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Sioux Falls
DEVELOPMENT

Summary



City of Sioux Falls
**PLANNING AND
BUILDING SERVICES
DEPARTMENT**

March 2016

2015 Development Summary

Introduction

This development summary provides a statistical view of the Planning and Building Services progress on various community growth issues. These snapshots provide important information on how the city is growing on an annual basis, and helps all of us to better plan our community. City staff collects readily obtainable information. It is recognized that other forms of measurement may be requested in future reports.

A Word about Data

While numbers and statistics are very useful, they can be confusing. Where does “planning” data start and stop? A few quick facts:

- The 2010 Census population of Sioux Falls was 153,888.
- The 2010 Census Metropolitan Statistical Area [MSA] population was 228,261.
- The estimated December 31, 2015, Sioux Falls population is 173,300; MSA population is 256,000. (MSA includes Minnehaha, Lincoln, Turner, and McCook Counties). This is 29.4 percent of the state’s population.
- The City grew to 75.58 square miles.
- There are 797 center-line miles of street surface in Sioux Falls.
- The Sioux Falls MSA nonfarm worker levels concluded the year at 147,000. This is 34.7 percent of the state’s work force (423,400).
- There are five major hospitals with approximately 1,200 beds (60 percent of the patients come from outside of Sioux Falls).
- Thirteen campuses of higher education exist in Sioux Falls, with approximately 11,000 students.

Growth

Sioux Falls is developed each and every day by professional staff whose mission is to:

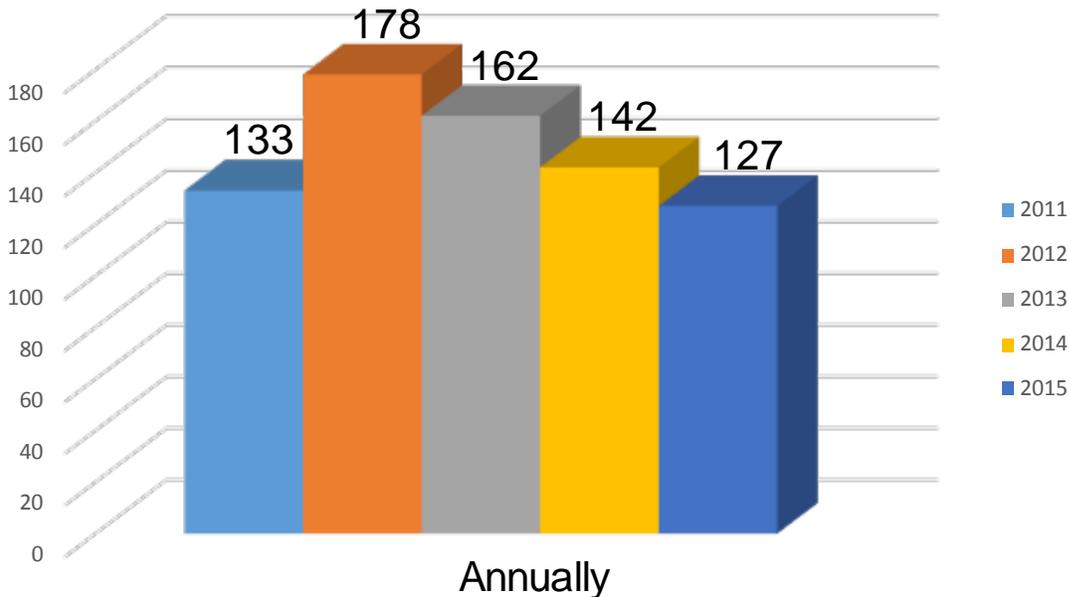
The Planning and Building Services Department is responsible for managing the orderly development of Sioux Falls and overseeing the protection of property along with ensuring public safety in building construction and maintenance.

Current Planning Activities

Growth of Sioux Falls is illustrated by:

- **Annexations**
During 2015, the City acted upon 8 annexation requests totaling 242 acres.
- **Subdivision Plats** (within Sioux Falls Joint Jurisdictional Boundaries)
During 2015, the City approved 219 subdivision plats totaling 500 lots and 1392 acres. Approximately
 - 290 acres residential land
 - 885 acres of open space land
 - 29 acres office/institutional land
 - 54 acres commercial land
 - 41 acres industrial land
- **Rezoning and Conditional Use Permits**
During 2015, the following land use applications were processed:
 - 71 rezonings totaling 1,019 acres
 - 13 conditional uses affecting 18 acres

Chart 1: Planning Commission Items



Average number of days from submission to Planning Commission date is – 31.5 days. In 2014, the timeframe was 34 days.

Land Development

Tracking when land proceeds with development is a challenge. As proposals work their way through the subdivision approval stages, the land gets more prepared to develop. Each stage adds additional engineering standards in order to confirm compatibility between subdivisions. Preliminary plans are an early indicator of land development; at this stage, land is being engineering for lot and block layouts and utility coordination. Construction is soon to commence. During 2015, the southeast showed more activity with preliminary plans. (Sioux Falls is generally divided into quadrants by 12th Street and Minnesota Avenue.)

Platted land is the final stage for subdivision of land; the land is now able to be filed with the county and sold. Platted land has been concentrated in the southeast in 2015.

