

Pettigrew Heights

2009 NEIGHBORHOOD PLAN



PREPARED BY
PLANNING OFFICE
2009

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Executive Summary—Pettigrew Heights Neighborhood Redevelopment Plan:

Pettigrew Heights, a historic neighborhood located in the core of Sioux Falls, has been the focus of the City of Sioux Falls with regard to crime, housing, and general code enforcement activity since 2006. Vision directed by the Mayor's office led to the City conducting a full-blown code enforcement neighborhood conservation strategy that expanded into the development of partnerships with neighborhood residents, business owners, nonprofit organizations, financial institutions, and the City of Sioux Falls to decrease police service calls, dilapidated housing, and code enforcement related complaints.

The Pettigrew Heights Neighborhood has drafted, in coordination with the City of Sioux Falls and numerous nonprofit organizations, a redevelopment plan with identified goals and implementation strategies for the next three to five years. The plan was written to guide redevelopment efforts within Pettigrew Heights and designate the Pettigrew Heights Neighborhood as a redevelopment neighborhood based on the conditions provided in SDCL Chapter 11-7.

The redevelopment plan highlights:

- Neighborhood Vision Statement
- Goals and Implementation Strategies for Six Areas of Focus (Neighborhood Identification, Land Use, Parks and Recreation, Transportation, Safety, and Housing)
- Identification of Redevelopment Areas within the Neighborhood
- Identification of Design Guidelines and Financial Incentives for Redevelopment Areas
- Identification of the roles for the City of Sioux Falls, the Pettigrew Heights Neighborhood, Nonprofit Organizations, and the Private Sector

Anticipated outcomes of the plan include:

- Overall neighborhood growth
- Decrease in crime statistics through awareness and neighborhood cleanup
- Decrease in code enforcement related complaints through education, cleanup, and various rehabilitation programs
- Increase in affordable housing through encouragement of mixed-use redevelopment along 10th and 11th Streets
- Increase in owner occupied housing through support of existing programs and establishment of new programs such as Single-Family Tax Reduction
- Increase in redevelopment between 10th and 12th Streets and along Minnesota Avenue
- Increase in rehabilitation of historic properties through nomination (when appropriate) to the National Register of Historic Places
- 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

In conclusion, the purpose of this plan is to comprehensively define Pettigrew Heights as a prosperous, safe, attractive, and well maintained destination with easy access to clean and safe affordable housing and supportive neighborhood services. Existing blight due to dilapidated housing and crime will not be prevalent and the Neighborhood will show strength in renewed identification and its own planning efforts. In order to ensure that these

objectives are met, this redevelopment plan will be readdressed by the Neighborhood and the City Planning Office in three to five years.

Background:

Purpose

This Neighborhood Redevelopment Plan (“Plan”) was written to guide redevelopment efforts within Pettigrew Heights and designate the Pettigrew Heights Neighborhood as a redevelopment neighborhood based on conditions provided in SDCL Chapter 11-7.

Prior to designating the neighborhood as a redevelopment neighborhood, the City must find that the designated area meets the conditions identified within SDCL 11-7-2 and 11-7-3, which define both a slum area and blighted area. Those conditions are defined below.

SDCL 11-7-2 defines a “slum area” – meaning an area in which there is a predominance of buildings or improvements which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, sanitation, or open spaces, high density of population and overcrowding, or any combination of such factors, are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency and crime, injuriously affect the entire area, and are detrimental to the public health, safety, morals, or welfare.

SDCL 11-7-3 defines a “blighted area” – means an area where by reason of the predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, or other unsanitary or unsafe conditions, deterioration of site improvements, diversity of ownership, tax delinquency, defective or unusual conditions of title, improper subdivision or obsolete platting, or any combination of such reasons, development of such blighted area (which may include some incidental buildings or improvements) into predominantly housing uses is being prevented.

The Pettigrew Heights Neighborhood Committee and Technical Finance Committee will submit the Pettigrew Heights Redevelopment Plan to the Planning Department for consideration by the Planning Commission and City Council and designation as a redevelopment neighborhood.

According to SDCL 11-7-78, the City Council shall not proceed with the redevelopment project unless the City Council approves the redevelopment plan by resolution and finds that the requirements of SDCL 11-7-78 (1-4) have been met. Those requirements are provided below.

1. That the redevelopment project area is a slum area (as defined in 11-7-2) or that all the following conditions exist:
 - a. That the redevelopment project area is a blighted area (as defined in 11-7-3);
 - b. That a shortage of housing of sound standards and design adequate for family life exists in the municipality or the county;
 - c. That the need for housing accommodations has been or will be increased as a result of the demolition of residential units in slum areas under redevelopment plans;

- d. That the conditions of blight in the area and the shortage of decent, safe, and sanitary housing in the municipality or the county cause or contribute to an increase in and spread of disease and crime and constitute a menace to the public health, safety, and welfare; and
 - e. That development of the blighted area for predominantly residential uses is an integral part of and essential to the program of the municipality or the county for the elimination of slum areas;
2. That the redevelopment plan will afford maximum opportunity consistent with the sound needs of the municipality or the county as a whole for the redevelopment of the redevelopment project area by private enterprise;
 3. That the redevelopment plan conforms to the general plan for the development of the municipality as a whole; and
 4. That federal assistance is necessary to enable the redevelopment project area to be redeveloped in accordance with the redevelopment plan and funds will be available for the municipality's or the county's share of the cost as required by the Housing Act of 1949 or other federal acts providing federal financial assistance, or that federal financial assistance is not necessary and all funds will be available from other sources.

The Plan must address the requirements set forth for preparation of a Redevelopment Plan in South Dakota Codified Law 11-7-6. As defined by SDCL 11-7-6, a "redevelopment plan" means a plan for a redevelopment project area which plan provides an outline for the development or redevelopment of such area and is sufficiently complete – addressing the following:

- It indicates its relationship to definite local objectives as to appropriate land uses and as to improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements.
- It indicates the proposed land uses and building requirements.
- It shows that these land uses and building requirements will do the following:
 - Promote the development of well planned, integrated neighborhoods.
 - Secure safety from fire, panic, and other dangers.
 - Promote health and the general welfare.
 - Provide adequate light and air.
 - Prevent the overcrowding of land.
 - Avoid undue concentration of the population.
 - Avoid congestion in the streets.
 - Facilitate the provisions of adequate transportation, water, sewerage, and other public requirements.
 - Prevent the recurrence of slums or conditions of blight, and the spread of disease, crime, and juvenile delinquency.
 - Permit the development of the resources and the improvement of the economic facilities of the county, municipality, and the state.

The Pettigrew Heights Neighborhood Committee and Technical Finance Committee along with the Sioux Falls Planning Office recommend the Pettigrew Heights Revitalization Plan be adopted as it meets the requirements provided above.

Upon designation as a redevelopment neighborhood by the City Council, the City Planning Office will pursue the establishment of a single family tax abatement program within the Pettigrew Heights neighborhood.

Introduction

The Pettigrew Heights Neighborhood is one of the oldest areas within Sioux Falls. The neighborhood lies in the core of Sioux Falls, adjacent from downtown. The north boundary is 9th Street, with the south boundary being 16th street. The west boundary includes Covell, Euclid, and Grange Avenues and the east boundary is Minnesota Avenue. A map displaying this boundary is shown on Figure 1. The Pettigrew Heights Neighborhood consists of 60 blocks and is home to approximately 3,900 people. The 2000 Census data from this neighborhood is provided in Figure 2.

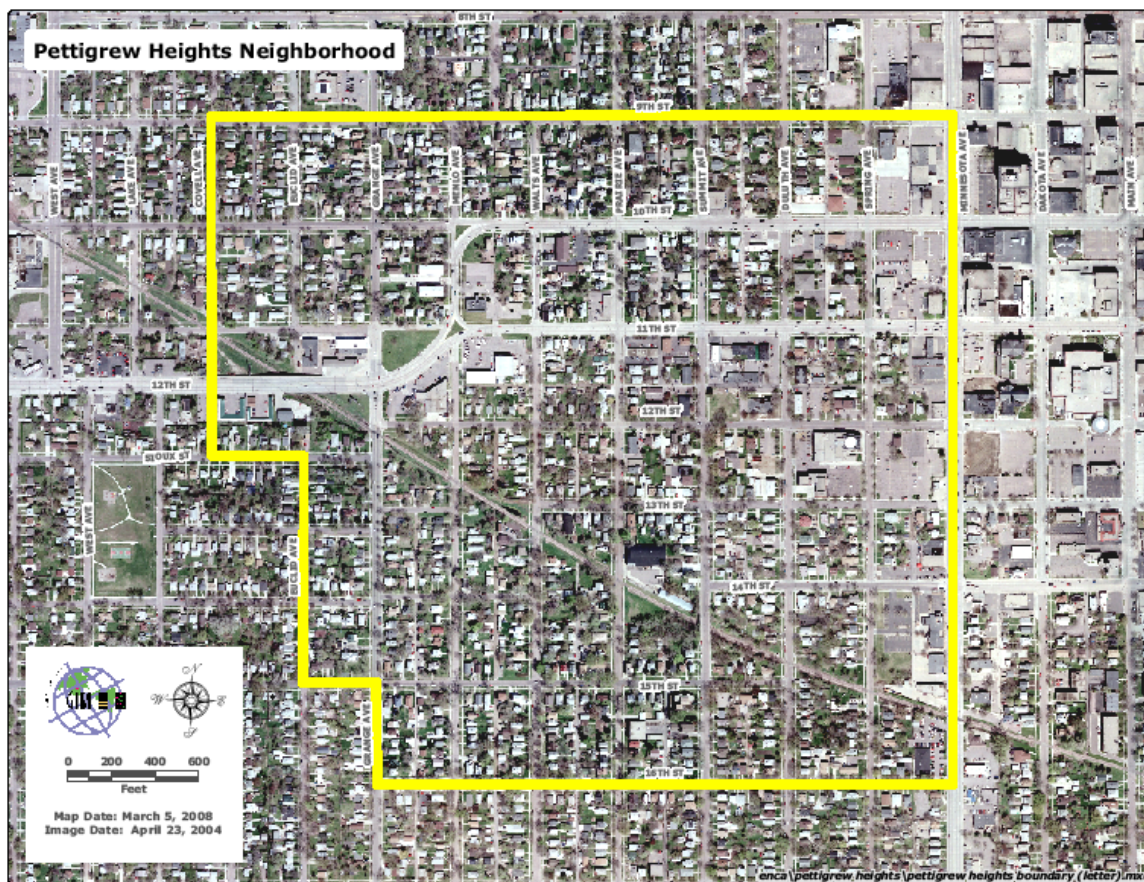


Figure 1. Pettigrew Heights Neighborhood

Age Group Comparison			Race/Ethnicity Comparison			Income & Poverty Comparison		
	Pettigrew Heights	City		Pettigrew Heights	City		Pettigrew Heights	City
Under 20 years of age	30%	28%	White	68%	88%	Median Household Income	\$23,289	\$42,221
20-54 years of age	60%	54%	Hispanic or Latino	17%	5%	Per Capita Income	\$16,199	\$21,374
Over 55 years of age	10%	18%	American Indian	7%	3%	Families below Poverty Level	16.90%	5.60%
			African American	6%	2%			
			Asian	2%	2%			

Figure 2. Neighborhood Demographics – 2000 Census Data

As can be seen in the 2000 Census Data provided, the level of diversity within Pettigrew Heights is greater than in the city of Sioux Falls as a whole. The Hispanic, American Indian, and African American populations are larger in Pettigrew Heights than they are in other parts of Sioux Falls. The residents within the neighborhood are within the low to moderate income bracket. Many are underserved individuals and families who are in need of assistance in order to achieve a higher standard of living.

The residents and business owners have seen their neighborhood decline in the past few years and they would like to see this trend reversed. The residents and business owners would like to continue to work with the City of Sioux Falls in order to revitalize their neighborhood. The residents and business owners need to continue to work together to create standards and goals for revitalization. This plan is part of that process.

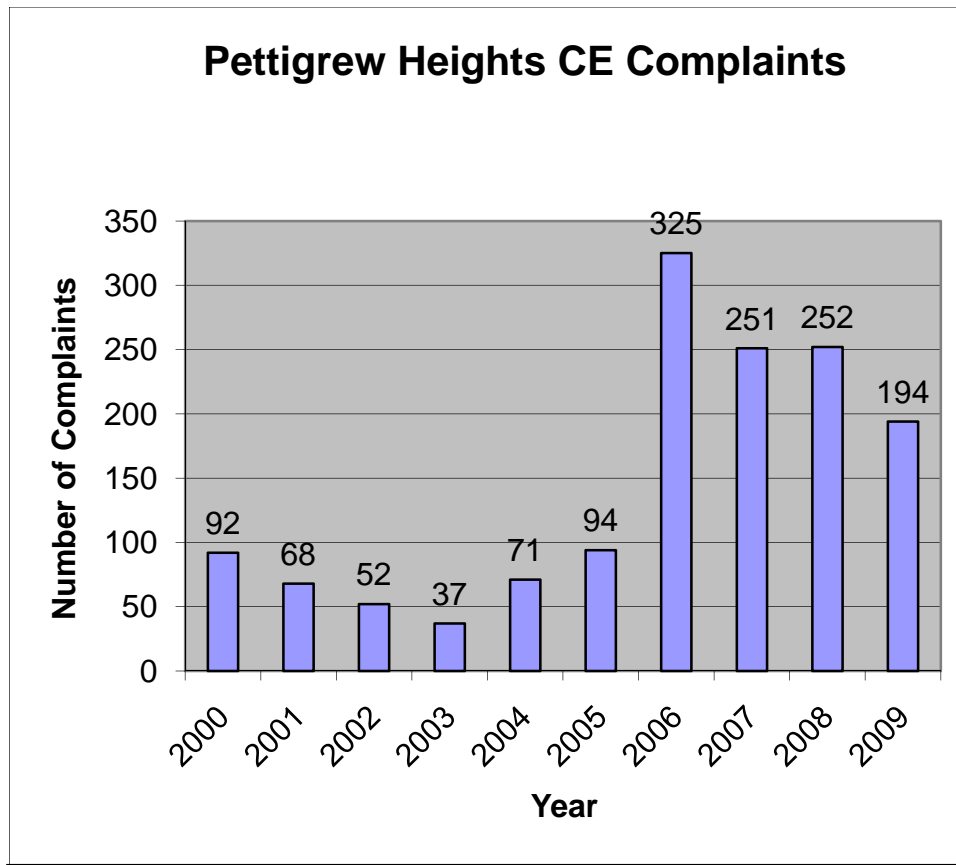


Figure 3. Pettigrew Height Code Enforcement Complaints

A Neighborhood Conservation Area Committee (“Neighborhood”) was created by Sioux Falls Mayor Dave Munson in July of 2006. The Neighborhood has been meeting monthly since July 2006 and the group is comprised of over 70 residents, small-business owners, residential landowners, local area retail banks, and school and local government officials. The plan was generated from the Neighborhood’s meetings and discussions.

Vision Statement – Pettigrew Heights in 2015 and Beyond

Pettigrew Heights is a historically significant neighborhood within the core of Sioux Falls. The City and Neighborhood will partner together to promote appropriate redevelopment opportunities and suitable green space in the Neighborhood. Encouraged revitalization efforts between 10th and 12th Streets include mixed-use redevelopment of affordable multifamily residential uses with small retail and business office units and traditional commercial redevelopment along Minnesota Avenue. Revitalization of the remainder of the neighborhood involves rehabilitation of identified existing rental units into owner-occupied residences and construction of additional clean and safe affordable housing. Promoting new and appropriate economic development incentives for developers, business owners, landlords, and residents, will accomplish this vision and will greatly benefit not only this core neighborhood but the City as a whole. This will ensure a prosperous, safe, attractive, and well-maintained destination with easy access to clean and safe affordable housing and neighborhood services.

Goals and Implementation Strategies for the Pettigrew Heights Neighborhood:

Neighborhood Identity

Identity within the neighborhood is important to the residents and businesses. Establishing neighborhood identity by placing identification markers at gateways and along designated neighborhood boundaries is an example of how the establishment process can work.

A positive neighborhood identity will create an increased sense of pride and will help neighborhood residents stay invested in the revitalization process. Colorful banners hanging from the street light poles along with other identifying markers could help give the neighborhood a sense of distinguished physical identity and pride.

Specific Goals and Implementation Strategies with regard to neighborhood identity include:

- Involve a broad base of residents, churches, schools, nonprofit organizations, and business and community leaders in all phases of planning and implementation.
 - The Neighborhood will continue to hold meetings in partnership with the City Planning Office. The meetings will be held on a regular basis and will include attendee driven content including that related to neighborhood identification.
- Encourage and support business success on 10th and 11th Streets and Minnesota Avenue.
 - The Neighborhood in coordination with the City Planning Office will individually contact business owners and property owners along 10th Street, 11th Street, and Minnesota Avenue in regard to formulating a collaborative approach to neighborhood identify.
 - The City Planning Office will research and apply for grant opportunities that can be used to provide further enhancements to the identification of the neighborhood and specifically on 10th Street, 11th Street, and Minnesota Avenue.
- Investigate historic designation for appropriate areas of Pettigrew Heights to protect historically and culturally significant resources that contribute to the community's identity and history.
 - The City Planning Office, through the assistance of the Board of Historic Preservation, will conduct a phased historic survey of the Pettigrew Heights neighborhood. This survey will provide the basis for determining properties worthy of nomination to the National Register of Historic Places.
 - The Neighborhood, with assistance from the City Planning Office, should pursue a partnership with the Siouxland Heritage Museums for educational programs offered in regard to the history of the Pettigrew Heights neighborhood including its residents, businesses, and general past.

- The Neighborhood will promote the education of its residents and business owners at the Pettigrew Heights Museum (located just outside of the neighborhood boundary to the north).
- o Incorporate streetscape improvements into the identification process, including light pole banners, monument signs, intersection artwork/monuments, street trees and flowers, etc.
 - The Neighborhood, in coordination with the City Planning Office, will identify a sub-committee to work on identifying specific projects, related artwork or graphics, and potential costs.

The sub-committee will then establish priorities of project completion and pursue partnerships to assist in the completion of projects through financial means.
 - The Neighborhood will work to foster partnerships with arts organizations including the Sioux Empire Arts Council and the Visual Arts Commission to identify potential arts inspired streetscape improvements that would assist in creating an identity for the Pettigrew Heights neighborhood.
 - The Neighborhood and City Planning Office will work with Sioux Falls Beautiful to encourage the “greening” of the neighborhood by pursuing programs to encourage flower showers and urban forestry.
- o Keep the neighborhood free of debris and abandoned vehicles—indicating an aesthetically pleasing streetscape environment.
 - The Neighborhood will continue working with the City of Sioux Falls on maintaining code enforcement efforts within the neighborhood. This will ensure proper maintenance of property and self-organized clean-up efforts.

The Neighborhood will conduct an annual clean-up event in coordination with the City of Sioux Falls, Ellis & Eastern Railroad, 211 Helpline Center, the Sioux Falls Seminary, and local neighborhood religious organizations.

Land Use

The current land uses within Pettigrew Heights are shown in Appendix A. Current residential uses include single-family, two-family, and multifamily. Other land uses identified within the neighborhood include, commercial, office/public space, industrial, and institution, education, and public assembly.

Conservation of single-family homes is encouraged by the Neighborhood. Encouraging commercial business uses to those that service the needs of the neighborhood and have a minimal impact on adjacent properties is important. As stated in the City 2015 Growth Management Plan, zoning changes to allow multifamily or commercial land uses into older neighborhoods should be carefully analyzed. Eighty percent of the land within Pettigrew Heights is residential and the concentration of commercial property is along 10th Street, 11th Street, and Minnesota Avenue.

