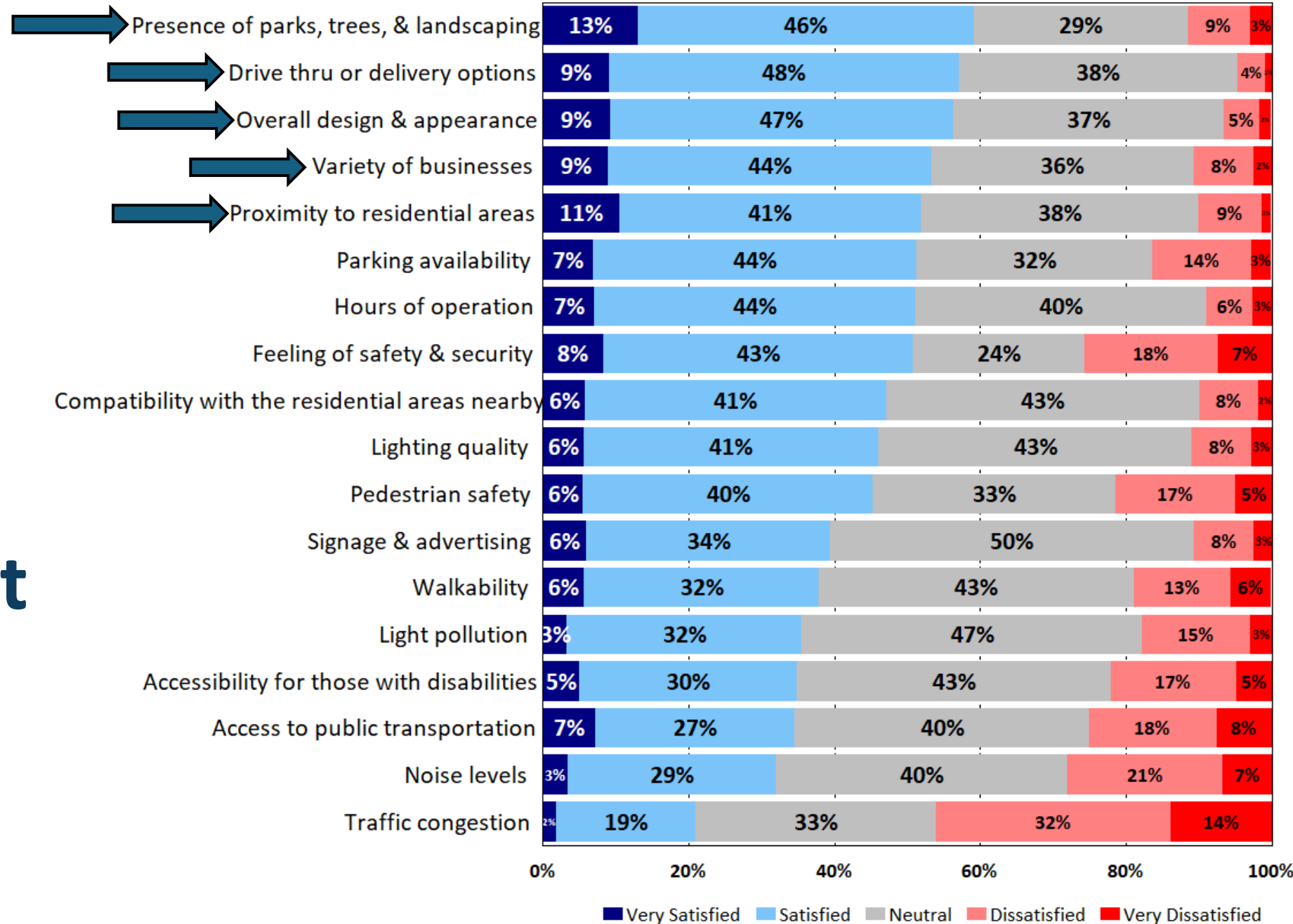
- Airport Parking
- Cherapa Place
- Dawley Farm
- Downtown
- Lake Lorraine
- Levitt
- Sanford Sports Complex
- Steel District

When you think about the number and variety of places to live, work and shop in Sioux Falls, would you like to see "More," "About the Same," or "Fewer" of the following types of places in Sioux Falls?



