



8. Shape Foundations



8. Shape Foundations



Shaping Foundations and Revitalization Plans

Overall Intent: To conserve and/or revitalize the older or “foundation” neighborhoods.

Strategy: Identify neighborhood conservation areas which will be the basis of a concerted and grassroots neighborhood planning effort.

Implementation: Neighborhood planning and support programs, assistance, and development tools.

Basis of Neighborhood Conservation

Established older neighborhoods are an extremely valuable resource for Sioux Falls. These foundation neighborhoods are the building blocks of our community and provide the largest supply of affordable housing stock; their mix of home sizes, ages, styles, and types offer a wide variety of housing choices, including many starter home opportunities for first-time home buyers. These foundation neighborhoods have a dense concentration of centrally located homes with minimal commuter traffic, although some arterial routes run through or on the edge of some neighborhoods. They also contain nearly all of the city’s homes listed on the National Register of Historic Places. The age and diverse architecture of older residential neighborhoods helps establish a distinctive and appealing image for the city, defining the character and identity of the community. They serve as physical reminders of the historic growth and evolution of Sioux Falls, and create a unique sense of place.

It is of critical importance for the general well-being of the entire community that the older neighborhoods are conserved, maintained, and improved. Many neighborhoods remain positive and strong, while others require coordinated involvement with public and private partnerships to maintain their strength. The benefits of older neighborhoods are lost when they slip into a state of deterioration and blight, and costly new problems are

created which can erode the city's overall quality of life.

It is widely acknowledged that blighted neighborhoods often grow into adjacent areas and invite additional deterioration. Visual deterioration gives the impression of disinvestment, creating an atmosphere which fosters crime, antisocial activities, and further blight. Declining neighborhoods demand additional health, social, and public safety services, reduce property values, weaken the tax base, and make activities to promote new economic development in the city more difficult.

Conservation Strategies “Elements of a Neighborhood Plan”

Conservation strategies are those steps, processes, and objectives that, when implemented, foster holistic conservation and strengthen neighborhoods. This section identifies strategies emphasized through 2035.

In some neighborhoods, conditions are unique to the point where a conservation or revitalization plan is necessary to implement a more rigorous course of action. The purpose of a neighborhood conservation area plan is to devise strategies for addressing the neighborhood concerns, and set the foundation for collaborative efforts between the public, citizenry, and private sectors to help implement the plan recommendations. Specific neighborhood conservation plans do the following:

- Educate both City government and neighborhood residents about each other's concerns and visions for the future.

- Promote collaboration between the City and the neighborhood in order to achieve mutual goals and a shared sense of responsibility.
- Create a “sense of place” within the community by identifying and developing the assets within the neighborhood.
- Initiate change by addressing specific issues and opportunities.
- Identify implementation steps which will lead to quality-of-life improvements and strengthening of the neighborhood.
- Provide realistic and fiscally responsible direction for future activities in the neighborhood.

The **nine** broad elements below should all be included as *elements* of a neighborhood plan:

1. **Maintaining Neighborhood Character.** The uniqueness of each neighborhood should be promoted and developed. Ideally, religious, ethnic, and cultural heritage communities within Sioux Falls can maintain their identities without creating geographically concentrated enclaves. A strong demographic mix in each neighborhood, in terms of the social, cultural, and economic characteristics of the residents, is preferred. Creation of a uniform, single-heritage identity in any specific area should be avoided if the result is an avoidance of a particular neighborhood by the majority of home buyers.
2. **Land Use and Zoning.** Foundation area neighborhoods have many opportunities

for redevelopment of mixed-use development. This type of development, when completed with proper design, has the potential to revitalize a neighborhood. In many cases, neighborhoods already have commercial strip or neighborhood commercial development within their neighborhoods. See Chapter 5: “Shape Places” for mixed-use land use and development policies. In addition, foundation neighborhoods have other opportunities to ensure that the neighborhood is sustainable and self-sufficient. Commercial goods and services located closer to the residents being served by them are beneficial in many ways. Among the benefits are reduced traffic, increased investment, neighborhood cohesion, as well as ensuring that the people who are mobility-limited have sufficient access to services.

A. Encouraging Conservation and Revitalization Improvements.

Zoning codes should encourage the improvement or redevelopment of property within the foundation neighborhoods of the community. This would include density bonuses, reduction of setbacks, and acceleration of the development permitting process. Zoning codes should take into consideration new housing market needs (such as garage space) when crafting setback guidelines, and need for accessory units when determining occupancy standards.

B. Infill Development Planning.

Current zoning regulations, coupled with small lots and other factors, restrict redevelopment of individual sites in core neighborhoods. A policy of infill development incorporated into the zoning ordinance will ease the development of vacant and dilapidated sites, and provide new opportunities for investment and reinvestment in core neighborhoods.