This plan does not anticipate the ratio of residential to commercial property changing significantly during the revitalization of the neighborhood. The Neighborhood has identified 10th Street, 11th Street, and Minnesota Avenue as targets for concentrated redevelopment activity.

Residential housing is of specific concern and focus to the Neighborhood. Many of the older houses-turned apartments are creating a higher density than desired. Converting these structures back into single-family houses would have many direct benefits to the neighborhood. The Neighborhood will work with the City of Sioux Falls to develop incentives to encourage an increase in owner-occupied housing. Currently, owner-occupied housing within the neighborhood constitutes only 30% of the total residential housing available.

Pettigrew Heights is a well-established neighborhood. Its general layout of streets, private property, and utilities is static; only very minor changes to this division of land are foreseen. The City Zoning Ordinance provides standards for the use of land in order to more effectively ensure the health and welfare of the citizenry is protected.

The future distribution, location, and variety of structures or open spaces will be discussed in the Redevelopment section of this document.

Specific goals and implementation strategies with regard to land use include:

- Increase the number of owner-occupied residential structures in the neighborhood.
 - The Neighborhood will engage the assistance of community housing partners such as Sioux Empire Housing Partnership, the Sioux Falls Multi-Housing Association, Lutheran Social Services, and the Sioux Falls Community Development Department to aid in this effort through educational opportunities and incentive programs.
 - The Neighborhood will promote through the City Planning Office the establishment of incentive programs to encourage an increase in owner-occupied housing within the neighborhood.
 - The Neighborhood will support the City Planning Office in the development of a Single Family Tax Abatement program specific to Pettigrew Heights.

- Ensure future land uses are consistent and compatible with neighborhood development.
 - The Neighborhood will work with the City Planning Office to maintain redevelopment areas within Pettigrew Heights.
 - The Neighborhood will work with the City Planning Office to provide appropriate transitioning between existing or future land uses that could be conflicting.
 - The Neighborhood will work with the City Planning Office to identify areas in the neighborhood in which additional off-street parking is required to support the existing or future development densities.
 - The Neighborhood, in coordination with the City Planning Office and Board of Historic Preservation will promote the preservation of existing historic structures and neighborhood features whenever financially feasible.

Parks and Recreation

The Neighborhood has expressed a desire for the addition of open space in Pettigrew Heights as there are currently no city parks within the neighborhood. As indicated by the Needs Assessment Survey, conducted in the summer of 2008, residents of the neighborhood most frequently visit McKennan Park, Terrace Park, and Falls Park. Neighborhood open space accessible by walking is likely to be highly utilized.

Because the availability of land for open space use may be difficult to locate in a timely manner, it is essential to also consider the establishment and expansion of other recreational programs and opportunities for Pettigrew Heights. The Neighborhood will continue to pursue all programs that are affordable to the residents of Pettigrew Heights. The Neighborhood will also continue to pursue partnerships and educate residents on existing facilities within and on the borders of the neighborhood; such as the Bowden Youth Center, the YMCA, and the YWCA.

Specific goals and implementation strategies with regard to Parks and Recreation are:

- Expand existing recreational/leisure opportunities to meet the growing and changing needs of the neighborhood.
 - The Neighborhood will establish a sub-committee to identify existing recreational programming within the neighborhood that can be promoted to residents and business owners alike. The sub-committee will then work on fostering partnerships with other community oriented organizations including but not limited to the Sioux Falls School District, the Bowden Youth Center, the Sioux Falls Seminary, the Sioux Empire Community Theatre, the Sioux Empire United Way, and the City of Sioux Falls Park and Recreational Department to establish new recreational opportunities.
- Explore and identify specific neighborhood sites for possible indoor and outdoor recreation programming.
 - The Neighborhood, in coordination with the City will work to locate an appropriate neighborhood open space including adequate space needed for playground equipment, a picnic shelter, and potentially a half basketball court. This space should be 80 feet by 120 feet or .25 acres at a minimum, with 130 feet by 240 feet or .75 acres being considered preferable.
 - The Neighborhood, in coordination with the City Planning Office and the partners of the Housing Resource Center within Pettigrew Heights and located at the Bowden Youth Center, will work on the establishment of a neighborhood fair to be held one Saturday per month in conjunction with the Housing Resource Center and including a farmer's market component.
- Expand the community garden concept to include urban agriculture, green community practices and development of a neighborhood garden club.
 - The Neighborhood, in coordination with the City Planning Office, the Sioux Falls Seminary, and the Sioux Falls School District will work to implement and expand upon the Urban Agricultural project to be housed at the Lowell Elementary campus.

- The Neighborhood will coordinate with the Sioux Falls Seminary to coordinate the expansion of urban agricultural programs throughout Pettigrew Heights and upon the permission of neighborhood property owners.

Transportation

Sidewalks, roads, public transit routes, bicycle lanes, and pedestrian paths that are clearly marked and safe are essential elements of a revitalized neighborhood which is why transportation and mobility issues are extremely important to the comprehensive redevelopment and revitalization of Pettigrew Heights.

Making the pedestrian environment attractive and comfortable is one way to encourage street activity and to provide security and a sense of community within the neighborhood. Residents and business owners have discussed increasing boulevard widths and providing landscaping on major corridors. The Neighborhood supports this concept as a way to beautify the arterial streets that extend through the neighborhood.

The density of this older neighborhood makes public transit service a practical mode of transportation. In fact, four transit routes run through Pettigrew Heights, making public transportation easily accessible to the neighborhood. (See Appendix C for a map of Pettigrew Heights with the transit routes highlighted.)

Specific goals and implementation strategies with regard to transportation include:

- Promote neighborhood accessibility
 - The City of Sioux Falls will evaluate sidewalk conditions and repair as needed.
 - The City Planning Office will continue to explore bike path opportunities for the Pettigrew Heights neighborhood.
 - The City Planning Office will work on the development of a safe neighborhood bicycle / pedestrian route connector to the City's existing greenway system.
 - The City Planning Office in coordination with the Neighborhood will work on the education of Pettigrew Heights in relation to the City's Public Transit System. The City Planning Office in coordination with the City's Leading Green Program will offer training to residents of Pettigrew Heights on the user-friendly nature of Public Transit.
 - The City Planning Office in coordination with Public Transit will evaluate the need for additional bus shelters and stops throughout the neighborhood.
 - In an effort to increase neighborhood pedestrian safety, the City Planning Office will work with the City Engineering Division and the Neighborhood to identify traffic calming designs and devices for the intersections throughout Pettigrew Heights and along 10th Street and 11th Street. This could include pursuing the installation of an additional stop light at the intersection of 11th Street and Prairie Avenue.

Safety

Safety has been a significant concern expressed by the Pettigrew Heights Residents.

The Sioux Falls Police Department tracks the number of service calls within Sioux Falls. Specifically within Pettigrew Heights, in the last two years, the number of monthly service calls for the neighborhood has ranged from 172 calls in February of 2008 to 482 in August of 2008.

A correlation between the increase in revitalization efforts and calls related to safety and crime is evident, however, it is the perspective of the Neighborhood and City Planning Staff that as this growing awareness continues, crime will go down, and therefore crime related calls will go down as well. For the first half of 2009 the number of monthly service calls has ranged from 267 in January of 2009 to 389 in May of 2009. Though there has been a decrease in the overall number of service calls, coordination between the Neighborhood and City is still needed to ensure further reduction in the number of complaints and increase in safety.

According to the Sioux Falls Fire Rescue, a response to calls for assistance occurs within 4.90 minutes. The Central Fire Station is located just one block away from the Northeast corner of Pettigrew Heights. In addition, Sioux Falls Fire Rescue inspects vacant structures within the neighborhood in preparation for potential emergency calls.

In a proactive approach to code enforcement and neighborhood safety, the City of Sioux Falls inspects streetlights and sidewalks and provides landfill coupons to accompany violation notices.

Collaboration between various City of Sioux Falls departments and the residents and business owners in Pettigrew Heights will continue to be important in ensuring the neighborhood safety.

For example, another way to secure safety is through the heightened awareness of business owners and residents within the neighborhood. Through the Neighborhood Watch program business owners and residents can work together and take a guided approach to increasing the safety of their neighborhood

It is widely accepted that livelier streetscapes make for safer streets. In mixed use developments, ground floor shops and market spaces providing services needed by residents can attract activity to the street and increase safety through informal surveillance. Entrances, porches, balconies, decks, seating and other elements can promote use of the street front and provide places for neighborly interaction.

Specific goals and implementation strategies with regard to safety include:

- The Neighborhood in coordination with the City of Sioux Falls will identify areas within the neighborhood in need of additional lighting.
- The City of Sioux Falls will work to ensure that all public areas are sufficiently lit.
- The Neighborhood in coordination with the City of Sioux Falls will work to retain clean lines of sight along streets, sidewalks, and alleys.

- The Neighborhood will encourage safety in design through Crime Prevention through Environmental Design (CPTED) principles such as:
 - Use semi-transparent security screening rather than opaque walls – where appropriate.
 - Avoid blank, windowless walls that attract graffiti and do not permit residents or workers to observe the street.
 - Use and maintain landscaping that will maintain visibility, such as short shrubs and pruned trees. No tree branches should be below head height.
 - Use creative ornamental grilles as fencing or over ground-floor windows in appropriate locations.
 - Provide clear directional signage.
 - Encourage “eyes on the street” through the strategic placement of windows, balconies, and street level uses in new construction projects.
- The City of Sioux Falls will continue to identify and track vacant structures within the neighborhood to ensure they are not being used as hiding places or for illegal activities.

Housing

There are 815 properties containing 1,538 housing units within the Pettigrew Heights Neighborhood. According to the 2000 Census, approximately 67 percent of the existing neighborhood housing units are rentals.

Safe, clean, and affordable housing is necessary for Sioux Falls and especially its core neighborhoods. To ensure the conservation and addition of affordable housing to Pettigrew Heights, the City Planning Office in coordination with numerous community partners will focus on ensuring safe and affordable housing choices by initiating and supporting new landlord and tenant education classes and self-sufficiency as well as implementing programs to improve rental relationships by providing information on the basics of property ownership.

Code enforcement is an integral part of maintaining and increasing affordable housing stock in Pettigrew Heights. Through the code enforcement system, the City of Sioux Falls is able to protect citizens by identifying issues and working with the property owner on remediation efforts. Code enforcement efforts within Pettigrew Heights have increased as a result of Phases I and II of the Mayor's neighborhood conservation initiative in 2006. During Phases I and II, Building and Zoning Code Enforcement divisions inspected vacant and dilapidated structures, verified registration and licensing of rental units, and surveyed the neighborhood for zoning violations.

The City of Sioux Falls Planning Office in coordination with the Sioux Empire Housing Partnership and Volunteers of America – Dakotas has established a Housing Resource Center within Pettigrew Heights. A grant from the Citi Foundation in the amount of \$40,000 was awarded to the City of Sioux Falls for the purpose of funding start-up costs associated with the Housing Resource Center. The Housing Resource Center is a place that residents can come for advice and guidance on various housing related questions or situations. See Appendix L for information regarding the Housing Resource Center.

According to the 2000 Census, approximately 67 percent of the housing within the neighborhood is rental. In an effort to encourage neighborhood revitalization and growth, the conversion of rental housing to owner-occupied housing is crucial.

Specific goals and implementation strategies with regard to housing include:

- The Neighborhood and City Planning Office will partner with organizations such as Sioux Empire Housing Partnership, the Sioux Falls Multi-Housing Association, and the South Dakota Housing and Development Authority to pursue the resources necessary to encourage the transfer of rental housing units, especially those that were built as owner-occupied housing, back into owner-occupied structures. A goal of decreasing the rental housing from 69% to 60% should be pursued for review in five years.
- The City of Sioux Falls Planning Office should encourage and when necessary mandate, that all housing units within the neighborhood be maintained in a safe and sanitary condition.
- The City of Sioux Falls Planning Office will encourage new development in the neighborhood to consist of mixed-use design, increasing the neighborhood's accessibility to affordable housing and service based businesses.

- The City of Sioux Falls Planning Office in coordination with the Sioux Falls Board of Historic Preservation will identify those structures that are historically significant and will encourage their restoration.
- The Housing Resource Center will provide educational opportunities to the neighborhood that could improve rental relationships between multi-family property owners, landlords, managers, and renters.
- The Neighborhood will continue to support the existing City of Sioux Falls Housing Rehab Program, administered by the Community Development Department.
- The City of Sioux Falls Planning Office in coordination with the Neighborhood will continue heightened City code enforcement efforts within the neighborhood. The Neighborhood will continue to coordinate an annual clean-up event in the neighborhood, as part of the event, the Neighborhood will survey the neighborhood for code enforcement violations.
- The City of Sioux Falls Planning Office in coordination with the Neighborhood will draft and recommend for approval to the Sioux Falls City Council a residential tax abatement program for Pettigrew Heights. This program will promote significant improvements to residential housing structures within the neighborhood.
- The City of Sioux Falls Planning Office will draft and implement a Rental Rehab Loan program for the neighborhood. This program will promote improvements to existing rental units within the neighborhood.

Redevelopment Goals and Implementation Strategies:

Development Goals

It is of critical importance for the general well-being of the entire community that the older neighborhoods, including Pettigrew Heights, are conserved, maintained, and improved. The current status of the older residential areas in Sioux Falls is positive and strong, and must remain that way. Not only are the benefits of older neighborhoods lost when they are allowed to slip into a state of deterioration and blight, but costly new problems are created which erode the city's overall quality of life.

Visual deterioration gives the impression that nobody cares, creating an atmosphere which fosters crime, antisocial activities, and further blight. Declining neighborhoods demand additional health, social, and public safety services, weaken the tax base, and make activities to promote new economic development in the city difficult.

Even though sound city planning practices are prevalent, the central neighborhood redevelopment situation was exacerbated by the lack of a specific financing program tool to afford increased lending activities by local area retail banks and other lending institutions to developers, small business owners, and individuals, for implementation and development of acceptable neighborhood projects. Such projects include development of small retail and office business uses along with affordable multi-housing redevelopment projects that conform to the City's neighborhood conservation plan program.

The following are goals related to future housing and business development within Pettigrew Heights:

- Ensure safe, clean, and affordable housing development.
- Rehabilitate historically significant properties.
- Ensure a mix of well-maintained and up-to-code housing densities.
- Encourage new mixed multi-family residential and commercial, office and small business development uses along major street corridors.
- Encourage innovative building designs that integrate new commercial and residential uses into the existing historic neighborhood character.
- Provide incentives to renovate existing owner occupied residences and rental units that will provide continued opportunities for both market and affordable housing.
- Utilize public/private partnerships to encourage new construction of workforce housing apartments that target families in the 30 percent to 50 percent of median-family income range.
- Consider development of single-resident occupancy apartment units above first floor retail and office buildings for working individuals and retired seniors.
- Continue code enforcement activities to ensure that existing housing for lower-income tenants is maintained in a safe and stable condition and is properly managed.
- Make the neighborhood a home to viable and community-based local businesses.

Design Guidelines

Neighborhood Design Guidelines serve as guides for building rehabilitation and new construction, suggesting ways buildings can harmonize with and enhance their surroundings. They are not intended to limit development or innovation, but rather to serve as suggestions that offer architectural direction to property owners and builders. Following these guidelines is voluntary.

Shape Sioux Falls strives to create lively, secure, and distinctive places. Land use and development policies outlined within Shape Sioux Falls should be seen as a voluntary guide and be considered for development, redevelopment, and renovation of the neighborhood. Some of the policy sections include:

- Streetscape – pedestrian orientated areas with sidewalks and street trees
- Signs – signage master plans
- Multi-Modal Access – direct pedestrian pathways and street connectivity
- Open Space – small private open spaces in addition to common open spaces and long-term landscape viability
- Parking – allow flexible parking requirements, encourage on-street parking in mixed-use areas, require pedestrian connections between public sidewalks and principal building entrances, and require major pedestrian crossings with drive aisles and circulation ways to be clearly delineated with pavement markings and/or contrasting paving textures and materials
- Vertical Mixed-Use – buildings are at least two-stories high with more than one use, pedestrian-scale, and orientated to public or private internal streets
- Horizontal Mixed-Use – buildings are connected by internal streets and drives, and pedestrian connections and pathways

The Neighborhood has drafted guidelines for future development within the neighborhood. Although following the guidelines is not currently mandatory, they should be reviewed and incorporated by those proposing redevelopment within the neighborhood.

- The Neighborhood suggests creating a more pedestrian friendly neighborhood, especially along busy corridors such as 10th and 11th Street. A primary concern within the neighborhood is pedestrian safety, so slowing traffic on the major corridors should be a priority. The utilization of bump-outs or different colored sidewalk would emphasize the presence of pedestrian traffic; this was suggested as a result of the Design Charrette. The Design Charrette was held in 2008 and facilitated by volunteers from Architectural Incorporated. The Design Charrette provided a public forum for neighborhood residents and business owners to make suggestions on the existing and potential visual appearance of the neighborhood. Notes from the Charrette meeting can be found in Appendix G and pictures from the Charrette can be found in Appendix H.
- The Neighborhood also suggests that neighborhood bike path connections and bike lane designations be explored and implemented when possible.

- The Neighborhood made many suggestions regarding the enhancement of identity within the neighborhood by utilizing historic lighting (if the neighborhood receives designation as a historic district), colorful banners, and landscaping.
- The Neighborhood took note that the oldest building surveyed in Sioux Falls, located at 702 West 11th Street, should be restored if possible. This structure is barn-like in nature and located behind the main structure at the site. It should be noted that this structure is located in a block highlighted for redevelopment.
- The Neighborhood suggested encouraging the use of shutters, gables, double-hung windows, and differentiating roof lines to new construction. These building features will complement the existing historic nature of the neighborhood.
- The Neighborhood has identified the intersection at 11th Street and Minnesota Avenue as a “Gateway to Downtown”. Future construction projects should take streetscape design into consideration.
- The Neighborhood has suggested that future consideration be given to enhancing development of the triangular area by the 11th Street and Menlo Avenue intersection. Although artwork exists on the site, the Neighborhood would suggest that landscaping, bench seating, and additional artwork be considered.
- Improving the overall appearance of existing property by utilizing land use standards from the Shape Sioux Falls initiative, continuing code enforcement efforts, and emphasizing property maintenance is also recommended

Implementing design review standards will help increase a sense of identity within the neighborhood. Design guidelines offer a flexible tool, an alternative to prescriptive zoning requirements, which will allow new development to respond better to the distinctive character of its surroundings. For example, new buildings developed in an established neighborhood with an identifiable character will be viewed as undesirable intrusions unless they respond positively to the architectural characteristics of existing buildings. Design guidelines for architectural elements encourage new development in established neighborhoods to complement neighboring buildings and consider how design gives a neighborhood its identity.

Redevelopment Areas

At the onset of the revitalization efforts within Pettigrew Heights, a selection of sites in the vicinity of 10th and 11th Streets, were identified as potential redevelopment areas. As part of this plan, areas which have been identified as having redevelopment potential are highlighted in Figure 4.

