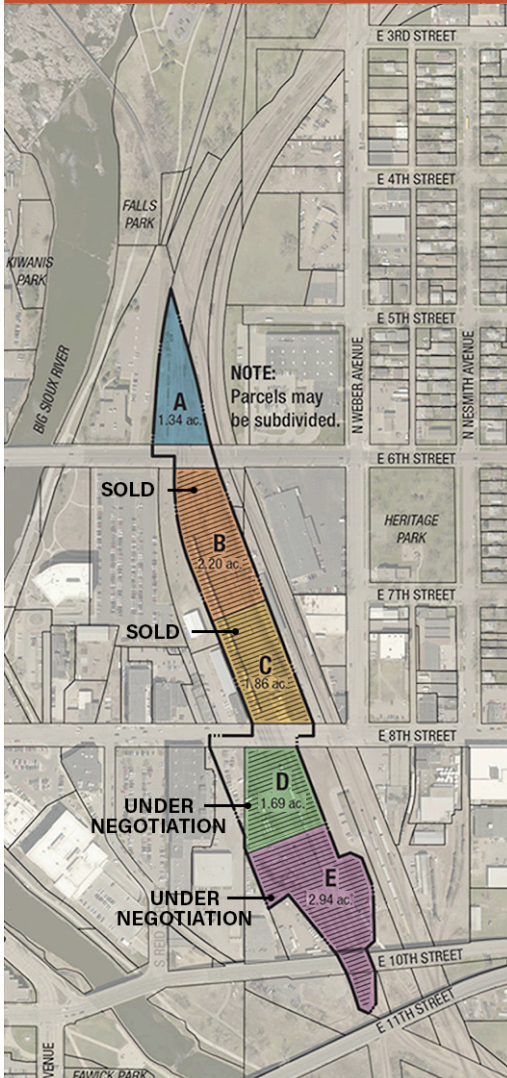


# Development Opportunity

**AREA:** Approximately 10 acres in Downtown Sioux Falls  
**ZONING:** Downtown Planned Unit Development (DTPUD)  
[SIUXFALLS.ORG/BUSINESS/REAL-ESTATE](http://SIUXFALLS.ORG/BUSINESS/REAL-ESTATE)

CITY OF SIOUX FALLS LAND SALE DATA SHEET

## Rail Yard Redevelopment



### CONTACT INFORMATION



Dustin Powers, Urban Planner  
City Center, 231 North Dakota Avenue  
P.O. Box 7402, Sioux Falls, SD 57117-7402  
605.367.8897 | [dpowers@siouxfalls.org](mailto:dpowers@siouxfalls.org)

### Property Description

The approximately 10-acre redevelopment site, formerly a switching yard operated by the BNSF Railway and predecessor railroads represents a unique opportunity to continue the emergence of Downtown Sioux Falls as a high-quality urban district. The linear redevelopment site is adjacent an active BNSF double track line and generally parallel to the Big Sioux River. East 6th and East 8th Streets transect the site and connect to other parts of the City, including the Big Sioux River Greenway. The City of Sioux Falls considers the site to be crucial to downtown development.

### Goals

- Creating a vital and diverse mixed use urban district with sufficient density and intensity of use to reward the community's investment in the property and sustain its long-term value.
- Leverages Rail Yard property to encourage the increase of density in neighboring properties.
- Provides opportunity to retain or increase jobs in the area.
- Providing strong pedestrian/bicycle connections that unify the linear site and are strongly linked to the Big Sioux River Greenway.
- Developing a place that continues recent trends that make downtown both a neighborhood of choice for people of all generations and a significant tool in Sioux Falls' continuing efforts to recruit talent and entrepreneurial activity.
- Providing convenient parking and access for motor vehicles that compliments the walkability of the district.
- Providing spaces and accommodations for events that attract people to downtown for a variety of purposes.

### The Rail Yard Redevelopment Plan

In June 2016, the City of Sioux Falls retained RDG Planning & Design to develop a redevelopment concept and implementation plan that forms the foundation and proposes a development framework that expresses the City's redevelopment goals. The document considers both the Rail Yard itself and private property between the river and the edge of the Rail Yard to encourage connectivity and incremental development of a cohesive east bank district. The master plan is intended to be a flexible tool that both expresses the City's goals and establishes an overall framework for land use, circulation, and public space. It is not intended to discourage individual creativity on the part of potential proposers.

### Property Information

**Area:** Approximately 10 acres  
**Zoning:** Downtown Planned Unit Development (DTPUD)

See Acknowledgment form and visit [www.siouxfalls.org/railyard](http://www.siouxfalls.org/railyard) for additional property information.