C. Zoning Overlay Districts.

Zoning overlay districts are a tool that can assist in neighborhood conservation by adding additional zoning standards to small, selected areas which are congruent with existing and desired conditions in the area(s). Design standards, historic preservation efforts, enhanced density, or even infill development can all be implemented and strengthened by building them into the zoning code.

D. Architectural Standards.

Neighborhood design standards serve as guides for building rehabilitation and new construction by suggesting ways buildings can harmonize with and enhance their surroundings. They are not intended to limit development or innovation, but rather to offer architectural direction to property owners and builders. Design guidelines for architectural elements encourage new development in established neighborhoods to complement neighboring buildings and consider how design gives a

neighborhood its identity. Implementing design review standards will help increase a sense of identity within the neighborhood. Improving the overall appearance of existing property by utilizing land use standards from the Chapter 5: “Shape Places,” is recommended.

3. **Quality of Life**—Ensuring programs supporting quality of life are maintained and enhanced.
 - A. **Parks and Recreation.** Schools and parks provide both essential services and a sense of identity for neighborhoods, and should set an example for residential areas in terms of maintenance and appearance. Parks, open space, and recreation increase the quality of life for residents. Providing these opportunities in abundance and proximity to the core neighborhoods helps build neighborhood sustainability.
 - B. **Urban Agriculture.** It is recognized by neighborhood schools and churches, local nonprofits, social



service organizations, county extension agencies, and master gardeners that the establishment and practice of urban agriculture gardening to “revitalize, create possible income-generation projects, and provide therapy,” is another tremendous neighborhood and community benefit. Urban garden agriculture programs are encouraged.

4. **Public Investment—Provide supporting public investments and services.** Consistently maintaining new investment and reinvestment within each of the city’s neighborhoods is significant toward defining our neighborhoods as prosperous, safe, attractive, and a place where daily quality of living exists.
 - A. **Public Infrastructure.** Streets, utilities, and public facilities should be maintained and improved on an ongoing basis. Public investments coordinated through the City’s Capital Improvement Program can enhance efforts to maintain clean, safe, desirable neighborhoods. Adequate street lighting, proper water, sewer and drainage service, and road maintenance are key elements of public investment.
 - B. **Transit.** The greater density of core neighborhoods makes public transit services more practical and their central locations make transit service more efficient. Providing transit services to these areas is important, as well as the need for other activities to

foster optimal use of the transit system.

- C. **Commuter Traffic.** The need to move more traffic through the core of the city as greater growth occurs at the outskirts needs to be balanced with the neighborhood conservation goals. Expansion and extension of major arterial streets, which create barriers and cut up neighborhoods, should be avoided to the greatest extent practical.
- D. **Traffic Calming.** Measures such as traffic calming, which minimize the effect of arterial roads, are encouraged.
- E. **Bicycle and Pedestrian.** Promotion of alternative modes of transportation, including provisions for increased pedestrian transportation—as well as facilities for bicycle traffic—should be developed in these neighborhoods. The local road network should be maintained such that access is maintained to arterial streets and other parts of the city. This is vitally important in connecting our neighborhoods with safe and efficient pedestrian and bicycle pathways.

5. **Housing—Maintain the supply of safe, decent, affordable homes**

- A. **Ensure Affordable Housing Options.** The entire community benefits when a supply of safe and affordable housing exists for all residents. While many of the core neighborhoods supply affordable housing, it is important to maintain

their affordability going forward and to ensure redevelopment, and infill projects satisfy this goal as well. Affordable housing stock, which is suited to the market need of each neighborhood, should be encouraged throughout the city to prevent any area from having an extreme concentration of rental units and low-income residents.

- B. **Housing Resource Center Pilot Project.** The Housing Resource Center (HRC)—a collaboration of residents, businesses, nonprofit organizations, and the City of Sioux Falls—is established as a pilot program intended to meet the needs of the Pettigrew Heights Neighborhood by providing them with accessibility to information regarding housing programs, financing programs, and education for developers, homeowners, landlords, and renters. The Housing Resource Center brings the informational needs of the neighborhood to the neighborhood in a one-stop shop location—a central neighborhood landmark—known as the Bowden Youth Center. The Housing Resource Center is a significant neighborhood service program in that it:
 - Educates neighborhood residents, business owners, City government, and other parties about each other’s affordable housing concerns, available programs, and visions for the future.

