



# Introduction



## Why Shape Sioux Falls 2040

It is a comprehensive plan.

- A comprehensive plan develops policies that will help guide future ordinances, budgets, and master plans.
- A comprehensive plan guides future land development.
- There is a need to plan out to the next generation.
- The future is “shaped” today!

The Shape Sioux Falls 2040 Comprehensive Development Plan marks a continuation of the progressive planning tradition in the Sioux Falls area. In November 1950, The City of Sioux Falls adopted the Harlan Bartholomew Plan. In 1979, the City, along with Lincoln and Minnehaha Counties, adopted the Year 2000 Comprehensive Land Use Plan. That plan provided for continued growth and development of the community. It encouraged sustainability by acknowledging that growth is contingent upon both demands of the private marketplace and fiscal resources of the community. In 1996, that 2015 Growth Management Plan was adopted and continued that tradition.

Sioux Falls continues to be a dynamic, growing community. Economic expansion and housing construction all attest to the city’s strong business climate. While the immediate benefits of growth are very apparent, certain problems often associated with unmanaged growth are more difficult to foresee. Financing of public facilities, conservation of older neighborhoods, sustainability of the community, managing growth, and updating zoning ordinances are but a few important

issues facing the city. As many other communities have discovered, the cost of unmanaged growth can far outweigh its benefits.

For Sioux Falls, the challenge is very clear: The community must be prepared to deal with the problems accompanying continued growth and change or lose the unique quality of life which the city now enjoys. The Comprehensive Development Plan is intended to provide the city with the tools it will need to respond to this challenge. Its purposes are to improve the physical environment of the community, to facilitate implementation of community development policies, to inject long-range considerations into short-range actions, and to bring professional and technical knowledge to bear on the making of political decisions concerning the physical development of the community. If fully utilized by decision makers, the plan will serve as a practical working guide for the continued orderly development of Sioux Falls and its environs.

This plan provides an update of the 2015 Growth Management Plan and suggests a

number of continuing, expanded, or new policy initiatives for the management of growth and development in Sioux Falls. The phrase “planning period,” when used in this document, refers to the roughly 25-year time span which extends to the year 2040.

## What Are Policies?

Policies are typically promulgated through official written plans and adopted through a legal process by a governing body. The term “public policy” always refers to the actions of government and the intentions that determine those actions. A policy is also a deliberate plan of action to guide decisions and achieve rational outcome(s).

Government implements policy by the execution of policies through ordinances, budgets, or administration rules/standards.

### Definition of Policy

1. A definite course of action adopted for the sake of expediency, facility, etc. E.g., “We have a company policy.”
2. A course of action adopted and pursued by a government, ruler, political party, etc. E.g., “our nation’s foreign policy.”

Source: *Dictionary.com from Unabridged (v. 11) Random House Dictionary*





# 1. Shape Community



# 1. Shape Community

The first stage of any planning process is the identification of general community goals. The three main goals for the Shape Sioux Falls 2040 plan include:

**GOAL 1: Effectively Manage Growth**

**GOAL 2: Plan Neighborhoods, Land Use, and Urban Form**

**GOAL 3: Improve the Sustainability of the Community**

Each goal has a number of objectives to help to begin to define a strategy for attaining these goals. A detailed strategy for the goals and objectives is within the following chapters of this plan. Each goal lists chapters in the plan to provide main strategies to attain each goal. However, all strategies will provide a significant benefit to any of the goals and objectives.

This plan also complements the Sioux Falls Tomorrow 2014 action plan goals. Those goals included action items for implementation within six different areas, including economic vitality, education, local government services, quality of life, social services, and Sioux Falls cultural plan. The full Sioux Falls Tomorrow 2014 Final Report is included as an appendix to this plan.

The general goals of the Sioux Falls Comprehensive Development Plan are as follows:

## A. Goals

### GOAL 1: Effectively Manage Growth

#### Objective 1A—Orderly and Efficient

**Growth:** Facilitate the orderly and efficient development of the urban structure for the benefit of all city residents while maintaining services and quality of life.

**Objective 1B—Rural Preservation:** Protect the character of the surrounding rural area and other communities in the region.

**Objective 1C—Planned Growth:** Achieve an urban area which functions as a unified entity, to make a full range of services and facilities available to the entire community, and to achieve a compact urban area.

*For strategies, please see Chapter 2: “Shape Growth.”*

### GOAL 2: Plan Neighborhoods, Land Use, and Urban Form

#### Objective 2A—Arrange Neighborhoods:

Provide a suitable living environment for all residents—regardless of income—and preserve the city’s neighborhoods as the valuable resource which they represent. Develop neighborhood schools, parks and community centers, commercial service centers, and a mix of types and densities in all neighborhoods.

