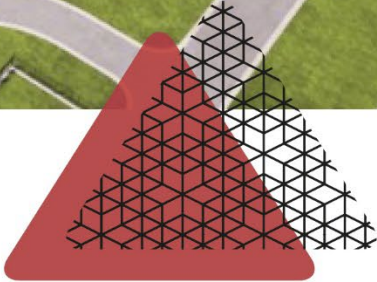


RENDERING OF THE
SIOUX FALLS PUBLIC SAFETY CAMPUS



2021 SIOUX FALLS
**DEVELOPMENT
SUMMARY**

MARCH 2022

2021 Development Summary

Introduction

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

A Word About Data

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

- The 2020 census population of Sioux Falls was 192,517.
- The 2020 census Metropolitan Statistical Area [MSA] population was 276,730.
- The estimated December 31, 2021, Sioux Falls population is 202,600; MSA population is 284,800. (MSA includes Minnehaha, Lincoln, Turner, and McCook Counties.) This is 31 percent of the state’s population.
- The city grew to 81.38 square miles.
- There are 880 centerline miles of street surface in Sioux Falls.
- The Sioux Falls MSA nonfarm worker levels concluded the year at 161,500. This is 36.7 percent of the state’s workforce (439,500).
- There are five major hospitals with approximately 1,200 beds. (Note: 60 percent of the patients come from outside of Sioux Falls.)
- Nine campuses of higher education exist in Sioux Falls with approximately 9,000 students.
- [Seven district] Public School enrollment—September 2021—40,223 up from 39,529.

Growth

Sioux Falls is developed each and every day by professional staff with the following mission:

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

Current Planning Activities

Growth of Sioux Falls is illustrated by:

- **Annexations**

During 2021, the City Council approved 18 annexation requests, totaling 791.8 acres.

- **Subdivision Plats** (within Sioux Falls Joint Jurisdictional Boundaries)

During 2021, the City approved 463 subdivision plats totaling 1,868 lots and 2,508 acres. Approximately:

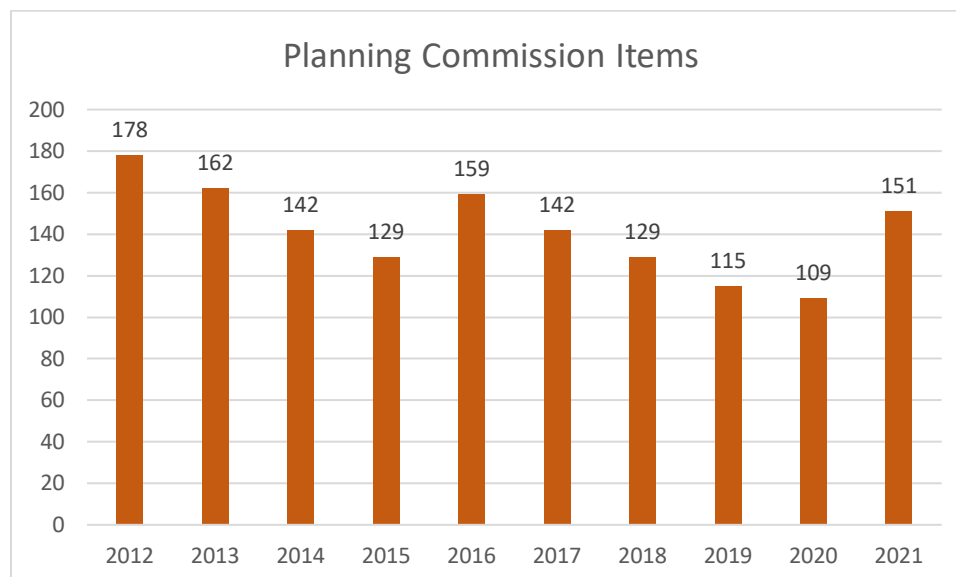
- 774 acres of residential land
- 1,489 acres of open space land
- 178 acres of office/institutional land
- 101 acres of commercial land
- 436 acres of industrial land

- **Rezoning and Conditional Use Permits**

During 2021, the following land use applications were processed:

- 90 rezonings totaling 1,835 acres
- 23 conditional uses

Chart 1: Planning Commission Items



Land Development

Tracking when land proceeds with development is a challenge. As proposals work their way through the subdivision approval stages, the land gets more prepared to develop. Each stage adds additional engineering standards in order to confirm compatibility between subdivisions. Preliminary plans are an early indicator of land development; at this stage, land is being engineered for lot and block layouts and utility coordination. Construction is soon to commence. During 2021, the northwest showed more activity with preliminary plans. (Sioux Falls is generally divided into quadrants by 12th Street and Minnesota Avenue.)

Platted land is the final stage for subdivision of land; the land is now able to be filed with the county and sold. Platted land acres has been concentrated in the northeast in 2021.

