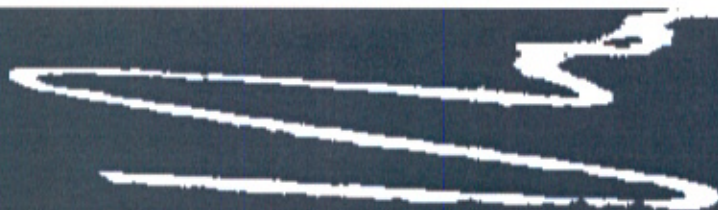




MOUNT RUSHMORE ROAD CORRIDOR DEVELOPMENT PLAN

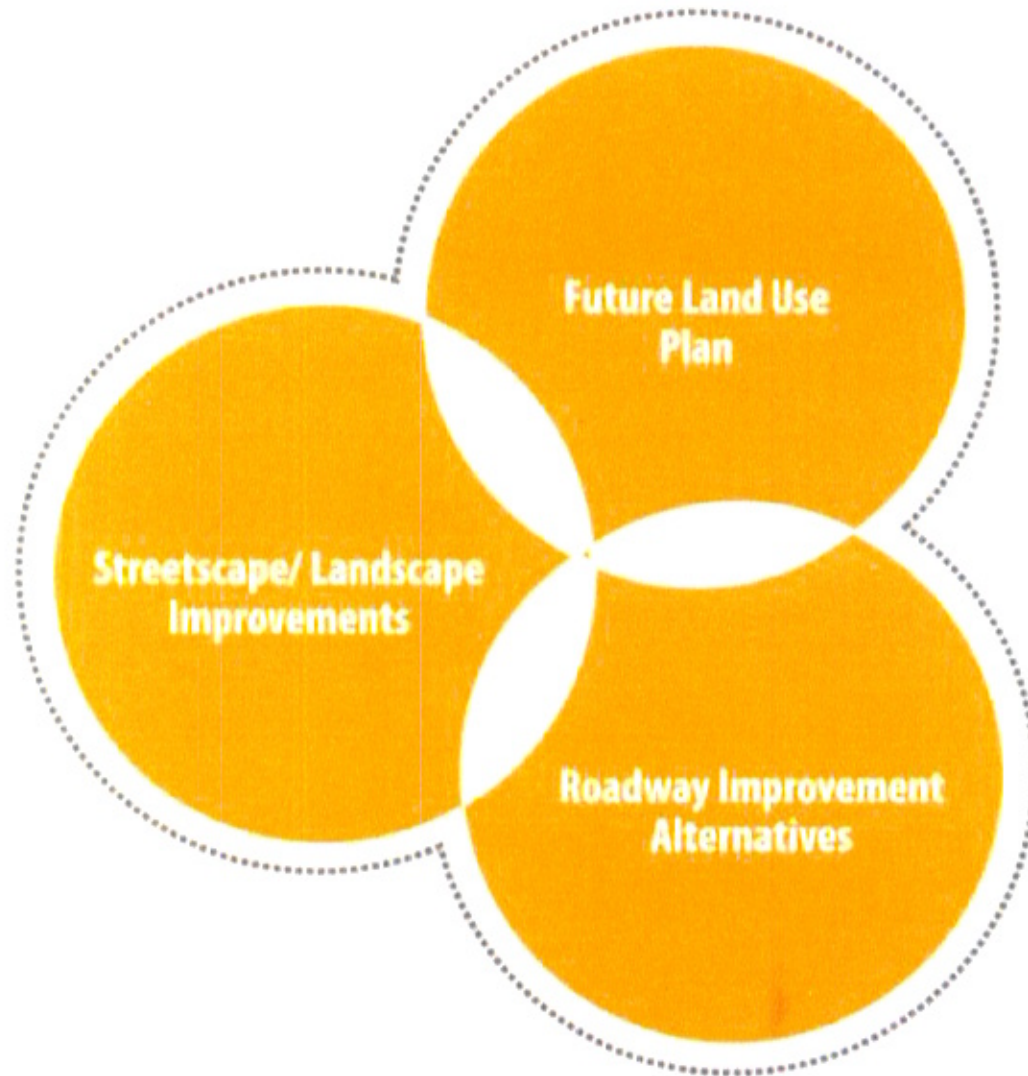


Prepared by
RDG Planning & Design
Kadmas, Lee & Jackson

Mount Rushmore Road Corridor Development Plan

- **Core Study Purpose**
 - Improve Safety
 - Vehicular/SDDOT standards
 - Pedestrian/Bicycle safety
 - Promote Economic Viability
 - Short term during rebuilding
 - Long term uses and patterns
 - Enhance Corridor Image & Experience
 - Visual appearance
 - Historic relevance