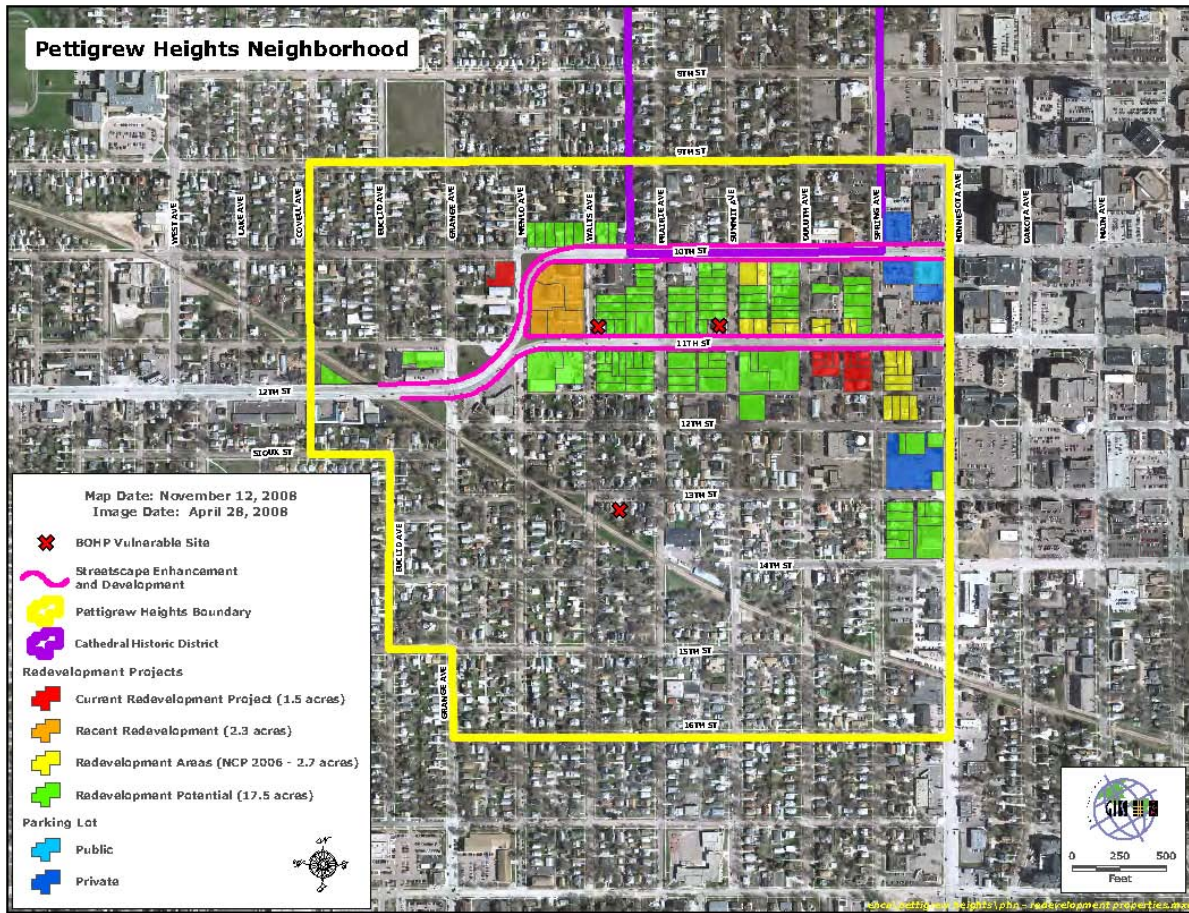


Figure 4. Pettigrew Heights Redevelopment Properties

These redevelopment areas were identified because of their substandard and blighted conditions, their proximity to major arterial roads, conflicts between existing land use and future land use plans, and the minimal hardship of redevelopment on surrounding properties. It is possible that redevelopment could also occur in areas unidentified on the map in Figure 4.

The purpose of identifying these areas is to give an indication of where future redevelopment may occur for planning purposes. While there may be City and State incentives and programs for redevelopment, it is generally assumed that future redevelopment will be a private venture.

There have been three recent redevelopment projects underway in Pettigrew Heights. The City of Sioux Falls is taking a proactive approach to bring investment and shaping land use in the neighborhood. It recently acquired 11 residential properties comprising nearly one half city block in size which will be redeveloped into a mixed-use facility with commercial on the first floor and affordable housing on the upper floors. This area was identified among the

selected redevelopment areas. The immediate impact will be the removal of several dilapidated and unsafe housing structures. At the time the City acquired the 11 residential properties, the structures were vacant. Thus, there was no need for temporary relocation of families and no families were displaced. A new structure of high-quality design, including LEED (Leadership in Energy and Environmental Design) certification standards for green buildings, will be built on the site providing up to 57 new affordable housing units for the elderly. The project will also create space for new businesses that support the needs of the entire neighborhood. The project will serve as a catalyst for future redevelopment and investment in Pettigrew Heights and other central-city neighborhoods. Successful redevelopment of this property will further boost the City's ongoing efforts in revitalizing the neighborhood by signaling to private interests that investment in this neighborhood will yield positive returns.

Two additional redevelopments have also occurred. At the corner of 10th Street and Menlo Avenue, five new townhouses with garages have been recently constructed by the Sioux Empire Housing Partnership. They are to be affordable housing units suitable as a starter home for a small family. A neighborhood ribbon cutting ceremony was conducted October 2, 2008. The units are currently being marketed and available for purchase or lease.



Figure 5. The Pettigrew Heights Town Homes

Further, the block surrounded by 10th and 11th Streets, and Menlo and Walts Avenues was redeveloped. A fast food restaurant and several housing units were replaced with a modern office building and a small building with three to four retail spaces.

Municipal utilities are available to serve both public and private commercial facilities. Consideration of future provisions will continue to be made for decent, safe, sanitary, and affordable housing projects and accessibility to employment centers located within the city of Sioux Falls.

Financial Incentives

TIF (Tax Incremental Financing)—the goal of this program is to encourage private sector reinvestment in urban renewal areas so designated because of blight and deteriorated conditions. The assessed value of property designated as a TIF District is frozen at predevelopment value. The incremental increase in property tax payments is then used to finance eligible projects. The City Planning Office has established guidelines for the use of TIF.

Neighborhood Discretionary Property Tax Abatement—The City of Sioux Falls offers reduced taxation to real property for qualifying new commercial structures or new commercial residential structures, additions, renovations, or reconstruction of existing qualifying structures. All eligible projects that have a full and true value of \$30,000 or more added to the real property and located within the city’s designated neighborhood areas shall be taxed pursuant to the following formula during the five tax years subsequent to the completion of their construction: Year 1—20 percent; Year 2—40 percent; Year 3—60 percent; Year 4—80 percent.

A neighborhood “toolbox” was recently created which identifies various tools available for development projects. They are:

Tool	Responsible Partner	Existing and Proposed Projects
Developer incentives	City	Existing: TIF, Tax Abatement Proposed: TBD
Renovation of owner-occupied housing structures	City / Private	Existing: Community Development Neighborhood Revitalization Program Proposed: Single Family Rehab Program, Single Family Tax Abatement Program
Developer financing programs for renovation of multi-family housing structures.	City	Existing: Property Tax Abatement for Commercial Residential Structures (4+ units) Proposed: Rental Rehab Loan Program
Developer incentives	Non-Profit / Private	Existing: TBD Proposed: TBD
Homeowner assistance	City, Non-Profit, and Private	Existing: Community Development Department, South Dakota Housing & Development Authority

		Proposed: Specific assistance to targeted market for Pettigrew Heights revitalization.
Improvement of rental relationships	City and Non-Profit	Existing: Basics of Property Management Class Proposed: Housing Resource Center
Promote commercial and small business development	City, Non-Profit, and Private	Existing: TBD Proposed: TBD
Ensure quality of life programs and opportunities	City, Non-Profit, and Neighborhood	Existing: Community Garden Program, Urban Agriculture Program Proposed: Identification of Neighborhood Open Space
Ensure safety of residents by implementing and monitoring City code enforcement relative to building, fire, health, housing, and zoning conditions	City and Neighborhood	Existing: Coordinate efforts of City Code Enforcement regulations; continue improvements to sidewalks and street lighting. Proposed: Establishment of annual clean-up activity; expand neighborhood watch boundary to include all of Pettigrew Heights.

The City continues to develop partnerships with financial entities, nonprofit organizations, and community-service agencies to bring additional capital and services into the neighborhood.

Neighborhood Accomplishments:

Below is a selected listing of recent activities and accomplishments in the neighborhood.

- **Establishment of Mayor's Neighborhood Conservation Area Task Force in Summer 2006**
85 members representing neighborhood residents, property & business owners, business community, non-profit organizations, churches, school and government officials have met nineteen times (since July 2006) since the committee was formed.

- **Projects N.I.C.E. & K.E.E.P. conducted in Spring 2007**

Relative to neighborhood cleanup, from April 16 through April 23, 2007, a multi departmental neighborhood cleanup occurred in conjunction with the 22nd Annual Project NICE. Project NICE (Neighborhood Improvement/Complaint Easement) assists neighborhoods with environmental issues such as garbage, rubbish, inoperable vehicles, dilapidated buildings, and zoning problems. Three street crews removed 591 loads of rubble, 12 loads of tires and 12 loads of appliances for a total of 615 truckloads of waste removed from the neighborhood. This is over twice as many truckloads removed from a similar neighborhood in 2006.

From April 14 through April 18, 2008, another multi-departmental neighborhood cleanup occurred. This was in conjunction with Project KEEP. KEEP (Keep Environmental Enhancement Permanent) helps maintain previous Project NICE neighborhoods. Three street crews removed 187 loads of rubble, 5 loads of tires and 8 loads of appliances for a total of 200 truckloads of waste removed from the neighborhood. The impact this neighborhood cleanup event has had in helping maintain and improve environmental conditions in this Sioux Falls neighborhood is significant.

- **2008 Volunteer Sioux Falls**

Pettigrew Heights Neighborhood Cleanup Project—September 27, 2008.

On Saturday, September 27, 2008, the Pettigrew Heights Neighborhood Cleanup Project, held in conjunction with the 2008 Volunteer Sioux Falls Event, was indeed a great success thanks to each and every volunteer!

Between 100 and 125 people came out to help clean up the neighborhood. The cleanup consisted of a 60-block area, including the railroad right-of-way from Minnesota Avenue to the West 12th Street Bridge. Lunch was served to 200 neighborhood residents and volunteers at First Christian Church, located at 524 West 13th Street.

A total of 700 pounds of yard waste and 2,440 pounds of rubble were taken to the landfill following the clean-up. In addition to picking up litter and debris within the neighborhood, the volunteers went door to door and dispersed over 1,000 Needs Assessment Surveys. All in all, the combined volunteer efforts of Pettigrew Heights Neighborhood residents, and representatives from Sioux Falls Seminary, Volunteers of America - Dakotas, Bowden Youth Center, 2-1-1 HELP!Line, Augustana College, Ellis & Eastern Railroad employees, and City of Sioux Falls made for a successful event.

- **Initiation of Neighborhood Watch Program**

On July 22, 2008, residents and business owners and representatives from the City of Sioux Falls Police Department met to initiate expansion of a Neighborhood Watch Program for the neighborhood.

- **Sioux Falls Seminary—The Summit House**

On May 7, 2008, Sioux Falls Seminary President Michael Hagan and Sioux Falls Mayor Dave Munson announced the seminary's purchase of the building, which will be remodeled to house as many as 11 seminary students. In return for low-cost housing, those students will become a multifaceted human resource for the Pettigrew Heights as well as the surrounding area.

It's the latest in an effort to invigorate the Pettigrew Heights Area. It is significant to note that for the past eight months there have been at least 415 community contacts made about the Summit House. Also there have been 320 volunteers who have donated 1,240 hours of work on remodeling the Summit House in preparation for student residency beginning October 1, 2008.

There are six students residing at the Summit House—Sioux Falls Seminary—a bridging ministry in the heart of Sioux Falls. Tim Olsen is the Summit House Director of Operations.

- **Neighborhood Website Page Development**

At the September 2008 Pettigrew Heights committee meeting, a new webpage for the neighborhood was unveiled (www.siouxfalls.org/Planning/neighborhoods/pettigrew_heights). On this page is access to several pieces of information related to Pettigrew Heights. History of the area, local demographics, maps, planning strategies, city programs, and nuisance reporting are all available at the site.

- **Exploration & Discussion of Redevelopment Concepts for the Neighborhood**

- Super Block and Half Block Concepts
- Mixed-Use Concept
- 10th & 11th Street Corridors

- **Neighborhood Redevelopment/Revitalization Strategies Implemented**

- **Property Tax Abatement Program for Core Neighborhoods**

City Ordinance No. 60-07 adopted May 7, 2007

- **Sioux Empire Housing Partnership—10th Street & Menlo Avenue**

This non-profit organization planned a new affordable housing project at 10th Street and Menlo Avenue. The project is located at a highly visible neighborhood corner area. The five (5) unit townhouse project is aimed at first-time homebuyers. This project has been completed and is currently being marketed for sale.

- **First Premier Bank—Community Garden Program**

Another community garden site for 2008 was established within the neighborhood on property owned by First Premier Bank. The garden site is located in the area of 15th Street and Spring Avenue and includes approximately 30 garden plots. A master gardener is available to mentor neighborhood gardeners. In spring 2009 there was a waiting list of gardeners.



Figure 6. The Community Garden Site located at 15th Street and Spring Avenue

- **Neighborhood Naming Opportunities**
A Neighborhood Naming Subcommittee was formed to explore naming opportunities for the neighborhood. City Resolution #16-08 adopted by City Council on February 4, 2008 officially named the neighborhood Pettigrew Heights.
- **South Dakota Multi-housing Association Classes**
“Basics of Property Ownership” class offered to the general public, including neighborhood rental owners and managers, on relative to city ordinances, code enforcement, improving tenant relations and recycling. To date, four classes with an average of 20 participants have been held.
- **Establishment of Technical Finance Subcommittee**
20 members representing eight local area retail banks, two housing partnership agencies, and city staff, have regularly met to discuss finance strategies for revitalization of Pettigrew Heights.
- **Development of a “Tool Box” for the Neighborhood Conservation Area Program**
- **Line of Credit**
On February 8, 2008 Citibank was selected through a request for proposal (RFP) process to offer the City of Sioux Falls a \$5 million line of credit to acquire properties for redevelopment within Pettigrew Heights. During this time, Citi also announced a \$50,000 grant to the City of Sioux Falls Planning and Building Services Department to provide seed money to establish a Neighborhood Conservation Assistance Fund that will leverage funds from local businesses and other potential contributors. These funds will be used for a variety of programs to be offered in Pettigrew heights, including creation of loan fund pools for developers to building and renovate affordable housing; the launch of affordable housing market studies and neighborhood service needs assessments; establishment of a rate buy-down program for the loan pools and other program funds; and creation of the Housing Resource Center to serve as an informational “one-stop shop” explaining available financing

programs for developers, small businesses, homeowners, landlords, renters and local officials.

- **Design Charrette for 11th Street Corridor Redevelopment Concepts—Architecture INC**—April 23, 2008. See Appendices G and H.
- **Pettigrew Heights Neighborhood Needs Assessment Surveys (see Appendices I, J, and K)**

A community survey was administered in the Pettigrew Heights neighborhood. This survey was intended to help the Pettigrew Heights Neighborhood Committee and City Planning staff determine what residents and business owners of Pettigrew Heights would like to see added to their neighborhood.

Two neighborhood needs assessment surveys were developed—one for neighborhood business owners and one for residents. Over 1,000 surveys were distributed door to door in conjunction with the 2008 Volunteer Sioux Falls Event. Questions cover many topics, including housing, transportation, quality of life issues, recreation, and neighborhood concerns. Each of the 3,900 residents and business owners in Pettigrew Heights were presented with an opportunity to complete a survey. The deadline was October 24, 2008.

The surveys were collected and the data was analyzed. A summary report is available to the residents and business owners within Pettigrew Heights as well as the public. The report has been prepared, detailing the responses. The report will be made available online, in the City Planning Office, and at regularly scheduled Pettigrew Heights neighborhood meetings.

- **Housing Resource Center (See Appendix L)**

On May 26, 2009, the ribbon-cutting and kick-off event for the Housing Resource Center took place signifying the center's doors were now open for business.

The Pettigrew Heights Housing Resource Center, located at 430 West 11th Street within the Bowden Youth Center, located at 430 W. 11th Street, will meet the needs of the Pettigrew Heights Neighborhood by providing residents with accessibility to information regarding housing programs, financing programs, and education for developers, home owners, landlords, and renters. The Housing Resource Center will bring the informational need of the neighborhood to the neighborhood in a one-stop shop location.



Figure 7. The Housing Resource Center located at 430 West 11th Street

- **Urban Agriculture Program (See Appendix M)**

The Pettigrew Heights Urban Agriculture initiative is a sustainable commitment to grow hope by empowering students and adults to become leaders in Pettigrew Heights. “A Growing Place” garden is a collaborative partnership whereby garden mentors empower students and community residents alike to grow sustainable gardens in Pettigrew Heights. These teaching gardens will develop self-sufficiency and lasting community relationships.