Chart 2: Preliminary Plan Acreage, Total by Year

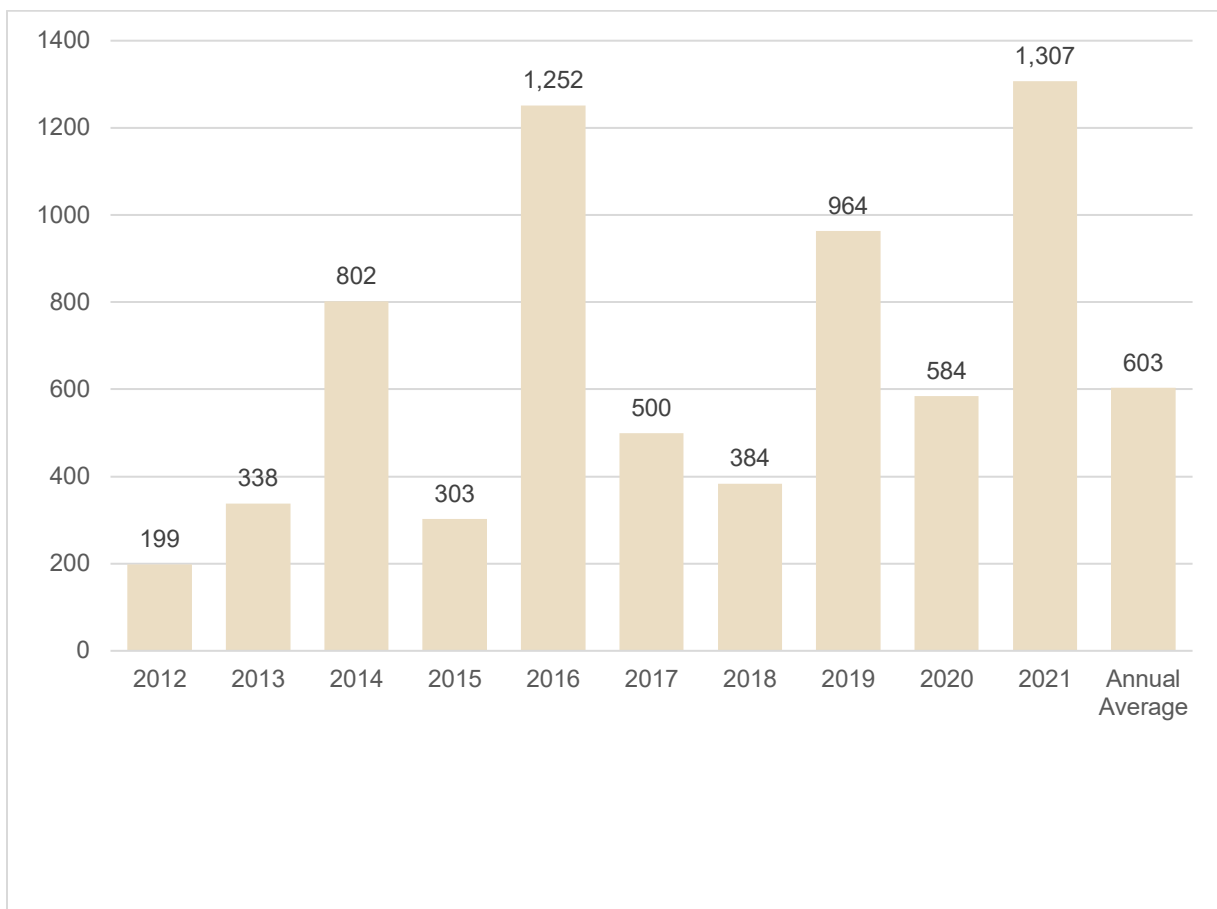


Chart 3: Preliminary Plans Acreage by City Quadrant

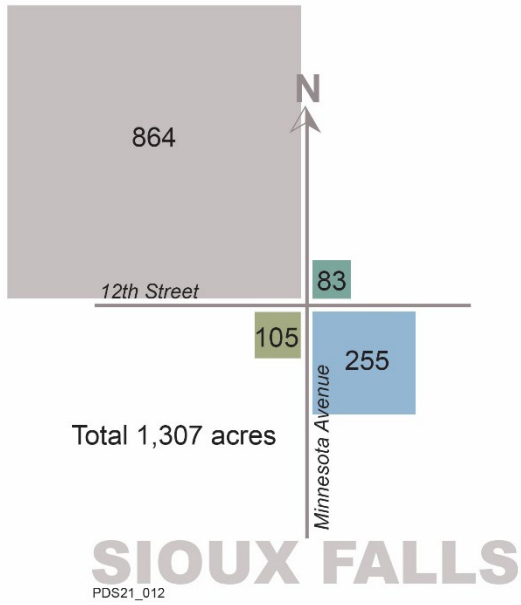


Chart 4: Number of Platted Acres by City Quadrant

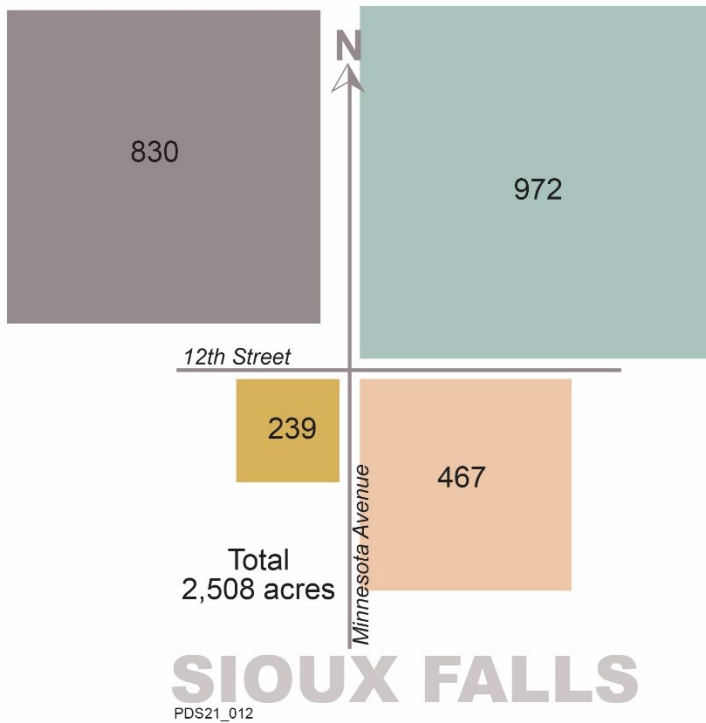
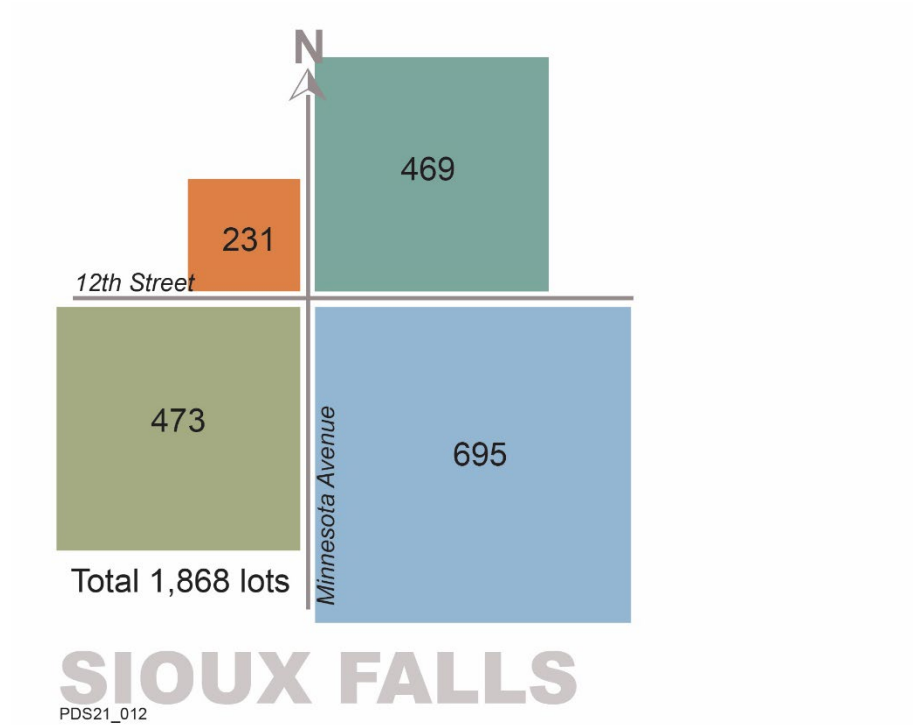