Mount Rushmore Road Corridor Development Plan



Mount Rushmore Road Corridor Development Plan

- **Study Area**



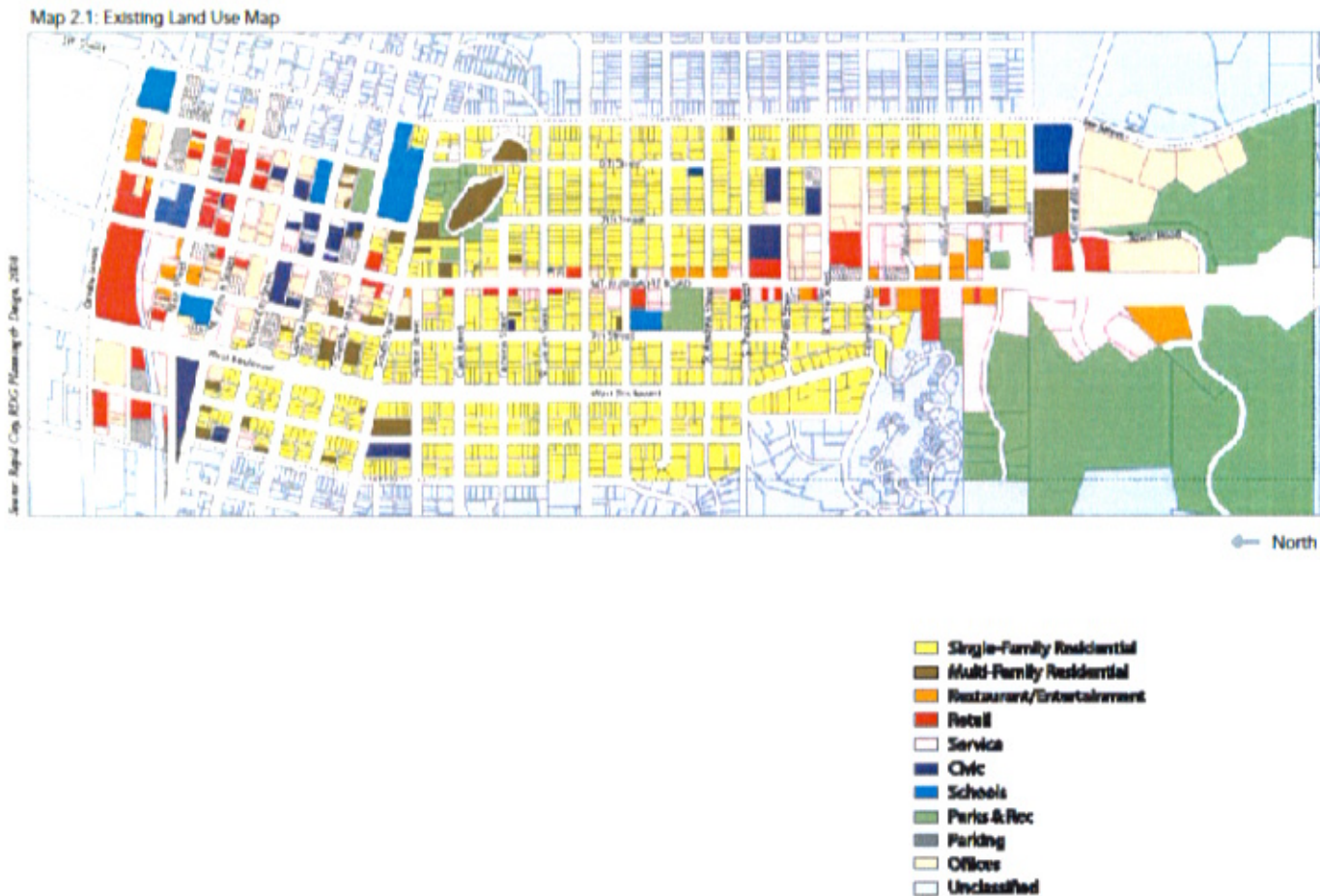
- Improvements approached by focusing on six diverse zones:
 1. Downtown Core
 2. Mixed Use
 3. Commercial Corridor
 4. Services Fringe
 5. Historic West Boulevard
 6. East Neighborhood