For illustration the approximate acreage, Parcels A-E have been broken out:

#### Parcel A

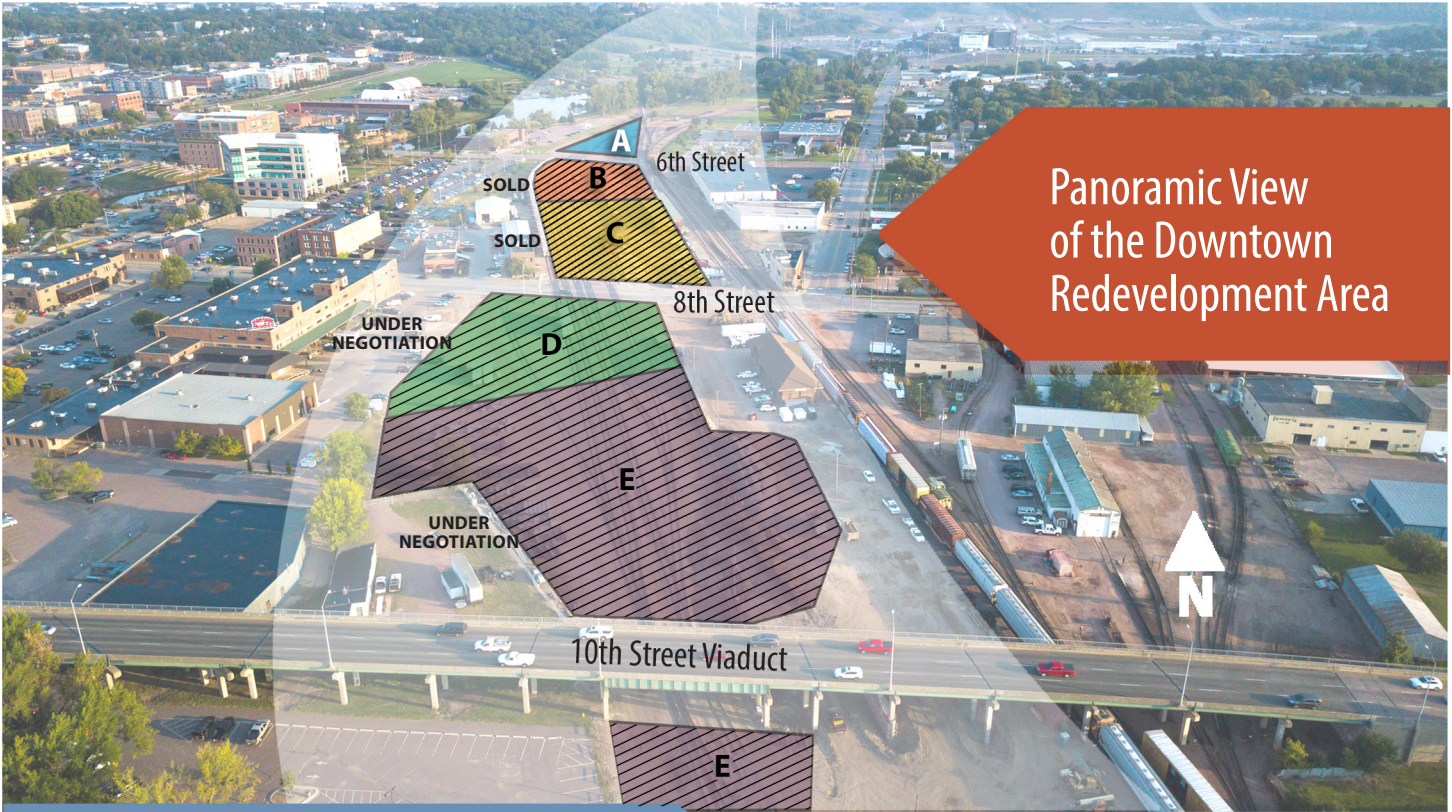
- 1.34 acres north of 6th Street
- Parcels B & C

- 4.06 acres between 6th and 8th Streets

#### Parcels D & E

- 4.63 acres south of 8th Street

The property is not subject to these parcels and can be subdivided to fit the development proposal.



Panoramic View  
of the Downtown  
Redevelopment Area

CITY OF SIOUX FALLS  
LAND SALE DATA SHEET

## RAIL YARD REDEVELOPMENT

## Service Providers for Rail Yard Area

ELECTRIC: Xcel Energy

NATURAL GAS: Mid American Energy

WATER/SANITARY: City of Sioux Falls

## Infrastructure and Public Improvements

Many improvements may be needed to realize the full potential of the Rail Yard Redevelopment Area Plan and the City's goals for the site. These improvements may include but are not limited to:

- Local access streets, including the circulator loop and the 7th Street connection
- The pedestrian promenade and connecting links
- Parking
- Street improvements and streetscape enhancements on intersecting public corridors
- Trail connections
- Storm and sanitary sewers and other utilities

These improvements may be built by the City or by proposers or a master developer on an incremental basis as part of the development of individual projects.

In order to assist with making the site development ready, the City has:

- Removed all railroad tracks from the property;
- Removed a freight building from the property;
- Removed 6 inches of topsoil from the property;
- Installed a six (6) foot protective boundary fence to separate the property from the active rail lines;
- Relocated a U.S. Sprint communication line to the east boundary of the property.



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