Chart 5: Number of Platted Lots by City Quadrant

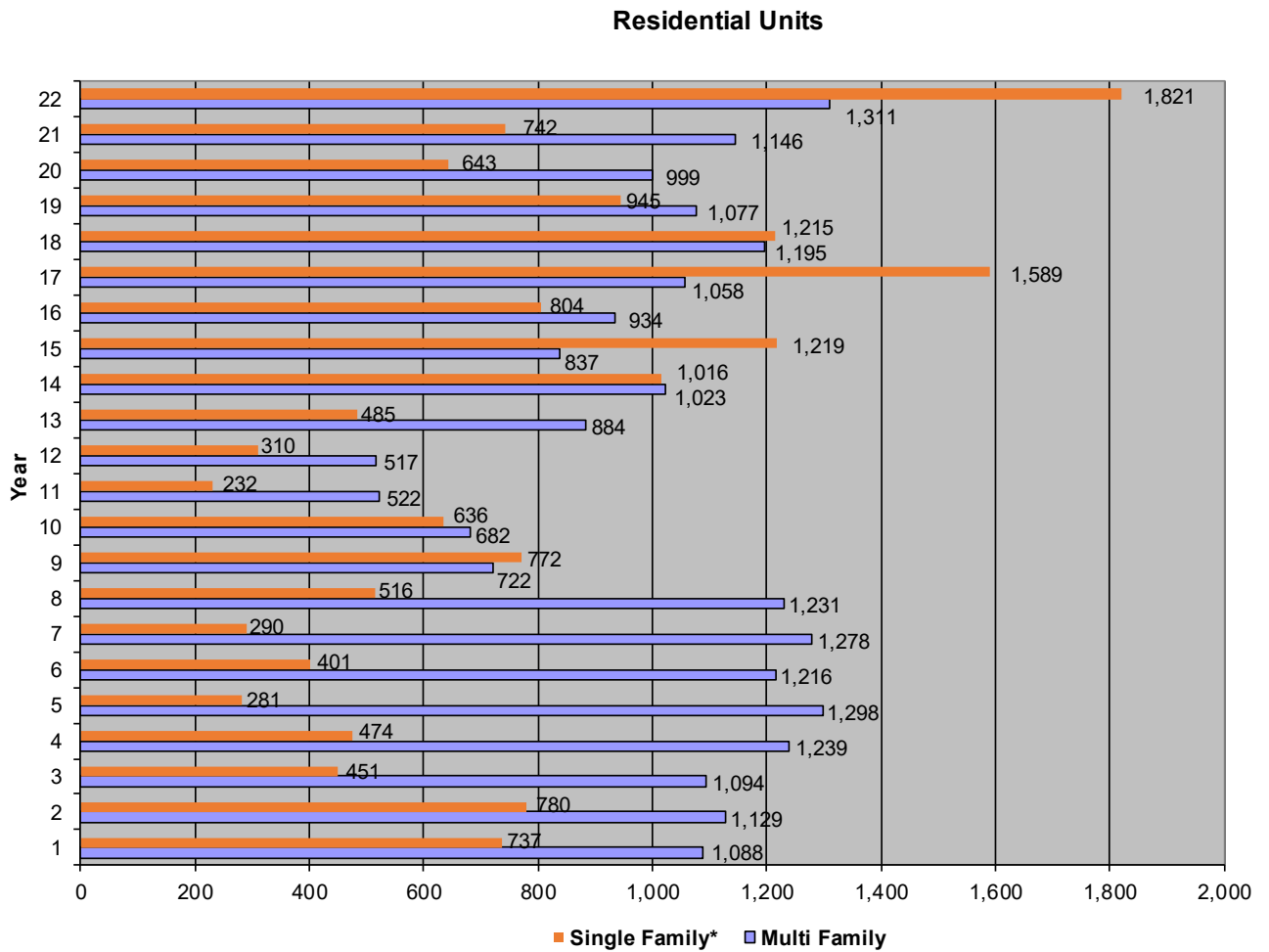


Following preliminary plans, the next stage of development—platting—included 2,508 acres in 2021. The Shape Sioux Falls Comprehensive Plan stated the high and low development rates as follows:

Table 1: Number of “Developed” Acres

	Projected High	Projected Low	Actual Plats
Residential	664	442	774
Industrial	40	20	436
Commercial	70	35	101
Office	152	76	178

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



* Single Family (includes, single family, duplexes and townhomes)

Table 2: New Residential Apartment Projects—Top Ten

Address of Apartment	Complex Name	Units	Builder	Value
400 S. Hein Ave.	Willows Edge Apts.	269	Signature Companies	\$27,554,445
5501 E. 18th St.	The Carlton Apts.	152	Lloyd Construction	\$26,000,000
3605 E. Sage Grass St.	City's Edge Apts.	192	Paradigm Construction	\$21,824,004
5408 S. Rateliff Ave.	The Slate at Harvest Creek	117	Palz	\$17,458,202
5313 W. Pineridge Dr.	Aspen Heights Apts.	180	Signature Companies	\$16,375,508
Benson and Marion Rd.	The Brixx	144	Paradigm Construction	\$13,479,900
1055 E. 77th St.	Grand Prairie Apts.	110	Paradigm Construction	\$13,242,234
601 W. 86th St.	The Crimson Mixed Use	105	Lloyd Construction	\$13,000,000
6101 S. Vineyard Ave.	Vineyard Heights	64	Blackwing Elite Builders	\$9,010,354
520 E. Clearwater Pl.	Edgewater Villa Apts.	100	Lloyd Construction	\$8,928,976

Housing (January–December 2021)

Total Housing 3,191 units

Single-family residential, including twin home, townhome

Single-family Units..... 850 units

Town House Units 457 units

Duplex 4 units

Multiple-family Residential Housing Units 1,821 units

Manufactured New Housing Placements 59 units

Building Permits

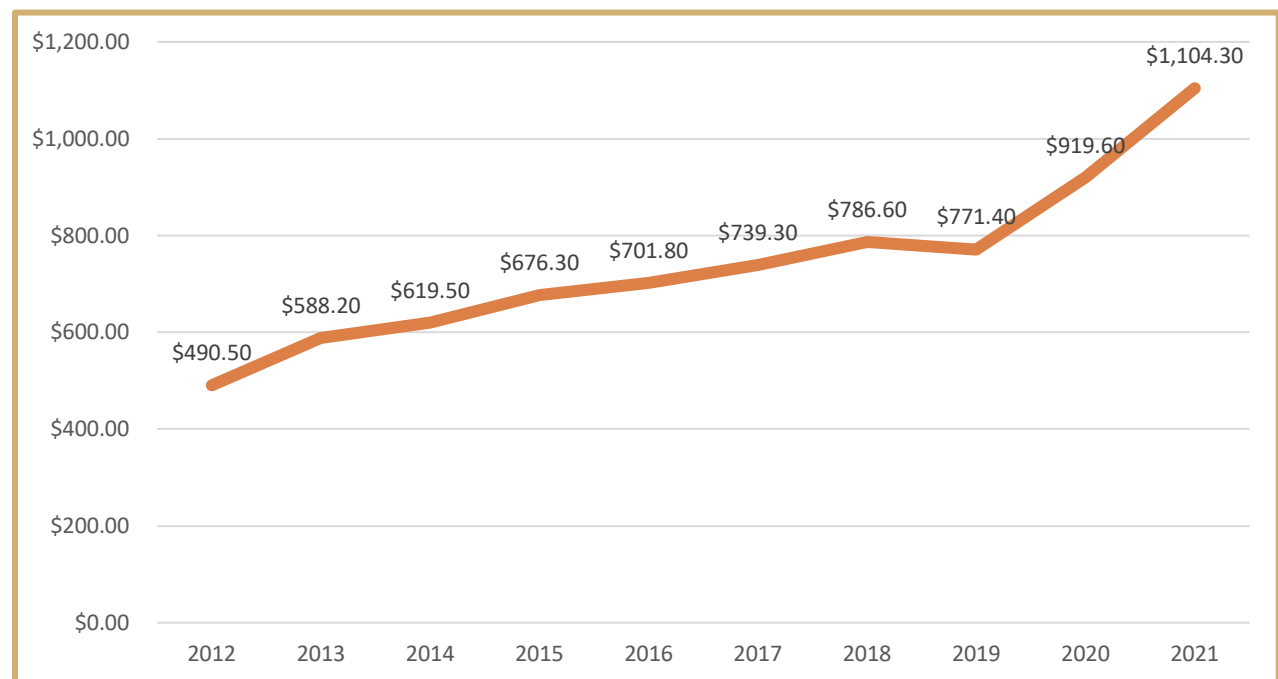
Table 3: Residential and Nonresidential Construction Value by Year (millions \$), 2017–2021