Mount Rushmore Road Corridor Development Plan



Mount Rushmore Road Corridor Development Plan

Existing Land Use Map






Mount Rushmore Road Corridor Development Plan

Defensible Edges Map

Map 3.3: Defensible Edges (with Existing Land Uses shown)



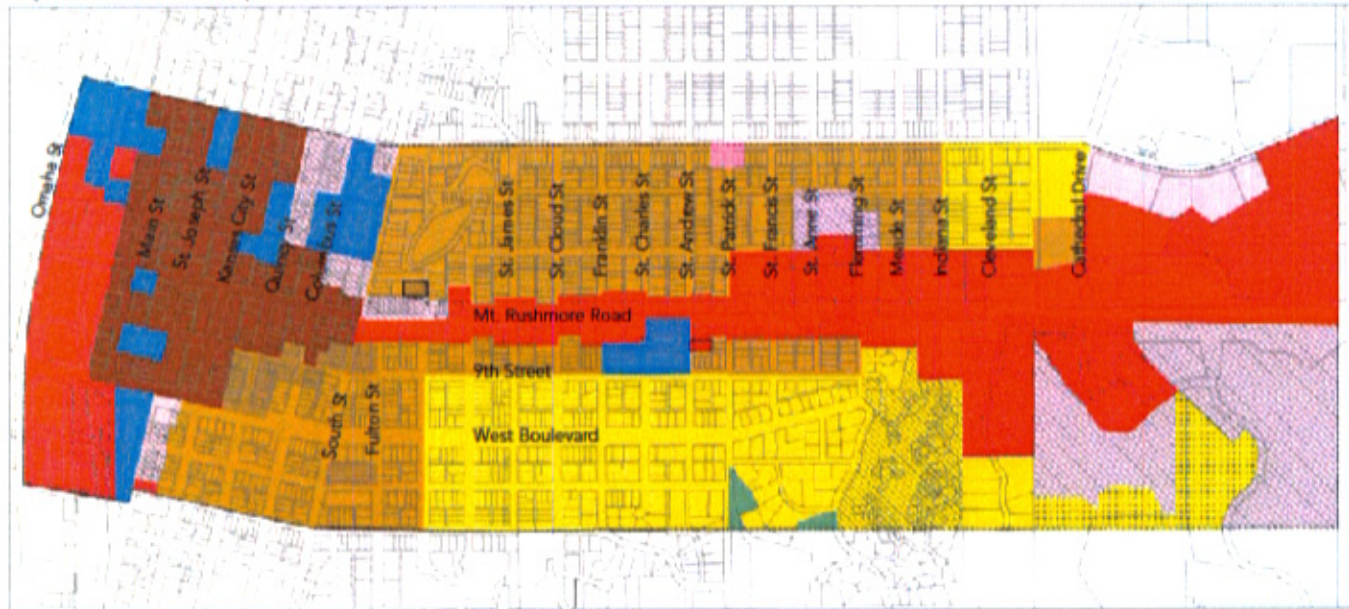
 Edge
 Permitted Planned Development
 (up to 20% Commercial)

-  Single-Family Residential
-  Multi-Family Residential
-  Restaurant/Entertainment
-  Retail
-  Service
-  Civic
-  Schools
-  Parks & Rec
-  Parking
-  Offices
-  Unclassified