Chart 2: Preliminary Plan Acreage, Total by Year

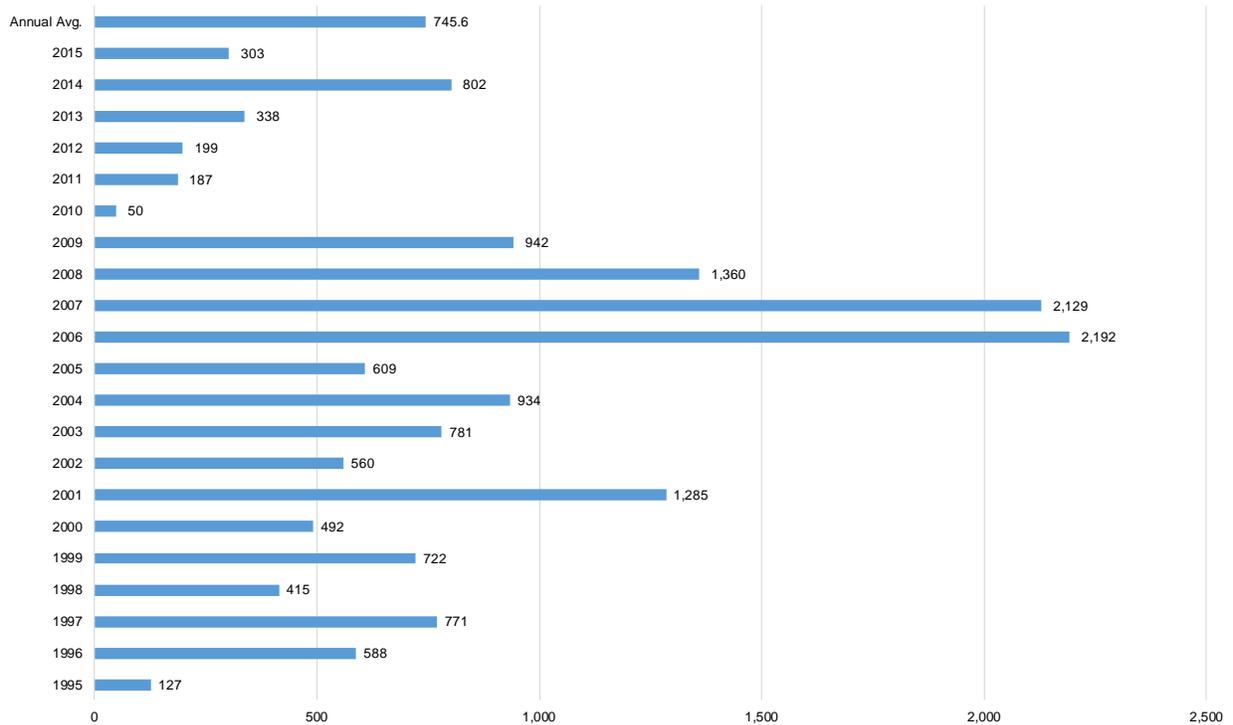


Chart 3: Preliminary Plans Acreage by City Quadrant

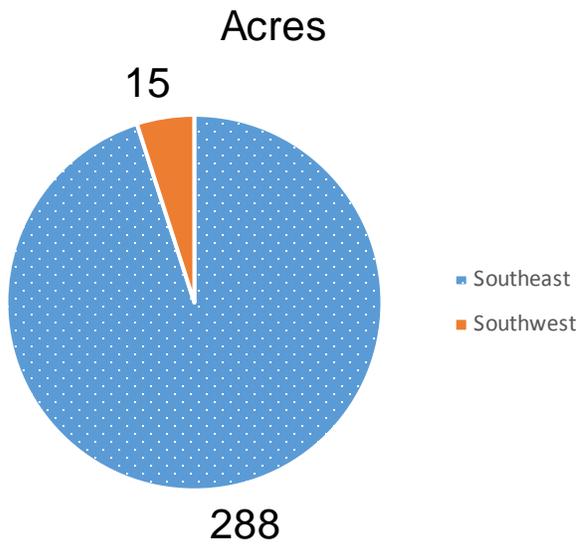


Chart 4: Number of Platted Lots by City Quadrant

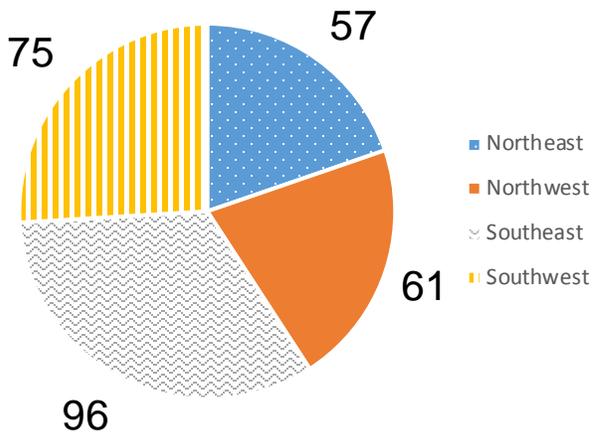
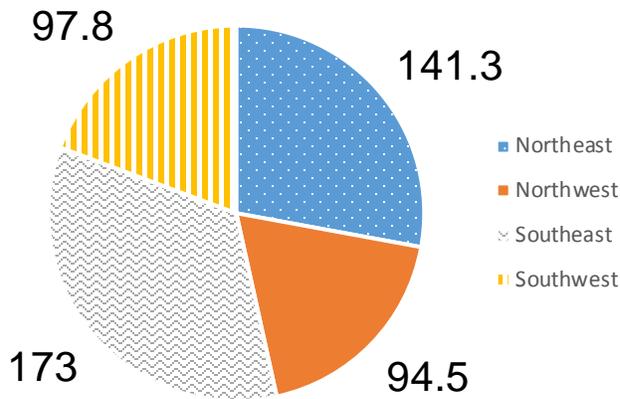