	2017	2018	2019	2020	2021	10-Yr. Avg.
New residential	231.2	221.8	215.6	249.0	300.3	\$226.2
Res. add., remodel	43.0	51.2	64.5	63.4	73.7	\$63.5
New nonresidential	268.9	302.2	332.5	488.4	464.3	\$282.0
Nonresidential additions/ remodeling	196.1	211.4	158.8	118.8	266	\$168.0
Total	\$739.2	\$786.6	\$771.4	\$919.6	1,104.3	\$739.8

Table 4: New Residential Building Permits by Type, 2017–2021

	2017	2018	2019	2020	2021	10-Yr. Avg.
Single-family units	750	672	634	742	850	696.9
Two-family homes	4	2	2	12	4	4
Town house units	441	403	363	392	457	345.5
Multifamily units	1,215	945	643	1,571	1,821	1,115.8
Subtotal	2,410	2,022	1,642	2,717	3,132	2,162.2
New manufactured housing placements	61	46	35	47	59	55.7
Total	2,471	2,068	1,677	2,764	3,191	2,217.9

Chart 7: Total Building Permit Valuations in Millions of Dollars



Nonresidential Construction (January–December 2021)

The nonresidential construction, typically related to economic development, includes offices, warehouses, governmental, institutional, and retail developments.

About 66 percent of the year’s total construction value is related to nonresidential development.

The total construction valuation for commercial additions, renovations, and remodels significantly increased in 2021 to a total valuation of \$266.0 million, which is a 124 percent increase from the 2020 valuation of \$118.8 million, an increase of 68 percent from the \$158.8 permitted in 2019, and an increase of 26 percent from the \$211.4 million permitted in 2018.

There were 44 commercial projects, including apartments, permitted in 2021 with a construction valuation of \$3 million or more, with 19 projects exceeding \$10 million and 9 projects with a construction valuation of \$20 million or more. The following are the top ten nonresidential projects in value for 2021:

Table 5: New Nonresidential Buildings—Top Ten

Project	Value	Contractor
1. Amazon—Project Stampede build-out	\$60,913,674	Vanderlande Industries
2. City of Sioux Falls—Public Safety Training Center	\$30,630,000	Peska Construction
3. Fed Ex	\$27,176,882	Electric Construction
4. Win Chill Phase III	\$24,100,000	Gil Haugan Construction
5. Avera Clinic—East	\$23,000,000	Journey Group Companies
6. Sioux Steel Parking Ramp	\$22,173,900	Lloyd Construction Company
7. Avera Behavioral Health Addition	\$21,600,000	Journey Group Companies
8. Furniture Mart Expansion	\$17,391,000	Journey Group Companies
9. Augustana South Resident Hall	\$15,189,916	Mortenson Company
10. Border States Electric	\$ 9,000,000	Rice Companies
11. Smithfield, Wastewater Treatment	\$ 8,591,200	Rice Lake Construction Group