Mount Rushmore Road Corridor Development Plan

Future Land Use Map

Map 3.2: Future Land Use Map














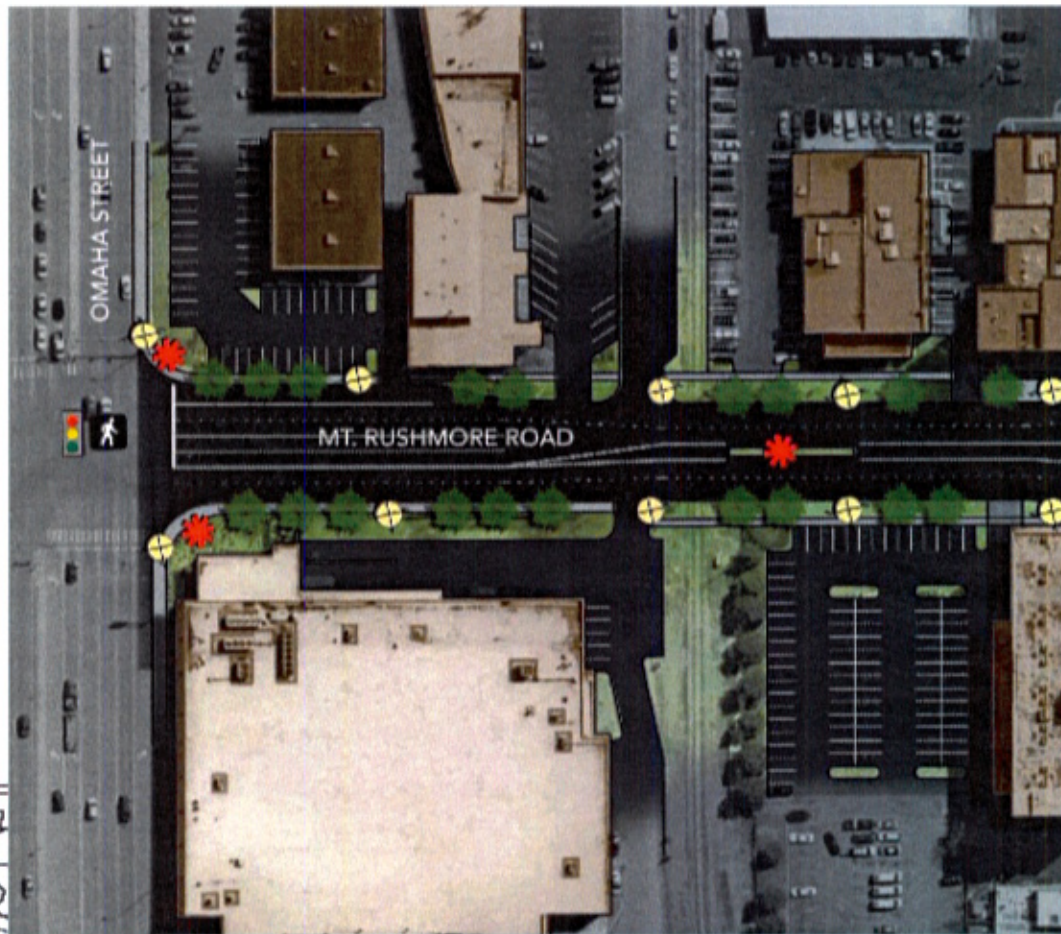
- | | |
|---------------------------|--------------------------------|
| Central Business District | Low Density Residential |
| Public | Low Density Residential w/ PRD |
| Office Commercial | Low Density Residential II |
| Office Commercial w/ PCD | Medium Density Residential |
| General Commercial | High Density Residential |
| General Commercial w/ PCD | |
| Neighborhood Commercial | |

Mount Rushmore Road Corridor Development Plan

Downtown Core

CORRIDOR LEGEND












-  Roadway Lighting
-  Signalized Intersection
-  Gateway Monument Feature
-  Corridor Marker or Public Art Opportunity
-  Street Tree
-  Ornamental Tree
-  Bicycle Blvd or Route
-  Pedestrian Crossings
-  Existing Building
-  Proposed Redevelopment
-  Speed Table



Mount Rushmore Road Corridor Development Plan

Downtown Core

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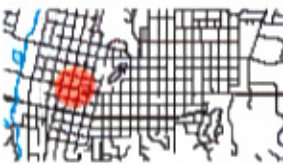


Mount Rushmore Road Corridor Development Plan

Downtown Core

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Mount Rushmore Road Corridor Development Plan

Downtown Core

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Mount Rushmore Road Corridor Development Plan














Mount Rushmore Road Corridor Development Plan



Mount Rushmore Road Corridor Development Plan

Mixed Use

CORRIDOR LEGEND












-  Roadway Lighting
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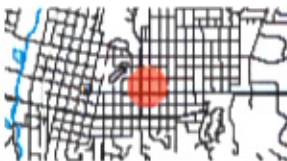


Mount Rushmore Road Corridor Development Plan

Mixed Use

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Mixed Use

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Mount Rushmore Road Corridor Development Plan



Mount Rushmore Road Corridor Development Plan



Mount Rushmore Road Corridor Development Plan






Mount Rushmore Road Corridor Development Plan



Mount Rushmore Road Corridor Development Plan

Commercial Corridor

CORRIDOR LEGEND












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Mount Rushmore Road Corridor Development Plan