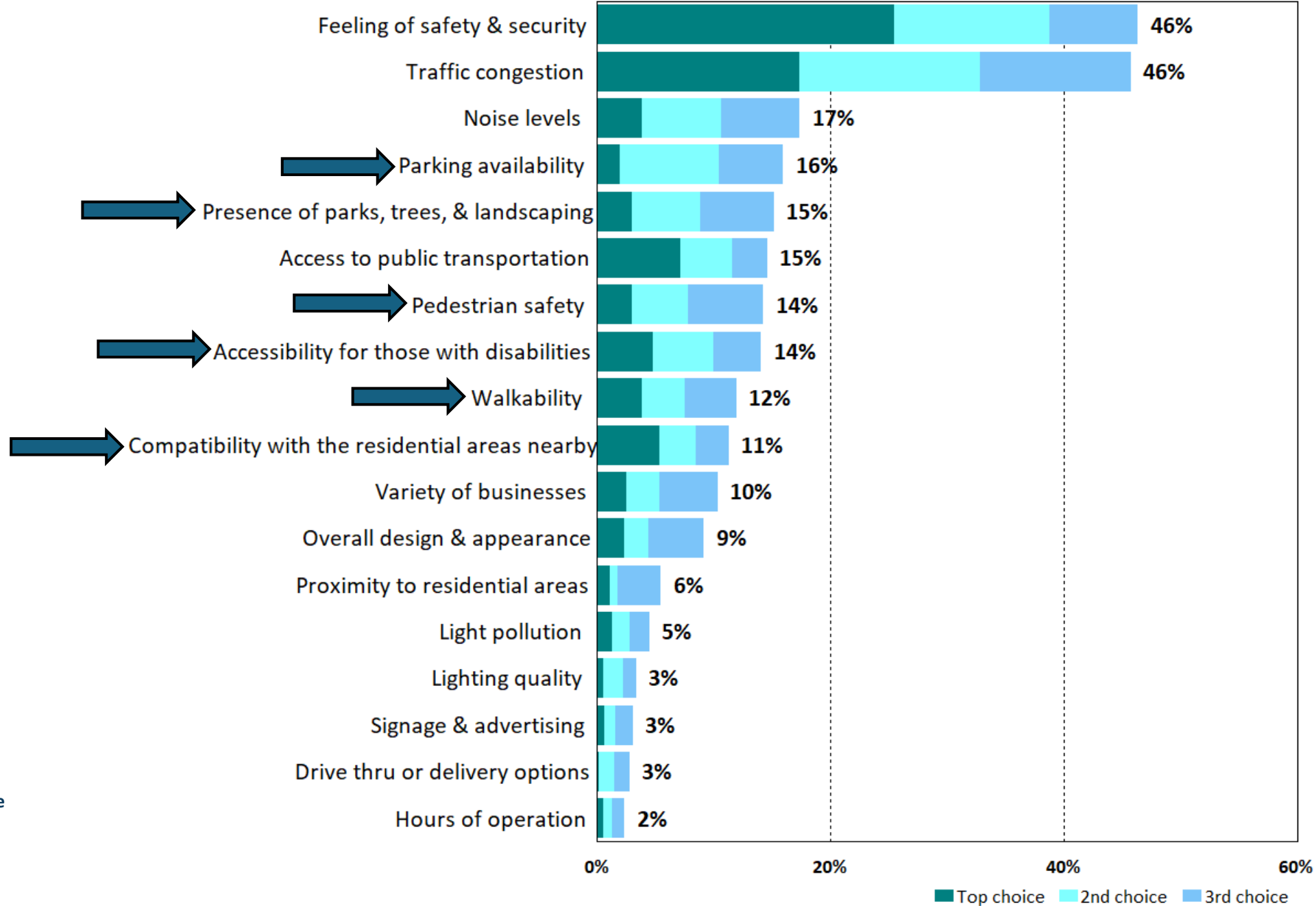
Satisfaction with Commercial Development

by percentage of respondents
(excluding don't know responses)



Items Respondents Think Should Receive the Most Emphasis Over Next 5 Years

by the sum percentage of respondents top three choices





Key Takeaways and Themes



Key Takeaways and Themes

Strengths

- **Downtown Core** - Downtown is seen as a strong asset with opportunities for further improvement.
- **Growth** - Sioux Falls has experienced significant growth and has generally managed it well.
- **Hospitals and Universities** - These institutions are stabilizing forces for neighborhoods and the community overall.
- **Bike Path System** - The bike path system is highly regarded, though some see it as more recreational than commuter-friendly.
- **Family-Oriented Community** - Sioux Falls is very family-oriented, creating high demand for amenities and recreational spaces.
- **Positive Economic Indicators** - The city has strong economic indicators, access to the arts, and community engagement.

Opportunities

- **Infill Development** - There is potential for more infill development and creative housing solutions.
- **Industrial Growth** - Focus on industrial growth, particularly in the northeast part of the city.
- **Transportation Planning** - Opportunities for long-range transportation and traffic safety planning.
- **Neighborhood Maintenance** - Support for neighborhood maintenance programs, especially near downtown.
- **Walkability and Safe Streets** - Emphasis on improving walkability and street safety.

Weaknesses

- **Road Maintenance** - Issues with road maintenance are a common concern.
- **Mental Health Resources** - There is a lack of mental health resources.
- **Food Deserts** - Some areas lack access to fresh food.
- **Missing Middle Housing** - There is a need for more housing options that fall between single-family homes and large apartment complexes.
- **Infill Development** - Challenges with infill development and adaptive reuse of existing facilities.
- **Public Transportation** - The public transit system is seen as improving but more service is desired.
- **Affordable Housing** - There are concerns about the availability of affordable housing.
- **Acceptance of Diversity** - There are challenges with acceptance of diversity within the community.