Chart 8: Comparable Communities—Number of Housing Permits

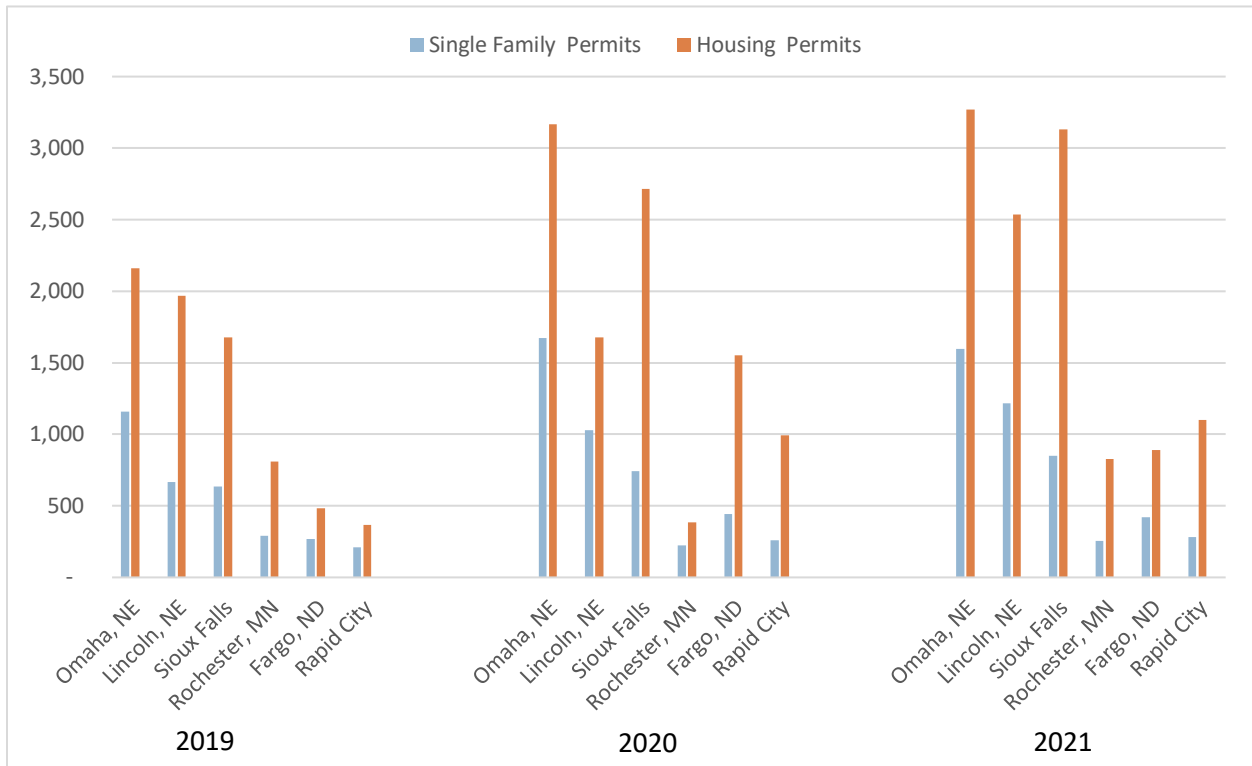


Chart 9: Comparable Communities—Building Valuation

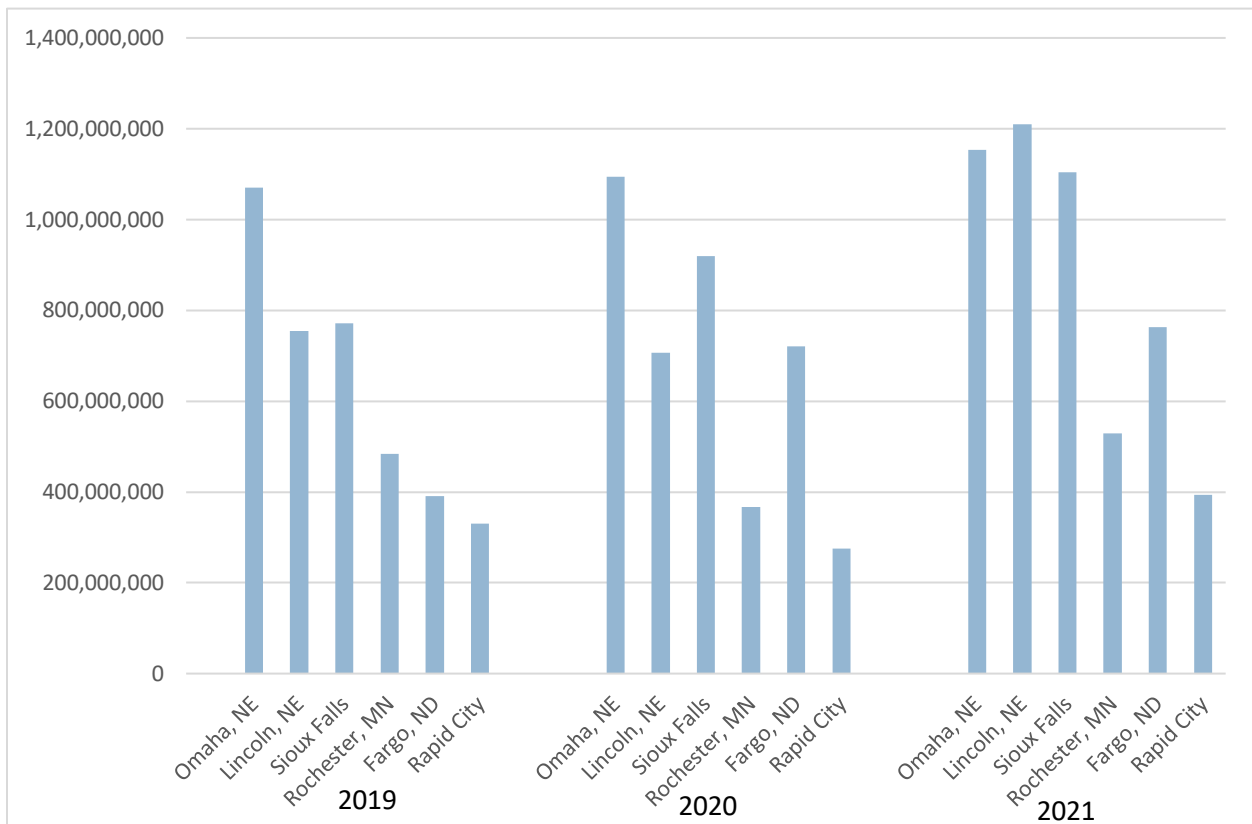


Chart 10: Nonresidential Building Permit Construction Values in Millions of Dollars