- Promotes collaboration between the City, the neighborhood, business owners, and area nonprofits in order to achieve mutual goals and a shared sense of responsibility.
 - Develops a “gateway” linking residents with needed and appropriate housing resources.
- C. **Habitat for Humanity.** The projects of Habitat for Humanity, a nonprofit entity working for affordable housing, are generally sited in older areas where land costs are lower. The effect of their program has been stabilization and strengthening of property values in the immediate vicinity of their specific project sites.
- D. **SEHP.** The Sioux Empire Housing Partnership (SEHP) program, another nonprofit entity, is primarily a private sector partnership that is another positive step toward provision of affordable housing.
- E. **Other Partnerships.** Various social service agencies are also involved in many different aspects of housing-related assistance and activities. City activities, which support and assist these programs, are encouraged.
- F. **Maintain diversity and variety of housing.** Diversity of housing is important to serve all of the residential needs that exist in Sioux Falls. Options for ownership and leasing, as well as type, style, size, amenities, and proximity of services to housing, will allow housing needs to be met. These factors need to be



checked against the existing market demand to allow proper market supply. The City maintains a policy of scattered sites for low- and moderate-income housing projects, including those utilizing low-income housing tax credits. A strong mix of housing types and price ranges in all neighborhoods is encouraged.

6. **Property Maintenance—Promote healthy and safe conditions.** Of utmost importance is the need for the City’s neighborhoods to remain safe and healthy places for its citizens. Direct improvements that provide safety and well-being are essential. Development of programs and enforcement of regulations that maintain healthy neighborhoods and properties are recommended.
- A. **Property Compliance.** Inspections and enforcement of building and zoning codes—and effective nuisance abatement activities—help prevent neighborhood decline. Other activities include Sioux Falls Fire Rescue inspection of apartment units and enforcement of health code

requirements. In certain circumstances, it may be beneficial to take proactive measures to maintain building and zoning code compliance, such as proactive inventories of code compliance and violations in core neighborhoods. This example of increased enforcement can turn the momentum on declining property conditions. Legal assistance through the City Attorney's office is a key component to the effectiveness of these activities. Additionally, educational programs for property maintenance, which are provided by nonprofit and other agencies, are a valuable preventative measure, and these types of programs will continue to be supported.

i. **Project NICE and KEEP.** A public program geared toward conservation is the combined Project NICE/Project KEEP. The Neighborhood Improvement, Complaint Easement program called "Project NICE" utilizes volunteer City personnel and equipment to help maintain environmental conditions and provide assistance in cleaning up targeted older residential areas. "Project KEEP" stands for "Keep Environmental Enhancement Permanent." It is the follow-up program, whereby enforcement of building, housing, zoning, and health codes is stepped up in previous Project NICE areas to promote further improvement.

The project NICE/KEEP targets neighborhoods on a rotating basis, based upon complaints. With the Project NICE and KEEP, the City has been able to keep the number of neighborhood nuisance complaints static, despite strong population increases.

ii. **Project TRIM** (Tree Raising Improvement Methods). Each year, the City of Sioux Falls receives complaints regarding property damage, personal injury, and general nuisance from low-hanging branches over streets and sidewalks. City ordinance identifies the abutting property owner as ultimately responsible for any damage or injury caused by low-hanging branches. In an effort to keep neighborhood streets and sidewalks safe, the City of Sioux Falls Forestry Division inspects trees for low-hanging branches.

B. **Preserve Existing Structures.** Existing structures have the benefit of providing an inventory of safe, affordable housing stock, and nonresidential buildings which exemplify and enhance neighborhood identity and character. It is important to preserve and improve these structures to conserve the neighborhood. Homeowner and rental rehabilitation assistance programs, administered through the Community Development department, are useful tools for maintaining the quality of

housing. Highlighting local, state, federal, and agency programs provides property owners access to a variety of assistance. Continued coordination and collaboration with the Sioux Falls Housing and Redevelopment Commission, Sioux Empire Housing Partnership, Homebuilders Association of the Sioux Empire, and others is also needed.

7. **Economic Development Tools.**

Neighborhood Conservation activities should also consist of tools which directly impact positive and visible change in these neighborhoods. Through existing City programs, partnerships with other organizations, and promotion of other programs, several economic development tools are assembled to provide maximum maintenance, development, and redevelopment opportunities in the City's conservation neighborhoods. The following tools are desired to go forward, many of which are currently operational:

- Providing financial incentives, including tax reduction and tax-funded development.
- Financing programs for new construction, funded by nonprofit and other sectors.
- Promoting commercial and small business development to provide new and expanded neighborhood services.
- Micro-loans for business.

8. **Public Participation.** Grassroots neighborhood planning is one of the most important components of a successful

neighborhood conservation program. Engaging the citizens of the neighborhood, and developing a solid and energetic neighborhood organization, will help ensure that the neighborhood develops an appropriate vision for a neighborhood plan and provides manpower in implementing the plan.