Chart 5: Number of Platted Acres by City Quadrant

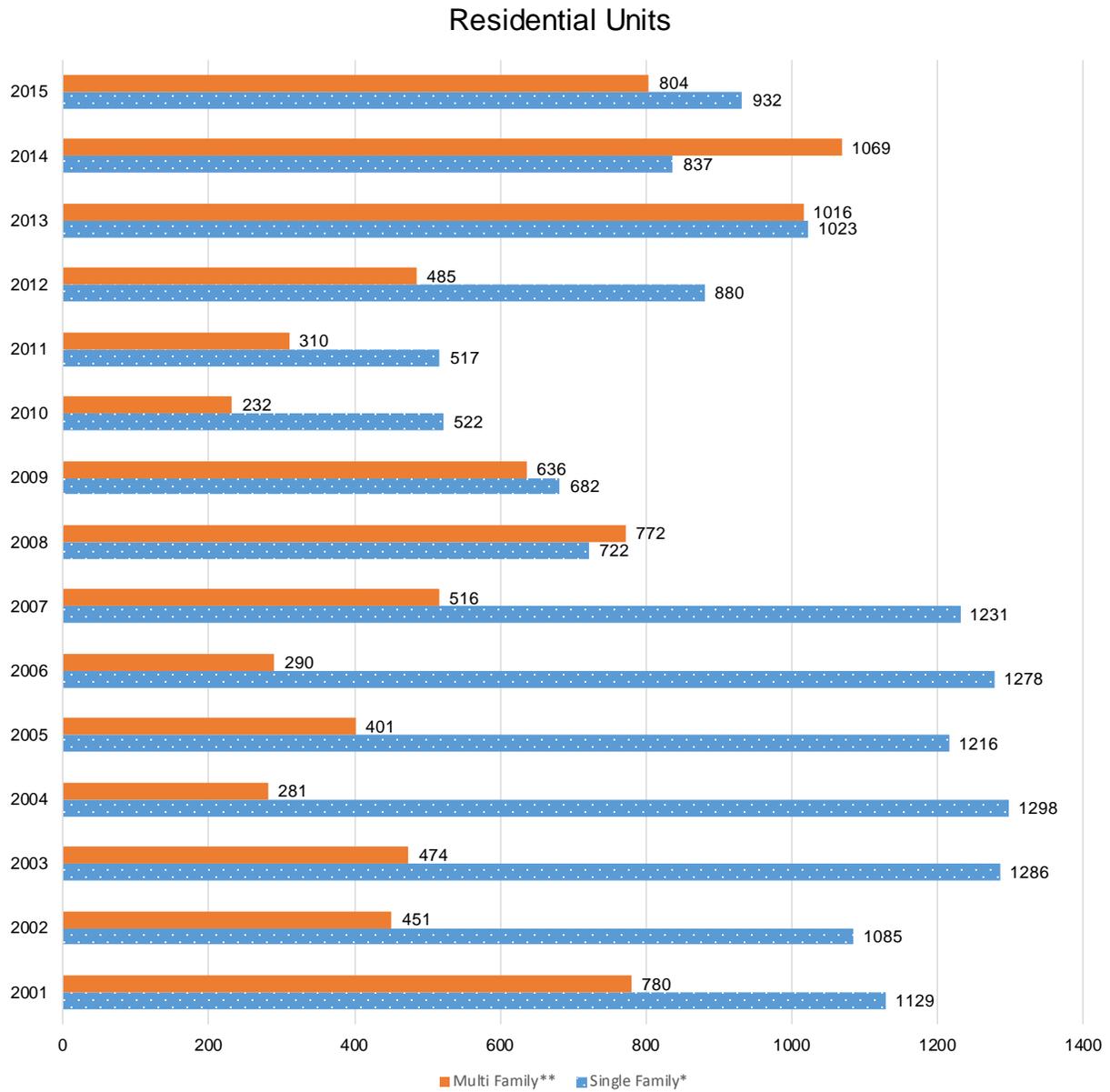


Following preliminary plans, the next stage of development—plating—included 1,392 acres in 2015. The comprehensive plan Shape Sioux Falls stated the high and low development rates as follows:

Table 1: Number of Platted Acres

	Projected High	Projected Low	Plats for Development
Residential	664	442	289.7
Industrial	200	100	41
Commercial	100	50	54.5
Office	80	40	28.6

**Chart 6: Residential Building Permits:
Multi-Family and Single Family Residential Units**



* Single Family/Duplexes/Townhouses/Manufactured Home Placements

New Residential Apartments

2015 Apartment Projects Over \$1 million value					
Address of Apartment	Apartment Complex Name	Apartment Description	Apartment Builder	Apartment Value	Number of Units
1861 S. Katie Ave.	26th St. Commons	14 Unit Apartment	Signature Companies LLC	\$1,349,850	14
1837 S. Katie Ave	26th St. Commons	14 Unit Apartment	Signature Companies LLC	\$1,349,850	14
4011 S. Grand Slam Pl.	Diamond Field Commons	14 Unit Apartment	Signature Companies LLC	\$1,377,950	14
4015 S. Grand Slam Pl.	Diamond Field Commons	14 Unit Apartment	Signature Companies LLC	\$1,377,950	14
4101 S. Grand Slam Pl	Diamond Field Commons	14 Unit Apartment	Signature Companies LLC	\$1,377,950	14
4105 S. Grand Slam Pl	Diamond Field Commons	14 Unit Apartment	Signature Companies LLC	\$1,377,950	14
4109 S. Grand Slam Pl	Diamond Field Commons	14 Unit Apartment	Signature Companies LLC	\$1,377,950	14
5700 E. Red Oak Dr.	Dublin Square	14 Unit Apartment	Lloyd Construction	\$1,198,750	14
5716 E. Red Oak Dr.	Dublin Square	12 Unit Apartment	Lloyd Construction	\$1,099,675	12
5708 E. Red Oak Dr.	Dublin Square	14 Unit Apartment	Lloyd Construction	\$1,198,750	14
5724 E. Red Oak Dr.	Dublin Square	12 Unit Apartment	Lloyd Construction	\$1,119,675	12
5728 E. Red Oak Dr.	Dublin Square	13 Unit Apartment	Lloyd Construction	\$1,226,475	13
950 N Cliff Ave	Hidden Hills	60 Unit Apartment	Paradigm Construction	\$4,723,350	60
960 N Cliff Ave	Hidden Hills	60 Unit Apartment	Paradigm Construction	\$4,723,350	60
970 N Cliff Ave	Hidden Hills	60 Unit Apartment	Paradigm Construction	\$4,723,350	60
1624 S. Doodler Dr.	Rod's Properties LLC	20 Unit Apartment	Dave Aalberg Construction Inc	\$1,137,150	20
1632 S. Doodler Dr.	Rod's Properties LLC	20 Unit Apartment	Dave Aalberg Construction Inc	\$1,137,150	20
7425 S. Beal Ave.	South Pointe Townhomes	10 Unit Apartment	Select Builders	\$1,037,450	10
1700 S. Katie Ave	Sunset Villas	26 Unit Apartment	Paradigm Construction	\$2,165,650	26
1740 S. Katie Ave	Sunset Villas	26 Unit Apartment	Paradigm Construction	\$2,165,650	26
7856 S. Townsley Ave	West Pointe	14 Unit Apartment	Signature Companies LLC	\$1,349,850	14
7852 S. Townsley Ave	West Pointe	14 Unit Apartment	Signature Companies LLC	\$1,349,850	14
7844 S. Townsley Ave	West Pointe	14 Unit Apartment	Signature Companies LLC	\$1,349,850	14
7812 S. Townsley Ave	West Pointe	14 Unit Apartment	Signature Companies LLC	\$1,349,850	14
7816 S. Townsley Ave	West Pointe	14 Unit Apartment	Signature Companies LLC	\$1,349,850	14
2301 S. Ellis Rd	Westwood Multifamily	15 Unit Apartment	KN Construction Inc	\$1,348,425	15