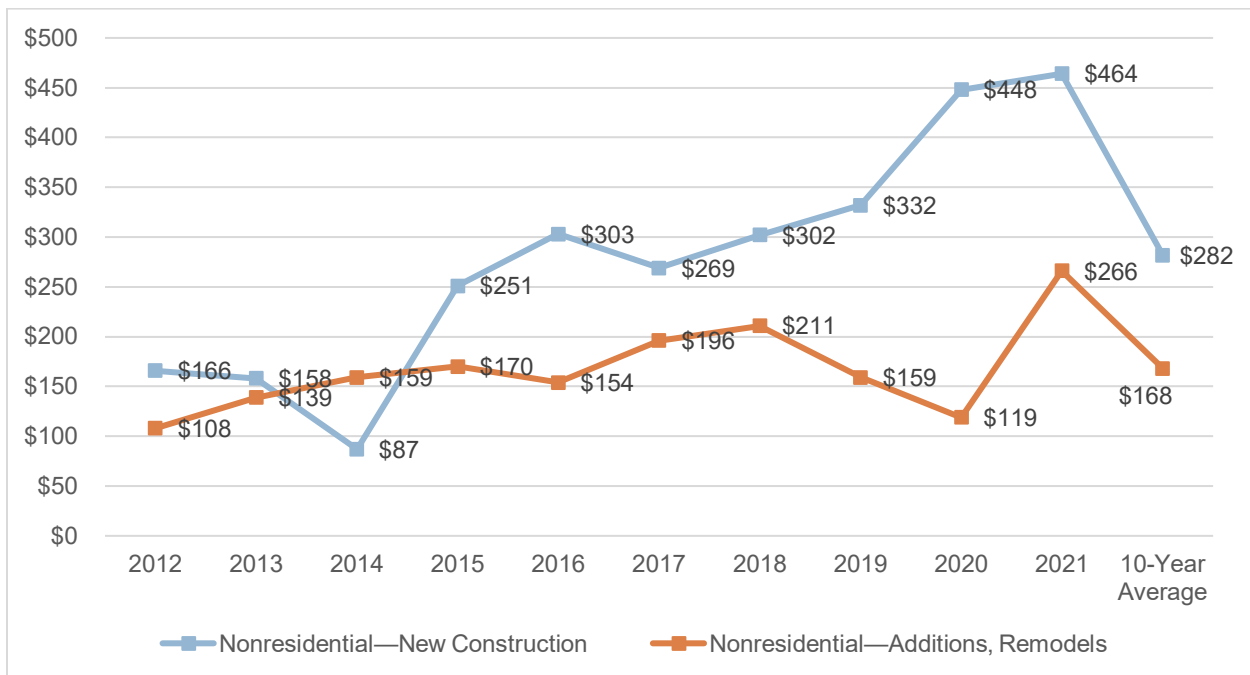


Table 6: Population Estimate, City of Sioux Falls

2020 Census		January 2021 Estimate	
36,354	Lincoln Co. Portion	45,950	Lincoln Co. Portion
156,163	Minnehaha Co. Portion	156,650	Minnehaha Co. Portion
192,517	Total City	202,600	Total City

Table 7: Housing Unit Estimate, City of Sioux Falls

2020 Census estimate*		January 2021 Estimate	
15,919	Lincoln Co. Portion	17,666	Lincoln Co. Portion
67,585	Minnehaha Co. Portion	71,042	Minnehaha Co. Portion
83,504	Total City	88,708	Total City

Table 8: Major Employers

Company	Industry	Employees
<u>Sanford Health</u>	Biomedical	11,000–12,000
<u>Avera Health</u>	Biomedical	7,500–8,000
<u>Smithfield Foods</u>	Food Processing	3,500–4,000
<u>Hy-Vee Food Stores</u>	Retail	3,000–3,500
<u>Sioux Falls School District</u>	Education	3,000–3,500
<u>Wells Fargo</u>	Finance and Banking	2,000–2,500
<u>Citi</u>	Finance and Banking	1,000–1,500
<u>City of Sioux Falls</u>	Government	1,000–1,500
<u>Department of Veterans Affairs Medical and Regional Office</u>	Healthcare / Government	1,000–1,500
<u>Evangelical Lutheran Good Samaritan Society</u>	Healthcare	1,000–1,500
<u>First PREMIER Bank/PREMIER Bankcard</u>	Finance and Banking	1,000–1,500
<u>LifeScape</u>	Healthcare and Social Services	1,000–1,500

Source: Sioux Falls Development Foundation, February 2022

Table 9: Nonfarm Wage and Salaried Workers, Sioux Falls MSA

	2020 Unemployment	2021 Unemployment	Change	2020*	2021
January	2.9%	3.0%	-4,100	158,800	154,700
February	2.8%	3.3%	-4,900	159,500	154,600
March	3.1%	3.0%	-3,300	159,200*	155,900
April	9.0%*	2.6%	11,900	145,900	157,800*
May	7.3%	2.5%	10,200	150,000	160,200
June	5.4%	2.9%	8,500	154,500	163,000
July	4.6%	2.2%	7,900	155,700	163,600
August	4.1%	2.4%	6,300	156,500	162,800
September	3.3%	1.9%	3,600	157,400	161,000
October	2.9%	2.0%	4,100	157,300	161,400
November	3.0%	1.8%	4,500	157,100	161,600
December	3.1%	2.0%	3,800	157,300	161,500

Source: South Dakota Department of Labor, Labor Market Information Center website. Produced in cooperation with the U.S. Bureau of Labor Statistics. February 2022

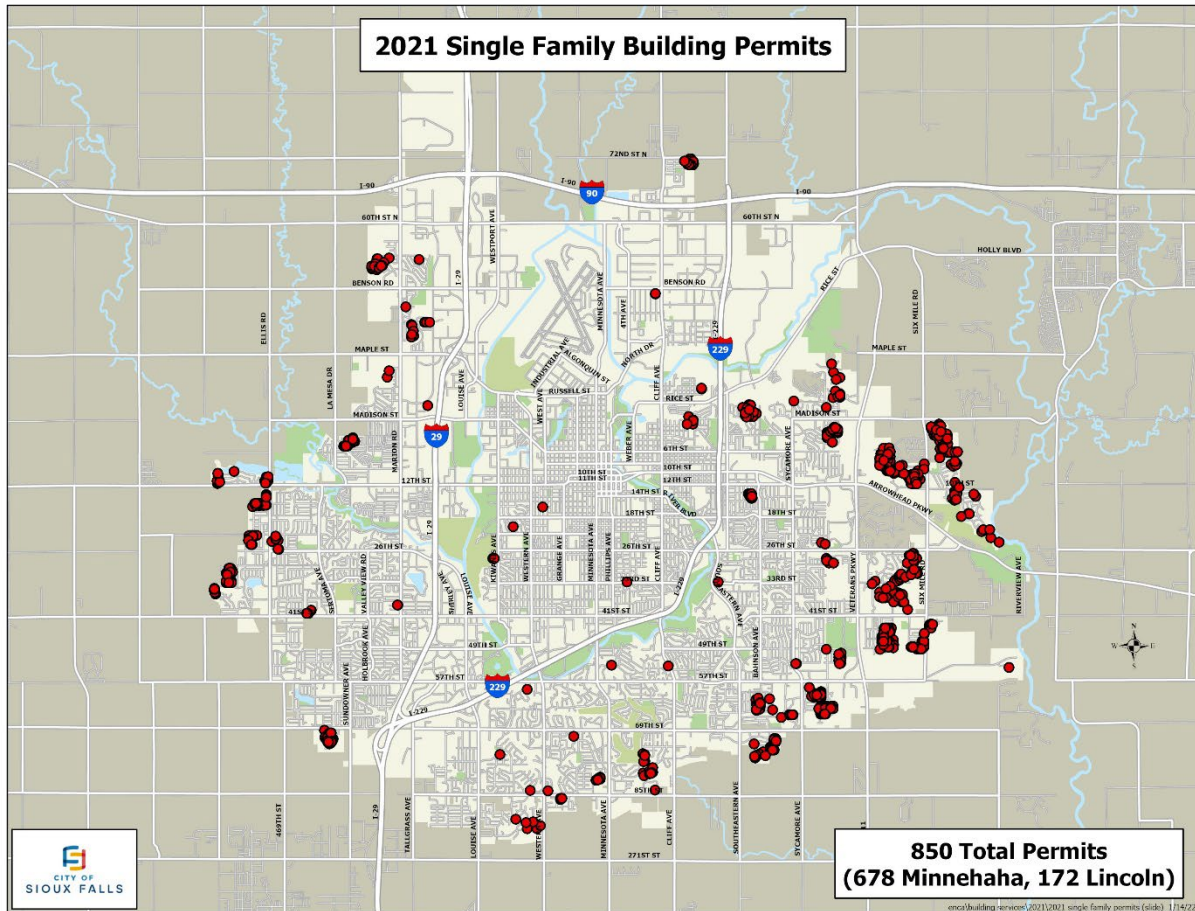
*The average monthly increase for the year was ,4,042. *March 2020 was the first of coronavirus disease 2019—COVID-19.*