Continuing to promote neighborhood watch programs, neighborhood associations, and property owner involvement in neighborhood issues is a positive way to conserve strong neighborhoods. The best forms of neighborhood stabilization start with residents and small businesses, and these types of efforts are strongly promoted.

9. **Redevelopment Needs.** Redevelopment may become necessary when existing neighborhood areas are found to be better suited and compatible with new land use categories. Redevelopment areas will be identified when significant areas of blight are present. Blight is defined as vacant and badly deteriorated buildings and property.

A. **Future Land Use Plan.** The City's future land use plan is used to guide development and redevelopment throughout the city. Redevelopment in the foundation neighborhoods should be consistent with an adopted redevelopment plan. The land use plan should be adjusted as necessary to reflect future redevelopment activities in the identified neighborhood. A formal amendment to the land use plan should be

pursued for redevelopment consistent with the plan.

B. Property Acquisition Funding

Assistance. With some redevelopment, opportunities to acquire property for redevelopment should be explored to help improve the vitality of the neighborhood. Partnerships with private and nonprofit developers should be encouraged. Redevelopment projects should be encouraged to utilize mixed-use options further described in Chapter 5: “Shape Places.”

Neighborhood Conservation Areas

The remainder of this chapter identifies and describes the neighborhood areas identified in the 2035 plan, discusses actions and programs which will contribute to neighborhood conservation, and highlights existing planning efforts targeted to specific topics.

City neighborhood planning efforts provide long-range goals and specific programs for neighborhood conservation and redevelopment. The 2005 Community Development Consolidated Plan identified housing and community development needs in Sioux Falls. One of the major housing problems is lower-income family households with a housing cost burden that exceeds 30 percent of their total income. Nearly 2,605 (72.6 percent) are paying more toward rent than the 30 percent standard. Of these households, 1,862 (51.9 percent) are paying more than 50 percent of their income toward housing. The households with the highest percentage of housing prob-

lems are in the extremely-low-income category, which is less than 30 percent of the median family income. Other groups with identified housing needs are the lower-income elderly and persons with disabilities.

Data from the 2007 U.S. Census Bureau indicates 61,785 housing units in the city of Sioux Falls, with 57,967 occupied and 3,818 vacant. Of the total occupied units, 21,137 (36.5 percent) were rental units and 36,830 (63.5 percent) were owner-occupied units.

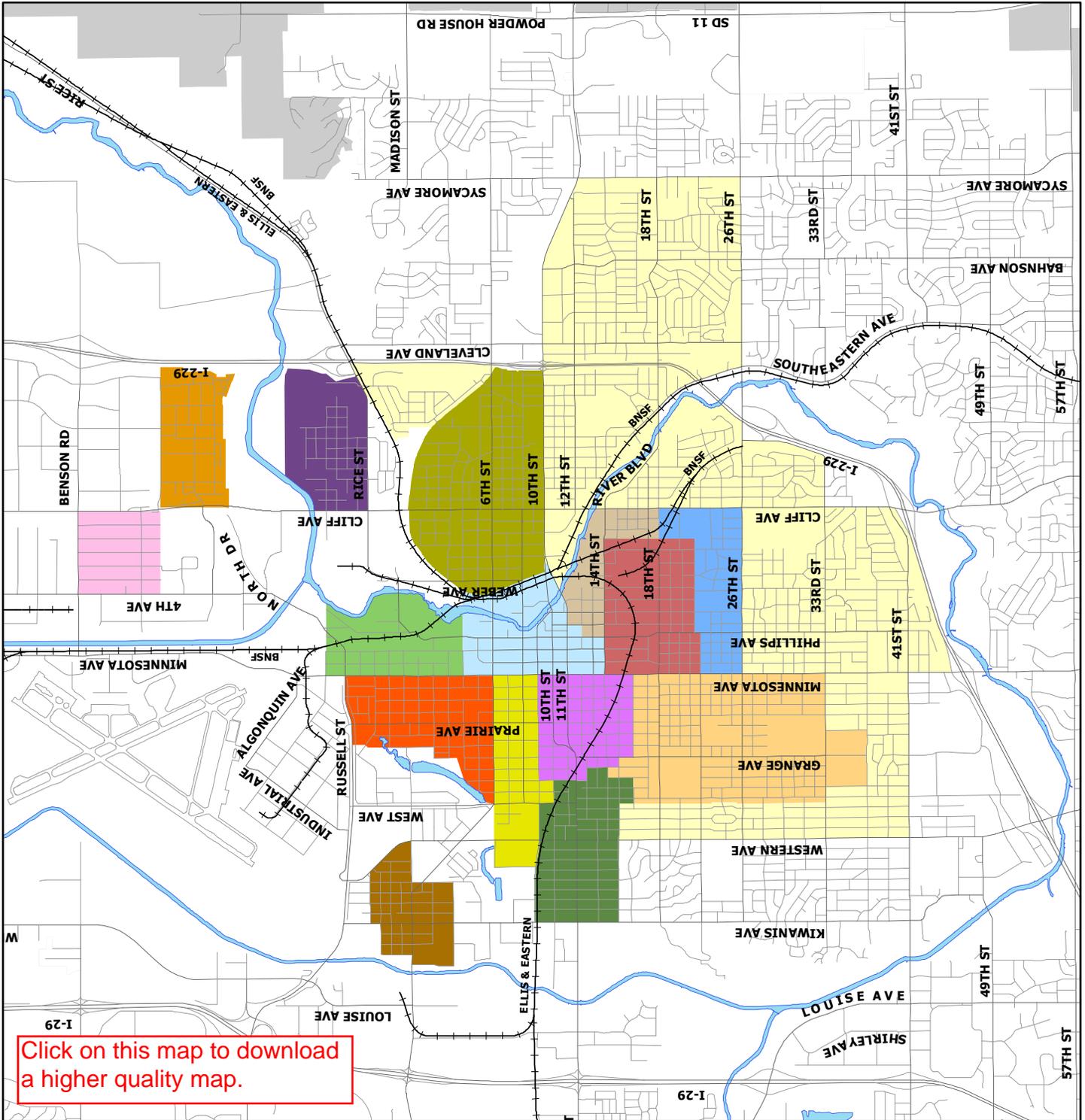
In further review of the 2007 Census data regarding the city’s housing stock, of the total housing units, 28.6 percent were built prior to 1960.