#### Objective 2B—Land Use Transitions:

Achieve an arrangement of activities which will promote harmonious interaction among

the various elements of the community and minimize land use conflicts.

**Objective 2C—Develop places, not just spaces:** Encourage development to emphasize the form, appearance, design, and function of development, along with pedestrian-oriented features on the site, rather than just the particular uses that occur in a building.

**Objective 2D—Community Identity:** To enhance the identity of Sioux Falls as a place of unique heritage, culture, and setting in which all residents can take pride.

*Please see the following chapters for strategies:*

*Chapter 3: “Shape Neighborhoods”*

*Chapter 4: “Shape Transitions”*

*Chapter 5: “Shape Places”*

*Chapter 6: “Shape Corridors”*

### GOAL 3: Improve the Sustainability of the Community

**Objective 3A—Environmental Stewardship:** Attain an aesthetically attractive urban development which is compatible and sustainable with the ecological systems of the areas, and maintain air and water quality standards and area historic, cultural, and natural resources.

**Objective 3B—Economic Health:**

**Part 1—Enhance the Economy:** Preserve and enhance the existing economic base of Sioux Falls and achieve continued and well-balanced economic development and employment opportunities.

**Part 2—Diversify the Economy:** Develop Sioux Falls as a diversified regional center and encourage the preservation of the agricultural economy of the region.

**Part 3—Efficient Economy:** Minimize the total economic cost of providing housing, utilities, transportation, public facilities, and services.

**Part 4—Neighborhood Conservation:** Prevent neighborhood blight through housing rehabilitation, code enforcement, dispersal of affordable housing, cleanup programs, and public capital improvement investments.

**Objective 3C—Social Equity:**

**Part 1—Foster Diversity:** Provide residents with a reasonable choice of living environments, vocational and education opportunities, and cultural and recreational amenities; and respect the right of each individual to be unique.

**Part 2—Social Well-Being:** Achieve an urban environment which supports the social well-being of all citizens, where people enjoy personal safety and have social and health services available.

**Part 3—Encourage Participation:** Optimize the participation of citizens and organizations in public decisions affecting the development of the urban area (as an example, see Sioux Falls Tomorrow 2014).

**Part 4—Accountable Government:** Maintain a government that is accessible, effective, and cooperative with citizens and other public and private jurisdictions (as an example, see Sioux Falls Tomorrow 2014).

Please see the following chapters for strategies:

Chapter 7: “Shape Facilities”

Chapter 8: “Shape Foundations”

Chapter 9: “Shape Resources”

Appendix 2: “Sioux Falls

Tomorrow 2014—Final Report”

## B. Community Trends and Projections

### Population Trends

The population of Sioux Falls has grown steadily since its incorporation as a village in 1876. Rapid growth transformed the city during the “Dakota Boom” decade of the 1880s, when the population mushroomed from 2,100 to more than 10,100 by 1890. Population growth continued throughout the following decades and made Sioux Falls a regional urban center.

According to Census statistics, Sioux Falls grew from 72,488 in 1970 to 153,888 in 2010. (The next decennial census is on April 1, 2020.) The population increased 12 percent between 1970 and 1980, and increased

24 percent from 1980 to 1990, and increased 23 percent between 1990 and 2000, and increased 24 percent between 2000 and 2010. Sioux Falls grew between 2000 and 2010 at the same pace as the two decades preceding it even though the United States of America went through the Great Recession.

[According to the U.S. Bureau of Labor Statistics, the Great Recession went for 18 months from December 2007 to June 2009 and had an unemployment rate that peaked at 10.0 percent in October 2009, just months after the recession officially ended.]

The Census also shows that the Sioux Falls MSA had a positive net in-migration of 23,000 people from 1990 to 2000 and 30,000 people from 2000 to 2010; a substantial increase from 8,700 net in-migration from 1970 to 1980. (Net in-migration is the number of additional people moving into an area over moving out of an area.)