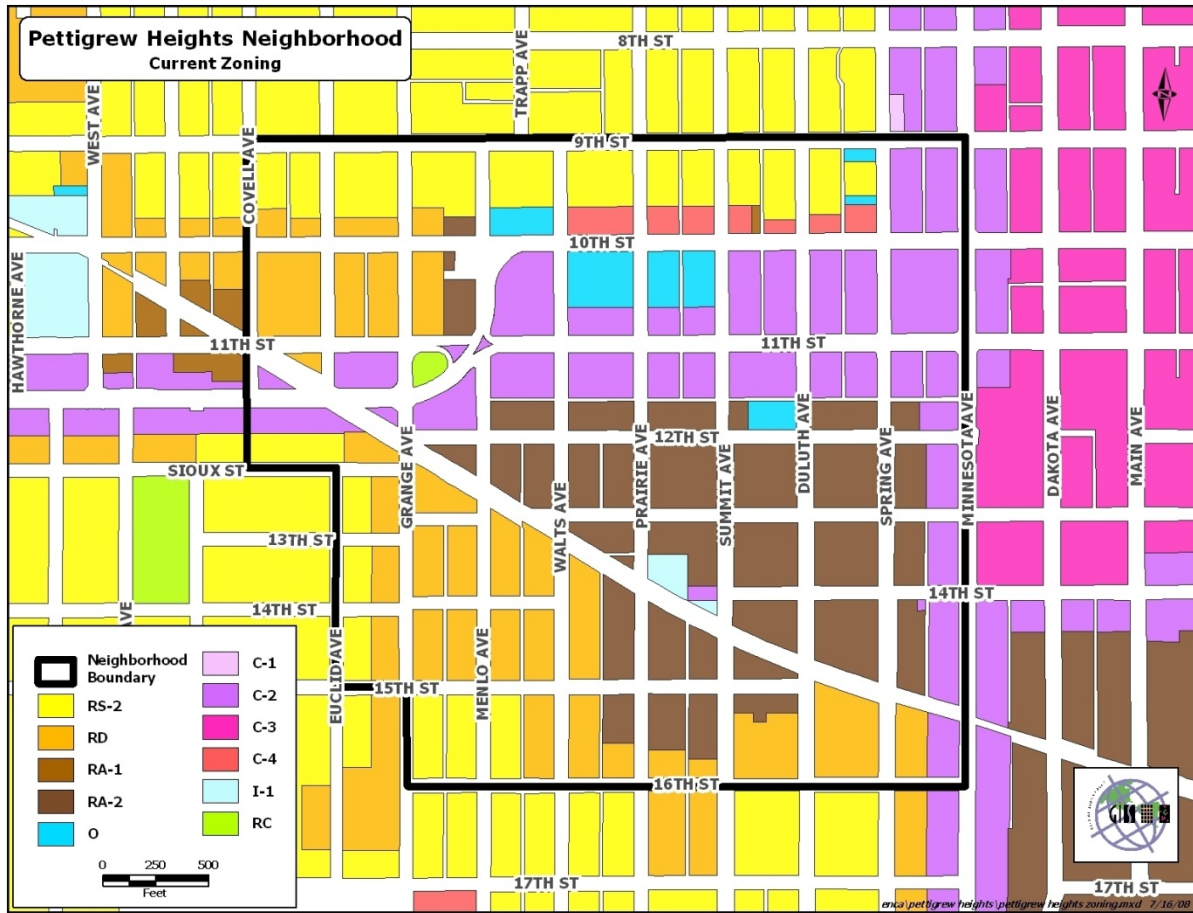


Figure 8. “A Growing Place” garden located at Lowell Elementary School

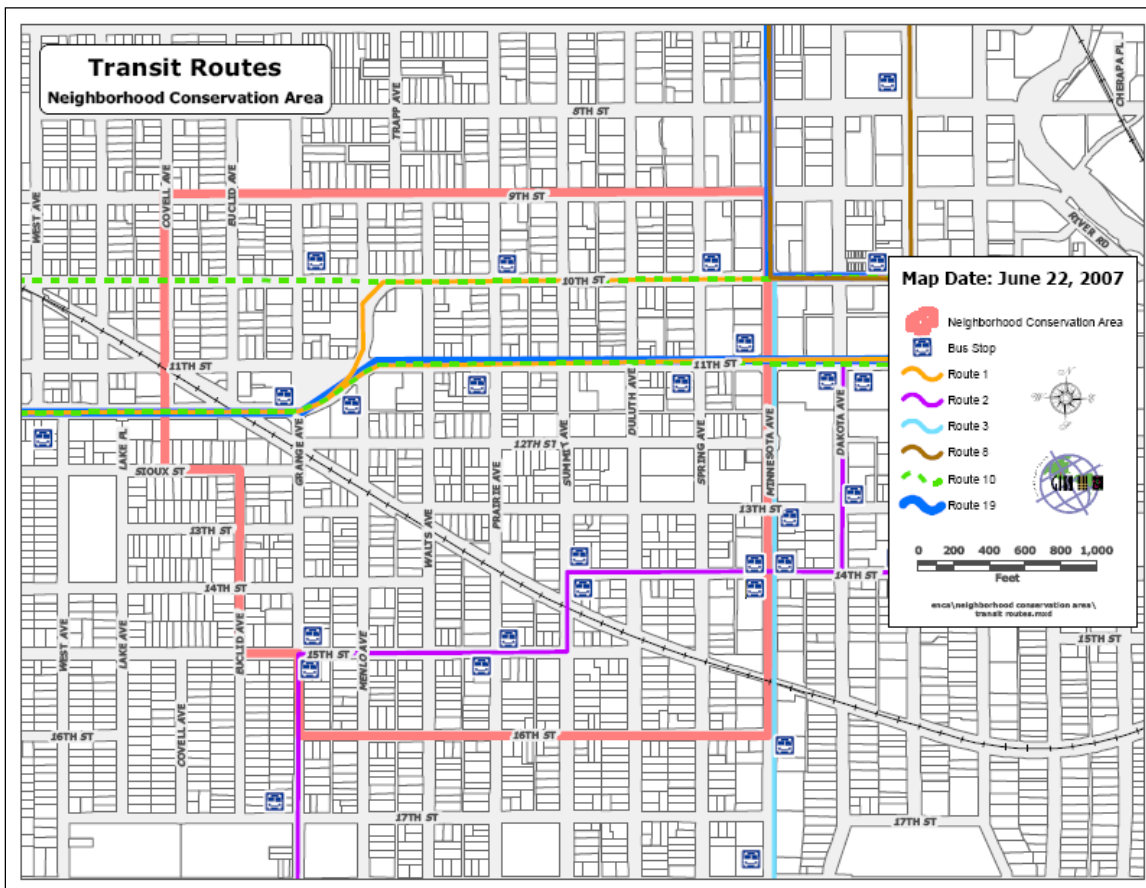
Appendices

- A – Land Use Map for Pettigrew Heights**
- B – Zoning Map for Pettigrew Heights**
- C – Transit Map for Pettigrew Heights**
- D – Landmark Map for Pettigrew Heights**
- E – Redevelopment Map for Pettigrew Heights**
- F – Owner-Occupied and Rental Housing Map for Pettigrew Heights**
- G – Design Charrette Neighborhood Comments**
- H – Images from the Design Charrette for Pettigrew Heights**
- I – Needs Assessment for Pettigrew Heights Businesses**
- J – Needs Assessment for Pettigrew Heights Residents**
- K – Needs Assessment Summary of Results for both Businesses and Residents**
- L – Pettigrew Heights Housing Resource Center Brochure**
- M – Pettigrew Heights Urban Agriculture Brochure**

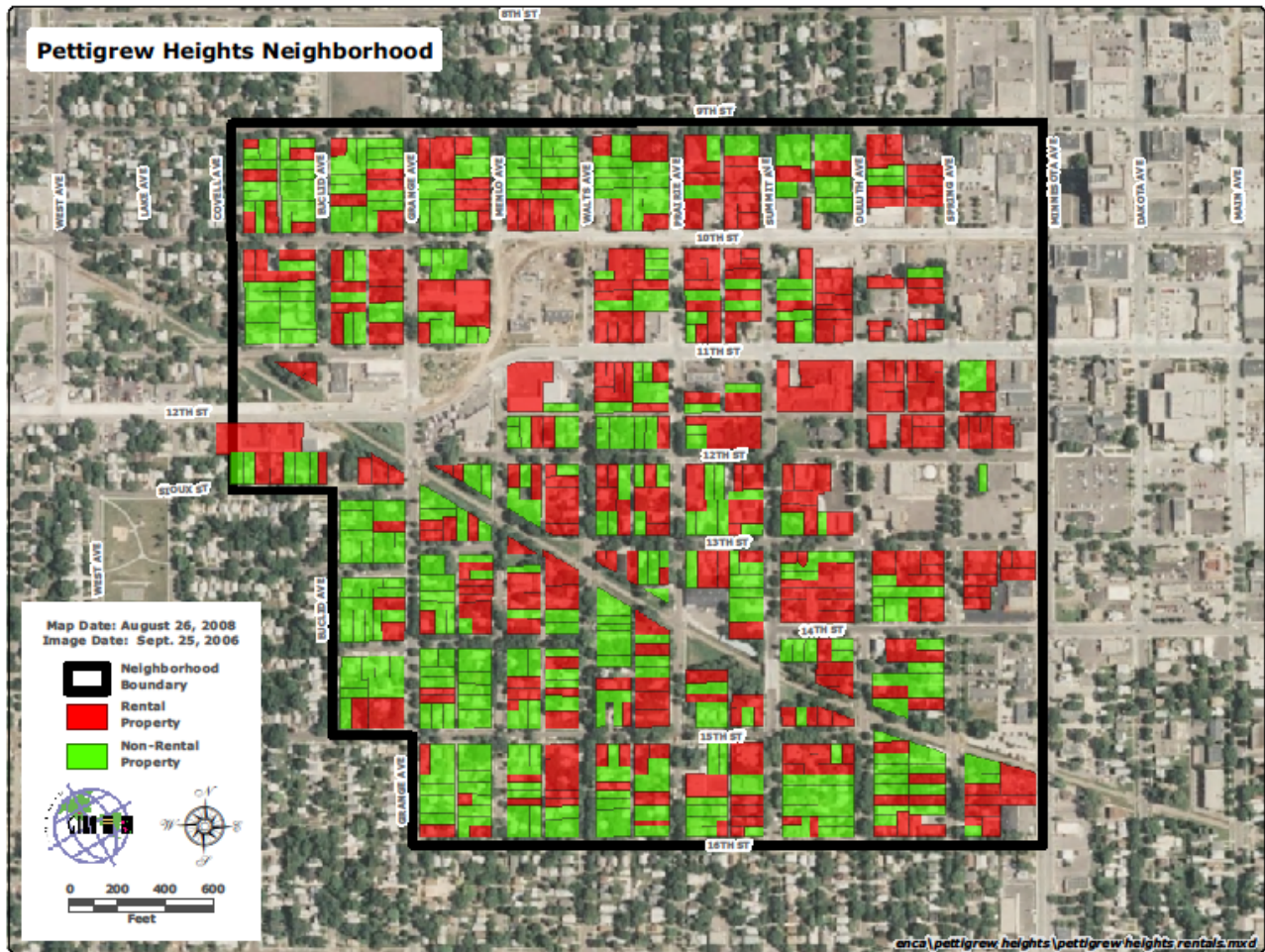
B - Zoning Map for Pettigrew Heights



C - Transit Map of Pettigrew Heights



F - Owner-Occupied and Rental Housing Map for Pettigrew Heights



G - Design Charrette Neighborhood Comments

The following characteristics were deemed desirable by neighbors at the design charrette meeting lead by Architecture Inc.

On 11th and 10th Streets from Duluth to Minnesota Avenue

- Would like area to be more pedestrian friendly, need deeper setbacks to create wider sidewalks
- Encourage installation of historic lighting along with colorful banners
- Establish traffic calming by adding corner bump outs to define street crossing areas and slow traffic
- Propose an elevated pedestrian cross over 11th street for pedestrian safety
- Vacate Spring Avenue to allow redevelopment and minimize cross street traffic on 10th and 11th.
- Extend the SF Trolley to serve the PH neighborhood, including a loop around 10th and 11th—maybe connecting to the Pettigrew Museum
- Keep buildings with historic integrity to create downtown like atmosphere
- Restore the oldest building in Sioux Falls
- Encourage the following architectural features: shutters, gables, double-hung windows, different roof lines
 - promote LEED “Green buildings”

On 11th to 10th Streets from Prairie to Duluth

- Slowing traffic on 11th by utilizing bump-outs at intersections, pedestrian flashers, need bigger building setbacks to increase visibility
 - 11th street as a “gateway into downtown”
- Super block concept between Duluth and Prairie (closing Summit Ave)
 - Generally opposed to the street closure.
- 11th was main target of traffic issues
- Emphasis was on slowing traffic by utilizing bump-outs at intersections in parking lanes utilizing pedestrian flashers, consideration of skywalks
 - Highlighted 11th and Prairie as an accident area
 - Lack of building setback creates visibility issues
- Preferred a unified landscaping along 10th and 11th Streets
 - Similar trees in these boulevards
 - Utilize potential bump-outs for trees/landmark items
- 11th Street is a “Gateway into Downtown”
 - Possibly extend downtown zoning to this area, utilize downtown styles and scale, emphasized that it must be visually stimulating/attractive
- Development of the 11th/Duluth/10th/Summit block:
 - “the need to go big here”
 - Potential for 4-6 story building
 - High elevation conducive to creating a building with great views
 - The Conceptual:
 - A donut building on entire block
 - Large set-backs from 10th/11th
 - Minimal set-backs from Duluth/Summit
 - Mixed-used
 - Commercial and/or office on arterial sides
 - Residential on sides
 - Underground parking
 - Large courtyard area in center
 - Group favored six stories
 - Potential to construct a sister structure on the block immediately west
- Side street traffic control:
 - The group generally preferred a “Phillips” concept
 - Stripe parking diagonally creating a narrow passageway and increasing parking—particularly on Summit

- Bump-outs'
 - Creating a streetscape more pedestrian in nature
- General traffic calming techniques
- Other Statements
 - Will major improvements increase property values—and consequently—property taxes on nearby property? This is a fear and concern.
 - Utilizing federal and state incentives
 - Need for a grocery store or restaurant (or both)
 - Conceptually, the group located this south of 11th
 - Pharmacy
 - Crossing 11th needs to be addressed for pedestrians
 - Preservation:
 - Buildings, when possible
 - Overall historic nature of neighborhood
 - "Think BIG!"
 - Potential for "green" construction

On 11th to 10th Streets from Grange to Prairie

- Street Corridors
 - Crossing 11th needs to be addressed for pedestrians
 - If going to vacate streets, consider alternating N/S street vacations
- Consideration be given that Prairie Ave is the busiest street.
- Consideration be given that Summit Ave is the only thru street that goes from Russell St. to 41st Street.
- Consider utilizing Summit as a super block border street
 - Beautify corridors by establish a landscape streetscape
 - Add tree plantings
 - Exotic botanical garden area – would be unique for neighborhood and SF
 - Add historical lighting, markers and colorful banners
 - Encourage community bike paths connections with bike lane designations on streets
 - Green space
 - Develop existing yellow triangle sculpture area with more plantings, bench seating and plantings
 - Need a neighborhood
 - Locate a central park within neighborhood - Distributing Co land
 - What is going to happen with the green space at former Lincoln Elementary School site? (Neighborhood sentiment and attachment exists)
 - Signage
 - Standardize sign ordinance provisions for the neighborhood area
 - Strip mall signage needs to be uniform in color / scale

Future Neighborhood Uses:

- Kroeger's Grocery Store
- Banking
- Postal service
- Dry cleaning
- Medical services – clinic, pharmacy, dental, optical
- Specialty shopping
- Ethnic restaurants
- Cafes with outdoor seating
- Day care services
- Other Statements
- Locate bus transfer point and shelter at 11th & Grange Ave
- Expand trolley to neighborhood area and stop off at main streets.
- Consider historic nature of neighborhood – preserve buildings if possible

H - Images from the Design Charrette courtesy of Architecture Inc.







I - Needs Assessment for Pettigrew Heights Businesses

Pettigrew Heights Business Survey

Welcome! Thank you for taking time to fill out this survey. The purpose of this survey is to identify the needs in your Pettigrew Heights Neighborhood. Your input on the future of the neighborhood is important. Your responses will help the City of Sioux Falls in their efforts to revitalize the neighborhood.

Instructions:

Please answer each question to the best of your ability. If there are any questions you do not understand, or are uncomfortable with, please leave them blank. Please complete and return this survey in the envelope provided by October 24th.

Pettigrew Heights Businesses

1. How long have you owned or operated your business?

_____ 0-5 years _____ 6-10 years _____ 11-15 years _____ more than
15 years

2. What incentive programs would be beneficial for your business and others in Pettigrew Heights?

3. What concerns do you have?

Providing benefits for employees	_____	Parking	_____
Available work force	_____	Marketing/advertising	_____
Transportation for employees	_____	Employee turnover	_____
Other _____			

4. Are you a member of the Chamber of Commerce?

_____yes _____no

If no, would you consider membership? _____yes _____no

5. Are you interested in forming a neighborhood business association?

_____yes _____no _____maybe _____unsure

6. Are your customers primarily citizens from the neighborhood or outside of the neighborhood?

_____yes, they are from the neighborhood _____no, they are from outside of the
_____both neighborhood

7. What is your business?

Grocery store	_____	Restaurant	_____
Hair salon	_____	Medical center	_____
Dentist's office	_____	Fitness facility	_____
Convenience store	_____	Small retail store	_____
Movie rental store	_____	Book store	_____
Bank	_____	Hardware store	_____
Pharmacy	_____	Laundry mat	_____
Mechanic	_____	Optometrist	_____
Video lottery/bar	_____	Other _____	

8. What types of businesses do you think would best enhance the neighborhood? (check all that apply)

- | | | | |
|--------------------|-------|--------------------|-------|
| Grocery store | _____ | Restaurant | _____ |
| Hair salon | _____ | Medical center | _____ |
| Food co-op | _____ | Day care | _____ |
| Dental office | _____ | Fitness facility | _____ |
| Convenience store | _____ | Small retail store | _____ |
| Movie rental store | _____ | Book store | _____ |
| Bank | _____ | Hardware store | _____ |
| Worship facility | _____ | Family doctor | _____ |
| Pharmacy | _____ | Laundry mat | _____ |
| Postal Service | _____ | Dry cleaner | _____ |
| Auto repair shop | _____ | Optometrist | _____ |
| Video lottery/bar | _____ | Other | _____ |

9. What other improvements would you like to see within the neighborhood?

------(Detach Here)-----

Optional Contact Information

If you would like to be involved in the revitalization of Pettigrew Heights in any way, please detach this part of the survey, fill it out, and return it with your completed survey.

Name: _____

Address: _____

Phone Number: _____

Email: _____

J - Needs Assessment for Pettigrew Heights Residents



Pettigrew Heights Neighborhood Survey

Welcome!

Thank you for taking time to fill out this survey. The purpose of this survey is to identify the needs in your Pettigrew Heights Neighborhood. Your input on the future of the neighborhood is important. Your responses will help the City of Sioux Falls in their efforts to revitalize the neighborhood.

Instructions:

Please answer each question to the best of your ability. If there are any questions you do not understand, or are uncomfortable with, please leave them blank. Please return this survey to one of the locations below by October 24.

—**Lowell Elementary, 710 West 18th Street**

(Open 8 a.m.–3 p.m. Monday through Friday; use the Summit Avenue entrance)

—**Bowden Youth Center, 430 West 11th Street**

(Open from 3:30–10:30 p.m. Tuesday through Saturday)

—**Black Sheep Coffee, 1007 West 11th Street**

(Open 6:30 a.m.–9 p.m. Monday through Friday, 6:30 a.m.–midnight Saturday, and 6:30 a.m.–6 p.m. Sunday)

—**First United Methodist Church, 401 South Spring Avenue**

(Open 7:30 a.m.–4 p.m. Monday through Thursday, 8 a.m.–noon Friday; please enter through west entrance)

—**City Hall, 2nd Floor, Planning Office, 224 West 9th Street**

(Open 8 a.m.–5 p.m. Monday through Friday)

Section I. Location

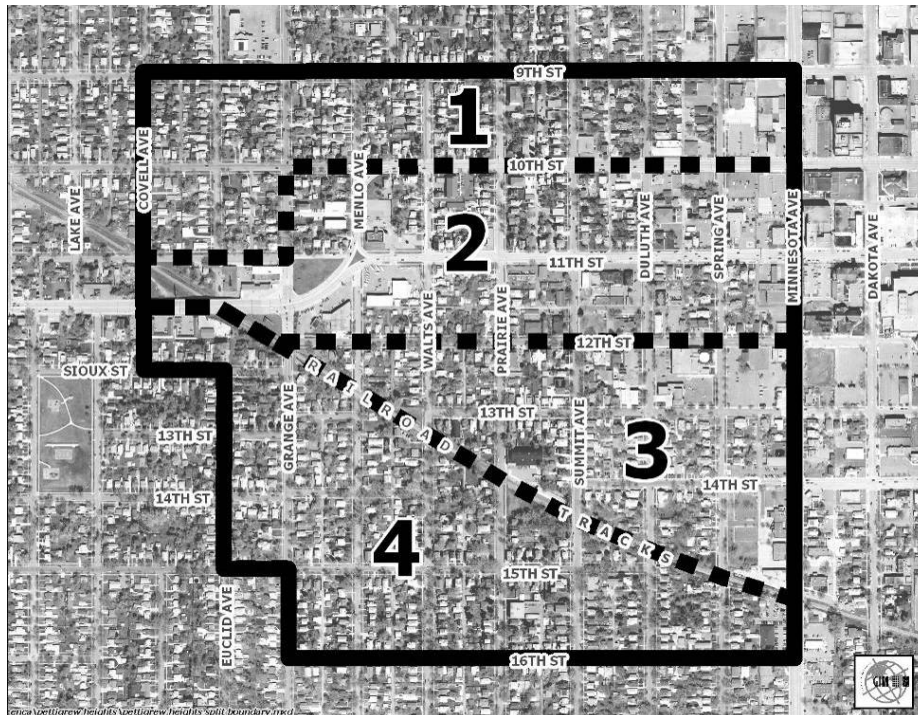
1. Using the map below, please check which area you live in:

_____1

_____2

_____3

_____4



Section II. Pettigrew Heights Neighborhood Concerns

1. Please rank the following issues according to your level of concern. Please rank only the 5 that you are most concerned about, with 1 being “most concerned” and 5 being “least concerned.”