Commercial Corridor

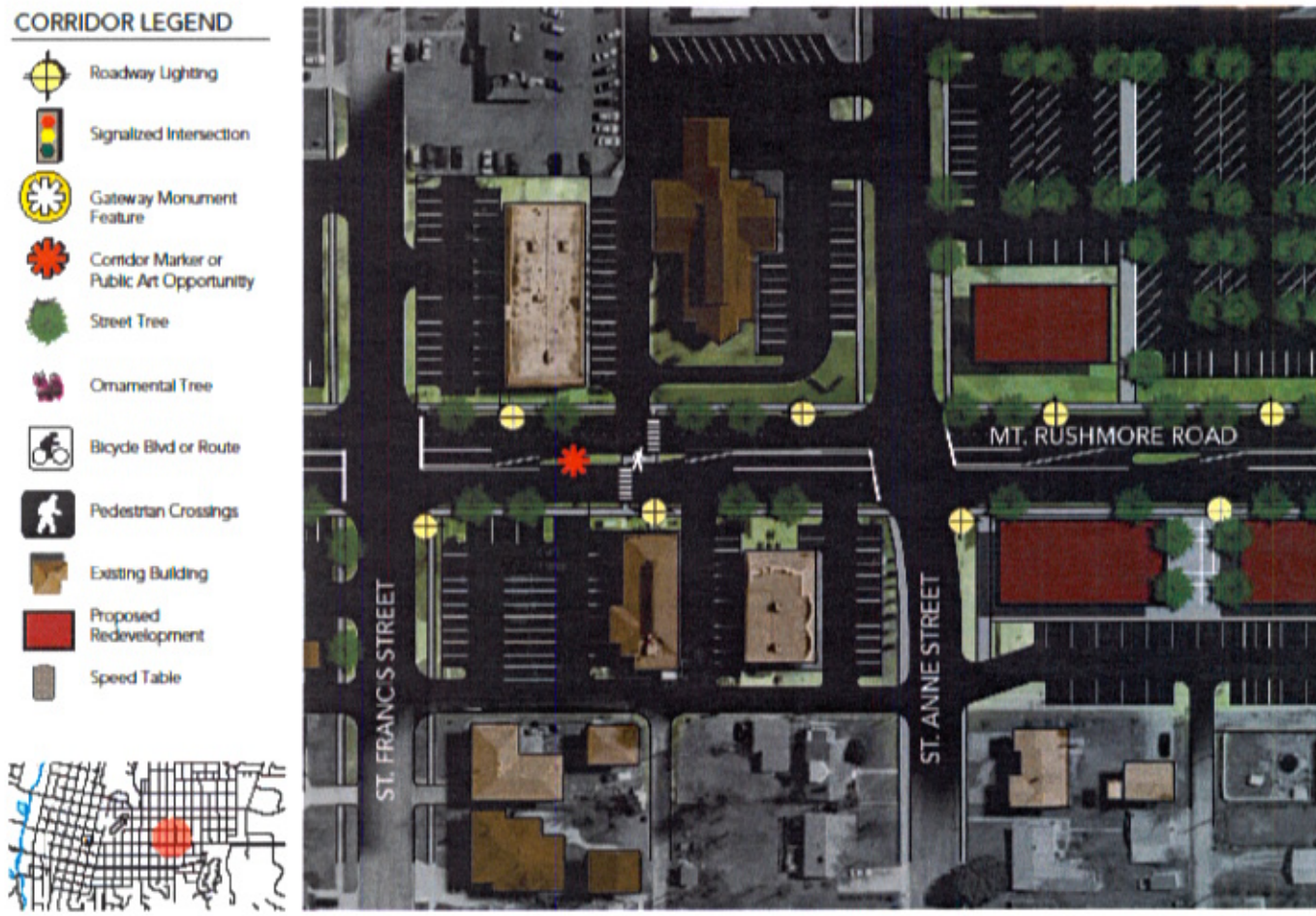
CORRIDOR LEGEND

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Mount Rushmore Road Corridor Development Plan












Commercial Corridor



Mount Rushmore Road Corridor Development Plan

Commercial Corridor

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Mount Rushmore Road Corridor Development Plan