Sioux Falls is slowly becoming a more ethnically diverse community. Although the population is still predominantly white, the minority population increased to 3.2 percent in 1990, up from 1 percent in 1970. In 2000,

Exhibit 1.A:  
City of Sioux Falls General Population Facts, 1970–2010

	1970	1970 %	1980	1980 %	1990	1990 %	2000	2000 %	2010	2010 %
<b>Total Population</b>	72,488	100.0%	81,343	100.0%	100,836	100.0%	123,975	100.0%	153,888	100.0%
<b>Median Age</b>	25.9		28.3		31.3		33.0		33.6	
<b>Under-5 Age Group</b>	5,973	8.2%	6,082	7.5%	7,989	7.9%	9,072	7.3%	12,329	8.0%
<b>5–19 Group</b>	23,148	31.9%	19,504	24.0%	21,094	20.9%	26,153	21.1%	29,704	19.3%
<b>20–39 Group</b>	18,480	25.5%	28,440	35.0%	36,820	26.5%	40,883	33.0%	48,306	31.4%
<b>40–64 Group</b>	17,450	24.1%	18,302	22.5%	23,156	23.0%	34,135	27.5%	46,753	30.4%
<b>65+ Group</b>	7,437	10.3%	9,015	11.1%	11,777	11.7%	13,732	11.1%	16,769	10.9%
<b>Racial Makeup, White</b>		99.0%		97.7%		96.8%		91.9%		86.8%

All data from the U.S. Census Bureau.

Exhibit 1.B:  
City of Sioux Falls Housing Facts, 1970–2010

	1970	1970 %	1980	1980 %	1990	1990 %	2000	2000 %	2010	2010 %
Total Housing Units	23,536	100.00%	32,976	100.00%	41,568	100.00%	51,680	100.00%	66,283	100.0%
Units in Structure: one only	16,726	71.07%	20,852	63.23%	25,190	60.60%	30,968	59.90%	43,387	65.10%
Vacancy Rate, owned units only		1.20%		2.00%		1.00%		2.00%		1.70%
Median Household Size	3.07		2.52		2.53		2.40		2.40	

All data from the U.S. Census Bureau.

the percentage claiming a race other than white rose to 8.1 percent; the 2010 figures continue the trend and our diversity increased to 13.2 percent.

Exhibit 1.A: “City of Sioux Falls General Population Facts, 1970–2010” illustrates some of the local population trends. The median age in Sioux Falls increased from 31.3 in 1990 to 33.6 in 2010, but remained lower than state and national averages. An examination of the city’s population by age cohort reveals several trends over this time period. Most age groups continued to show growth between 1990 and 2010. The following changes occurred from 1990 to 2010:

- The 40–64 age group increased from 23.0 percent in 1990 to 30.4 percent in 2010 of the total population, reflecting the aging of the “Baby Boom” generation.
- The 5–19 age group grew by over 8,600 between 1990 and 2010, but became slightly reduced as a percent of the total population.
- The 20–39 age group grew by nearly 11,500 people between 1990 and 2010, but increased from 26.5 percent in 1990 to 31.4 percent (2010) of the total population.

### Housing Trends

Growth of the Sioux Falls housing stock outpaced population growth slightly during the last three decades. During this period the average household size in the city decreased from 2.53 (1990) to 2.40 (2010) per household, as shown in Exhibit 1.B: “City of Sioux Falls Housing Facts, 1970–2010.” The population increase of over 53,000 people from 1990 to 2010 and the 2.40 average household size indicates that a need for 24,715 additional housing units was generated between 1990 and 2010.

This does not imply the creation of a large surplus of available housing units. The growth of demand for housing was slightly behind new construction, with supply and demand in the housing market marginally separated. The 2010 U.S. Census figures showed an increase in overall vacancy rate for *all* housing types when compared to the previous decade: 6.9 percent in 2010 compared to 3.8 percent in 2000, 4.3 percent in 1990, and 6.4 percent in 1980.

The percentage of household income going to owner cost payments or rent is a significant issue in Sioux Falls, as it is elsewhere in the

country. In 2013, 19.2 percent of Sioux Falls households paid more than 30 percent of their income to owner household costs compared with 15.9 percent in 2007. Additionally, 40.8 percent of Sioux Falls renter households paid over 30 percent of their income to rent expenses, compared to 39.5 percent in 2007.

There was significant growth in both the number of owner-occupied and renter-occupied units. The number of owner-occupied units increased by 26 percent from 1980 to 1990, by 30 percent from 1990 to 2000, and by 22.5 percent from 2000 to 2010. The number of rental units increased by 34 percent from 1980 to 1990, by 18 percent between 1990 and 2000, and by 16.5 percent from 2000 to 2010. As a result, the traditionally high rate of home ownership in Sioux Falls has increased 6 percent from 1990 to 2000.

The specific increases over this 20-year period have been from 56.3 percent (1990), to 58.8 percent (2000), to 62.3 percent (2010).