- | | | | |
|------------------------------------|-------|---|-------|
| Affordable housing | _____ | Adult education opportunities | _____ |
| Access to libraries | _____ | Access to computers/Internet | _____ |
| Availability of parks | _____ | Recreational activities | _____ |
| Access to cultural activities | _____ | Litter/debris | _____ |
| Transportation | _____ | After-school programs | _____ |
| Quality K-12 education | _____ | Stray animals | _____ |
| Health insurance | _____ | Affordable health care | _____ |
| Quality affordable child care | _____ | Mental health services | _____ |
| Safety | _____ | Availability of jobs (with a living wage) | _____ |
| Access to grocery store/restaurant | _____ | Access to a pharmacy | _____ |

2. Do you or anyone in your family experience the following situations? (Check all that apply.)

- | | | | | | |
|------------------------|-------|--------------------------|-------|-----------------|-------|
| Unemployment | _____ | Language barriers | _____ | Hunger | _____ |
| Domestic abuse | _____ | Teen pregnancy | _____ | Substance abuse | _____ |
| Mental health concerns | _____ | High school dropout rate | _____ | Noise | _____ |
| Child abuse | _____ | Sexual assault | _____ | Poverty | _____ |

3. Is maintaining neighborhood cleanliness through clean-up projects important to you?

- _____ Yes _____ No _____ Maybe _____ Don't know

Section III: Pettigrew Heights Neighborhood Safety

1. How do you feel about the presence of law enforcement in your neighborhood?

- _____ It is too high _____ It is just right _____ It is too low

2. What do you feel is needed to increase safety within the neighborhood? (Check all that apply.)

- | | | | |
|------------------------------|-------|------------------------------|-------|
| More frequent police patrols | _____ | Report suspicious activities | _____ |
| Activities for youth | _____ | Use of porch lights | _____ |
| Neighborhood watch | _____ | Social events/activities | _____ |
| Increased lighting | _____ | Youth curfews | _____ |
| Safety education campaign | _____ | Other | _____ |

3. Do you feel that the following safety concerns are issues within your neighborhood?

	Yes	No	Unsure
Poor housing/building conditions	_____	_____	_____
Condition of sidewalks	_____	_____	_____
Sanitation/garbage pick up	_____	_____	_____
Poor lighting	_____	_____	_____
Frequency of street lights	_____	_____	_____
Street parking	_____	_____	_____
Traffic control	_____	_____	_____
Loitering	_____	_____	_____
Graffiti/Vandalism	_____	_____	_____
Gang activity	_____	_____	_____
Violent crime	_____	_____	_____
Transient activities	_____	_____	_____

Section IV. Pettigrew Heights Housing/Transportation

1. Please rate your housing conditions:

_____ Good _____ Fair _____ Poor (If "poor," please explain what repairs are needed below.)

2. Please tell us how often you use the following forms of transportation:

	Always	Sometimes	Seldom	Never
Personal vehicle	_____	_____	_____	_____
Family vehicle	_____	_____	_____	_____
Walk	_____	_____	_____	_____
Bicycle	_____	_____	_____	_____
Bus	_____	_____	_____	_____
Get a ride with a friend	_____	_____	_____	_____
Taxi	_____	_____	_____	_____

3. Are you a (check all that apply) _____ Home owner _____ Tenant in a rental unit _____ Rental property owner

_____ Other (please specify) _____

4. Do you know who to contact to report a complaint regarding weeds, housing conditions, trash, debris, and safety?

_____ Yes _____ No _____ Unsure

Section V. Pettigrew Heights Recreational Opportunities

1. What activities interest you? (Check all that apply.)

- | | | | |
|-------------------------|-------|-----------------------------------|-------|
| Neighborhood gatherings | _____ | Recreational activities for youth | _____ |
| A Welcoming committee | _____ | Farmers' market | _____ |
| Park | _____ | Other | _____ |

2. Would you or do you use the existing community garden located at 15th Street and Spring Avenue?

- Yes
 No
 Maybe
 Unsure

If no, what prevents you from using it?

3. What City parks do you visit regularly? (Please list.)

4. What park facilities do you utilize most? (Check all that apply.)

- | | | | | | |
|-----------------|-------|----------------------|-------|------------------|-------|
| Picnic tables | _____ | Playground equipment | _____ | Basketball court | _____ |
| Picnic shelters | _____ | Bike trail | _____ | Open green space | _____ |
| Restrooms | _____ | Water fountain | _____ | Other | _____ |

Section VI. Pettigrew Heights Vision for the Future

1. Which of the following resources and services do you believe are important for the Pettigrew Heights Neighborhood? (Check all that apply.) Please use the space at the end to fill in other resources not listed.

- | | | | |
|--------------------------|-------|--|-------|
| The Banquet | _____ | Places of worship | _____ |
| Big Brothers Big Sisters | _____ | Financial counseling or planning | _____ |
| Bowden Youth Center | _____ | Family planning/contraceptive counseling | _____ |
| Food Pantry | _____ | Job training | _____ |
| Good Samaritan Village | _____ | Personal finance coaching | _____ |
| Lutheran Social Services | _____ | Drop-off low-cost day care | _____ |
| Sioux Falls Transit | _____ | Drug/alcohol rehabilitation services | _____ |
| 211 HELP!Line | _____ | Mentor programs | _____ |
| Meals on Wheels | _____ | (Other) | _____ |
| Multi-Cultural Center | _____ | (Other) | _____ |
| The Washington Pavilion | _____ | (Other) | _____ |
| YMCA/YWCA | _____ | (Other) | _____ |

2. What other service(s) would you like to see in the neighborhood? (Check all that apply.)

- | | | | | | |
|--------------------------------------|-------|----------------------|-------|------------|-------|
| Day care | _____ | Postal Service | _____ | Food co-op | _____ |
| Convenience store | _____ | Worship facility | _____ | Bank | _____ |
| Grocery store | _____ | Family doctor/clinic | _____ | Pharmacy | _____ |
| Laundromat/dry cleaner | _____ | Hardware store | _____ | Restaurant | _____ |
| Neighborhood Housing Resource Center | _____ | Other | _____ | | |

Section VII. Information About You

1. Male Female

2. How long have you lived in Pettigrew Heights?

Less than 6 months 6 months–1 year 2–5 years 6–10 years 11 or more years

3. What is your current employment status?

Employed Unemployed (looking for work) Unemployed (*not* looking for work)
 Retired Work seasonally/temporarily Other _____

4. What is your age range?

18–20 21–25 26–35 36–45 46–55 56–65 66–75 76 or older

5. How many people are in your household? _____

6. How many of the people in your household are under the age of 18? _____

7. If English is not your primary language, please tell us what it is. _____

8. Do you have access to the Internet on a regular basis? Yes No

------(Detach Here)-----

Section VIII. Optional Contact Information

If you would like to be involved in the revitalization of Pettigrew Heights in any way, please detach this part of the survey, fill it out, and place it in the box with your completed survey.

Name: _____ Phone Number: _____

Address: _____ Email: _____

K - Needs Assessment Summary Results for both Businesses and Residents

Introduction

The Neighborhood Services Team within the Planning Office prepared two needs assessment surveys to be administered within the Pettigrew Heights neighborhood; one specifically for businesses and the other for residents. The Neighborhood Services Team drafted the surveys in coordination with the Pettigrew Heights Neighborhood Committee and several non-profit organizations.

Business surveys were distributed via postal mail to 75 businesses with Pettigrew Heights. Residential surveys were distributed door to door by volunteers that took part in the Volunteer Sioux falls clean up event on Saturday, September 27th, 2008. Drop boxes were set-up at the following five locations within Pettigrew Heights.

- **Lowell Elementary**, 710 West 18th Street
- **Bowden Youth Center**, 430 West 11th Street
- **Black Sheep Coffee**, 1007 West 11th Street
- **First United Methodist Church**, 401 South Spring Avenue
- **City Hall, 2nd Floor, Planning Office**, 224 West 9th Street

The deadline to turn in surveys was October 24, 2008. Both surveys were also available online through the 24th of October. Regarding the residential surveys, just over 1000 were dispersed. Seventy-nine were returned—71 in the drop boxes, 8 online. Regarding the business surveys, 75 were sent out, and 20 were returned. Eighteen of those were returned via the mail, while 2 were completed online. The surveys were tabulated by the Neighborhood Services Team, and this report was created to share the results with the community. Copies of these surveys are available in the appendices of this report.

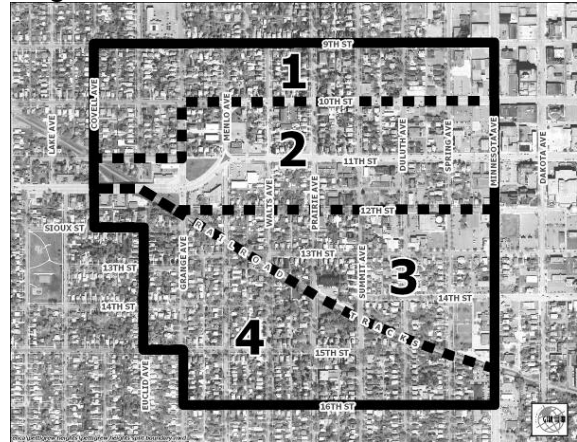
Residential Assessment Results

Location

- The first question on the residential needs assessment survey asked respondents to identify the area of Pettigrew Heights in which they live, using the map shown to the right.

The Neighborhood Services Team determined that due to the size of the neighborhood the data interpretation would be more informative if question results could

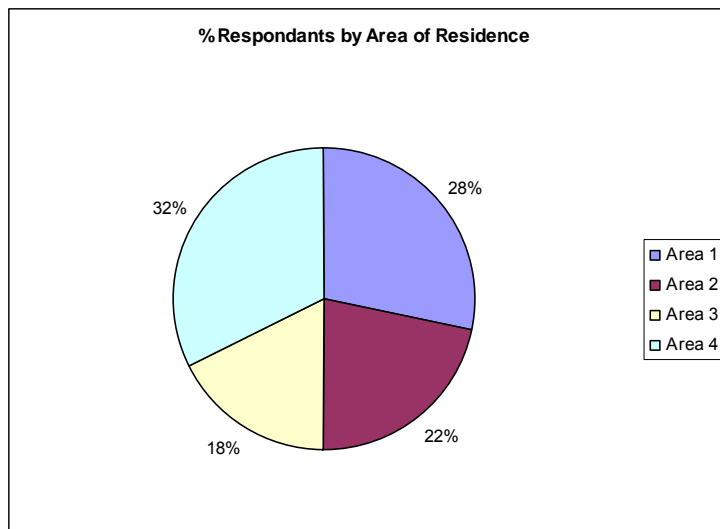
be linked to specific areas of the neighborhood.



Of the people that responded to this question;

- 28% live in area 1;
- 22% live in area 2;
- 18% live in area 3;
- 32% live in area 4.

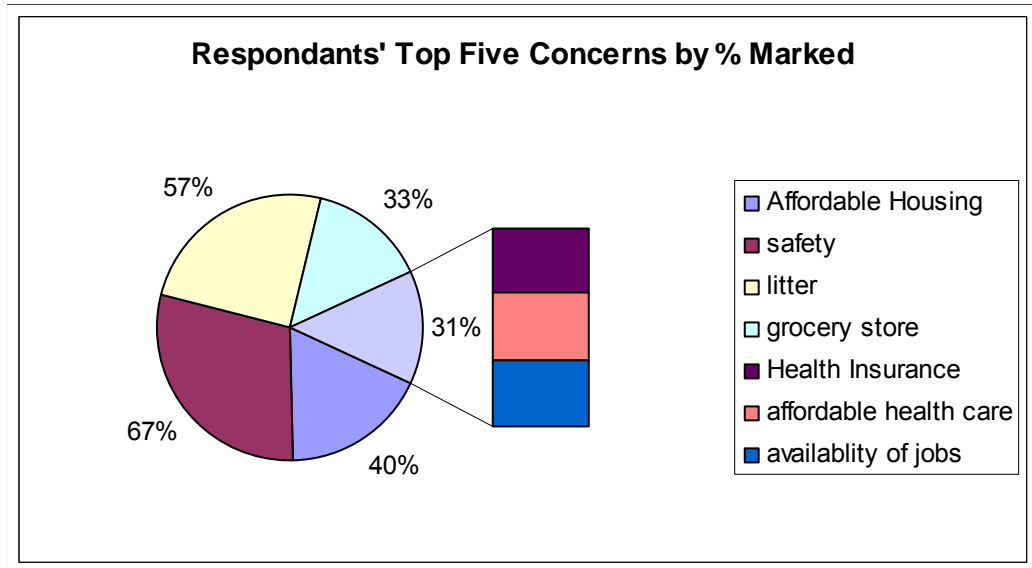
This data is represented on the chart below.



Concerns

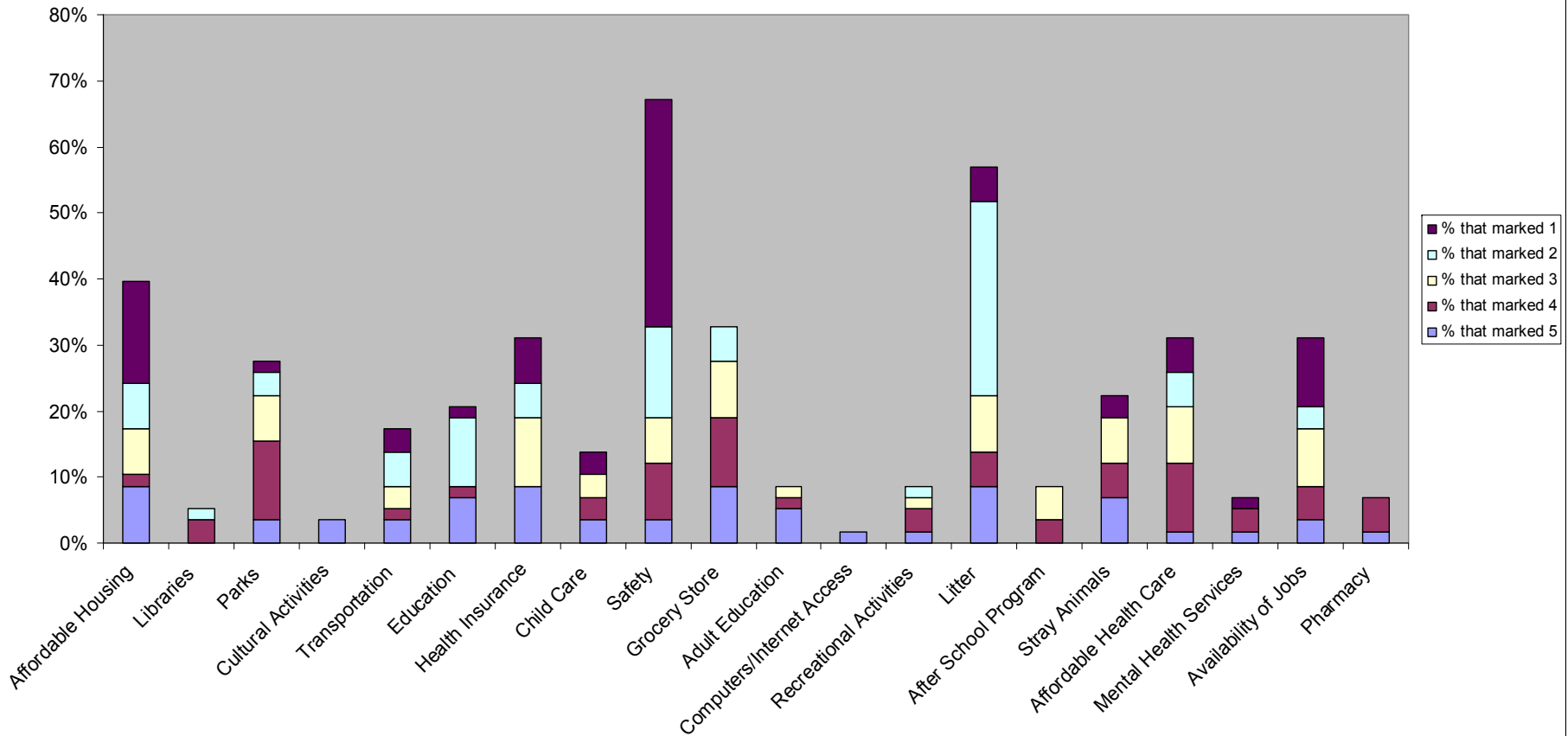
- The second section of the residential needs assessment asked respondents to rank their top five concerns from a list of concerns provided on the survey. 67% of responders identified safety as their main concern. The second highest concern was litter and debris, the third was

the affordable housing, with the fourth being access to a grocery store or restaurant. There was a three-way tie for the top fifth concern; including health insurance, affordable health care, and the availability of jobs.

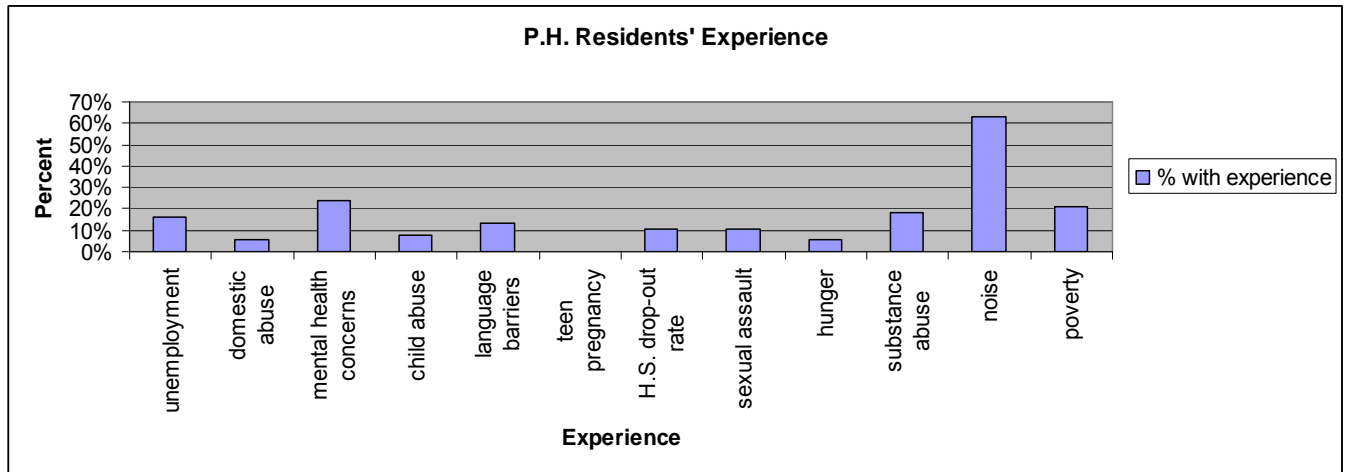


The chart below, entitled “Residents’ Concerns by % in Pettigrew Heights” shows each response by category. We have provided a chart including each possible concern. The chart illustrates the ranking assigned to each concern as determined by each response.

Residents' Concerns by % in Pettigrew Heights



- Within the section dealing with neighborhood concerns, respondents were asked to consider a list of 12 situations and to identify those they or a family member may have experienced. The situations included in the question were: unemployment, domestic abuse, mental health concerns, child abuse, language barriers, teen pregnancy, high school drop out, sexual assault, hunger, substance abuse, noise, and poverty.

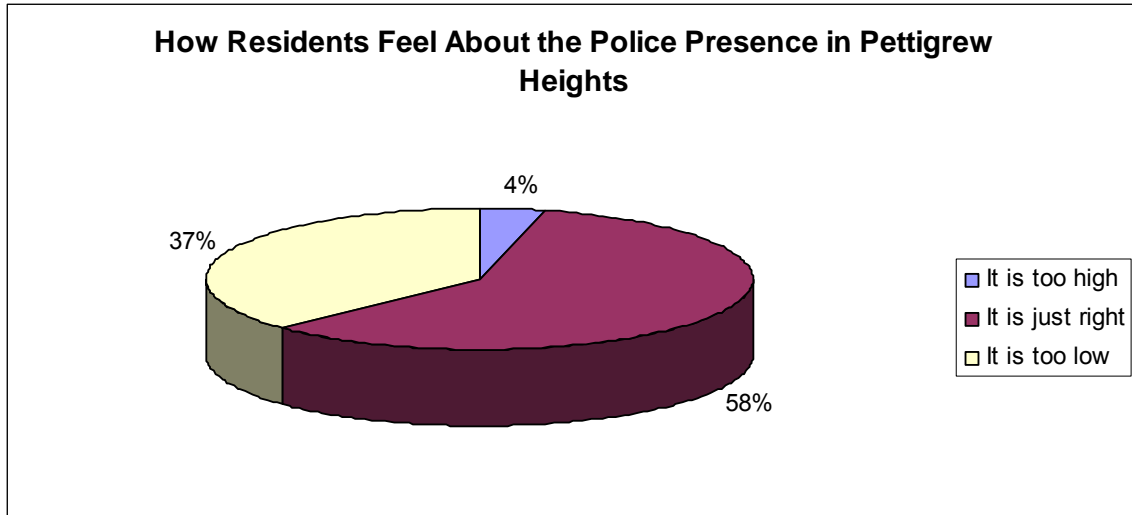


- With regard to maintaining neighborhood cleanliness, respondents were asked if it was important to them. Responses included; yes, no, maybe, and don't know.
 - 94% of respondents said that maintaining neighborhood cleanliness was important to them.
 - 1% said that it was not important.
 - 4% said that it was maybe important.
 - 1% did not know if it was important.