Housing (January—December 2015)

Total Housing	1,841 units
Single-family residential, including twin home, townhome	
Single-family units	663 units
Townhouse units	269 units
Duplex	2 units
Multiple-family residential housing units	804 units
Manufactured new housing placements	103 units

Building Permits**Table 2: Residential and Nonresidential Construction Value by Year (millions \$), 2011–2015**

	2011	2012	2013	2014	2015	10-Yr. Avg.
New residential	100.7	173.9	245.7	254.4	171.6	223.5
Res. add., remodel	38.3	42.9	46.4	120.0	83.5	59.8
New nonresidential	41.6	165.5	157.6	86.5	250.8	147.4
Nonresidential additions/ remodeling	106.2	108.2	138.5	158.6	170.4	156.2
Total	\$286.8	\$490.5	\$588.2	\$619.5	\$676.3	\$587.3

Chart 7: Total Building Permits Valuations in Millions of Dollars

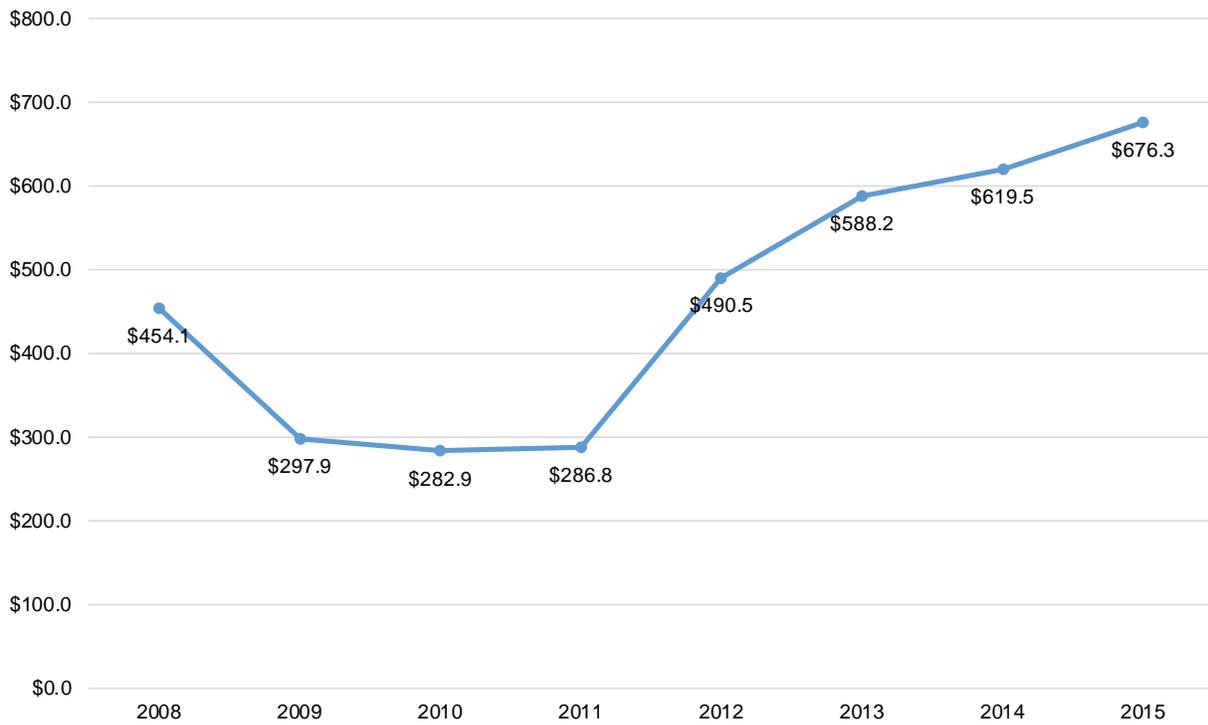


Table 3: New Residential Building Permits by Type, 2011–2015

	2011	2012	2013	2014	2015	10-Yr. Avg.
Single-family units	347	628	731	604	663	622.7
Two-family homes		4		2	2	83.3
Townhouse units	170	252	292	231	269	157.1
Multi-family units	310	485	1,016	1,069	804	613.0
Subtotal	827	1,369	2,039	1,906	1,738	1,476.0
New manufactured housing placements	50	33	42	27	103	32.8
Total	877	1,402	2,081	1,933	1,841	1,508.8

Nonresidential Construction (January—December 2015)

The nonresidential construction, typically related to economic development, includes offices, warehouses, governmental, institutional, and retail developments. To date, about 62 percent of the year's total construction value is related to nonresidential development. Major nonresidential building projects during the year with building permit values exceeding \$1 million include:

New Non-Residential Buildings**Project** **Construction Value (\$ millions)**

2015 Projects Top Value Permits				
Address of Project	Project Owner	Type of Project	Project Builder	Permit Value of Project
4800 W. 57th St.	Evangelical Lutheran Good Sam	Ryan/Hoeger/Jerstad Building Additions	Gil Haugan Construction	\$24,615,000
1321 W. 22nd St.	Sanford Medical Center	Imagenetics Medical Building	Henry Carlson Company	\$22,737,467
2407 S. Summit Ave.	Augustana University	Froiland Science Complex	Henry Carlson Company	\$20,443,906
1601 S. Western Ave.	City of Sioux Falls	Spellerberg Park Indoor Aquatic Center	Sioux Falls Construction	\$20,000,000
2001 N. Career Ave.	Southeast Technical	New Laboratory Building	Golden Rule Construction	\$18,984,000
1309 W. 17th St.	Sanford Medical Center	Addition Edith Sanford Cancer Center	Henry Carlson Company	\$14,500,000
5800 S. Bahnsen Ave.	Harrisburg School District	New School	GA Johnson Construction	\$11,060,000
1510 S. Lake Ave.	Sioux Falls School District	Jefferson Spanish Immersion School	Peska Const. Inc.	\$10,200,000
7821 S. Minnesota Ave.	Walmart	South Side Walmart	Henry Carlson Co.	\$9,600,000
4101 N. Potsdam Ave.	Republic National Distributing	Warehouse and Office Building	Catamount Constructors Inc.	\$8,999,365
1600 W. Russell	DLC Holdings LLC	Badlands Pawn	Jamison Construction	\$6,250,000
5901 S. Southeastern	Roundabout Development Partners	OI-D1-GL Facility	Gil Haugan Construction	\$5,000,000
5124 Solberg Ave.	The Journey Group	Journey Group Office Building	Sioux Falls Construction	\$4,500,000
2401 W. Trevi Pl.	Prairie Hills Plaza LLC	Three Fountains One Office	Paradigm Construction	\$4,336,000
7601 S. Minnesota Ave.	Subaru of Sioux Falls	Schulte Subaru	Eberts Construction Inc.	\$4,300,000
6109 S. Old Village Pl.	First Dakota National Bank	First Dakota National Bank South Branch	Journey Group Companies	\$4,278,680
3901 W. 34th St. N.	Kreiser's	Kreisers Inc. Building	Peska Const. Inc.	\$4,000,000
1325 S. Cliff Ave.	Avera McKennan	Remodel 4 th Floor NICU	Sioux Falls Construction	\$3,700,000
3000 S. Minnesota Ave.	Hy-Vee Inc.	Interior Remodel	Hy-Vee Weitz	\$3,606,993
4701 N. Westport Ave.	Jansmick Land Investments	Feeding South Dakota	Jans Corporation	\$3,500,000
4509 W. 58th St.	G&H Enterprises LLC	Zuercher Technology Office Building	Gil Haugan Construction	\$3,207,919

CITY OF SIOUX FALLS PLANNING 2015 DEVELOPMENT SUMMARY

2015 Projects Top Value Permits				
Address of Project	Project Owner	Type of Project	Project Builder	Permit Value of Project
3301 S. Sycamore Ave.	Fareway Foods	Fareway Foods Grocery Store	Dean Snyder Construction	\$2,900,000
4215 N. Maverick Pl.	Sioux Falls Regional Airport	Sanford Airport Hanger	Fiegen Construction	\$2,800,000
3205 S. Six Mile Rd.	First Slavic Church	First Slavic Church	First Slavic Church	\$2,750,000
4309 W. Creekside Dr.	Evangelical Lutheran Good Sam	Memory Care Assisted Living	Gil Haugen Construction	\$2,500,000
1806 S. Dorothy Ave.	EVI Prairie Crossings LLC	Assisted Living Center Addition	Mills Construction Inc.	\$2,500,000
4301 N. Maverick Pl.	Sioux Falls Regional Airport	Maverik Hanger	Fiegen Construction	\$2,465,000
725 N. Ebenezer Ave.	Soukup Construction	Soukup Shop Building	Sioux Falls Construction	\$2,350,000
1325 S. Cliff Ave.	Avera McKennan	Patient Room Upgrade 1 West	Avera Hospital	\$2,248,000
1116 S. 4th Ave.	Dakotabilities Inc.	Office and Day Care	Jans Corporation	\$2,007,335
5200 W. Lake Shore Blvd.	Avera McKennan	Avera Medical Group Bldg.	Journey Group Companies	\$2,000,000
900 E. I-90 Ln.	Special Olympics SD	New Gymnasium	Gil Haugan Const.	\$2,000,000
1501 W. 10th St.	Amerco Real Estate Comp.	Remodel for U-Haul	Mark Luke Const.	\$1,972,000
225 S. Minnesota Ave.	Bank Midwest	Bank Branch Interior & Exterior remodel	Lloyd Companies	\$1,600,000
700 S. Highland Pl.	Blue Sapphire LLC	Dawley Building Shell	Lloyd Construction	\$1,600,000
1210 W. 18th St.	Sanford Medical Center	Remodel 2000 Level Vandemark Orthopedic	Henry Carlson Co.	\$1,600,000
7001 S. Lyncrest Pl.	J&J Land Co LLC	Office Building	Jans Corporation	\$1,500,000
617 W. Algonquin St.	Bellmark Properties Inc.	Warehouse Addition	Empire Building Construction	\$1,400,000
1310 W. 51st St.	Volunteers of America	Addition and Remodel	Gil Haugan Const.	\$1,400,000
340 E. 60th St. N.	Doyle Family Land Comp. LLC	Commercial Manufacturing Facility	Doyle Family Land Comp. LLC	\$1,300,000
7400 S. Minnesota Ave.	Pioneer Enterprises Inc.	Miller Funeral Home	DeWitt Homes Inc.	\$1,300,000
301 S. Main Ave.	City of Sioux Falls	Reroof Washington Pavilion	Architectural Roofing & Sheet Metal	\$1,230,455
4309 S. Bahnsen Ave.	Holy Spirit Parish	Interior and Exterior Remodel	Fiegen Construction	\$1,200,000
5301 S. Solberg	Interstate Crossing Development Corporation	New Day Care	Van Buskirk Const.	\$1,170,000
2807 N. 1st Ave.	Midwest Motor Express	Midwest Motors	Peska Const. Inc.	\$1,100,000
2000 E. 52nd St. N.	Precision Mechanical	Warehouse Shell	Peska Const. Inc.	\$1,100,000
4202 W. Valhalla Blvd.	Penbrook Place Apartments	Repair Fire Damage	SRM Servicemaster	\$1,050,000
2801 N. Jaycee Ln.	Sioux Falls Regional Airport	Check Point Redevelopment	Beckman Construction	\$1,000,000