The composition of the housing stock has also changed. Structures with only one unit (basically the single-family home), accounted for 71 percent of all housing units in 1970 dropped to around 61 percent by 1990, and have dropped further to around 55.7 percent by 2015. A larger portion of the city's housing stock is now made up of duplexes, townhomes, and apartments. From 1970 to 1990, multifamily housing increased from 27 percent in 1970 of all housing units in the city to 33 percent in 1990 of all housing units. Modular homes and manufactured housing also constitute a larger portion of the housing stock. These units grew from 1.8 percent of the total housing in 1970 to 5.6 percent in

**Exhibit 1.C: Housing Permits**  
Single Family/Duplexes/Townhouses

	1970	1971	1972	1973	1974	1975	1976	1977	1978	1979
Single Family	259	305	292	362	260	335	408	518	516	614
Multifamily	45	603	780	631	266	417	1,087	1,204	360	284
	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989
Single Family	639	188	159	516	610	426	368	325	350	339
Multifamily	235	180	175	484	876	183	279	100	509	558
	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
Single Family	406	469	586	534	531	517	626	730	854	891
Multifamily	175	539	259	652	679	547	427	341	239	306
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Single Family	1,088	1,129	1,085	1,286	1,298	1,216	1,278	1,231	722	513
Multifamily	737	780	451	474	281	401	290	516	772	636
	2010*	2011*	2012*	2013*	2014*	2015*				
Single Family	522	517	884	1,023	835	932				
Multifamily	232	310	485	1,016	1,069	804				

\*Two-Family Units figured as Multi-family Units Starting in 2009.

Exhibit 1.D: Nonfarm Employment, Sioux Falls MSA

	1980	1985	1990	1995	2000	2005	2010	2015
Manufacturing	8,241	8,373	10,400	13,300	13,300	12,572	11,190	13,600
Construction and Mining	2,677	2,718	3,600	4,600	6,300	7,633	6,896	8,000
Transportation	4,898	4,720	3,500	4,400	4,500	4,165	4,355	5,600
Trade (retail and wholesale)	17,051	17,666	17,000	19,500	21,600	22,718	23,269	26,500
Finance	3,433	6,040	9,100	10,200	14,900	15,374	15,262	16,100
Services	13,550	17,258	30,000	37,300	46,800	59,982	55,205	67,000
Health/Education			13,000	16,100	19,300	20,990	24,840	30,400
Leisure/Hospitality			7,400	9,200	10,900	12,138	12,732	14,600
Information			1,900	2,100	2,800	2,881	2,930	2,700
Prof/Business			3,900	5,600	8,800	9,200	11,209	14,400
Other Services			3,800	4,300	5,000	3,348	3,494	4,900
Government	7,361	7,919	9,500	10,300	11,100	11,425	12,683	13,500
<b>Total Employment</b>	<b>57,211</b>	<b>64,694</b>	<b>83,100</b>	<b>99,600</b>	<b>118,500</b>	<b>122,444</b>	<b>129,179</b>	<b>150,300</b>

Source: South Dakota Labor Market Information Center

Exhibit 1.E:  
Civilian Labor Force and Unemployment, Sioux Falls MSA

	1980	1985	1990	1995	2000	2005	2010	2015
Total Unemployment	2,899	3,139	2,103	2,305	2,330	4,080	6,350	3,805
Unemployment Rate	4.6%	4.6%	2.8%	2.3%	2.1%	3.4%	4.8%	2.6%
Labor Force	63,142	67,971	74,228	97,790	111,195	120,565	133,560	144,580

Source: South Dakota Labor Market Information Center

1990. Exhibit 1.C: “Housing Permits,” with building permit data for the city of Sioux Falls, also reflects this trend. The 2000 and 2010 census continues to document this trend with the percentage of single-family homes decreasing and multifamily homes increasing. Between 1990 and 2000, single-family homes decreased from 61 percent to 57 percent, multifamily increased 3 percent, and modular and manufactured homes increased 1 percent. Between 2000 and 2010, single-family detached homes increased from 57 to 58.4 percent, multifamily (including attached single family dwellings) stayed the same and accounted for 37.3 percent, and modular and

manufactured homes decreased from 6.4 percent to 4.2 percent.