Threats

- **Affordable Housing** - The lack of affordable housing is a significant concern.
- **Multi-Family Housing** - There are mixed views on multi-family housing.
- **Population Growth** - Concerns about managing population growth and its impact on resources.
- **Crime** - Concerns raised about crime and wanting to ensure the city maintains a sense of security.
- **City Budget Sustainability** - Concerns the long-term return on investment for infrastructure projects.

Key Takeaways and Themes

Key Themes + Priorities

Housing and Neighborhoods

- **Accessible Housing** - There is a significant demand for accessible housing options at all income levels, including missing middle housing, tiny homes, and accessory dwelling units (ADUs). The city should explore creative housing solutions to meet this demand.
- **Infill Development** - Encouraging infill development and adaptive reuse of existing facilities can help address housing shortages and promote sustainable growth.
- **Neighborhood Maintenance** - Supporting neighborhood maintenance programs, especially near downtown, can enhance the quality of life for residents.
- **Neighborhood Commercial** - Promote neighborhood-scale commercial in new and existing development to support quality of life and walkability.

Key Takeaways and Themes

Key Themes + Priorities

Transportation + Mobility


- **Public Transportation** - Improving the public transportation system to make it more accessible and efficient is a priority. This includes exploring alternative transportation systems and enhancing transit connections.
- **Pedestrian and Cyclist Safety** - Investing in infrastructure to improve pedestrian and cyclist safety, such as adding more sidewalks, bike lanes, and pedestrian bridges, is essential.
- **Traffic Calming Measures** - Implementing traffic calming measures to reduce speed and improve safety in residential areas can enhance the overall safety of the community.

Key Takeaways and Themes



Key Themes + Priorities

Conservation + Resiliency


- **Environmental Conservation** - Focusing on conservation of natural resources, including water quality, habitat restoration, and preservation of agricultural land, is crucial for the city's long-term sustainability.
 - **Resiliency Planning** - Developing infrastructure that is resilient to emergencies and natural disasters, such as flooding, can help the city better respond to future challenges.
- 

Key Takeaways and Themes



Key Themes + Priorities

Economic + Cultural Development


- **Mixed-Use Development** - Promoting mixed-use developments that combine residential, commercial, and recreational spaces can create vibrant, walkable neighborhoods.
 - **Support for Local Businesses** - Encouraging the growth of local businesses and expanding the farmers market to multiple locations can support the local economy and reduce congestion.
 - **Arts and Culture** - Investing in arts and culture, including creating an Arts and Culture Master Plan and integrating public art into city designs, can enhance the city's cultural landscape.
- 

Key Takeaways and Themes



Key Themes + Priorities

Community Health + Services


- **Mental Health Resources** - Addressing the lack of mental health resources and providing better support for the homeless population are important community health priorities.
 - **Community Centers** - Developing more community centers that offer a range of services, including training, celebrations, and indoor recreational activities, can benefit residents.
- 

Key Takeaways and Themes



Key Themes + Priorities

Infrastructure + Public Health

- **Road Maintenance** - Continuing the improvement of road maintenance and addressing traffic congestion are ongoing concerns that need attention.
 - **Public Spaces and Amenities** - Enhancing public spaces, such as parks, trails, and recreational areas, can improve the quality of life for residents.
- 

Key Takeaways and Themes

Key Themes + Priorities Summary

- Housing and Neighborhoods
- Transportation + Mobility
- Conservation + Resiliency
- Economic + Cultural Development
- Community Health + Services
- Infrastructure + Public Health

Agree or disagree? Anything a surprise? Anything missing?



Next Steps



Next Steps

What's Next:

• Phase 3

- Draft Writing
- Draft Review with City staff
- Draft Review with CPAC (3 meetings)
- Public Open House
- Public Hearings

Phase 1: Project Kick-Off	
Project Kick-Off Meeting and City Tour with City staff	May 30, 2024
Communication and Public Engagement Plan	July 2024
Bi-Weekly Check-In Meetings	Ongoing throughout planning process
City Council Information Meetings (2-3 meetings)	August 2024
Planning Commission Updates (2-3 meetings)	August 2024
Project Kick-Off with Advisory Committee (AC #1)	July 29, 2024
Phase 2: Public Engagement	
Engagement + Publicity Review with City staff	July 2024
Online Engagement	Begins in August and continues through to adoption
Community Listening Sessions (2-3 meetings)	August 2024
Stakeholder Interviews + Focus Group Meetings	September-October 2024
Community Survey Draft Review	August 2024
Community Survey Starts	September-December 2024
Pop-Up Events (3 events)	September 2024
Public Visioning Neighborhood Workshops (4 workshops)	October 2024
Public Input + Survey Results Review with CPAC (AC #2)	January 2025
Public Input + Survey Results Public Presentation	January 2025
Phase 3: Draft Plan	
Draft Plan Review with City staff (3-4 meetings)	March-July 2025
Draft Plan Review with CPAC (AC #3-#5)	April-July 2025
Draft Plan City Presentations (2 meetings)	August 2025
Public Open House	August 2025
Planning Commission Public Hearing	September 2025
City Council Public Hearing	October 2025