Chart 8: Comparable Communities – Housing Permits

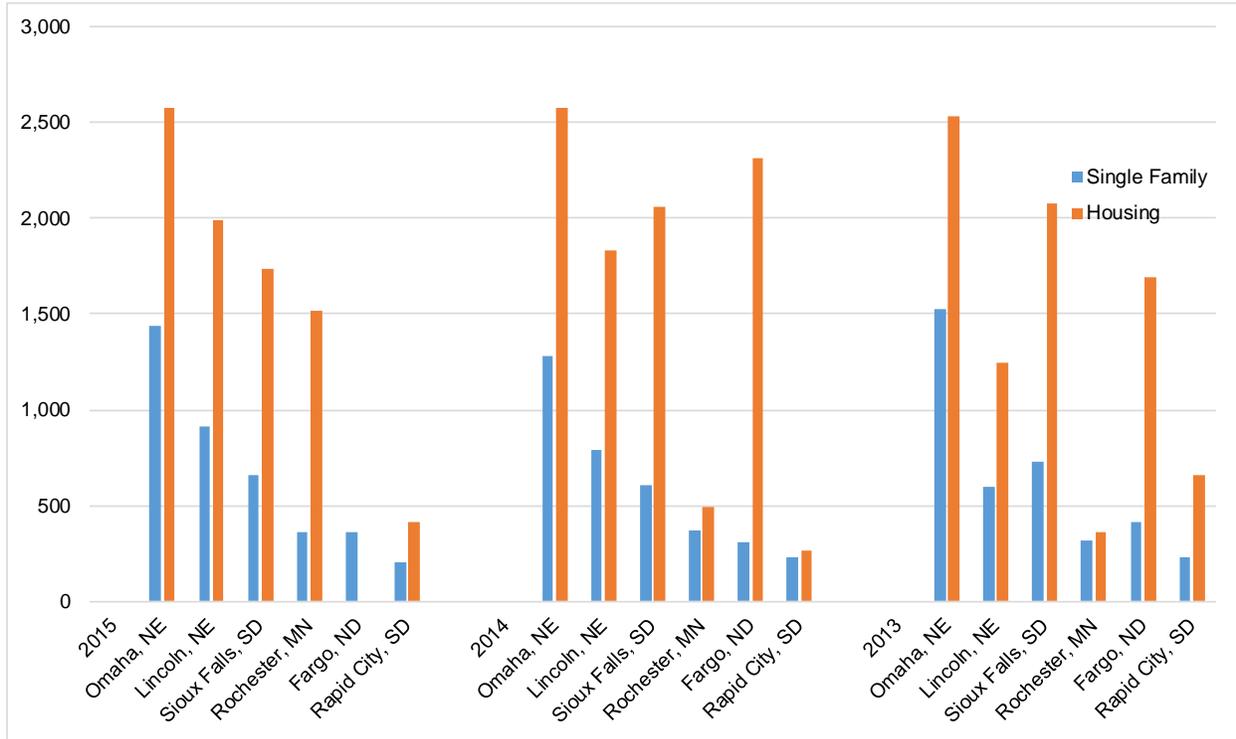


Chart 9: Comparable Communities – Building Valuation

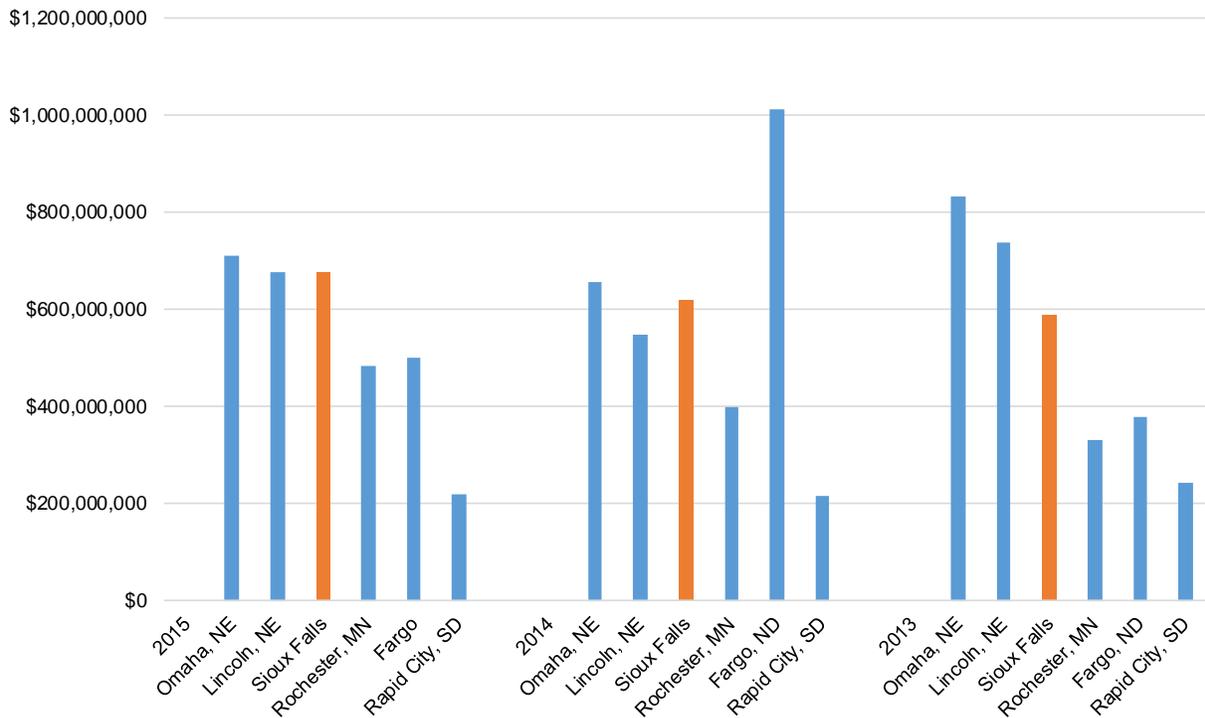


Chart 10: Nonresidential Building Permit Construction Values in Millions of Dollars