In 2007, approximately 36 percent of all households in Sioux Falls had incomes at or below 70 percent of the city’s median income. In 2007, the median value of an owner-occupied dwelling was \$134,800, and the median rent rate for a unit was \$641. It is an ongoing objective to increase the number of affordable housing units and to expand the services and facilities available to low- and moderate-income households.

Housing and neighborhood conditions in the city as a whole are good. Windshield surveys, taken in 2008 in two core neighborhoods with higher code enforcement complaints, show that exterior conditions were poor on 5 percent or less of the structures. Significant concentrations of substandard housing that exist in any residential neighborhood are minimal.

There are, however, areas where conditions associated with weakening neighborhoods exist in higher-than-average concentrations. It is those areas where conservation strategies

Map 8.A: Neighborhood Conservation Areas



Neighborhood Conservation Areas

-  Neighborhoods
-  Downtown
-  All Saints
-  Axtell Park/ Lincoln Elementary
-  Augustana /USF/Sanford
-  Beadle Greenway
-  Emerson/West 12th St
-  Froehlich Addition
-  McKennan Hospital
-  North End - East
-  North End - West
-  Norton Tracts
-  Pettigrew Heights
-  Riverside
-  West Sioux
-  Whittier and School for the Deaf
-  Future Neighborhood Conservation Areas



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neighborhood conservation areas.mxd

are most needed. Demographic and socioeconomic data, housing condition surveys, neighborhood input, visual surveys, environmental factors, and public facility conditions are collectively reviewed to identify neighborhoods as potential conservation areas.

Neighborhoods with high concentrations of homes and structures built prior to 1950, those with higher-than-average housing deficiencies, and those with below-average household incomes below the city's mean are strong candidates for increased conservation activities.

Map 8.A: "Neighborhood Conservation Areas" shows areas and neighborhoods identified in the 2035 plan as conservation neighborhoods. These neighborhoods will benefit from a strategy that combines the recommended conservation measures of this plan to ensure they retain or enhance their present level of desirability. Each area has its own challenges and special considerations requiring varying levels of conservation activities. Each conservation neighborhood is described below:

Froehlich Addition

Nonconforming manufactured homes on scattered sites are mixed in with conventional single-family homes. Commercial uses along Benson Road and Cliff Avenue are creating expansion pressure for potential encroachments into the neighborhood. A collection of older homes from the McKennan Hospital area have been relocated successfully by the Sioux Empire Housing Partnership into a new subdivision known as Lacey Park. The neighborhood has moderately good separation from major multifamily housing development

along North Fourth Avenue. Transition general housing and street conditions are positive.

Norton Tracts

Industrial development has occurred north of 34th Street North. The neighborhood has some commercial encroachment along Cliff Avenue, and a good transition to a manufactured housing development along its east side. Nonconforming manufactured homes are located on scattered sites. A collection of Habitat for Humanity homes has been successfully relocated into this neighborhood area.