### Employment Trends

Nonfarm employment in the Sioux Falls Metropolitan Statistical Area—which includes all of Lincoln, Minnehaha, Turner and McCook Counties—grew 16.4 percent from 2010 to 2015. The number of jobs expanded rapidly, increasing by over 21,000 workers during that time. The unemployment rate remained lower than the national employment number, with 2.6 percent unemployed in 2015. The positive net in-migration

Exhibit 1.F: Population Projections for the City of Sioux Falls\*\*\*

	2000*	2010*	2015**	2020	2025	2030	2035	2040
Low	123,975	153,888	169,800	180,000	195,000	211,000	228,000	247,000
Medium	123,975	153,888	169,800	185,000	202,000	217,000	233,000	251,000
High	123,975	153,888	169,800	188,000	208,000	230,000	255,000	282,000

\*U.S. Census \*\*City of Sioux Falls estimate All projected population figures are rounded to the nearest 1,000 people.

\*\*\*Projections = range from 1.64% to 2.12% yearly increase.

Exhibit 1.G: Population Projections  
by County for the City of Sioux Falls MSA

	2000*	2005	2010*	2015	2020	2025	2030	2035	2040
Lincoln	24,131	32,600	44,828	57,450	71,525	89,049	110,866	138,028	157,000
Minnehaha	148,281	161,000	169,468	178,800	199,362	221,292	244,527	268,980	305,000
Turner/McCook	14,681	14,450	13,965	14,000	14,500	15,050	15,300	15,600	16,000
<b>Total</b>	<b>187,093</b>	<b>208,050</b>	<b>228,261</b>	<b>250,250</b>	<b>285,387</b>	<b>325,391</b>	<b>370,693</b>	<b>422,608</b>	<b>478,000</b>

\*U.S. Census

Exhibit 1.H: Population Projections by Age for the City of Sioux Falls

	2000	2000 %	2010	2010 %	2015	2015 %	2020	2020 %
<b>Total</b>	<b>123,987</b>	<b>100.01%</b>	<b>153,888</b>	<b>100.00%</b>	<b>169,800</b>	<b>100.00%</b>	<b>185,000</b>	<b>100.00%</b>
0-4	9,075	7.32%	12,173	7.91%	14,110	8.31%	14,819	8.01%
5-19	26,159	21.10%	29,916	19.44%	32,075	18.89%	34,651	18.73%
20-39	40,887	32.98%	48,213	31.33%	52,230	30.76%	56,499	30.54%
40-64	34,130	27.53%	46,967	30.52%	51,840	30.53%	55,907	30.22%
65+	13,736	11.08%	16,620	10.80%	19,544	11.51%	23,125	12.50%

	2025	2025 %	2030	2030 %	2035	2035 %	2040	2040 %
<b>Total</b>	<b>202,000</b>	<b>100.00%</b>	<b>217,000</b>	<b>100.00%</b>	<b>233,000</b>	<b>100.00%</b>	<b>251,000</b>	<b>100.00%</b>
0-4	15,857	7.85%	17,208	7.93%	18,500	7.94%	20,105	8.01%
5-19	37,835	18.73%	40,579	18.70%	44,084	18.92%	45,958	18.31%
20-39	61,610	30.50%	66,879	30.82%	72,766	31.23%	76,756	30.58%
40-64	60,762	30.08%	62,800	28.94%	71,554	30.71%	80,973	32.26%
65+	25,937	12.84%	29,534	13.61%	26,096	11.20%	27,208	10.84%

statistics indicate a large demand for employees being exerted on the labor market. While both overall employment and the labor force expanded strongly during the 1980s, growth in both areas accelerated significantly during the 1990s and early 2000s. Figures for nonfarm employment appear on Exhibit 1.D:

“Nonfarm Employment, Sioux Falls MSA.”

Employment in the transportation industry grew by 28.6 percent from 2010 to 2015, making it the fastest-growing area of employment. The manufacturing and services sectors also grew more rapidly than the rate for total employment during the same period, increasing 21.5 and 21.4 percent, respectively.

Employment in the construction and mining sector increased by 16 percent from 2010 to

Exhibit 1.I: Housing Units Trends for the City of Sioux Falls

	1970	1970 %	1980	1980 %	1990	1990 %
Single-Family (includes manufactured housing)	17,147	72.85%	21,492	65.20%	27,526	66.67%
Multifamily	6,389	27.15%	11,469	34.80%	13,763	33.33%
<b>Total</b>	<b>23,536</b>	<b>100.00%</b>	<b>32,961</b>	<b>100.00%</b>	<b>41,289</b>	<b>100.00%</b>

	2000	2000 %	2010	2010 %	2014	2014 %
Single-Family (includes manufactured housing)	34,260	66.24%	45,331	68.39%	50,010	68.90%
Multifamily	17,464	33.76%	20,952	31.61%	22,574	31.10%
<b>Total</b>	<b>51,724</b>	<b>100.00%</b>	<b>66,283</b>	<b>100%</b>	<b>72,584</b>	<b>100%</b>

2015. This increase is reflective of some increases in construction projects over the years but held down due to low unemployment numbers. Employment in the wholesale and retail trade sector grew substantially, but at a rate slightly below the growth rate for total employment. The wholesale and retail trade sector increased 13.9 percent from 2010 to 2015.