Between March/April 2020, to March / April 2021; employment went from 159,200 down and then back up to 157,800.

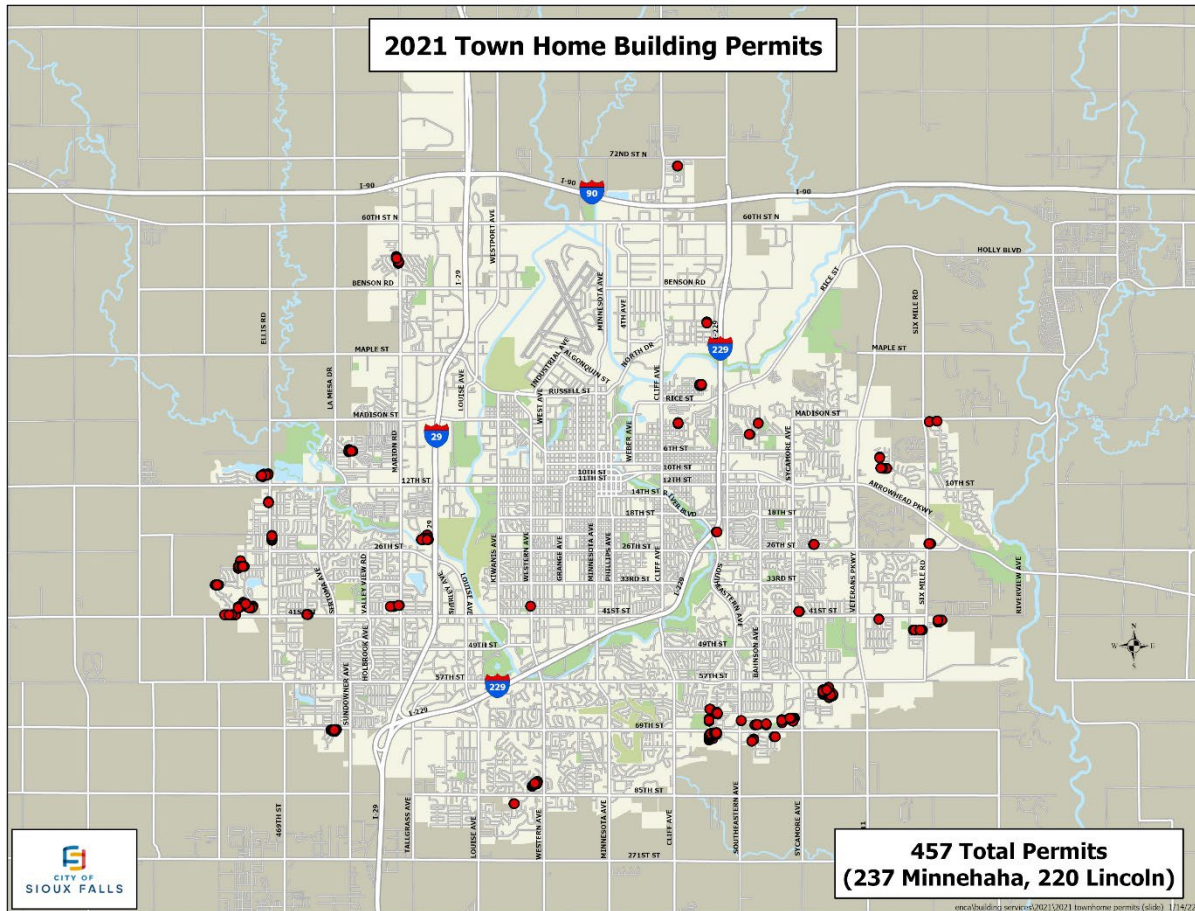
Sioux Falls was at its highest in August 2019 with 165,200. South Dakota was at its highest in February 2020 with 442,800.

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

Map 1: Single Family Building Permits



Map 2: Town Home Building Permits



Map 3: Multi-Family Building Permits