Safety

The Neighborhood Services Team anticipated safety being one of the top concerns of the residents within Pettigrew Heights, so a section of the residential needs assessment survey was dedicated to safety concerns. Three questions were asked about safety within the survey.

- The first question asked how residents rated the presence of law enforcement in the neighborhood. The responses of the residents are illustrated in the chart below.



- The second question in the safety section of the residential needs assessment asked residents what activities they felt were needed to increase safety within their neighborhood. The residents could check as many of the following options as applied. More frequent police patrols, activities for youth, neighborhood watch, increased lighting, safety education campaign, report suspicious activities, use of porch lights, social events and activities, and youth curfews were the options residents could choose from. There was also a blank labeled “other” if residents felt an additional activity would help increase safety.
 - 63% of residents felt that if suspicious activities were reported, the neighborhood would be safer.
 - 60% of respondents said that a neighborhood watch program would increase safety.
 - 59% percent believed increased lighting would increase safety.
 - 58% said more frequent police patrols would increase safety within Pettigrew Heights.

Data detailing the rest of the results may be found in the appendix.

- The final question regarding neighborhood safety asked specifically about the following concerns and if they were issues within the neighborhood. The respondent could answer “yes”, “no”, or “unsure”.

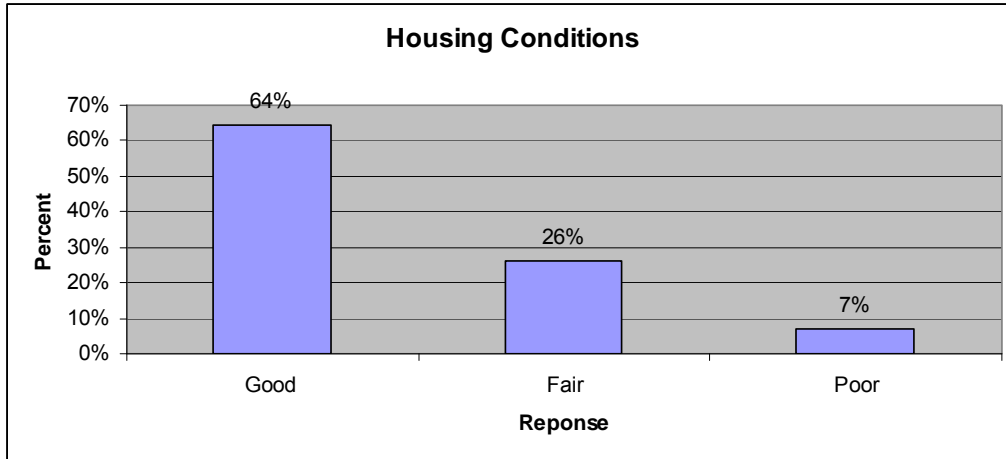
The concerns included: poor housing/building conditions, condition of sidewalks, sanitation/garbage pick up, poor lighting, frequency of street lights, street parking, traffic control, loitering, graffiti and vandalism, gang activity, violent crime, and transient activities.

Charts showing the responses to each possible safety concern are included in the index. The three most common responses regarding what *is* a safety concern within Pettigrew Heights were: housing conditions, loitering, and lighting. 72% of people felt that housing conditions are a safety concern, 58% felt that loitering is a safety concern, and 53% felt that lighting is a safety concern.

Housing and Transportation

Section four of the Pettigrew Heights needs assessment survey asked residents to respond to questions about housing conditions and transportation.

- The first question asked the respondent to rate their housing conditions as either “good”, “fair”, or “poor”. If the respondent marked “poor”, they were asked to write a short explanation detailing what needed to be repaired. Sixty-four percent of respondents said that their housing conditions were good, 26% said their housing conditions were fair, and 7% said the conditions of their house is poor. This information is shown in the chart below. Respondents that marked poor cited the following things as being wrong:
 - Junk in front and back of the house
 - Windows need updating
 - Garage door needs replacing
 - Wiring needs replacing
 - Plumbing needs to be addressed
 - Furnace needs replacing
 - Roof leaks



- Residents were also asked to answer a question regarding how often they used seven different modes of transportation. The different modes included: personal vehicle, family vehicle, walk, bicycle, bus, getting a ride with a friend, and taking a taxi.

The table below shows the responses from this question.

	Personal Vehicle	Family Vehicle	Walk	Bike	Bus	Ride with a Friend	Taxi
Always	74%	38%	15%	5%	4%	3%	0%
Sometimes	12%	0%	55%	27%	7%	32%	8%
Seldom	1%	1%	11%	14%	7%	16%	22%
Never	3%	12%	8%	29%	52%	22%	38%

As shown in the table above, the most common form of transportation is a personal vehicle. From the data, it appears that many people walk or bike at least some of the time to meet their transportation needs. Fifty-five percent of the respondents said that they sometimes walk to get where they are going. Twenty-seven percent said that they sometimes bike as a means of transportation. Fifty-two percent of people said that they never use the bus as a way to get from place to place.

- We also asked whether the respondents were a home owner, a tenant in a rental unit, rental property owner, or other, with space to specify what “other” meant to their situation. Sixty-eight percent of people that completed the survey were home owners, 23% were tenants in rental units, 4% were rental property owners, and 5% of respondents fell into the “other” category, in this situation, meaning that they were either a rental property manager, a person living with a relative in the neighborhood, or a committee member from outside the neighborhood.
- The last question in the fourth section asked if the respondent knew who to contact to report a complaint regarding weeds, housing conditions, trash, debris,

and safety. The respondents could pick from three answers, “yes”, “no”, or “unsure”. Fifty-six percent of people said yes, they did know who to contact, 27% said no, they did not, and 17% said they were unsure of who to contact.

Recreational Opportunities

Section five asked the respondents’ four questions about recreational opportunities.

- The first question asked the respondents to check which activities interested them. The list included neighborhood gatherings, a welcoming committee, a park, recreational activities for youth, a farmer’s market, and or “other”, with room to explain. Sixty-four percent of respondents selected a farmer’s market, making it the most popular response for this question. Fifty-nine percent of responses selected a park, forty-one percent selected neighborhood gatherings, thirty-nine percent selected recreational activities for youth, and twenty-five percent selected welcoming committee.
- When asked if they currently utilize or would consider utilizing the community garden at located at 15th and Spring Avenue, 71% of respondents said no. Fourteen percent of respondents said that they did or would use the community garden. Eight percent said “maybe” and 5% said they were unsure. When prompted to answer what prevents them from using it, those that said no said that they did not know it was there. Other residents expressed concern about the possibility of theft.
- The respondents were also asked which City parks they frequent. The question was open ended, giving respondents room to list the parks they use. The most common responses were Terrace Park, McKennan Park, and Falls Park.
- The survey asked what park facilities the respondents utilize, giving them the following choices to choose from: picnic tables, picnic shelters, restrooms, playground equipment, bike trails, water fountains, basketball courts, open green spaces. The respondents were also given a blank labeled “other” to submit other facilities that they use. The most popular park facility was the bike trails, with 53% of respondents saying they use them. Fifty percent of respondents also use the open green spaces and the playground equipment. Forty percent of respondents use the water fountains, 38% use the restrooms, 37% the picnic tables, 25% the picnic shelters, and 12% the basketball courts.

Vision for the Future

The sixth section of the survey discussed the vision for the future.

- For the first question, the respondent was given a list of resources. They are seen below in the left column of the table. They were to mark the ones they felt

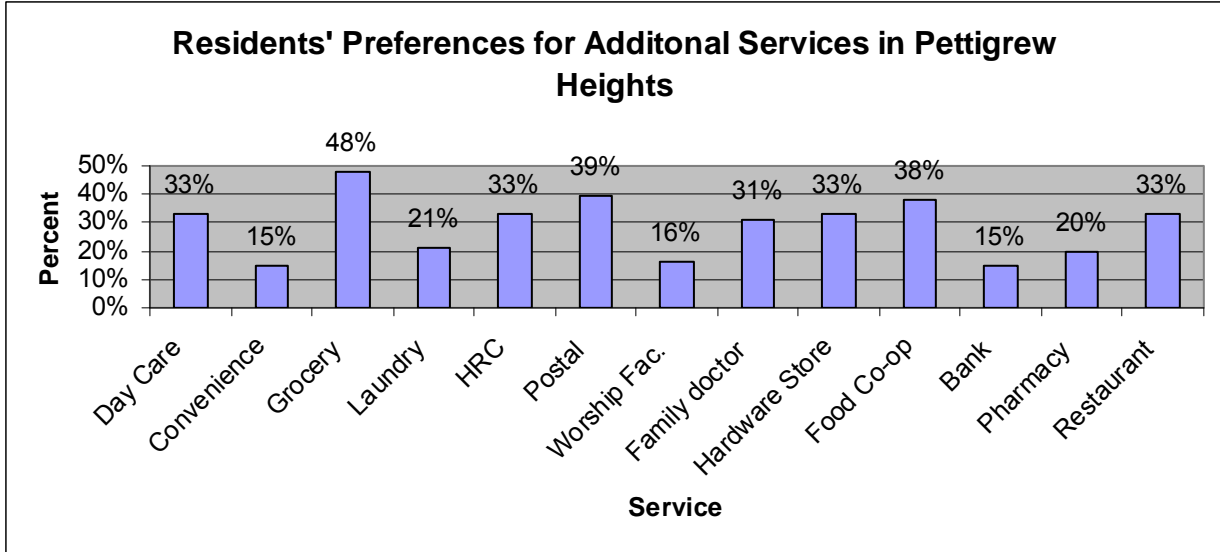
were an important resource for the community. The right column shows how many of the respondents felt that that resource was important.

The percents that accompanied each resource are listed below:

Resource	Percent
Sioux Falls Transit	69%
Places of Worship	64%
YMCA/YWCA	56%
The Bowden Youth Center	53%
The Food Pantry	51%
Drop-off low cost day care	51%
The Banquet	47%
Job training	47%
The Washington Pavilion	46%
Multi-Cultural Center	36%
Drug/alcohol rehabilitation services	44%
Big Brothers Big Sisters	43%
Financial counseling or planning	43%
Meals on Wheels	40%
Personal finance coaching	39%
Lutheran Social Services	39%
211 Helpline	36%
Multi-Cultural Center	36%
Family planning/contraceptive counseling	34%
Mentor programs	31%

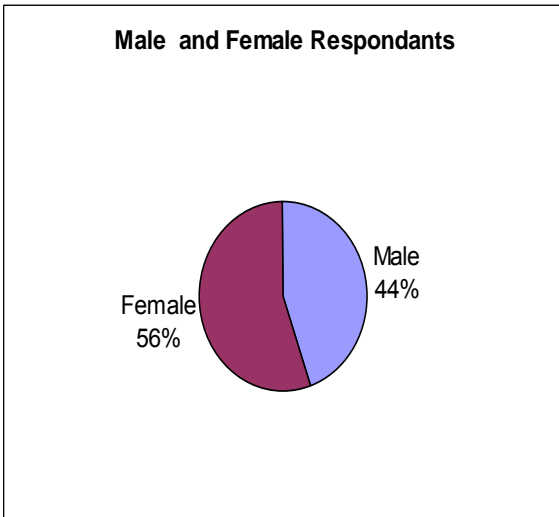
- The second question within the vision for the future section of the survey asked what other services the respondent would like to see in the neighborhood. The options included: day care, convenience store, grocery store, Laundromat/dry cleaner, neighborhood housing resource center, postal service, worship facility, family doctor/clinic, hardware store, food co-op, bank, pharmacy, and restaurant. The respondents were also given a blank where they could write in what additions they would like to see.

The three most popular additions to the neighborhood were: a grocery store (48%), postal service (39%), and a food co-op (38%). A detailed graph showing what percent of respondents thought each service would be a good addition to the neighborhood is pictured below.

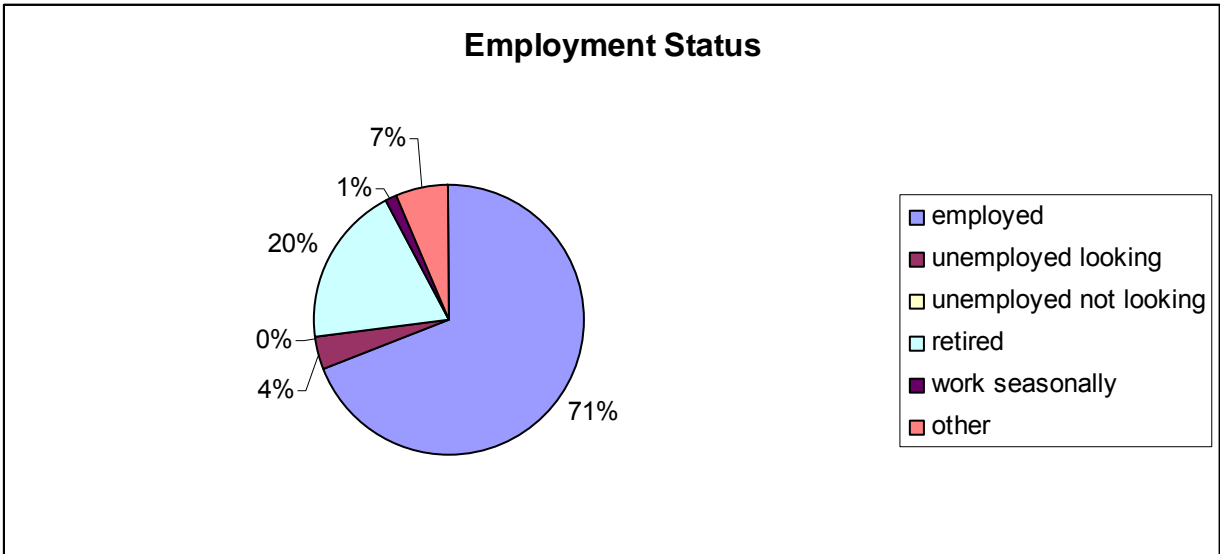
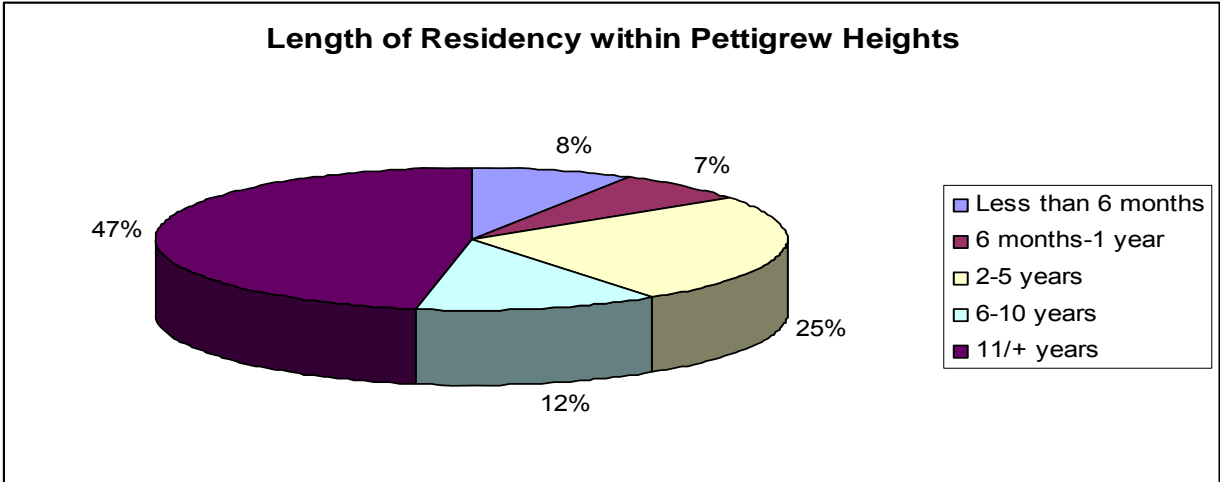


About the respondents

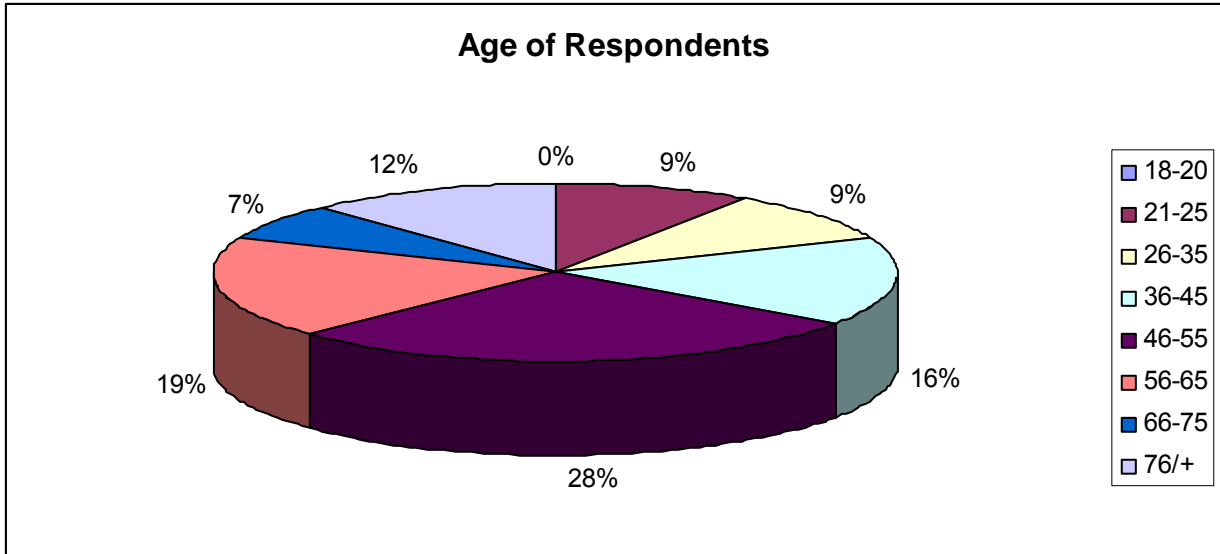
The final section of the residential needs assessment survey was intended to provide us information about the respondents. Eight short questions were asked about the respondents, and the information gathered from those questions is summarized below.



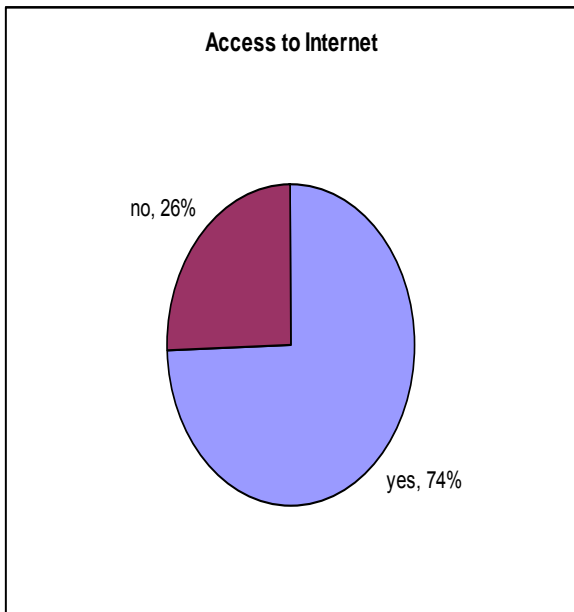
- Fifty-six percent of those that responded to the survey were female, and 44% were male. The chart below, labeled “Length of Residency within Pettigrew Heights” details how long the respondents have lived in the area. Forty-seven percent of those that completed the survey have lived in Pettigrew Heights for more than 11 years. Twenty-five percent of residents had only been in the neighborhood between 2 and 5 years.