### Population and Housing Projections

A continued, steady rate of population and housing growth is anticipated for the future of Sioux Falls. Exhibit 1.F: “Population Projections for the City of Sioux Falls,” Exhibit 1.G: “Population Projections by County for the City of Sioux Falls MSA,” and Exhibit 1.H: “Population Projections by Age for the City of Sioux Falls” show population projections for the city, with breakdowns by county of residence and age group, and for each of the four counties which comprise the Sioux Falls Metropolitan Statistical Area (MSA).

The major trends in Sioux Falls population statistics include:

- Natural increase (more births than deaths) and net in-migration (more residents arriving than leaving) are both expected to make strong, roughly equal contributions to future population growth.
- Population trends reflect that people are living longer, marrying, and starting their families at a later age, and are having fewer children per family.
- The “Baby Boom” generation (born between 1946 through 1964) will help show strong increases in the over-65 population over the next 13 years.

The demand for housing will be based upon the following trends as projected:

- The Sioux Falls MSA had almost a positive 5,000 net-in migration. This statistic means that more people moved into the MSA than moved out of the MSA. About 43 percent of the Sioux Falls MSA growth from 1995 to 2000 can be attributed to the influx of new residents. This explains the continued housing demand in Sioux Falls.

- The population under the age of 40 will experience increases in population, but experience a slight decrease in the percentage of the total population over the next 8 years. This is because of the more rapid growth in the older age groups, until the “Baby Boom” generation are all over 60 years old during the study period.
- The medium-range population projections shown in Exhibit 1.F: “Population Projections for the City of Sioux Falls” assumes the population will increase by 31,000 people in the first 10 years (2010 to 2020) and 18,000 persons in the last 10 years (2030 to 2040) of the study period.
- The 40–64 and 65-and-over age groups will have significant increases in the percentage of total population, primarily due to the aging of the baby boomers and the rise of millennials (born between 1981 and 1997). However, near the end of the planning period and after 2030, this group will begin to experience a reversal in this trend as the “Baby Boom” generation has all reached retirement age.
- Millennials, as of the first quarter of 2015, make up the largest share of the American workforce of any generation. It is likely this growth will continue into the future as more of the generation finishes schooling and enters the work force. This large and growing segment of the economy will represent a shift in population trends and drive future development needs throughout the study period.
- The housing demand takes into consideration the declining average household size, an increase in the demand for elderly units, as well as in-migration.
- The percentage of single-family housing units as a portion of the whole will decrease over the planning period as housing affordability and lifestyles change.

Exhibit 1.J: Land Use

	2009		2011		2013		2015	
	Acres	%	Acres	%	Acres	%	Acres	%
Single-Family	10,412	26.9%	10,626	27.3%	10,765	27.7%	11,328	28.3%
Multifamily	1,173	3.0%	1,223	3.1%	1,260	3.2%	1,441	3.6%
Office/Institutional	3,052	7.9%	3,259	8.4%	3,267	8.4%	3,424	8.6%
Commercial	1,891	4.9%	1,997	21.8%	2,010	5.2%	2,085	5.2%
Industrial	2,466	6.4%	2,468	6.3%	2,457	6.3%	2,545	6.4%
Mining/Airport	2,824	7.3%	2,869	7.4%	2,866	7.4%	2,811	7.0%
Open Space	4,957	12.8%	4,961	12.8%	5,016	12.9%	5,199	13.0%
Agriculture	8,150	21.1%	8,160	21.0%	7,816	20.1%	8,023	20.1%
Serviceable Lots	3,563	9.2%	3,057	7.9%	3,157	8.1%	2,864	7.2%
Other	207	0.5%	269	0.7%	287	0.7%	269	0.7%
<b>Totals</b>	<b>38,694</b>	<b>100.0%</b>	<b>38,888</b>	<b>100.0%</b>	<b>38,894</b>	<b>100.0%</b>	<b>39,989</b>	<b>100.0%</b>

Data as of end of the calendar year



## Current Land Use

A current land use database for parcels and structures is maintained by City of Sioux Falls Planning and GIS division of Public Works Engineering. Below, Exhibit 1.K: “Land Use” is an inventory for odd-numbered years from the previous seven years. Map 1.A: “Current Land Use,” includes the current land use as of January 1, 2015.