Riverside

A transition area between commercial and residential uses is located in the northeast end of the area. Commercial encroachment is found along Cliff Avenue and Rice Street. There is heavy industrial zoning on developable parcels along the east side of the neighborhood. Housing is generally in good condition. Laura B. Anderson Elementary School is a principal public facility anchoring the neighborhood.

Whittier/School for the Deaf

The Sioux Falls School District has conducted school building transformations with former Bancroft and Franklin Elementary Schools. A new modern elementary school, known as Terry Redlin Elementary, has replaced Bancroft Elementary School on the same site. The former Franklin Elementary School has been converted into a school known as Joe Foss School, which focuses on alternative and at-risk programs for school-age children. There are some concentrations of subsidized

apartment buildings in the east area. Housing conditions range from good to excellent, with the south area east of Cliff Avenue in the strongest shape. A concentration of commercial uses along Eighth Street, from downtown to Cliff Avenue, creates a barrier; most residences lie north of Eighth Street. The west side of Weber Avenue, between Fifth Street and Falls Park Drive, is a transitional area which will likely see redevelopment activity.

All Saints

Much of the neighborhood is a National Register Historic District. The area is a mix of residential types which serves as a transition between downtown and the McKennan Park neighborhood. There are a few scattered housing units in need of repair and maintenance. Proactive conservation activities relative to code enforcement, neighborhood cleanup and beautification, and single-family rehabilitation and revitalization are particularly important for the area between 14th Street and the railroad tracks. The neighborhood's proximity to downtown and high traffic counts along 14th Street promote redevelopment opportunities. Redevelopment along 14th Street should be encouraged for future medium-density residential and future office/institutional uses, including mixed-use developments that are compatible with both downtown and the All Saints Historic District.

Beadle Greenway

The neighborhood area became a planned development zoning district in 1981, and development since then has been influenced by the Big Sioux River Greenway Plan. The area is bounded by Second and Cliff Avenues,

and extends from 12th to 14th Streets. Included is a segment of the Sioux River. This area has been redeveloping from industrial to residential, office, and neighborhood services. Multifamily housing and expansion of the Greenway have been primary factors in the area. Proactive conservation activities—relative to code enforcement, neighborhood cleanup and beautification—are needed for a scattering of single-family homes in this area. Redevelopment along 14th Street should be encouraged for future medium-density residential and future office/institutional uses.

Augustana/University of Sioux Falls/ Sanford Hospital (Central Campus Area)

This central neighborhood contains a large number of older homes. It includes and is impacted by three growing institutions: Sanford Health, Augustana College, and the University of Sioux Falls. Redevelopment pressures near the edges of this older neighborhood are mainly due to the medical campus expansion by Sanford Hospital. Demand for student and employee housing will continue. Housing conditions are good overall, with a few scattered units in need of maintenance. Future hospital and campus expansions may impact residential areas. Continued improvements to streets and utilities will be needed, as well as a consideration of increased parking demand. Lowell Elementary School and the Baptist Seminary are other key facilities integrated into the neighborhood.

North End, West of Minnesota Avenue

Minnesota Avenue is in transition from residential uses to a commercial corridor. The neighborhood includes a National Register Historic District and some of the oldest homes in the city. There has been considerable renovation activity, especially in and near the historic district area. Most streets have been recently rebuilt or are scheduled for substantial repairs in the near future. The northern portion of the area includes multifamily housing and commercial development. Hawthorne Elementary School is an important neighborhood facility.

North End, East of Minnesota Avenue

The Sioux River is to the east, downtown borders the south, and the Minnesota Avenue and Russell Street corridors define the north and west boundaries of this neighborhood area. Also included is the portion of Falls Park north of Falls Park Drive. The area between Minnesota Avenue and the railroad is primarily a mix of housing, with some transitional uses along Minnesota Avenue and Russell Street; however, recent trends show there will be more pressure for commercial and strip development. If this development occurs, it is important to minimize its impact on the remainder of the neighborhood. Maintenance of existing housing will be a primary focus, with limited redevelopment activity expected, except for the Minnesota Avenue corridor and Falls Park North improvements.

West Sioux

The overall housing stock is in very good condition, with little conservation activity needed. Jane Addams Elementary School is a focal point of the neighborhood. The neighborhood is adjacent to the Arena and Convention Center complex, which can impact the neighborhood on occasion. Madison Avenue is an arterial street that transverses the neighborhood.