The chart above details the employment status of the respondents. As pictured, the majority of respondents are employed (71%), and twenty percent are retired. The “other” category encompasses those on disability and those that specified themselves as self-employed.



This chart shows the age group of respondents. The most common age of respondent was the 46-55 age range, with the second most common age being the 56-65 age range. Together, these two groups make up 47% of the respondents. No one in the 18-20 age range completed the survey. Twelve percent of respondents were age 76 or older, 9% were 21-25 years old, 9% were 26-35 years old, and 7% are 66-75 years old.

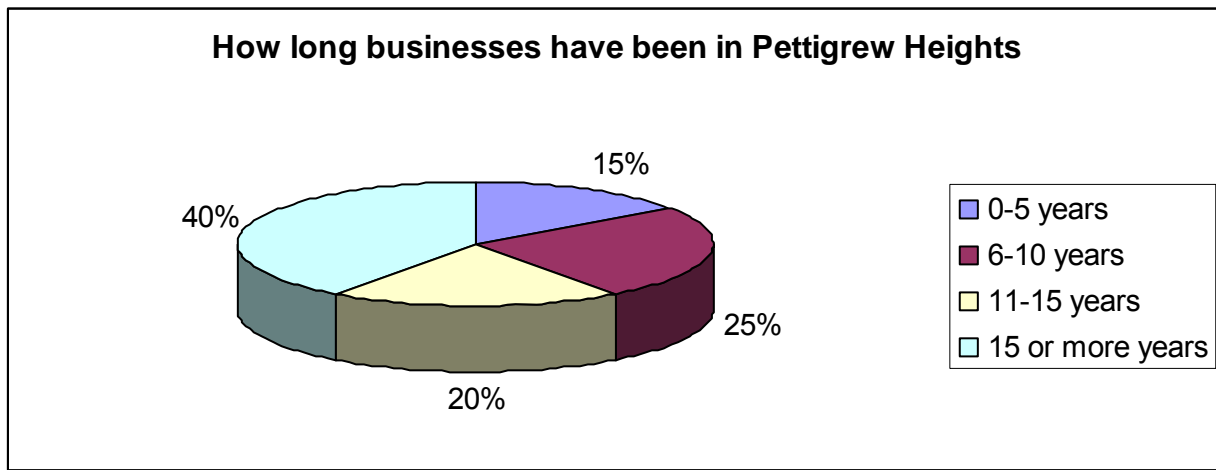


- As seen on the table to the left, 74% of the respondents have internet access on a regular basis, while 26% do not. The other two questions in this section dealt with the number of people in the respondents' household, and the number of people in the respondents' household under age 18. Thirty-two percent of the respondents live alone, while 31% live with one other person. Eleven percent live with two other people, 11% live with three other people, 7% live with four other people, 3% live with five other people, and 1% live with 6, 8, or 9 other people.

Business Assessment Results

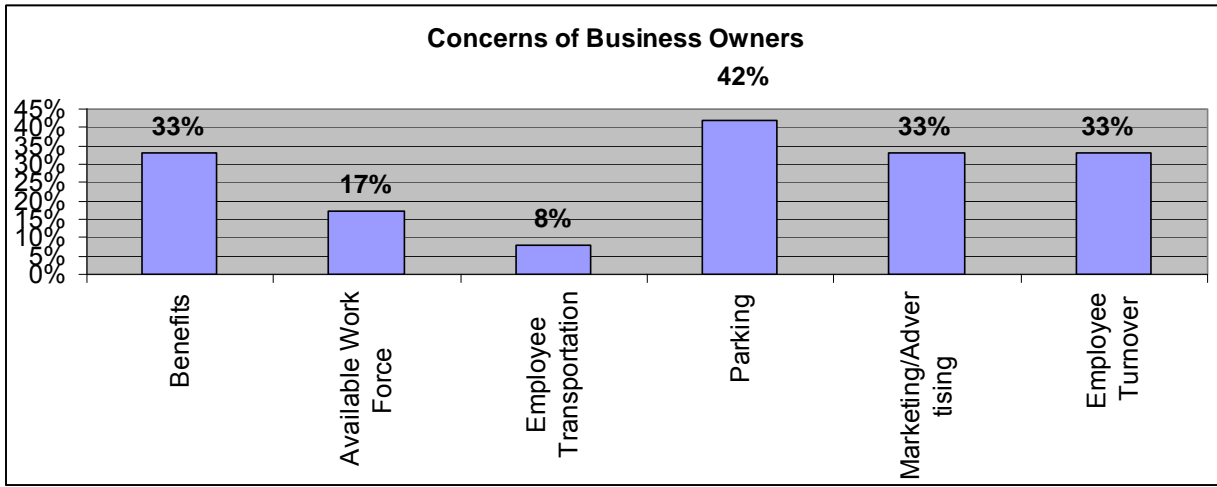
The Business Survey was not broken down into geographic locations and was comprised of only nine questions.

- The first question asked how long the business owner or manager had owned or operated their business. The respondents had four choices: “0-5 years”, “6-10 years”, “11-15 years”, and “more than 15 years.” The chart below illustrates the responses.



- The second question asked what incentive programs would be beneficial for the respondents’ business. The question was open-ended, giving respondents plenty of room to discuss what programs would help their business.
Responses included:
 - An incentive that encourages state, county, city, and private organizations to hire in state.
 - A program that would enable the owner to own their own building. A tax break or down-payment assistance program would be beneficial.
 - Free bus passes
 - Free paint giveaways
 - City property tax incentives to fix up properties
- The third question asked respondents what sorts of concerns they have—they were given a list and asked to check all that applied. The list included the following: providing benefits for employees, available work force, transportation for employees, parking, marketing/advertising, and employee turnover. There was also a place for the respondent to mark “other” and provide an explanation. The biggest concern for business owners was parking, with 42% of respondents concerned about it. Thirty-three percent of respondents were concerned about providing benefits for employees, marketing and advertising, and employee turnover. Just 17% of respondents were concerned about the availability of a work force and just 8% were

concerned about employee transportation. A chart detailing this information is found below.



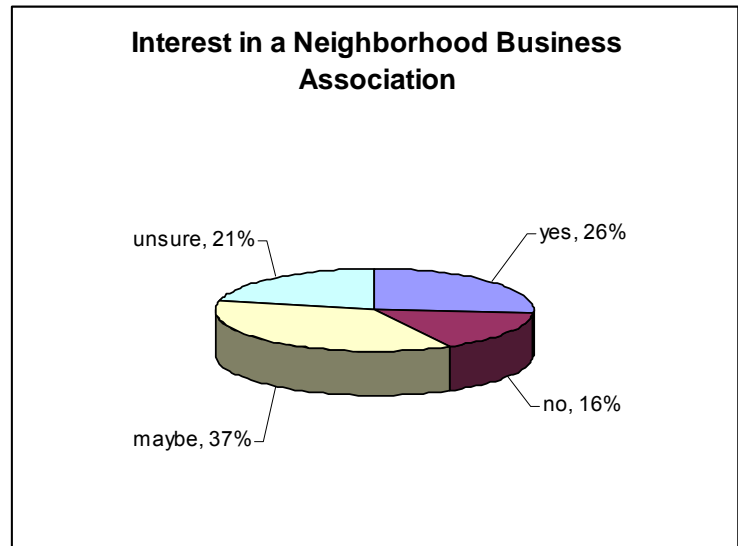
Other concerns of the residents included crime and major businesses hiring out of state consultants.

- Survey question number four asked if the respondent was a member of the Chamber of Commerce, and if not, would they consider membership.

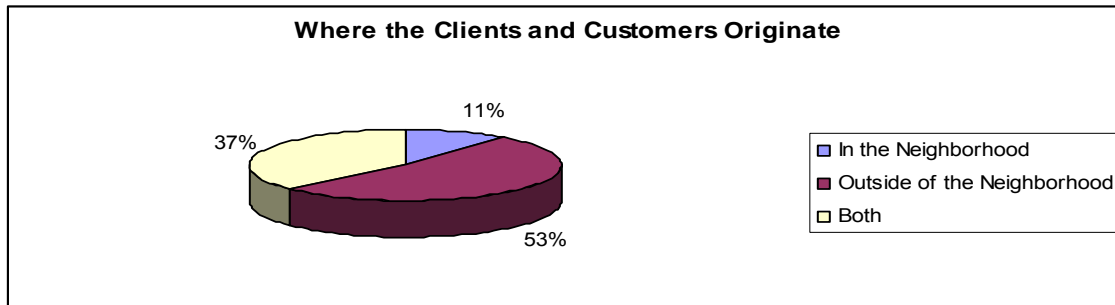
Twenty-eight percent of the respondents were members, while 67% were not. Of the 67% that are not members, 75% would consider membership, while 25% would not.

The respondents were also asked if they were interested in forming a neighborhood business association, with the possible answers being “yes”, “no”, “maybe”, and “unsure”. The chart below illustrates the responses given.

Twenty-six percent of respondents were interested in a neighborhood business association, 37% were maybe interested, 21% were unsure, and only 16% were not interested.



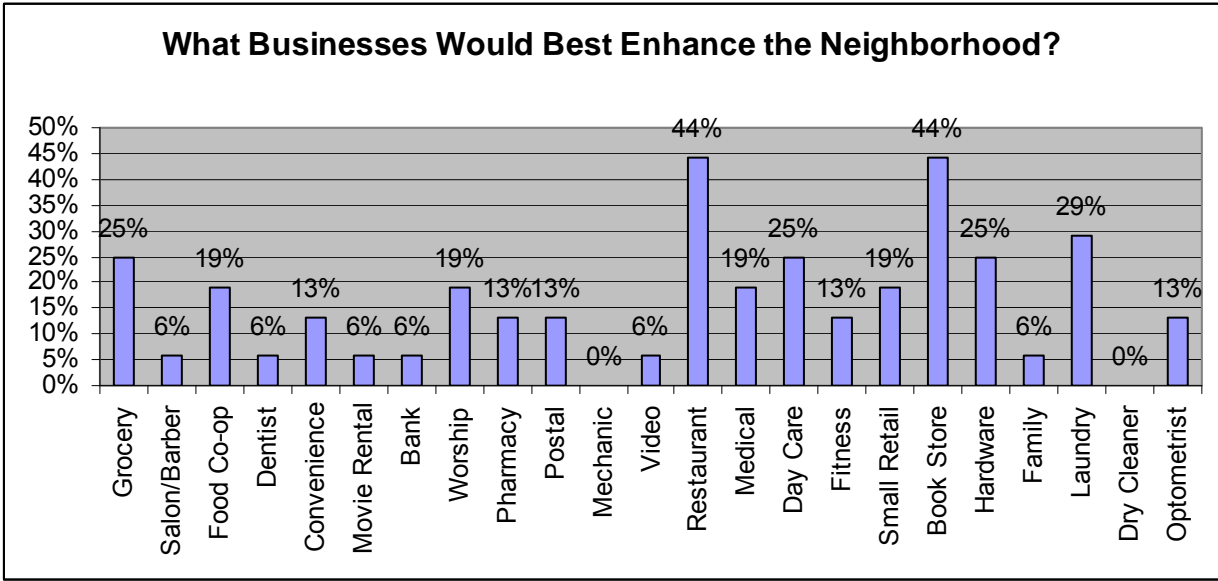
- Business owners were also asked whether their customers came from inside the neighborhood, outside the neighborhood, or a mixture of in and outside of the neighborhood. The responses of the business owners are detailed below.



The types of businesses that responded to the survey questions included the following:

- Law Firms
- Architectural Firms
- Computer Repair
- Treatment Center
- Payday Advance
- Executive Search
- Printer
- Service repair station
- Counseling Facility
- Truck Rental
- Office Buildings
- Coffee Shop
- Tattoo Facility
- Social Service Agency
- Professional Accounting Services

- The respondents were also asked which businesses they feel would best enhance the neighborhood. The chart below details the businesses listed for the respondent to choose from, along with their responses.



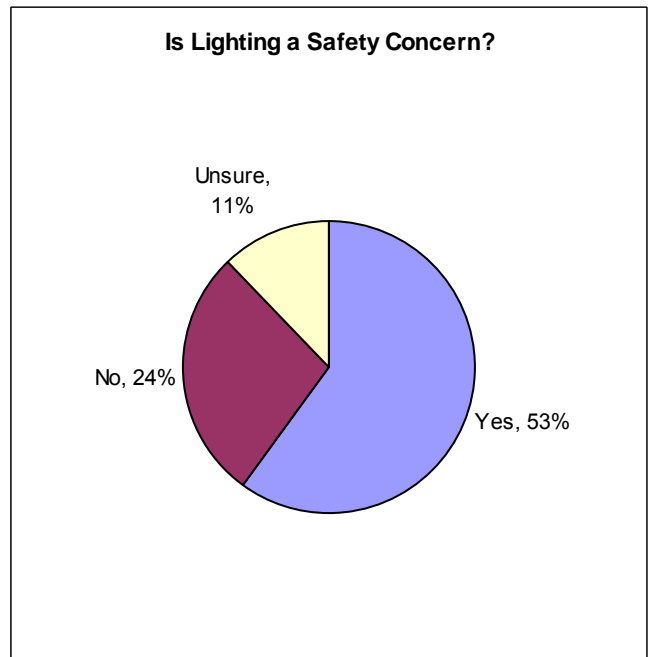
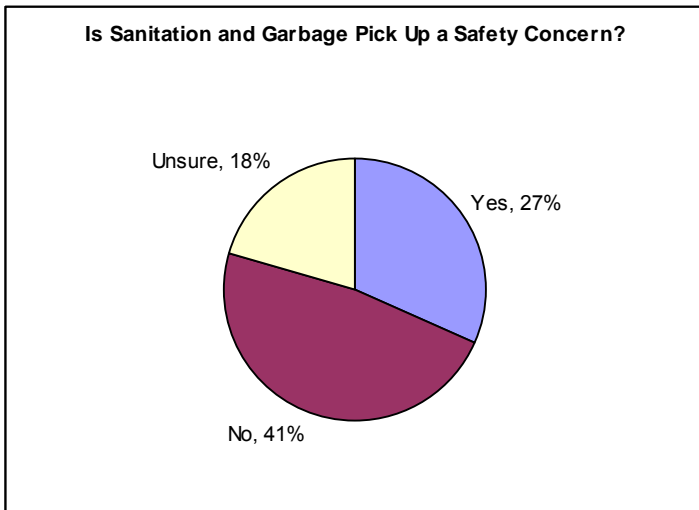
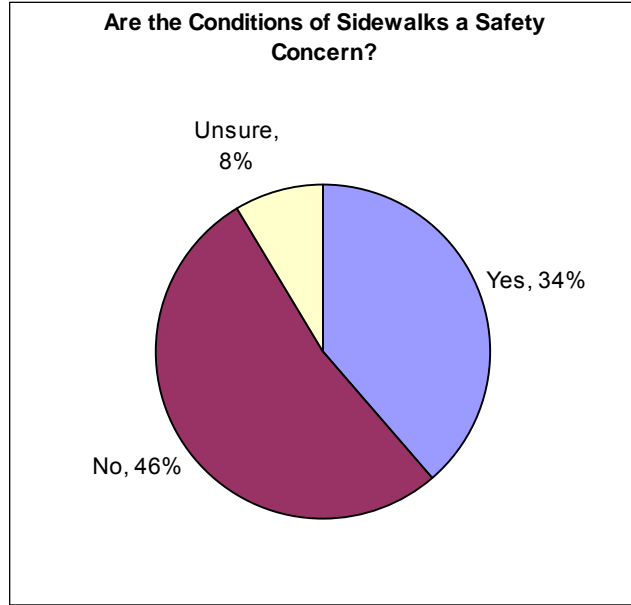
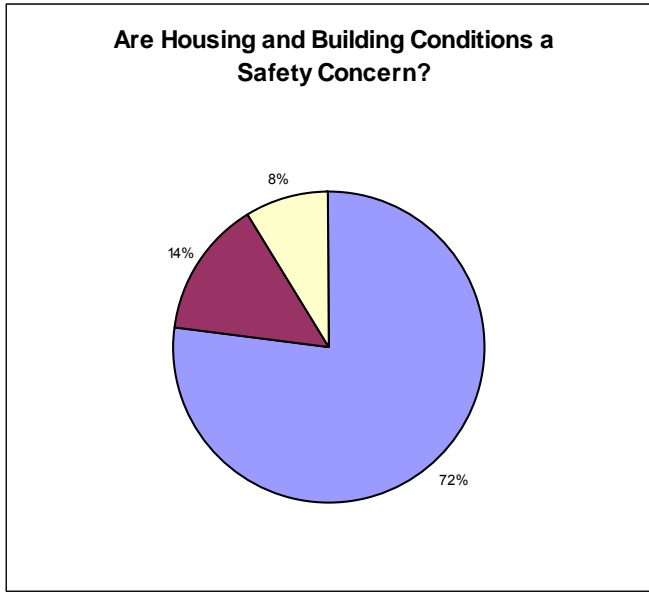
As illustrated in the chart, the neighborhood identifies both a restaurant and a book store as the best future enhancements to their neighborhood. 44% of respondents marked both of those choices. 29% identified a laundry facility and 25% identified a grocery store as neighborhood needs. The remainder of the choices received marks from less than 25% of respondents.

- The last question asked the business owners what other improvements they would like to see within the neighborhood. The question was open-ended and gave the respondent the opportunity to respond in detail. Their responses are provided below:
 - Decrease the number of rental houses
 - Make 10th, 11th, and 12th Streets completely commercial, with no residential housing
 - Host block parties (without alcohol) so neighbors can get to know each other
 - Take down broken signs and billboards
 - Tear down the burnt building on Grange
 - Neighborhood watch
 - Maintain the residential properties through maintenance and painting efforts
 - Bulldoze the more dilapidated buildings
 - Create a bike trail through downtown
 - Add more traffic lights on 10th and 12th streets to slow traffic
 - Add 'wrong way on one way' street signs
 - Add a park to create a gathering place for residents
 - Bulldoze the condemned houses
 - Create safe, affordable housing

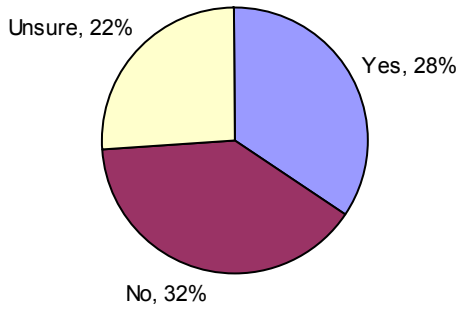
Appendix

Safety

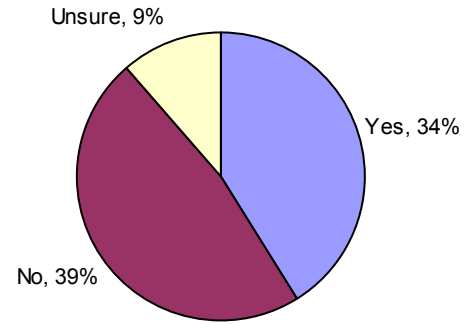
Question 3—These charts illustrate the full responses for each of the safety concerns listed.