Mount Rushmore Road Corridor Development Plan



Mount Rushmore Road Corridor Development Plan

Services Fringe

CORRIDOR LEGEND












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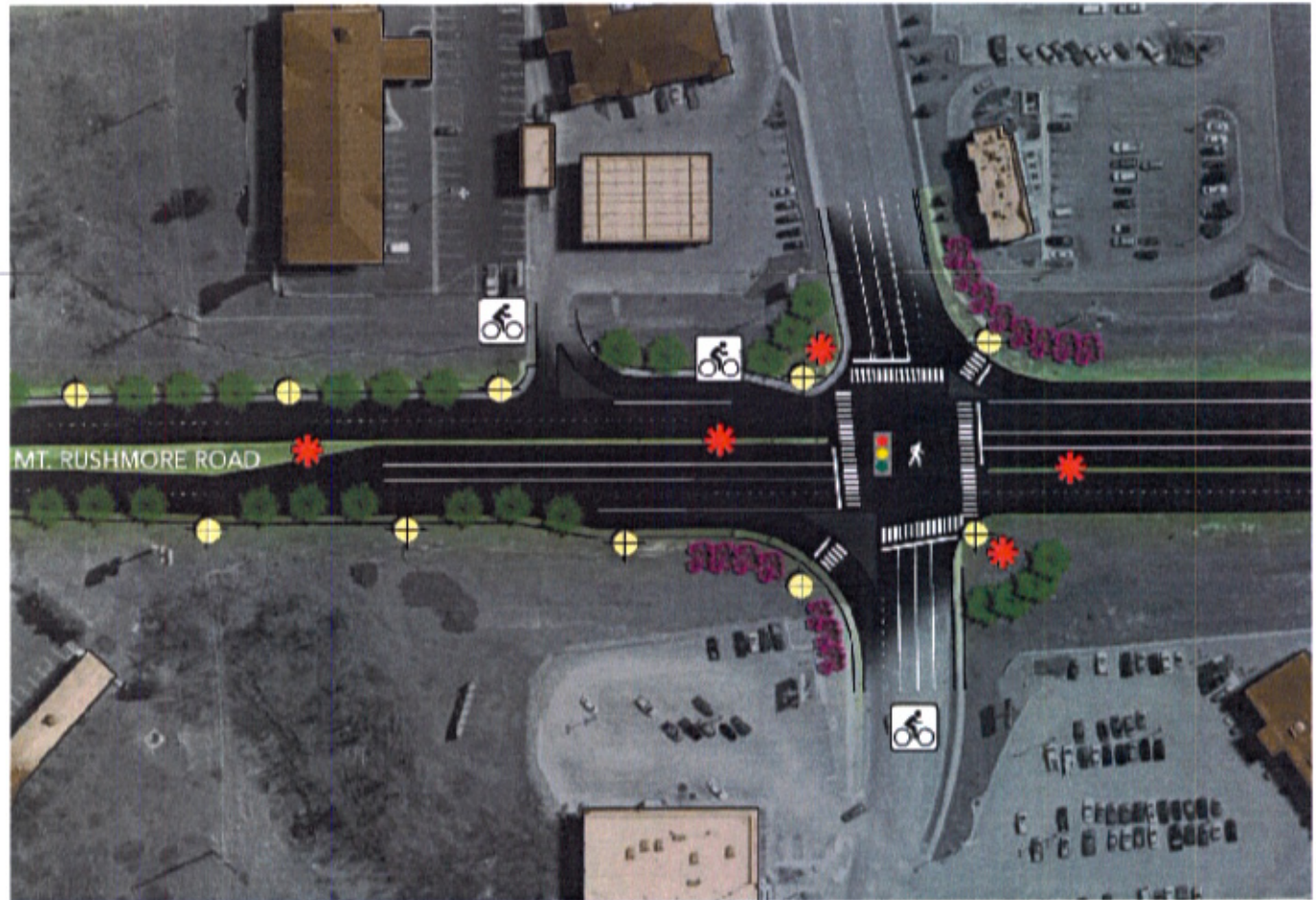
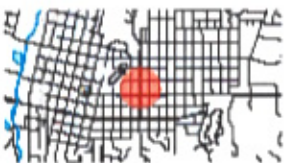