Axtell Park/Lincoln Elementary

This older neighborhood area is generally in good condition and is not targeted for any immediate needs. The area extends from Sixth Street to Ninth Street, and from Holly to Minnesota Avenues, including Axtell Park Middle School. The primary uses are single-family residential, with some scattered apartments. School enrollment levels have been maintained due to the area's role as an available source of affordable housing for younger families.

Emerson/West 12th Street

This is a large area with a widely varied assortment of land uses ranging from single family homes to intensive commercial. It extends from Kiwanis to Grange Avenues, and from 9th to 15th Streets. Housing conditions are generally good, and single-family residences predominate. Major impacts include encroachment pressures of commercial uses along 12th Street and Kiwanis Avenue. No major redevelopment sites are presently expected.

Pettigrew Heights

This neighborhood area lies between 9th and 16th Streets, extending generally from Grange to Minnesota Avenues. The Ellis & Eastern Railroad traverses the neighborhood from northwest to southeast. This area is immediately west and south of downtown and contains concentrations of commercial use and rental properties, with the predominant land use being single-family structures. Some recent public street and utility improvements have been completed. Housing rehabilitation programs and activities to encourage maintenance of the existing single-family homes are needed.

McKenna Hospital Campus Area

Redevelopment pressures near the edges of this older neighborhood are mainly due to the mix of commercial and office uses along Cliff Avenue and the McKenna Hospital campus. The homes are well maintained, with few housing rehabilitation needs. Parking demands will need continued consideration. The hospital campus has been constrained between Seventh and Cliff Avenues and is limited on the north by the railroad. Future expansions of the Avera McKenna hospital campus, which is presently a PD zone, may affect the tier of blocks immediately south of the existing complex. At the time of this plan, the campus was undergoing a major expansion for a cancer institute and Welsh Family Village south of 22nd Street. The McKenna Park Historic District and surrounding neighborhood is immediately to the west and is a prominent part of the city. Efforts to limit campus impacts on this area are highly desirable.

Downtown

Downtown is atypical of other core neighborhoods in that there is a high concentration of commercial activities. It is the city's central business district, encumbered with an increasing residential prevalence. Downtown has been influenced heavily by changing trends and has adapted to the challenges of urban sprawl, suburban shopping malls, federal renewal programs, and other impacts.

Creative incentives to encourage private reinvestment have been coupled with investments in key public facilities to successfully maintain the economic viability of the district. A new image of downtown as a special place is emerging from the current trend of rehabilitating its distinctive old buildings for new uses. Newer construction projects should be designed for compatibility with the existing environment, and to reflect the traditional densities associated with downtown. Maintaining and enhancing a distinct sense of place downtown is a priority.

The City maintains a partnership with Downtown Sioux Falls Inc. (DTSF) to promote and enhance the downtown. Jointly, the City and DTSF are focusing on preserving the historic characteristics of downtown, promoting redevelopment of under-utilized sites, facilitating the development of additional housing units, enhancing art and aesthetics, and implementing public improvement projects. These approaches create a healthy and vibrant downtown, which in turn increase the overall health of the city and help build the city's image.

The historical and architectural elements of downtown are an important part of its

character and should be preserved when possible. Properly maintained historical buildings offer a special environment, positively impacting their greater surroundings. Further, impacts to historic properties are often irreversible, and any demolitions or alterations should be approached with caution.

Future Neighborhood Conservation Areas

Within the planning horizon through 2035, it is probable that other city neighborhoods will be considered for neighborhood conservation designation. While this plan does not identify those neighborhoods, Map 8.A does highlight areas of the City in which median housing structure age would make neighborhood conservation an option.

Historic Areas and Districts

Historic places and buildings, by their nature, differentiate a community from areas of tract development and provide a unique identity for the city. They are also irreplaceable, nonrenewable resources. Sioux Falls has seven historic districts and more than 50 individual sites listed on the National Register of Historic Places. The Sioux Falls Cathedral, All Saints, Sherman, Hayes, and McKennan Park Historic Districts are residential areas on the National Register. The Old Courthouse and Warehouse Historic District, and the Sioux Falls Downtown Historic District include the majority of the city's nonresidential historic structures. The seven districts are clustered near the center of the city, as shown on Map 8.B, and overlap neighborhood conservation areas. The designated landmark districts and buildings, along with the many

other places eligible for historic register listing, represent the architectural history of the city. They play a central role in creating an individual identity that is unique to Sioux Falls' heritage.

The city's inventory of historic resources remains strong, even though a number of significant buildings are endangered, and others have been lost to fire, neglect, and demolition. Ongoing planning and other measures are needed to ensure the City's historic resources remain preserved.