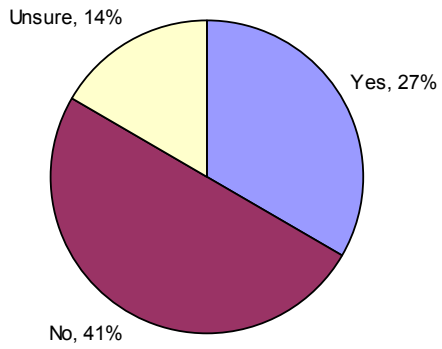
Is the Frequency of Street Lights a Safety Concern?



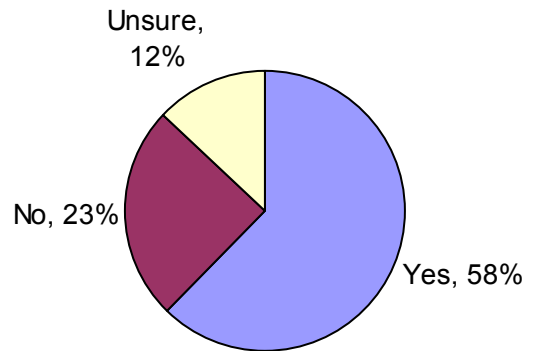
Is Street Parking a Safety Concern?



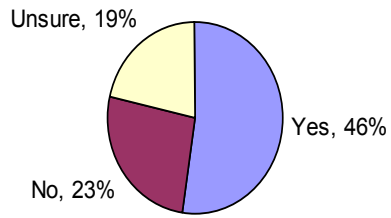
Is Traffic Control a Safety Concern?



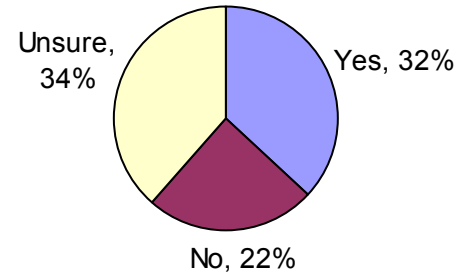
Is Loitering a Safety Concern?



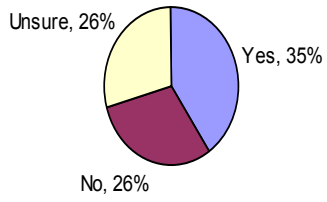
Is Graffiti a Safety Concern?



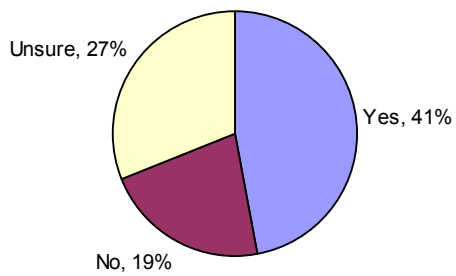
Is Gang Activity a Safety Concern?



Is Violent Crime a Safety Concern?

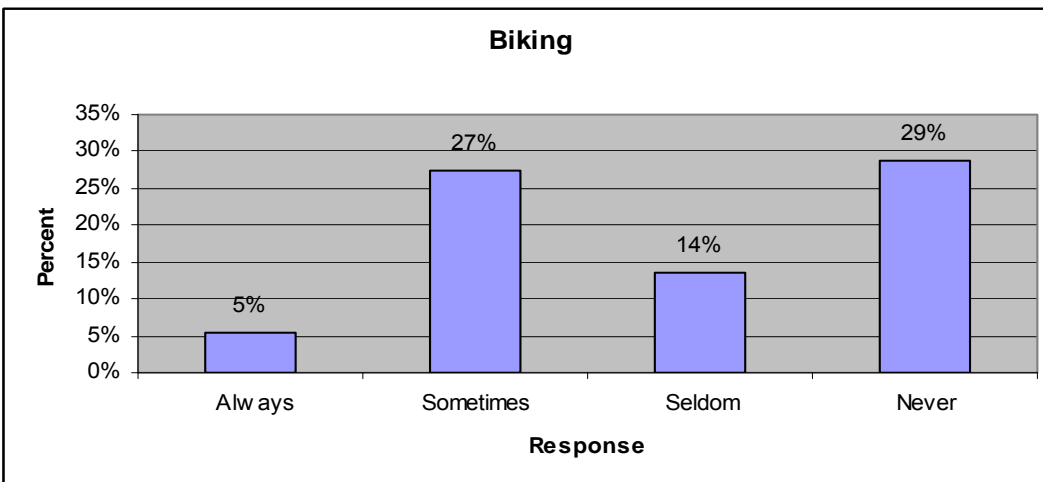
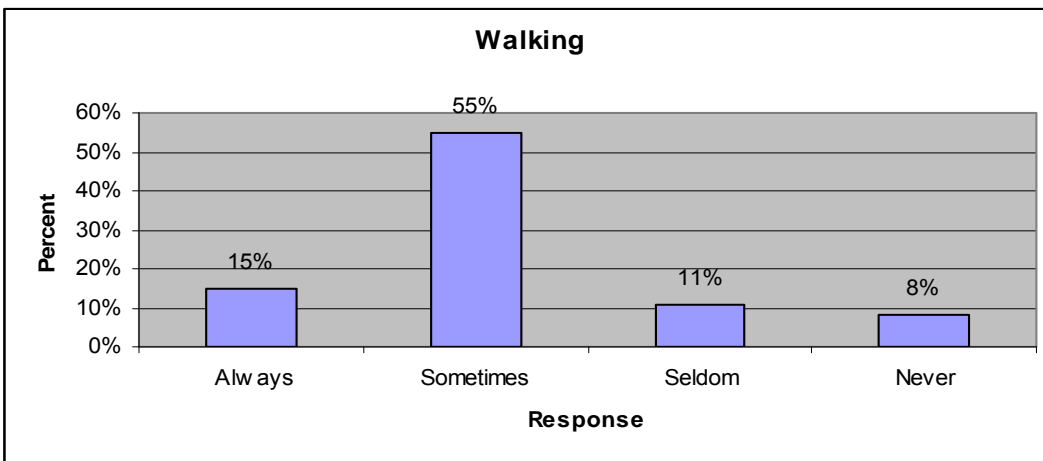
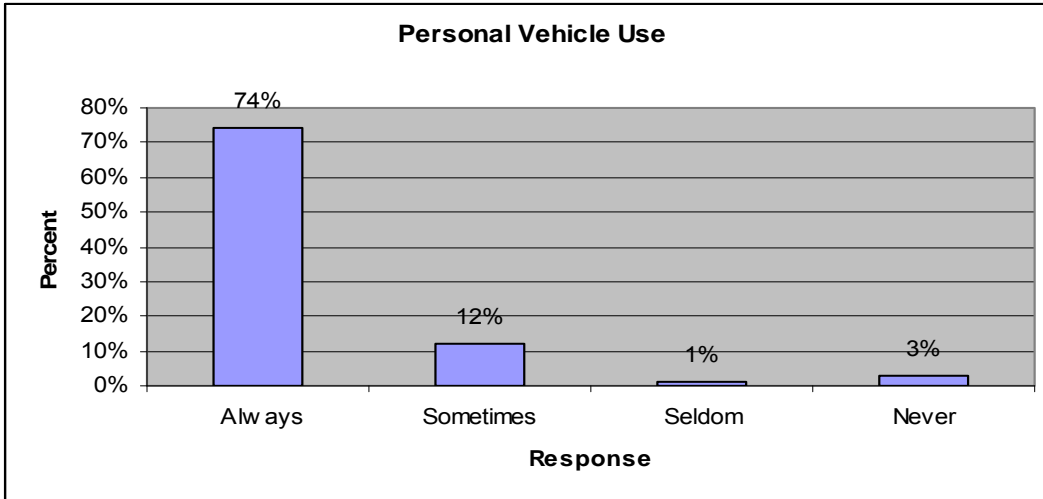


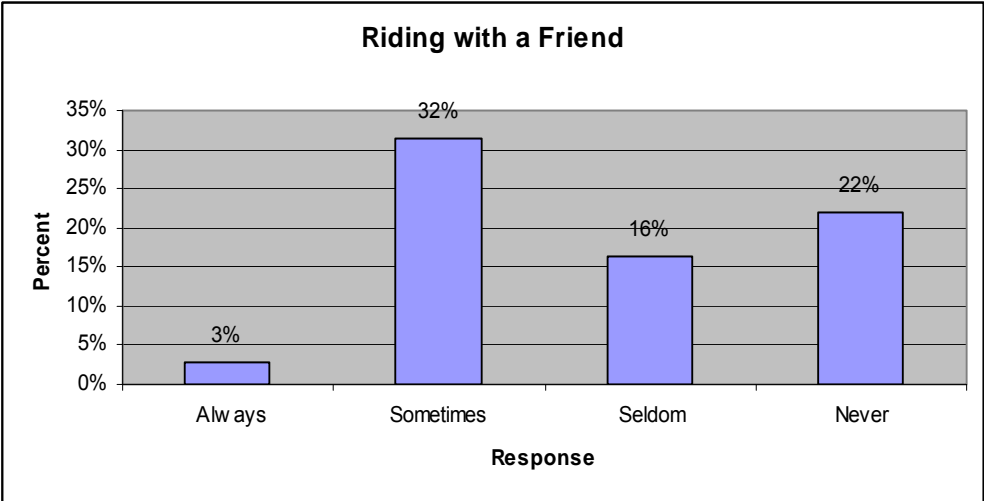
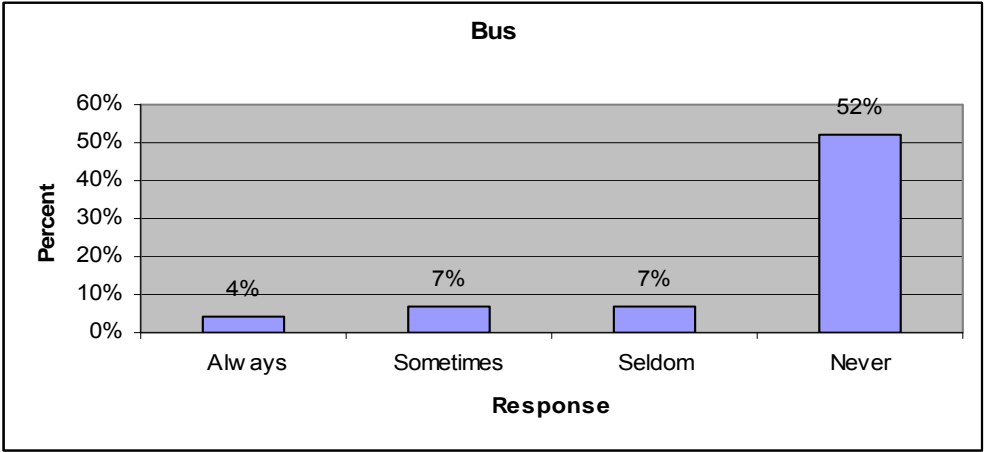
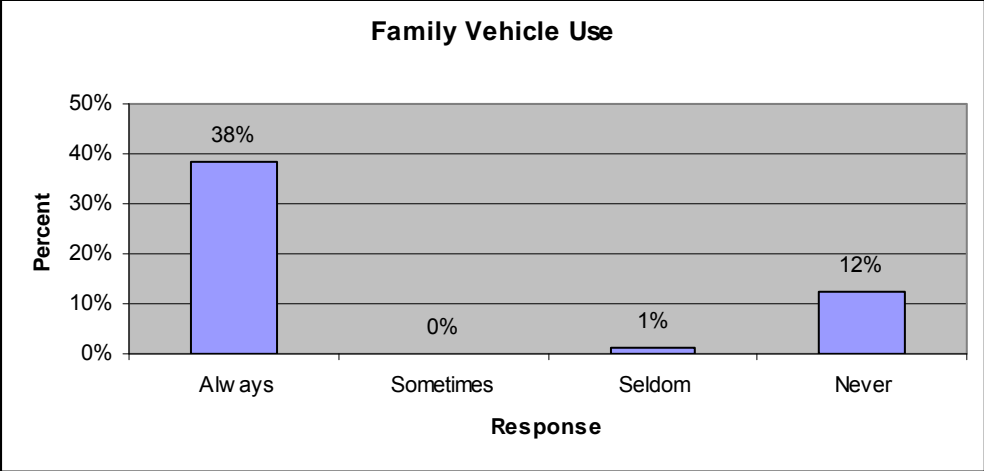
Are Transient Activities a Safety Concern?

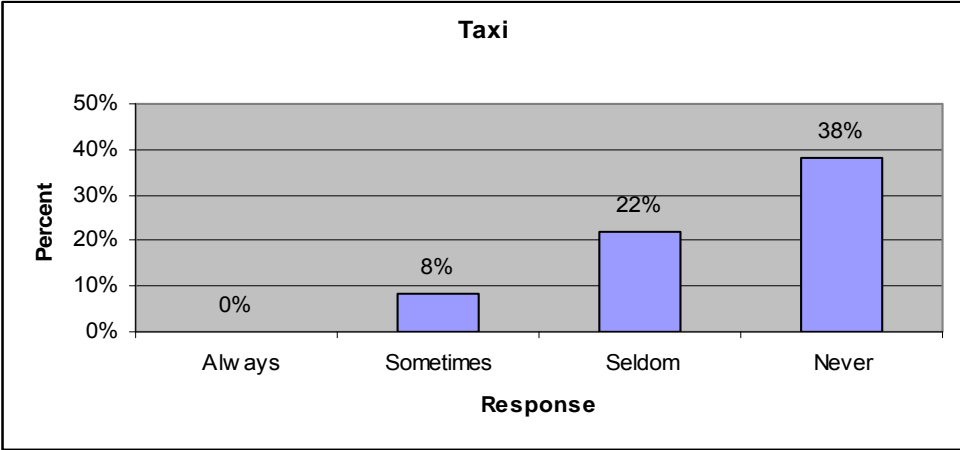


Housing and Transportation

Question Two—These charts illustrate the responses given for each form of transportation.







L - Pettigrew Heights Housing Resource Center Brochure

Location



Within the Pettigrew Heights Neighborhood at the Bowden Youth Center.

430 West 11th Street
Sioux Falls, SD 57104
Please use east door entrance.

Hours of Operation:

Tuesdays from 5 to 8 p.m.
Thursdays from 9 a.m. to 1 p.m.
Third Saturdays from 9 a.m. to 12 noon



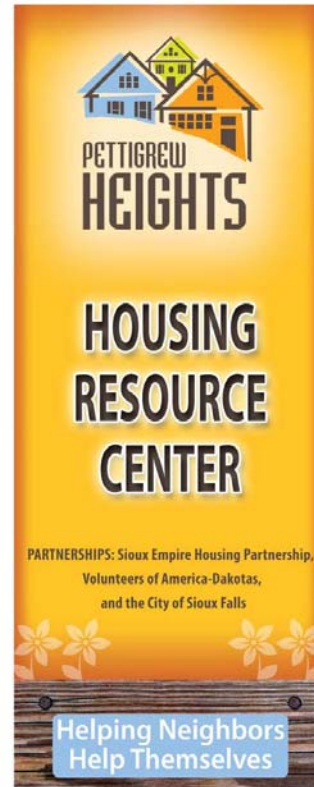
Contact Information:

430 West 11th Street
Sioux Falls, SD 57104
Phone: (605) 275-0400
Email: pettigrewhousing@midconetwork.com

www.siouxfalls.org/planning



Printed July 2009



HOUSING RESOURCE CENTER

Purpose

The Housing Resource Center (HRC) will meet the needs of the Pettigrew Heights Neighborhood by providing residents with accessibility to information regarding housing programs, financing programs, and education for developers, home owners, landlords, and renters. The HRC will bring the informational needs of your neighborhood to the neighborhood in a one-stop shop location.



PETTIGREW HEIGHTS

The Pettigrew Heights Housing Resource Center Will:

- ✓ Educate neighborhood residents, business owners, city government, and other parties about each other's affordable housing concerns, available programs, and visions for the future.
- ✓ Promote collaboration between the city, the neighborhood, business owners, and area non-profit organizations in order to achieve mutual goals and a shared sense of responsibility.
- ✓ Develop a "gateway" linking residents with needed and appropriate housing resources.

The HRC will also provide you and your neighbors with an opportunity to come together as a group and celebrate your sense of neighborhood by helping each other with housing related projects. In addition, there will be opportunities on Tuesday evenings and on the third Saturday mornings of each month to participate in HRC informational programs and workshops.

Informational Services and Resources:

The Neighborhood Housing Resource Center will provide the following informational services and resources to you and other Pettigrew Heights residents:

- Available and affordable neighborhood housing
- Available housing assistance programs
- Homebuyer education
- Local and regional financial institution resources
- A comprehensive directory of local social service and non-profit entities which can offer assistance relating to housing matters such as: basic home repairs and maintenance, weatherization and energy efficiency, and landlord-tenant relations
- Local government resources and programs for the neighborhood such as: public transportation, bike trail system, community gardens, Project NICE/KEEP clean up programs, and Neighborhood Watch


M - Pettigrew Heights Urban Agriculture Brochure

How To Get Involved

There are many different ways to volunteer your time at "A Growing Place" garden.

Contact:

Daniel Lee
Garden Manager
monturtle1@yahoo.com
(605) 521-9506




Garden Mentors empower students and community residents alike to grow sustainable gardens in Pettigrew Heights. These teaching gardens will develop self-sufficiency and lasting relationships.

To learn more about becoming a Garden Mentor, contact:


Ande Nelson
Volunteer Coordinator
andenelson@sio.midco.net
(605) 335-2234

Urban Agriculture Task Force


Paul Carlson, SF Area Contractor
Wade Helleson, Instructional Coach, SFSD
Daniel Lee, Pettigrew Heights Neighborhood Outreach
Amy Majeres, AmeriCorps VISTA/VOA-Dakotas
Ande Nelson, Pettigrew Heights Community Organizer
Tim Olsen, Director of Operations, Summit House
Daniel Preadable, AmeriCorps VISTA/VOA-Dakotas
Lori Rolfe, President, Lowell MST PTA
Vince Smith, Community Organizer
Russ Sorenson, City of Sioux Falls
Dabi Ulrey-Crosby, Master Gardener
Twaine Fink, Principal, Lowell MST
Karin Woltjer, Master Gardener
Chris Zdarovstov, Horticulture Extension Educator
Jesse Moore, Community Organizer



For more information about Urban Agriculture or donating to "A Growing Place" please contact:
Tim Olsen
Summit House
tolsen@sfsseminary.edu
507.227.5919



PETTIGREW HEIGHTS URBAN AGRICULTURE



At Lowell Math, Science, Technology Elementary School
710 W 18th St
Sioux Falls, SD 57104
(605) 367-8378

The Pettigrew Heights Urban Agriculture initiative is a long-term commitment to grow hope by empowering students and adults to become fully engaged residents of Pettigrew Heights.

OUTCOMES

A Growing Place will produce:

- gardens as educational laboratories
- inspired and empowered students
- functional families
- caring neighbors
- neighborhood beautification
- desire to serve others
- affordable local food
- healthier food consumption
- economic opportunity
- community unity
- neighborhood leaders
- hopeful imaginations and dreams
- reproducible teaching garden model



OVERVIEW

Urban Agriculture is taking root at Lowell Elementary Math, Science and Technology School to grow hope in Pettigrew Heights. Using the garden as an extended classroom, children will grow to be better students and good neighbors.



Named by students as "A Growing Place" the garden will transform families and the neighborhood. Urban agriculture is not just about gardening - it's about growing people.

PARTNERSHIPS

A Growing Place is a collaborative effort with the following partners:

- City of Sioux Falls
- Lowell Elementary School and PTA
- Minnehaha County Extension Service
- Pettigrew Heights Neighborhood Outreach
- Sioux Falls Community Organizers
- Summit House
- Volunteers of America, Dakotas and AmeriCorps VISTA