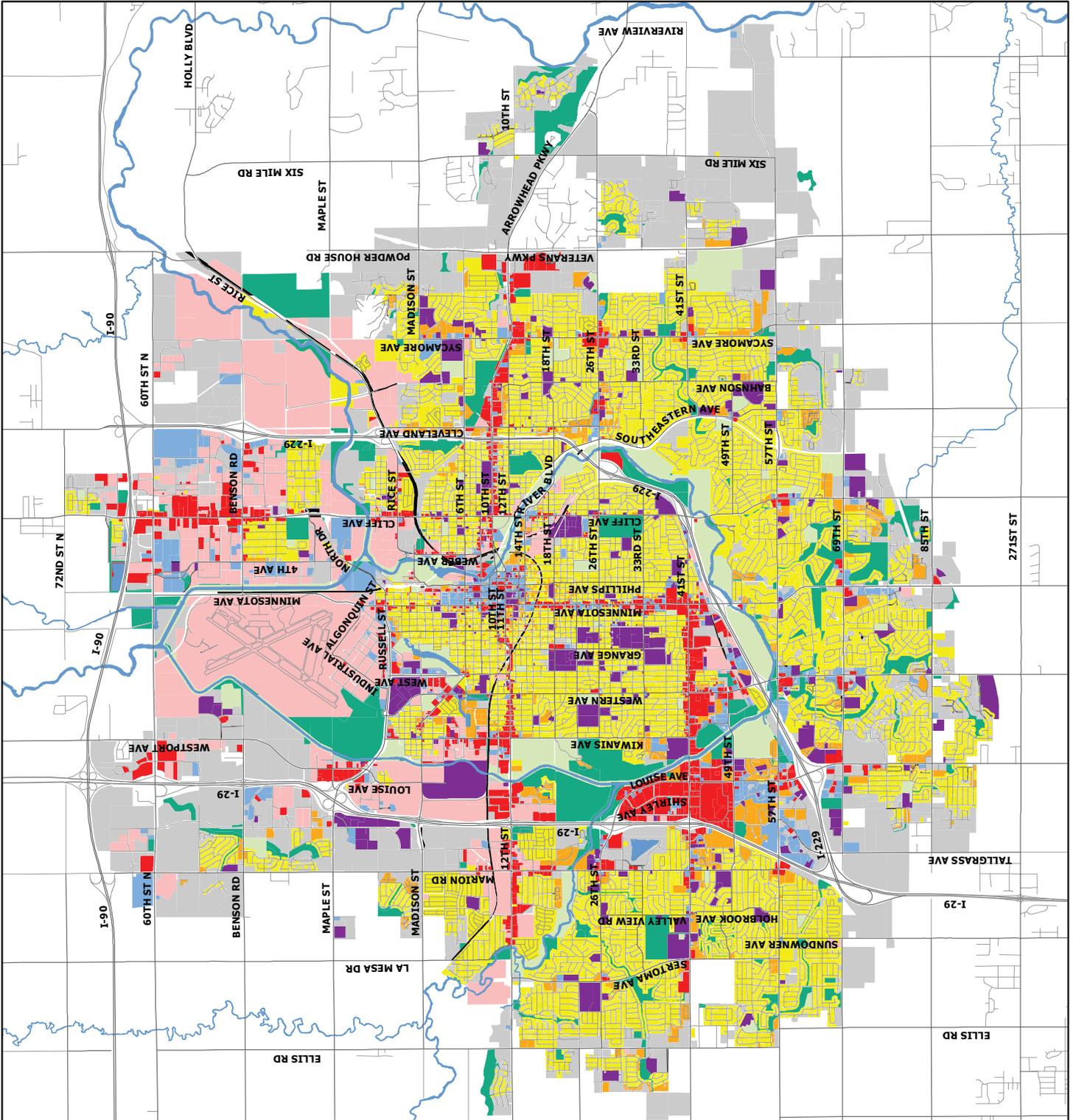
The number and percentage of acres by various land use categories are summarized below in Exhibit 1.J for 2009, 2011, 2013, and 2015.

### Land Area Projections

Since adoption of the Year 2000 Plan, city limit expansion has consistently followed growth area boundaries. Map 1.B: “Annexed Areas,” shows land areas annexed between 1970 and 2016. During this time the city limits increased from 26 square miles to 77.6 square miles.