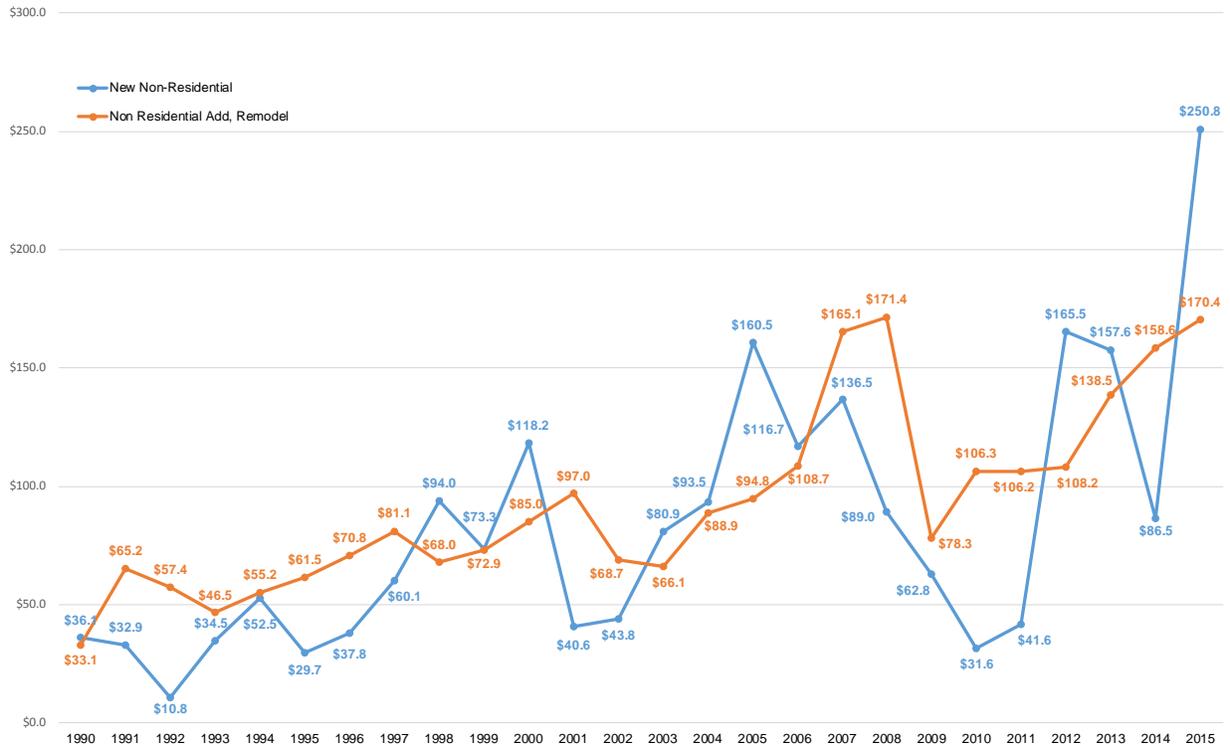


Table 4: Population Estimate, City of Sioux Falls

2010 Census	January 2016 Estimate
21,095 Lincoln Co. Portion	30,600 Lincoln Co. Portion
132,793 Minnehaha Co. Portion	142,700 Minnehaha Co. Portion
153,888 Total City	173,300 Total City

Table 5: Housing Unit Estimate, City of Sioux Falls

2010 Census	January 2016 Estimate
9,020 Lincoln Co. Portion	12,307 Lincoln Co. Portion
57,263 Minnehaha Co. Portion	61,845 Minnehaha Co. Portion
66,283 Total City	74,152 Total City

Table 6: Major Area Employers

Company	Employees
Sanford Health	8,992
Avera Health	7,284
Smithfield Foods	3,410
Sioux Falls School District 49-5	3,200
HyVee Food Stores (7)	2,992
Wells Fargo	2,778
Citi	2,100
Evangelical Lutheran Good Samaritan Society	1,446
City of Sioux Falls	1,228
First PREMIER Bank/PREMIER Bankcard	1,155
Veterans Affairs Medical & Regional Office	1,147
LifeScape	1,062
Midco/Midco Connections	1,020

Source: Sioux Falls Development Foundation, March 31, 2016

Table 7: Nonfarm Wage and Salaried Workers, Sioux Falls MSA

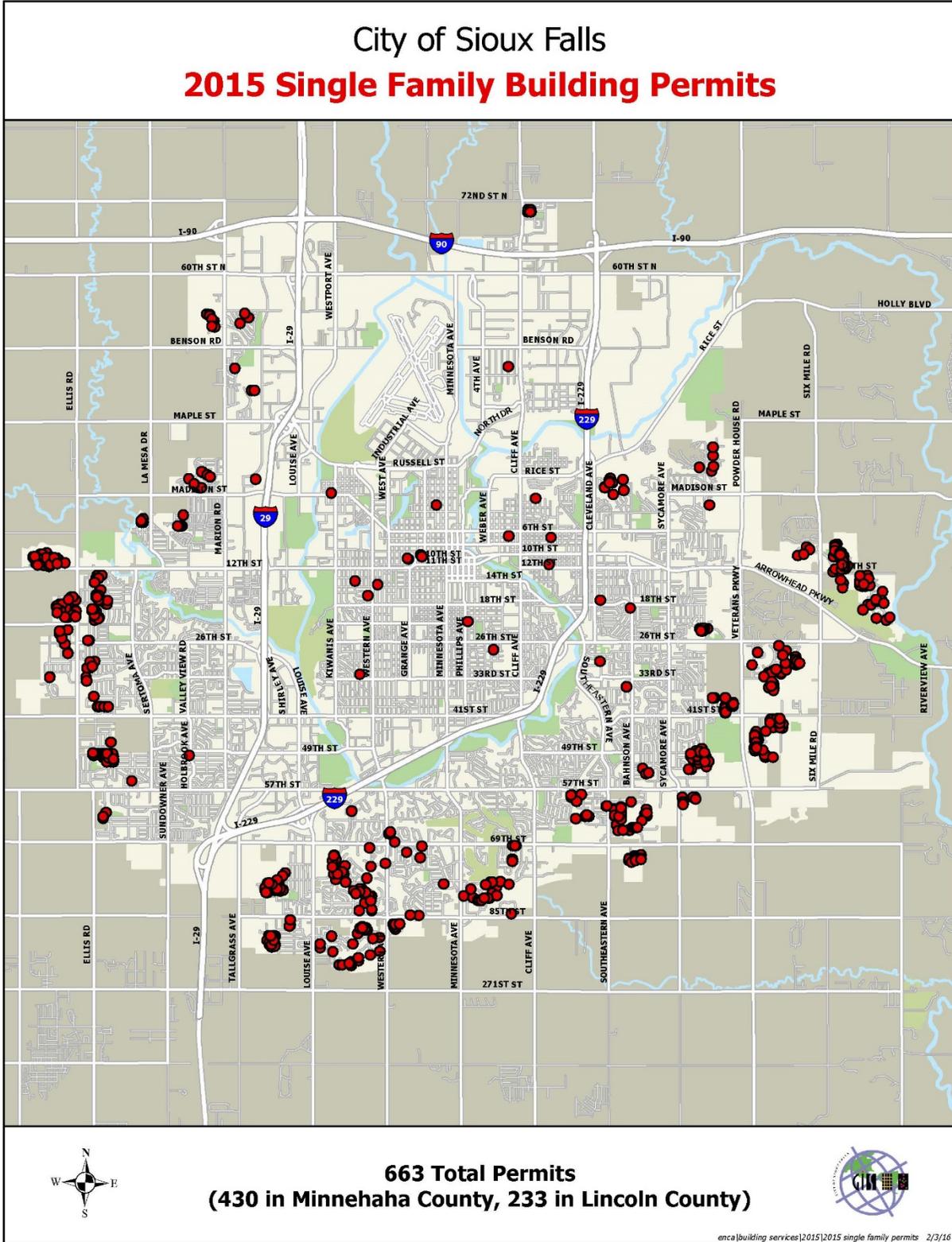
	2015	2014	Change	2015 Unemployment	2015 Unemployment Rate
January	144,100	143,200	900	4,875	3.4%
February	145,000	143,500	1,500	5,030	3.5%
March	146,100	144,400	1,700	5,270	3.7%
April	147,800	145,700	2,100	4,410	3.1%
May	151,000	148,700	2,300	4,585	3.2%
June	152,700	149,400	3,300	4,105	2.9%
July	152,100	148,700	3,400	3,815	2.6%
August	152,600	148,700	3,900	3,685	2.5%
September	151,200	148,100	3,100	3,585	2.5%
October	152,800	148,500	4,300	2,970	2.0%
November	153,400	147,800	5,600	3,255	2.2%
December	153,700	147,700	6,000	3,800	2.6%