Just as the central business district is a crucial part of the image of Sioux Falls, the historic buildings of downtown have a crucial role in creating a sense of place not found in suburban districts. High maintenance costs, development, and redevelopment pressures on these increasingly scarce buildings intensifies as the economy expands. Incentives for conservation are needed. The ideal preservation project is one which serves more than one purpose. There have been many successful preservation projects which provide needed housing, supply functional commercial space, or serve other development needs in an economically viable, desirable way.

The community needs to serve as a responsible steward, conserving those features which make Sioux Falls a unique, special place that is different from everywhere else. In the contemporary atmosphere created by prefabricated, mass-produced, franchised, and strip architecture, retention of the unique charm and distinctive craftsmanship associated with old buildings and historic areas creates an appealingly distinct sense of place. This has value as a marketing tool for increasing tourism visits,

and cultural value for residents. Incentives to rehabilitate historic buildings are a helpful conservation measure. All public actions which affect historic resources should consciously and publicly consider the individual and cumulative effect of the decision on the community's pool of historic buildings.

The Sioux Falls Board of Historic Preservation has prepared a historic preservation plan to identify existing historic resources, define geographical areas in need of additional site surveys and inventorying activity, and describe strategies for preserving the remaining historic assets. Among the goals of the comprehensive historic preservation plan are to conduct public education programs, prevent the unnecessary loss of historic sites, and build a positive image of preservation activities.

Visual Landmarks/Icons

Monuments, monumental buildings, structures on high vantage points, and highly unique features have become visual artifacts symbolizing the city. Examples in Sioux Falls include the clock tower of the Old Courthouse, the Veterans' Administration Hospital, the spires of Saint Joseph Cathedral, the pioneer monument above North Cliff Avenue, Falls Park, the Japanese Gardens at Terrace Park, and the various buildings and improvements constructed with cut blocks of quartzite stone. These key Sioux Falls landmarks are important to the city's image, and planning efforts should be proactive in their preservation.

Recently Completed Neighborhood Plans

Highlighted below are current neighborhood planning initiatives taking a more detailed approach to conservation:

Downtown 2015 Plan

The 2015 Downtown Plan charts a course to expand the employment and service base of downtown Sioux Falls, while increasing residential growth and improving its visual and functional quality. The following are the goals addressed in the 2015 Downtown Plan:

- Protect and enhance the aesthetic appeal of downtown.
- Integrate the Big Sioux River and Falls Park into downtown.
- Encourage private sector investment in the downtown locations designated as high-priority redevelopment areas.
- Invest the public resources necessary to stimulate new economic growth downtown, and give strong support to the economic development programs and activities that help maintain a healthy downtown economy.
- Develop downtown as the city's designated arts, culture, and entertainment district, expanding the inventory of outdoor public visual art, and extending the range of cultural programming and activities.
- Preserve the historic buildings of downtown and provide assistance to promote the sensitive rehabilitation of

underutilized buildings, creating space for unique and exciting new uses.

- Maintain an effective transportation system that makes it easy to get into and around downtown.

Pettigrew Heights Neighborhood Plan

The existing Pettigrew Heights Neighborhood Plan focuses on redevelopment and revitalization priorities for this neighborhood. Key outcomes of the plan are to promote overall neighborhood growth, reduce crime statistics, reduce code-enforcement-related complaints, increase affordable housing options through encouragement of mixed-use redevelopment along 10th and 11th Streets, increase owner-occupied housing through support of existing programs, and establishment of new programs such as Single Family Tax Reduction, foster redevelopment between 10th and 12th Streets and along Minnesota Avenue, rehabilitate historic properties, and increase neighborhood quality of life through continued development of City, nonprofit organizations', and neighborhood partnership services and programs relating to safety, affordable housing, beautification, and sustainability.

Whittier Neighborhood Evolution Summary

The 2009 Whittier Neighborhood Evolution Summary provides periodic updates of progress in all aspect of the neighborhood that are of concern to citizens. The summary entails a grassroots strategic plan developed by the Whittier Neighborhood. The strategic plan focuses on neighborhood safety and crime, traffic, housing quality, and neighborhood

identity. The summary helps the neighborhood identify improvement areas and supports the initiatives of the Whittier Resident Association.

Conclusion

Sioux Falls citizens and local government recognize that our neighborhoods are the building blocks of our overall community development, and that we all must take responsibility to conserve and/or revitalize the older or “foundation” neighborhoods through proactive and collaborative planning efforts.

The City of Sioux Falls Neighborhood Services Section of the Planning and Building Services department is committed to preserving, protecting, and empowering our diverse neighborhoods through proactive planning, teamwork, dedication, integrity, and communication between residents, businesses, and local government officials, resulting in each Sioux Falls neighborhood being a great place to live, work, learn, and play.