Map 1.A: Current Land Use



# Current Land Use

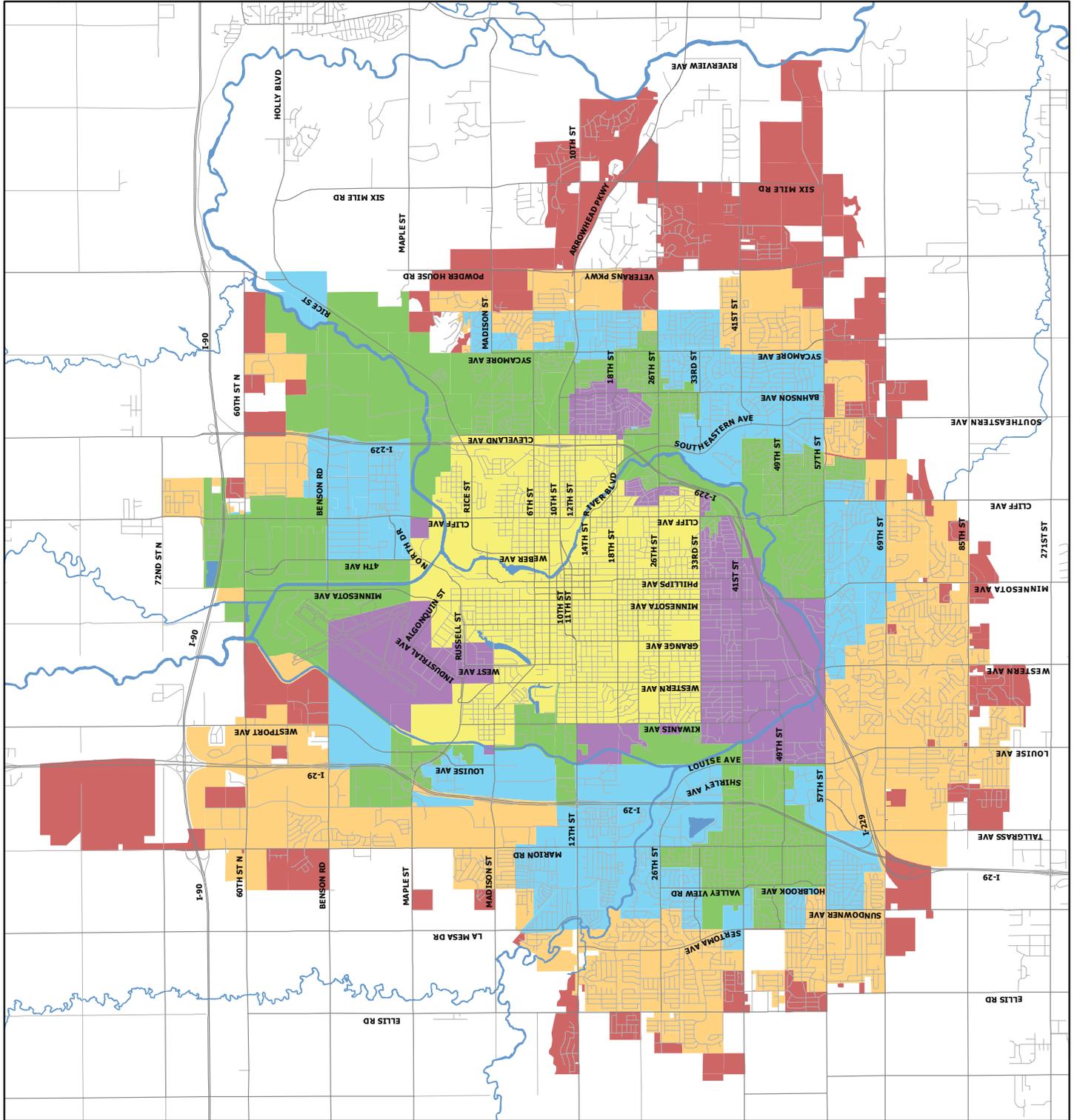
Land Use  
(as of January 1, 2015)

-  Single Family Residential
-  Multi-Family Residential
-  Office and Public Service
-  Institution, Education, and Public Assembly
-  Commercial
-  Industrial, Mining, and Airport
-  Parks, Trails, and Athletic Fields
-  Conservation and Other Green Space
-  Agriculture and Transition Sites
-  Public or Private Right-of-way



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Map 1.B: Annexed Areas



**Annexed Areas**

July 29, 2016

-  Pre-1935
-  1936 - 1960
-  1961 - 1975
-  1976 - 1990
-  1991 - 2005
-  2006 - Present