Mount Rushmore Road Corridor Development Plan

Services Fringe

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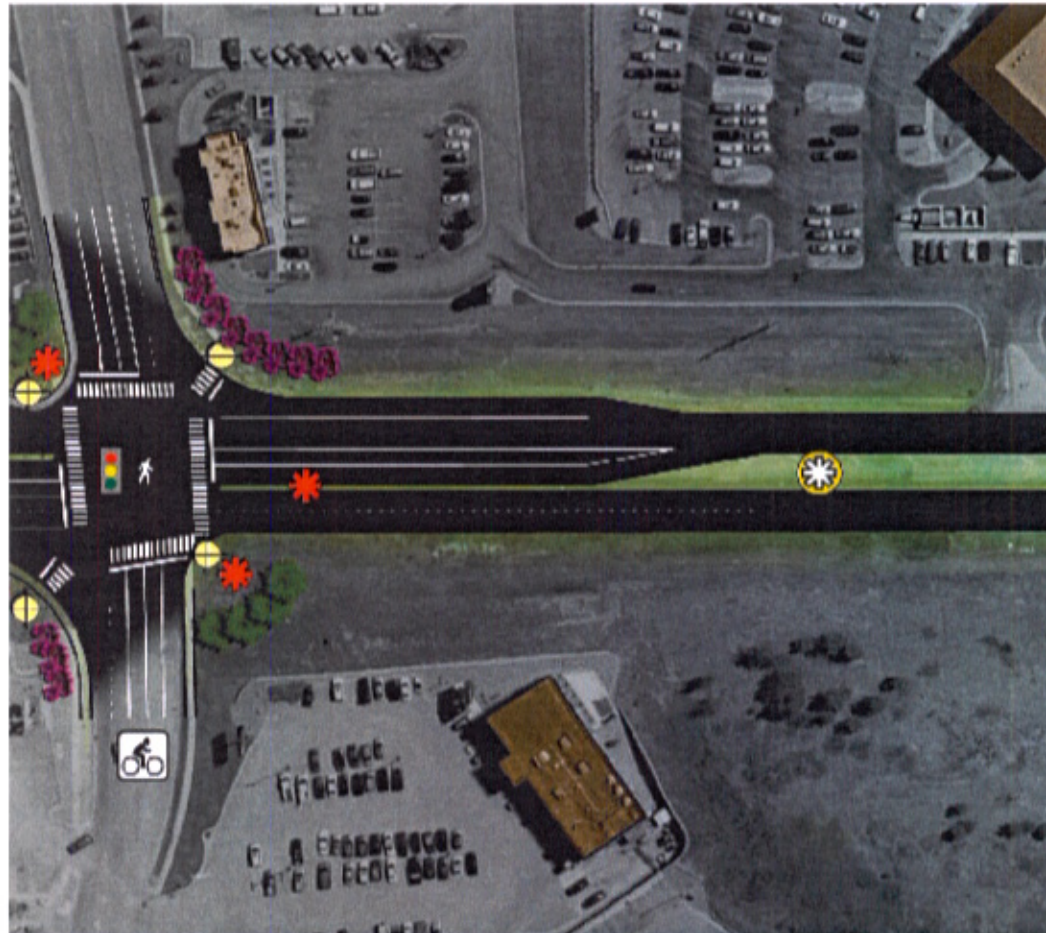


Mount Rushmore Road Corridor Development Plan

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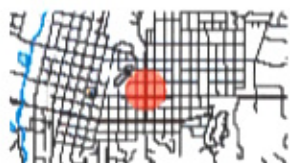