Source: South Dakota Department of Labor, Labor Market Information Center website. Produced in cooperation with the U.S. Bureau of Labor Statistics

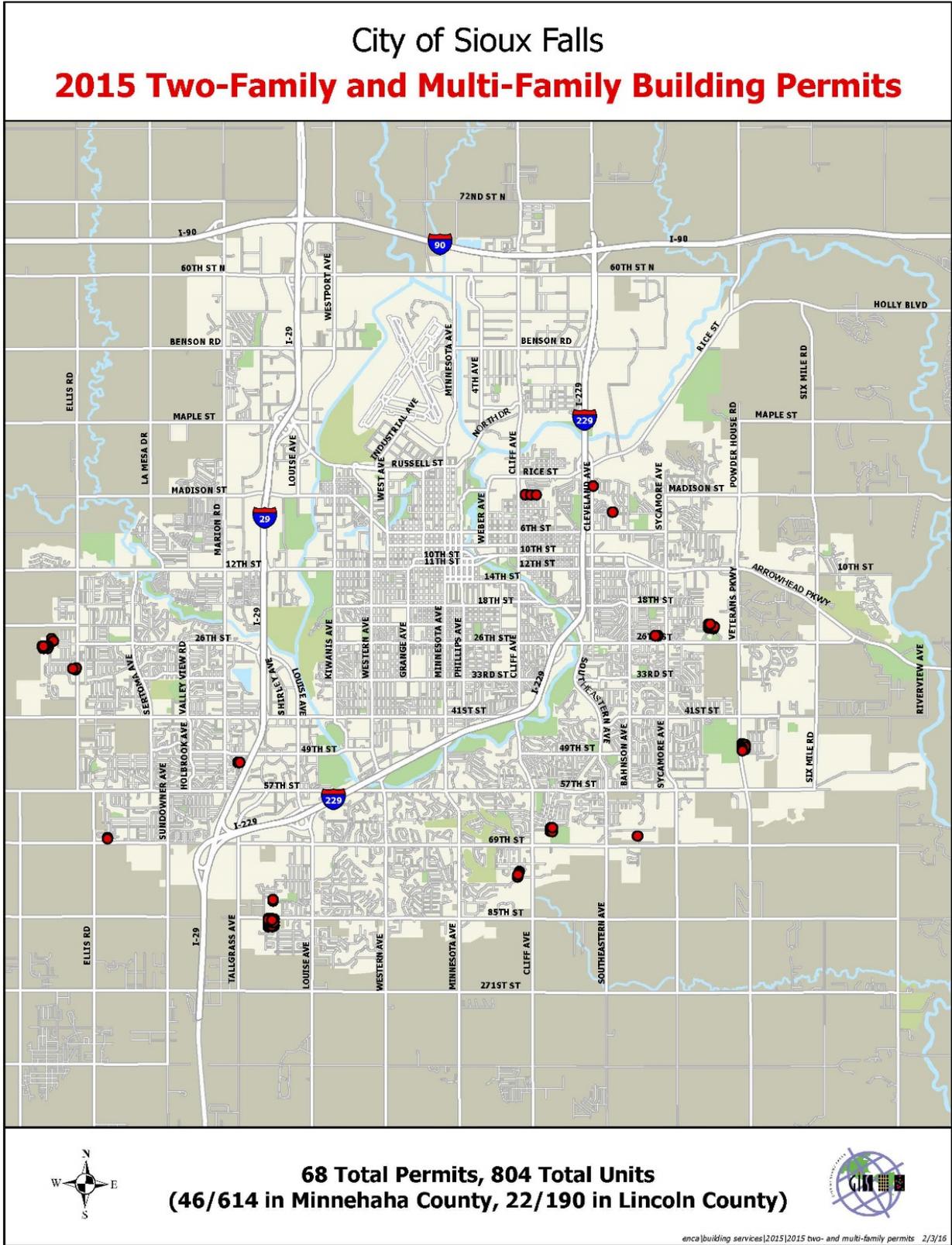
The average monthly increase, for the year, was 3,175.

Nonfarm Wage and Salaried Workers is the number of wage and salaried workers on nonfarm establishment payrolls; persons holding more than one job are counted in each establishment in which they work.

Map 1: Single Family Building Permits



Map 2: Multi-Family Building Permits



Map 3: Town Home Building Permits