Mount Rushmore Road Corridor Development Plan

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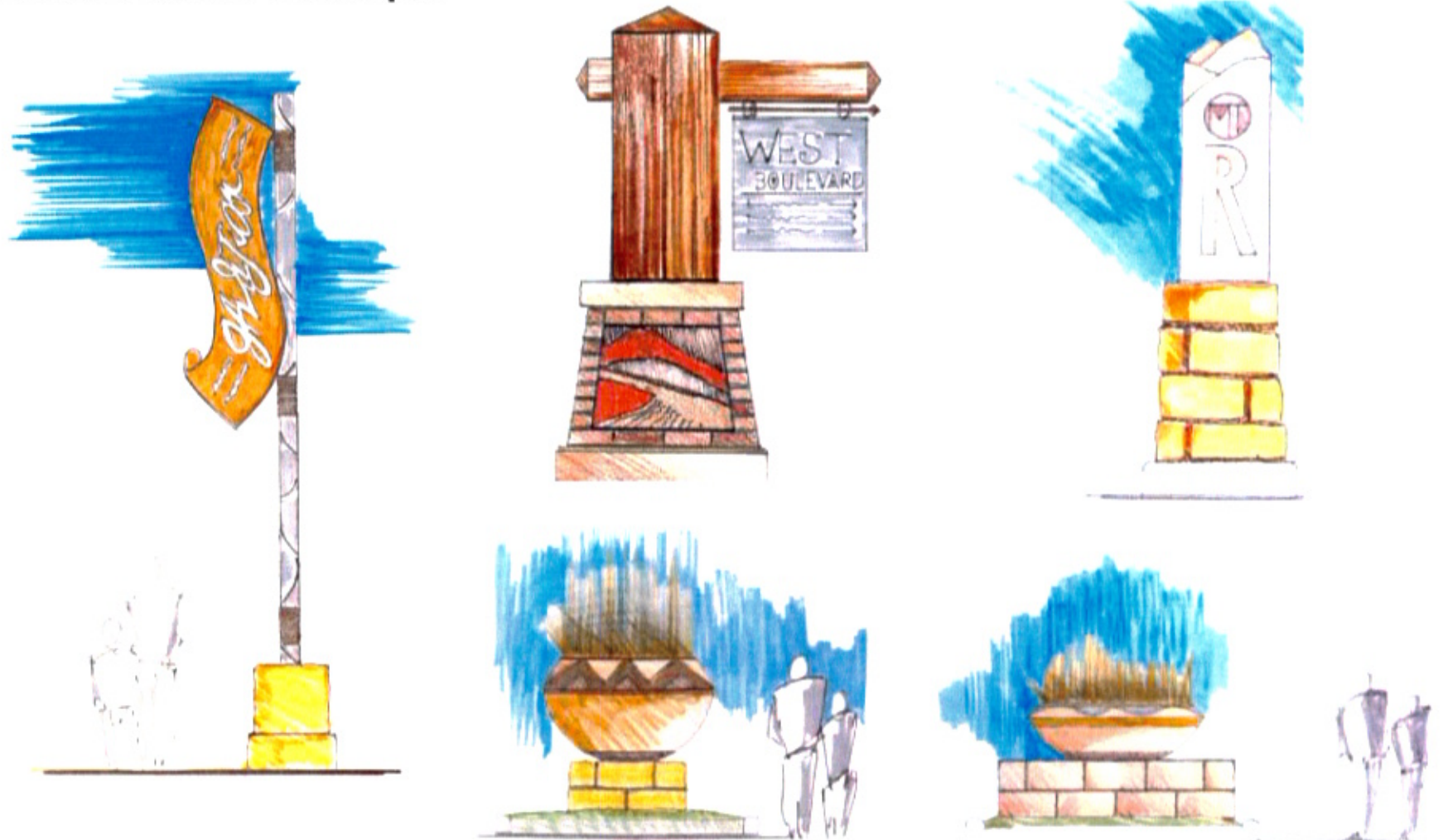


Mount Rushmore Road Corridor Development Plan



Mount Rushmore Road Corridor Development Plan

Enhancement Concepts



Mount Rushmore Road Corridor Development Plan

Enhancement Concepts

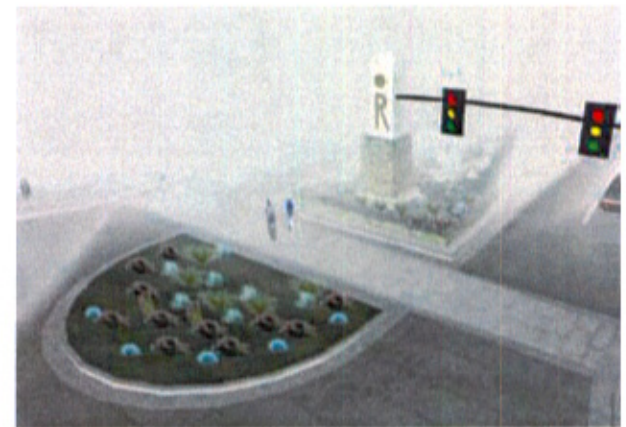


Mount Rushmore Road Corridor Development Plan

• Implementing The Vision

– Public Actions

- Roadway reconstruction
- City infrastructure reconstruction
- Streetscape / Gateway features
- Raised medians
- Pedestrian crossings
- Lighting with signature banners
- Parking streets
- Cooperative parking
- Utility relocation
- Screening of commercial areas
- Directional information



Mount Rushmore Road Corridor Development Plan

- **Implementing The Vision**

- Initial Policies

- Amend zoning ordinances & adopt design guidelines
 - Special Development District for the urban corridor
 - Strict controls for expansion of non-residential uses
 - Limit incompatibilities and conflicts between adjacent land uses
- Consider establishing a Business Improvement District
 - Landscaping, lighting and corridor enhancements
 - Future management and maintenance

Mount Rushmore Road Corridor Development Plan

- **Implementing The Vision**

- Financing

- Identify funding sources
 - Federal Transportation Funding – approximately 80% of costs
 - Federal Transportation Bill Authorization
 - Transportation Enhancements – landscaping / beautification
 - Tax Increment District
 - Bond Issues
 - Business Improvement District
- SDDOT has included Phase 1 in 2014 in current STIP